RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	**2.1** ~~3.1~~
HEARING DATE:	**December 15, 2025 (Continued from** November 13, 2025
CASE NUMBER:	ZAP1664MA25 – DBA Quality Management (Representatives: Charles Norman Pulliam)
APPROVING JURISDICTION:	City of Perris
JURISDICTION CASE NO:	DPR25-00005 (Development Plan Review)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zones B1-APZ-II
Noise Levels:	60 - 70 CNEL from aircraft

MAJOR ISSUES: At the time this staff report was written, the Air Force has not completed its review of the project, therefore, staff recommended a continuance to December 15, 2025, hearing once review by the Airforce was completed.

RECOMMENDATION: ***Staff recommends that the Commission find the proposed Development Plan Review CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein.*** ~~**Staff recommends that the Commission CONTINUE the matter to December 11, 2025, meeting, pending completion of the Air Force review of the project.**~~

PROJECT DESCRIPTION: A proposal to construct a 5,000 square foot warehouse building with office area on 0.44-acres.

PROJECT LOCATION: The site is located on the southeast corner of Commerce Drive and Perris Boulevard, approximately 13,912 feet south of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average-Acre Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1-APZ-II limits average intensity to 25 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included in the March ALUCP, the following rates were

used to calculate the occupancy for the proposed project:

- Warehouse – 1 person per 500 square feet,
- Office – 1 person per 200 square feet,

The applicant proposes to construct a 5,000 square foot warehouse building, which includes 4,550 square feet of warehouse area (9), and 450 square feet of office area (2), accommodating 11 people, resulting in an average intensity of 25 people per acre, which is consistent with the Zone B1-APZ-II average intensity criterion of 50 people per acre.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces (14 spaces) the total occupancy would be estimated at 21 people for an average intensity of 48 people per acre, which is consistent with the average intensity criterion of Zone B1-APZ-II of 50 people per acre. (The applicant has agreed to limit parking stalls to a maximum 14 spaces and the project been conditioned as such).

Non-Residential Single-Acre Intensity: Compatibility Zone B1-APZ-II limits maximum single-acre intensity to 100 people, there are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre within Zone B1-APZ-II includes 4,550 square feet of warehouse area and 450 square feet of office area , accommodating an occupancy of 11 people, which is consistent with the Zone B1-APZ-II single acre intensity criterion of 100 people, as well as being consistent with the Air Force's Department of Defense Instruction No. 4165.57 with regard to intensity, which is limited to a maximum of 50 people in any given acre in APZ-II. A more detailed analysis is provided below in the March Air Reserve Base section of the staff report.

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zones B1-APZ-II of the primary runway at March Air Reserve Base, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. **The Airforce provide comments on October 27, 2025, concurring with ALUC staff's recommendation of consistency**. ~~At the time the staff report was prepared, comments from the Air Force were still pending.~~

The 2018 Airport Installation Compatible Use Zones (AICUZ) study identifies most of the project site as located within Accident Potential Zone I (APZ-II). Appendix A of the AICUZ provides Land Use Compatibility Tables for the APZs, which cite "warehousing" as a permitted use in APZ-II.

The proposed project complies with the restrictions on permitted uses and lot coverage, and intensity limits. The Air Force understands the DoDI criteria as limiting intensity to a maximum of 50 people in any given acre of APZ-II. As noted above, the project would be expected to result in a single acre occupancy of 11 people in APZ-II, which would be consistent with the DoDI intensity maximum of 50 people in any given acre.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ-II. Warehouses are compatible within Accident

Potential Zones II pursuant to the 2018 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force. Warehouses are also compatible pursuant to Department of Defense Instruction (DODI) No. 4165.57.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 60 - 70 CNEL range from aircraft noise. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building as well as for the commercial restaurant/retail buildings.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 13,912 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,627feet AMSL. The site elevation is approximately 1,450 feet AMSL, with the proposed industrial building height of 24 feet, resulting in a top point elevation of 1,474 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, new development within Compatibility Zone B1-APZ-II is limited to a maximum lot coverage of 50%. The proposed 5,000 square foot building on 0.44-acre would result in a 26% lot coverage, which is consistent with the lot coverage criteria maximum of 50%.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 13,912 feet from the runway and therefore would not be subject to the above requirement.

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. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials and critical community infrastructure facilities.

(f) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(g) Any other uses not permitted in (Accident Potential Zone I/ Accident Potential Zone II) pursuant to DoDI 4165.57 Appx.2, Tbl.1.

(h) Other Hazards to Flight.

3. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings.

5. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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. Noise attenuation measures shall be incorporated into the design of the office areas, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

9. This project has been evaluated as consisting of a 5,000 square foot warehouse building, which includes 4,550 square feet of warehouse area (9), and 450 square feet of office area (2) on 0.44-acres, and a maximum 14 parking spaces. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas, or increase in parking spaces, will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

10. Zoned fire sprinkler systems shall be required throughout the industrial building.

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

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)

SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

UNINCORPORATED

UNINCORPORATED

PERRIS

PERRIS RESERVOIR

MATHEWS LAKE

Columbia Ave.
Chicago Ave.
Arlington Ave.
State Highway 91
Canyon Crest Dr.
Trautwein Rd.
Washington St.
Wood Rd.
Barton St.
Van Buren Blvd.
Interstate 215
Frederic St.
State Highway 60
Eucalyptus Ave.
Alessandro Blvd.
Cactus Ave.
Heacock St.
Perris Blvd.
Lasselle St.
Oliman Springs Rd.
Davis Rd.
Ramona Expressway
Nuevo Rd.
San Jacinto Ave.
4th St.
Ellis Ave.
State Highway 74
Goetz Rd.
Ethanac Rd.
El Sobrante Rd.
Cajalco Rd.
Gavilan Rd.
Clark St.
Old Elsinore Rd.
Patterson Rd.

E
D
C1
C2
B1
B2
A
M
APZ I
APZ II
PROJECT

14,000'
7,500'
18,000'
1,000'
3,000'
15,000'
50,000'
75,000'
1,500'
4,000'

1 2 3 4 5 6

SEE INSET AT RIGHT

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

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

INSET

Goetz Rd.
Ethanac Rd.
Murrieta Rd.
McCall Blvd.
Menifee Rd.
Simpson Rd.
Interstate 215
Newport Rd.
7,500'
14,000'
D
E
1

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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

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Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

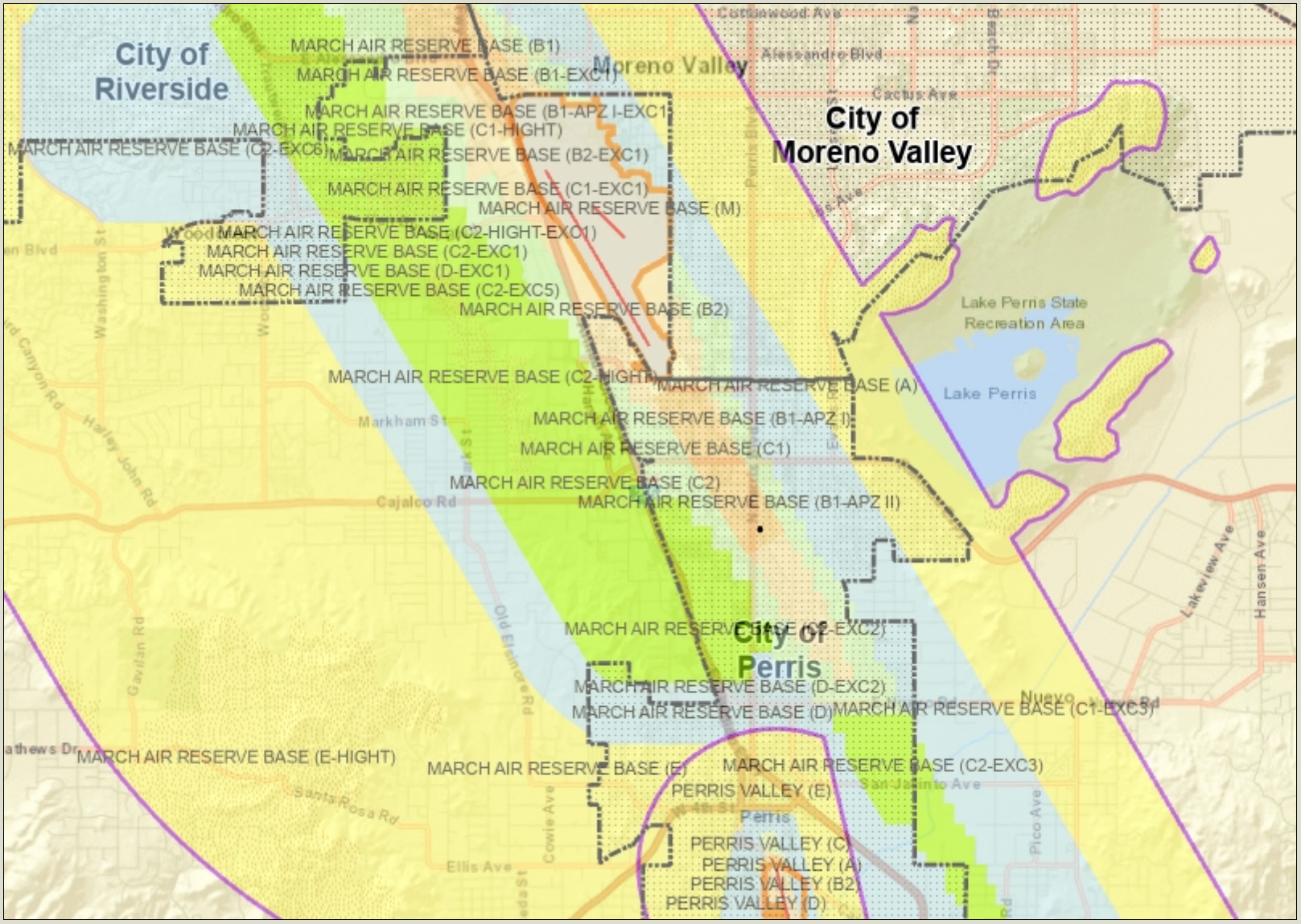
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION.
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B.
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO
  - B1,CHIRIACO SUMMIT

0 12,127 24,254 Feet

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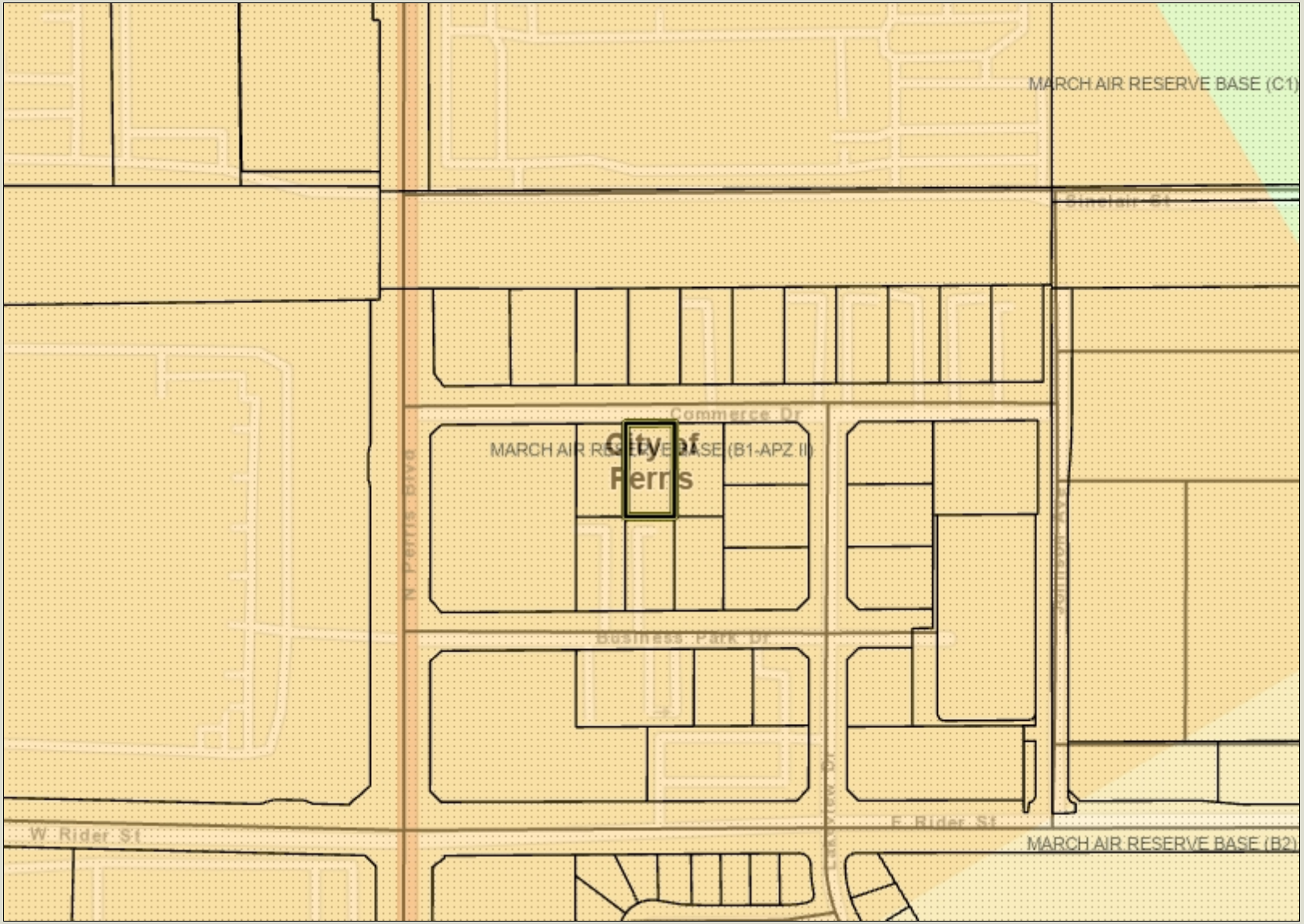
Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION.
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B.
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE

0 379 758 Feet

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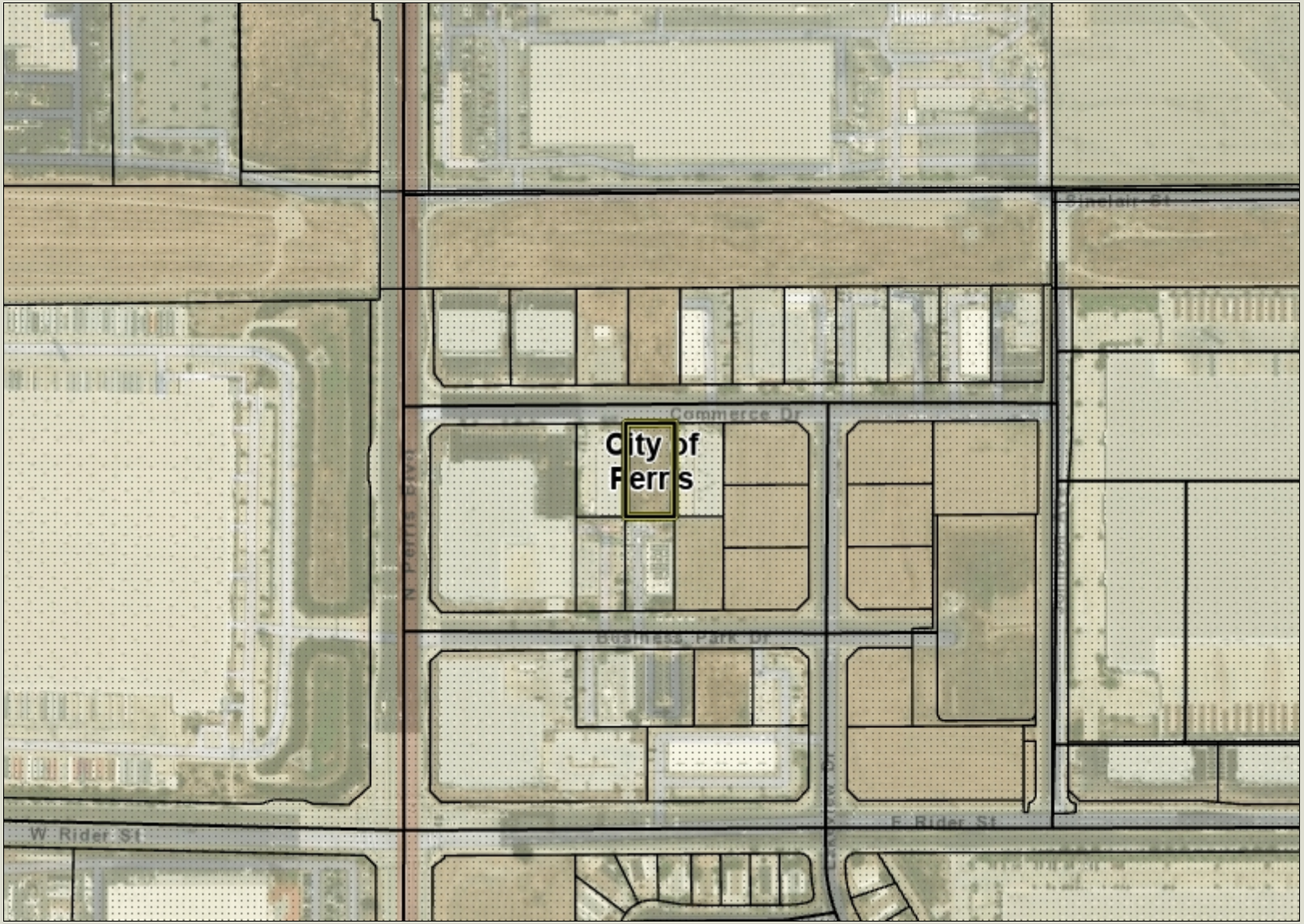

Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerlines
- Blueline Streams
- City Areas
- World_Street_Map

0 379 758 Feet

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Notes

SUMMARY OF WORK:

The Contractor shall verify all dimensions and conditions on the plans and at the site and shall notify the Architect of any discrepancies found.

REGULATORY REQUIREMENTS CODES:

All work shall comply with applicable State statutes, city ordinances and the regulations of other agencies having jurisdiction. The contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the contractor's acts. The Contractor shall be responsible for and hold harmless the Architect for any damages and/or penalties resulting from his failure to comply with said laws, statutes, ordinances, and regulations.

ALTERNATIVES:

No alternate methods of construction or substitutions shall be allowed without approval of the Architect:

DISCREPANCIES:

Drawings take precedence over specifications, detailed drawing and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.

The General Contractor shall co-ordinate and verify with the plumbing, mechanical, and electrical contractors the size and location of all piping, ductwork, trenches, sleeves, special bolting for equipment conduits, etc., through and under concrete slabs prior to pouring of footings and floor slabs.

The design, adequacy ,and safety of erection bracing, shoring, temporary supports, etc is the sole responsibility of the Contractor, and has not been considered by the Structural Engineer.

GENERAL NOTES

1. The contractor shall in the work of all trades perform any and all cutting and patching necessary to complete the work, and shall protect the existing building from damage caused by the work. The contractor shall repair and restore the existing construction to it's original condition to the satisfaction of the owner.
2. The contractor shall not disrupt existing services, operations or utilities, without obtaining owners prior approval and instructions.
3. Coordinate demolition and construction to remain so as to provide the best possible joint or underlying surface for the new work.
4. All construction and workmanship shall conform to local building codes.
5. The contractor shall visit the job site and be responsible for the verification of all conditions and dimensions prior to commencing construction.
6. The contractor shall be responsible tor leaving all finish surfaces clean at completion of the work and shall remove all excess material and debris from the job regularly.

GENERAL NOTES

1. The contractor shall verify all dimensions before starting work. The owner shall be notified immediately of any discrepancies. Contractor is responsible for the accurate placement of the building on the site
2. Plans and specifications shall conform to all local codes.
3. The contractor shall be responsible for leaving all finish surfaces clean, at completion of the work and shall remove all excess material and debris from the job regularly.

SITE WORK

1. Provide labor, materials, equipment and services necessary for excavating, backfilling and compacting in accordance with architectural drawings and these specifications.
2. The contractor shall remove all excess materials from the site and repair any damaged areas to the owner's satisfaction.

CONCRETE / FOUNDATION

1. Furnish, install and finish concrete work complete, including grading under all slabs, plastic membranes, form work, reinforcing, etc., and placement of bolts, supplied by other trades as indicated on drawings.
2. All concrete for slabs on grade shall have 4500 psi ultimate compressive strength in 28 days. Slab finish to be wood float and steel trowel to smooth dense finish. Apply broom finish to exposed slab surfaces.
3. All reinforcing steel and anchor bolts shall be well secured in position prior to pouring concrete.
4. Provide 5/8"dia. x 10" anchor bolts embedded 7" in concrete @ 48" O.C. (or as with bolt maximum 9" from sill ends.
5. Concrete shall be type V cement and have a maximum 0.45 water / cement ratio
6. Reinforcing steel shall be intermediate grade deformed bars conforming to ASTM A-615 and A-305.
7.
8. Minimum protective coverage of steel in concrete footing pad or any concrete poured against earth shall be 3"; slab- 3/4".
9. Provide 6x6/#10-10 WW Mesh at all on-grade building slabs. (U.N.O.)
10. Note: extend one lower footing bar up 18" above finish floor for electrical ground at service panel, bar 20'-0" long minimum.
11. The slab shall be placed over 2" sand over 6 mil. plastic film vapor barrier. The vapor barrier shall be properly lapped and sealed.

WOOD FRAMING

1. All framing lumber shall be douglas fir no. 2 grade or larch except as noted. Studs shall be douglas fir no. 2 grade. All posts and beams shall be graded no. 1.
2. All lumber in contact with concrete less than 48" from the ground shall be pressure treated or durable wood.
3. The number and size of nails connecting wood members together shall be in accordance with Table 2304.10.1 of the Calif. Building Code unless otherwise noted or detailed.
4. Isolated wood posts shall be attached to concrete slab or foundations with ICC approved metal anchors. Separate from concrete 1" with min. 1/8" thick metal plate. Isolated wood posts shall be attached to beams at top with ICC approved metal post caps or straps.
5. Plywood notes:
   A. Douglas fir PS-1-94
   B. Face grain shall be perpendicular to joists.
   C. Stagger all joints
   D. Plywood shall be structural grade as graded by an approved grading agency
   E. All plywood used on walls, roofs, floors, shall be bonded with exterior glue.
   F. Roof diaphragm nailing: min. 8d box nails@ 6" O.C.@ edges; 12" O.C. @ intermediate supports.
6. Top plate of all stud walls shall be two pieces same size as studs, splices to lap 4'-0" min. and nailed with (8) 16d min. each side of joint.
7. Provide 18g. x 1 1/4" Simp. ST12 where plates are interrupted or broken.
8. Holes for bolts shall be same size as bolts or 1/16" larger.
9. Provide 2x3 cross bridging @ 10'-0" O.C. for roof joists (or approved metal cross bridging).
10. Floor joists shall have blocking @ 8'-0" O.C.
11. Provide 2x solid blocking at each support.
12. Provide double joists under parallel partitions.
13.
14. Provide 2x solid fire blocking stud walls and partitions, including furred spaces, so placed that maximum dimension of any concealed space does not exceed 10'-0". Also firestop at ceilings and furred soffits.
15. Unless otherwise noted, all exterior wall studs shall be 2x4 @ 16" O.C.; interior walls shall be 2x4 @ 16" O.C. with larger studs to be provided where required to accommodate plumbing lines electrical panels, etc.
16. Provide minimum 1" clearance between all wood and fireplace chimney.
17. Header schedule: 2 - 2x4 to 3'-0"
    2 - 2x6 to 4'-0"
    2 - 2x8 to 6'-0"
    2 - 2x10 to 8'-0"
18. Contractor shall provide necessary blocking, backing and framing for light fixtures, electrical units, A.C. equipment, and all other misc. items requiring same.
19. Header joists over 6'-0" long and tail joists over. 12'-0" long shall be supported by approved metal hangers.
20. HANGING OF WOOD DOORS AND WINDOWS: Sand and refinish doors and window sash as required. Hang doors with clearances of not more than 3/32" at head and jambs; 1/2" or as required at sills. Bevel lock edge. Install windows as indicated on plans. Do all mortising for hardware before finish is applied. Do not install hardware until painting/staining is complete. Keep all hardware free from scratches, dents or other defacements.
21. Framing contractor shall supply all sisalkraft paper used at exterior door and window frames.
22. Framing contractor shall supply and apply approved mastic caulking material at all points in the framing where leaks are apt to occur. This shall include, but is not limited to, sills, flashings, windows. etc. Special care shall be used in the application of all sisalkraft and building papers to prevent leaks, using waterproof lap over all doors and windows.
23. Exposed overhangs shall be 1"x 6" tongue and groove S4S solid from fascia to Roof sheathing must edge nail into freize/shear block for proper shear transfer from roof to wall.

ENERGY INSULATION

1. All exterior walls shall be insulated with blanket-type mineral fiber or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 13
2. All ceilings of roof ceiling assemblies shall be insulated with blanket-type mineral or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 30.
3. Swinging doors or windows to the exterior or to unconditioned spaces such as garages shall be fully weather-striped to limit air infiltration.
4. All sliding glass doors and windows shall be certified and labeled to show conformance with air infiltration standards of American National Standards Institute
5. All heating or cooling ducts located outside the building energy envelope shall have all joints and seams sealed and shall be insulated with a minimum 1" thick (.6lb/cuft.) fibrous insulation.
6. Insulate interior walls around bathrooms and service rooms adjacent to habitable areas and floor/ceiling assemblies above habitable areas with fiberglass or mineral wool batts, 3 1\12" thick.

FINISHES

7. Paper backed plaster lath to be "stucco-rite" galvanized wire mesh with paper backing or equal.
8. The application shall be a three coat application consisting of scratch coat, brown coat and finish coat. Proportions to meet manufacturer's recommendations and shall be in accordance with the recommendations of the California Lathing and Plastering Contractor's Association and the American National Standards Institute, Standards A422 and A423.
9. Painting materials shall be of general quality as Sherwin-Williams, Sinclair, Dunn-Edwards, or Devoe Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by owner.

EPOXY MORTAR

1. Materials: Simpson Set XP ESR 2508 epoxy mortar or equal.

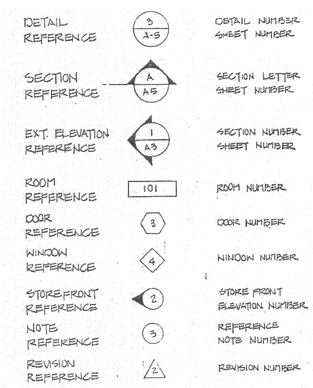
GYPSUM WALLBOARD

Gypsum board, ASTM C36, regular 1/2" typical, 5/8" Type "X" fire code for walls and ceilings where indicated complete with manufacturer's standard metal trim accessories at connections with other materials.

PAINTING

Painting materials shall be of general quality as Dunn-Edwards, or Frazee Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by Owner. Painting shall be in accordance with the recommendations of the "Painting and Decorating Contractor's of America" Architectural Specifications Manual and manufacturer's installation instructions.

SYMBOLS



BUILDING DATA

CODE USED	2022 ED. CBC, 2022 ED. CFC
OCCUPANCY	S1 WAREHOUSE 4243 SQFT. B OFFICE 757 SQFT
ZONING LOT DESCRIPTION	LIGHT INDUSTRIAL TRACT 24045-1, LOT 11
TYPE OF CONSTRUCTION	TYPE V-B SPRINKLERED
BUILDING AREA	5000 SQFT.
SITE COVERAGE	26.2%
DESCRIPTION OF WORK	NEW CONCRETE BLOCK INDUSTRIAL BLDG.
PLANS COMPLY WITH	2022 ED. CALIFORNIA PLUMBING CODE 2022 ED. CALIFORNIA MECHANICAL CODE 2022 ED. CALIFORNIA ELECTRICAL CODE 2022 ED. CALIF. ENERGY EFFIC. STDS. 2022 ED. CALIF. GREEN BLDG. STDS.
ASSESSOR'S PARCEL #	303-292-002
BUILDING HEIGHT	22'-0"
NUMBER OF STORIES	1

ABBREVIATIONS

ACOUS.	ACOUSTICAL	LAM.	LAMINATED
ADJ.	ADJUSTABLE	LOC.	LOCATED
ALUM.	ALUMINUM	MAT.	MATERIAL
APPROX.	APPROXIMATE	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTG.	MEETING
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	MAS.	MASONRY
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
CEIL/CLG.	CEILING	NO.	NUMBER
CER./CT.	CERAMIC TILE	N.T.S.	NOT TO SCALE
COL.	COLUMN	OCC.	OCCUPANCY
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	PLYWD.	PLYWOOD
C.I.	CAST IRON	PLAST.	PLASTER
DECOR.	DECORATIVE	PL.	PLATE
DET.	DETAIL	PR.	PAIR
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIA.	DIAMETER		
DIM.	DIMENSION	RAD.	RADIUS
DN.	DOWN	REINF.	REINFORCING
D.S.	DOWNSPOUT	REQ'D.	REQUIRED
EA.	EACH	RM.	ROOM
ELEV./EL.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRIC	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXT.	EXTERIOR	SEL.	SELECT
EXIST.	EXISTING	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
F.F.	FINISH FLOOR	SQ.	SQUARE
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FEET OR FOOT	STOR.	STORAGE
FL./FLR.	FLOOR	STRUCT.	STRUCTURE
FTG.	FOOTING	SQ. FT./ S.F.	SQUARE FEET
GA.	GAUGE	SQ. IN.	SQUARE INCH
G.I.	GALVANIZED IRON	TYP.	TYPICAL
GL.	GLASS	TH./THK.	THICK
GYP.	GYPSUM	T.&G.	TONGUE AND GROOVE
HDWRE.	HARDWARE	TEXT.	TEXTURING
H.C.	HOLLOW CORE	U.B.C.	UNIFORM BUILDING CODE
HDR.	HEADER	UNFIN.	UNFINISHED
HT./HGT.	HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	VERT.	VERTICAL
INCAND.	INCANDESCENT	W.I.	WROUGHT IRON
I.D.	INSIDE DIAMETER	W/	WITH
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	WD.	WOOD
JT.	JOINT	W.H.	WATER HEATER

NEW CONSTRUCTION PLANS FOR:

Synergy Companies

Lot 11, Commerse Park Drive, Perris, CA.

SHEET INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION
A1	TITLE SHEET - GENERAL NOTES	E1	ELECTRICAL NOTES
A1.1	CalGreen CODE MANDATORY MEASURES	E2	LIGHTING PLAN
A1.2	CalGreen CODE MANDATORY MEASURES	E3	POWER PLAN - PANEL SCHEDULE
A1.3	CalGreen CODE MANDATORY MEASURES	E4	ROOF PLAN
A2	DISABLED ACCESS REQUIREMENTS	E100	GENERAL NOTES
A3	SITE PLAN	E200	EXTERIOR LIGHTING PLAN
A4	SITE PLAN DETAILS	E210	EXTERIOR LIGHTING PHOTOMETRIC PLAN
A5	FLOOR PLAN - REFLECTED CEILING	E400	OUTDOOR LIGHTING TITLE 24
A6	DOOR AND WINDOW SCHEDULES		
A7	EXTERIOR ELEVATIONS	T1	TITLE 24 INFORMATION
A8	ROOF PLAN	T2	TITLE 24 INFORMATION
A9	BUILDING SECTIONS	T3	TITLE 24 INFORMATION
A10	RESTROOM DETAILS	T4	TITLE 24 INFORMATION
A11	SUSPENDED CEILING DETAILS		
A12	ARCHITECTURAL DETAILS		CIVIL ENGINEERING
A13	ARCHITECTURAL DETAILS	1	TITLE SHEET PRECISE GRADING
		2	GRADING PLAN
S.0	STRUCTURAL GENERAL NOTES	3	SECTIONS AND DETAILS
S.01	STRUCTURAL GENERAL NOTES	4	EROSION CONTROL PLAN
S.02	SPECIAL INSPECTIONS	1	HYDROLOGY PRE-DEVELOPED CONDITION
S1	FOUNDATION PLAN	2	HYDROLOGY DEVELOPED CONDITION
S2	ROOF FRAMING PLAN	1	UTILITY PLAN
S3	ROOF NAILING, DIAPHRAM	1	POST CONSTRUCTION BMP SITE PLAN
SD1	DETAILS	2	POST CONSTRUCTION BMP DETAILS
SD2	DETAILS	1	DMA PLAN
SD3	DETAILS		
			LANDSCAPE
M1	MECHANICAL NOTES, DETAILS	LP-01	LANDSCAPE CONCEPT PLAN
M2	HVAC LAYOUT		
P1	PLUMBING PLAN	FD-1	FIRE ACCESS PLAN
P2	PLUMBING ISOMETRICS		

Seal

LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 REN. 7-31-25 STATE OF CALIFORNIA

No.	Revision

NEW CONSTRUCTION PLANS FOR:
Synergy Companies
Lot 11, Commerse Park Drive, Perris, CA.
Sheet Title

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Job No.

Sheet No.

A1

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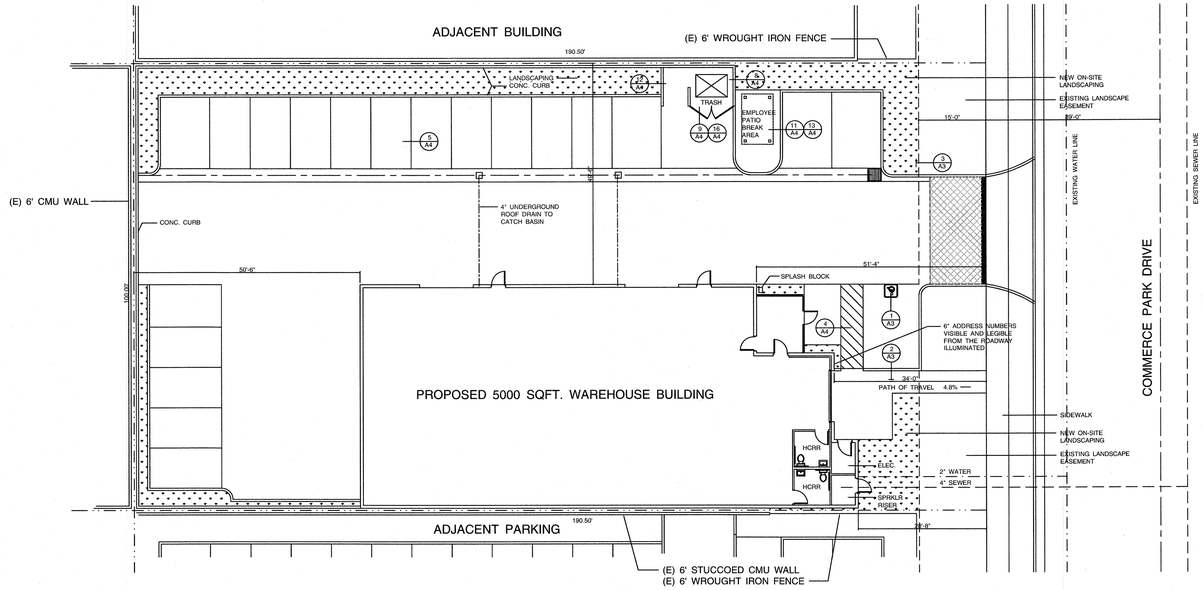
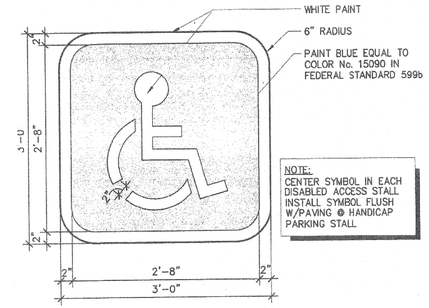


NORTH

ARCHITECTURAL PLAN
SITE PLAN SCALE 1" = 16'-0"

CODE USED	2022 ED. CBC, 2022 ED. CFC
OCCUPANCY	S1 WAREHOUSE
ZONING	LIGHT INDUSTRIAL
LOT DESCRIPTION	TRACT 24045-1, LOT 11
TYPE OF CONSTRUCTION	TYPE V-B SPRINKLERED
BUILDING AREA	5000 SQFT.
SITE COVERAGE	26.2%
DESCRIPTION OF WORK	NEW CONCRETE BLOCK INDUSTRIAL BLDG.
PLANS COMPLY WITH	2022 ED. CALIFORNIA PLUMBING CODE 2022 ED. CALIFORNIA MECHANICAL CODE 2022 ED. CALIFORNIA ELECTRICAL CODE 2022 ED. CALIF. ENERGY EFFIC. STDS. 2022 ED. CALIF. GREEN BLDG. STDS.
ASSESSOR'S PARCEL #	303-292-002
BUILDING HEIGHT	22'-0"
NUMBER OF STORIES	1
PARKING REQUIRED	9
PARKING PROVIDED	18
TOTAL SITE IN ACRES	0.44 ACRES
TOTAL SQFT.	19,050 SQFT.
LANDSCAPE	4,478 SQFT. 23.5% SITE COVERAGE
PAVING/HARDSCAPE	9,572 SQFT 50.2% SITE COVERAGE



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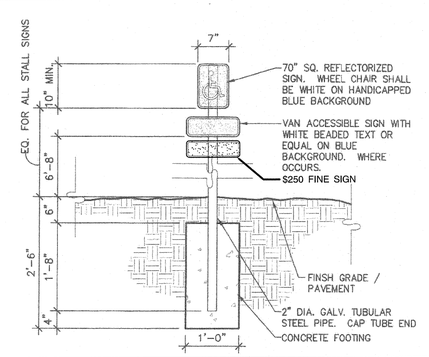
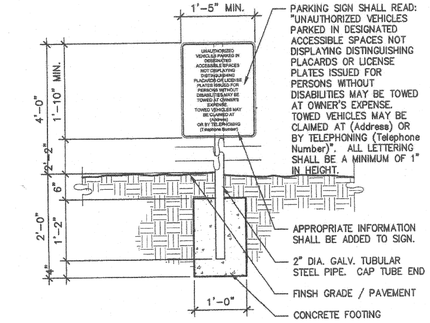


NOTE - ADD "MINIMUM $250 FINE" TO POLE SIGN

2



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4

Seal

LICENSED ARCHITECT
KENNETH G. BROWN
NO. C13410
REN. 7-31-27
STATE OF CALIFORNIA

No.	Revision

NEW CONSTRUCTION PLANS FOR:
Synergy Companies
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Sheet Title

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Scale
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CONSTRUCTION NOTES

1. 4" DIA. ROOF DRAIN DOWN FROM ROOF TO UNDERGROUND DRAIN LINE
2. 4" ROOF DRAIN OVERFLOW DRAINDOWN FROM ROOF TO DAYLIGHT @ +6" A.F.S.
3. ALUMINUM STOREFRONT SYSTEM
4. HOLLOW METAL DOOR AND FRAME
5. FIRE SPRINKLER RISER AND VALVES
6. 3 5/8" METAL STUD WALL FRAMING @ 16" O.C. W/ 5/8" TYPE "X" GYP.BRD. EACH SIDE - 1 HR. WALL
7. STEEL LADDER TO ROOF AND ROOF HATCH
8. REINFORCED CMU WALL
9. ROLL UP METAL OVERHEAD BAY DOOR
10. 4'-0"x 8'-0" SKYLIGHT/VENTILATOR BY KINGSPAN LIGHT AND AIR LLC ESR 3177 MODEL NO. 4896
11. SUSPENDED T-BAR GRID CEILING WITH 24x48" LAY-IN ACOUSTIC PANELS
12. 1/2" GYP.BRD. CEILING
13. MASONRY VENEER OVER CMU WALL - CORONADO STONE HONEY LEDGE
14. ARCHITECTURAL ARCH W/ ALUMINUM CLADDING - SW 6258 TRICORN BLACK

LEGEND

3 5/8" METAL STUD WALL

CONCRETE MASONRY UNIT WALL

THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

FIRE DEPARTMENT NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY CALIFORNIA FIRE CODE 906. NOTE - THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.

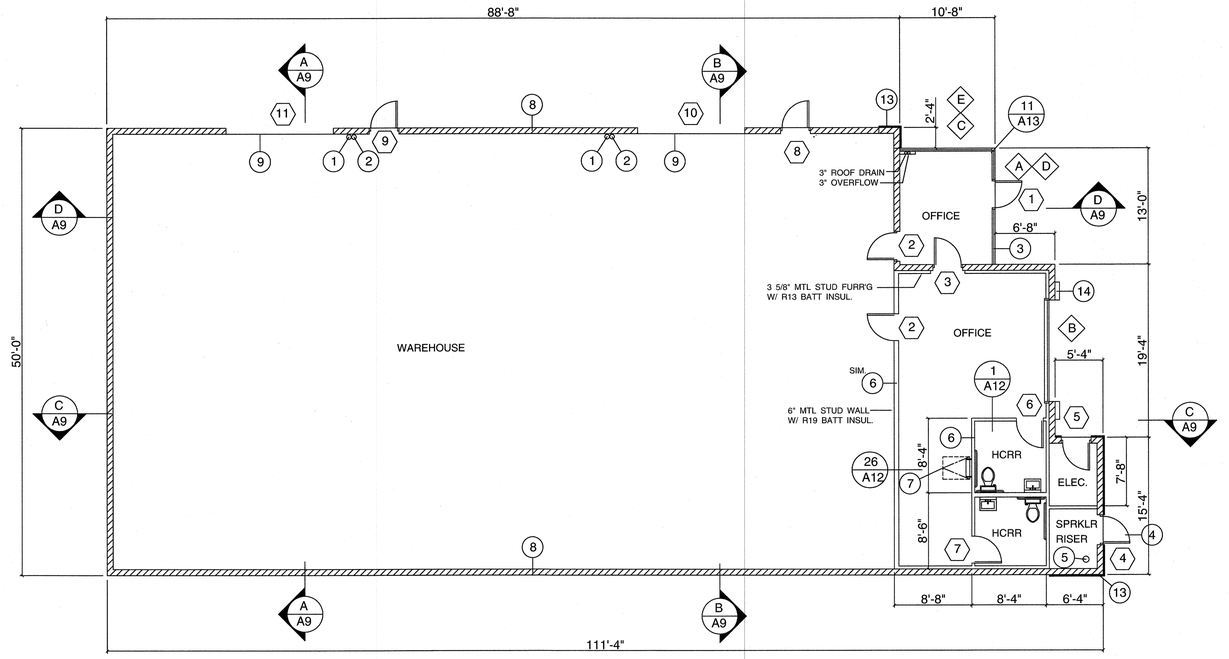
INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.3 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2, SHALL BE PERMITTED TO BE USED WHERE A CLASS "A" CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED.

NOTES

APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS.

EXIT DOORS EQUIPPED WITH A KEY OPERATED LOCKING DEVICE SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL HAVE 1" HIGH LETTERS ON A CONTRASTING BACKGROUND



NEW FLOOR PLAN

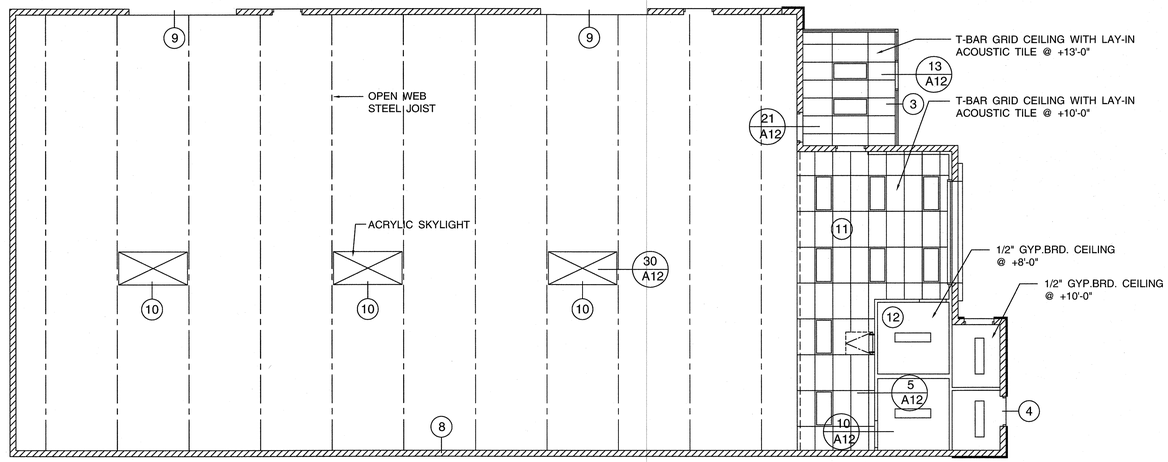
SCALE 1/8" = 1'-0"

ENERGY NOTES:

THE ROOF OVER THE OFFICES SHOULD HAVE R19 INSUL BETWEEN THE RAFTERS PLUS 2" RIGID INSUL (R12) ON TOP OF THE ROOF

IN THE OFFICE AREA, ALL 8" MASONRY WALLS SHALL HAVE 3 5/8" FURRING FOR R13 INSUL.

THE SEPARATION WALL BETWEEN THE OFFICE AND WAREHOUSE SHALL BE 6" MTL STUDS W/ R19 INSUL.



REFLECTED CEILING

SCALE 1/8" = 1'-0"

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Seal

LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 REN. 7-31-27 STATE OF CALIFORNIA

No.	Revision

NEW CONSTRUCTION PLANS FOR:
Synergy Companies
Lot 11, Commerse Park Drive, Perris, CA.
Sheet Title

Kenneth G. Brown & Co.
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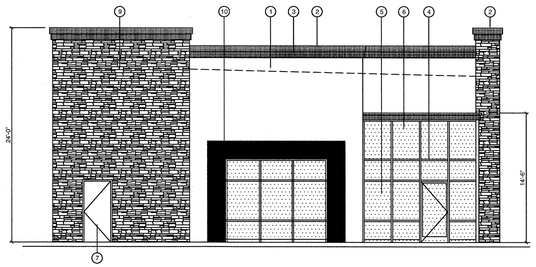
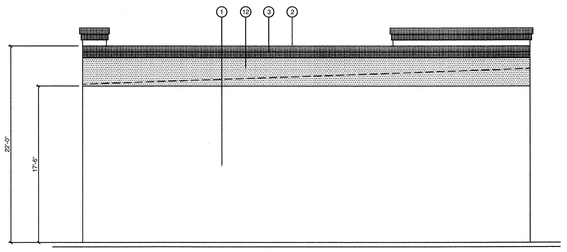


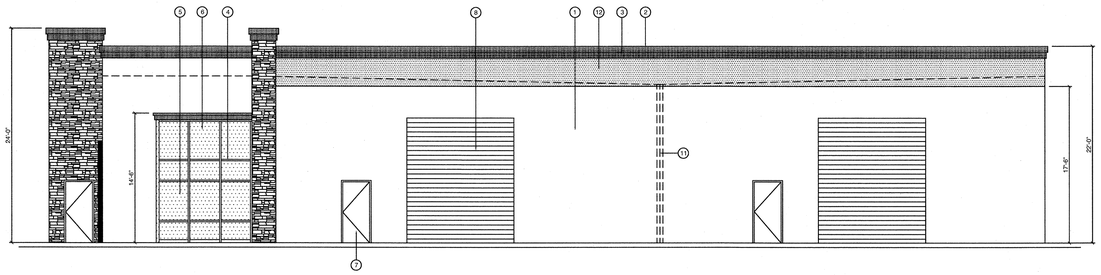
FRONT ELEVATION SCALE 1/8" = 1'-0"



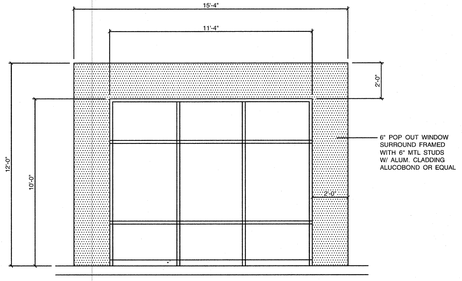
REAR ELEVATION

CONSTRUCTION NOTES

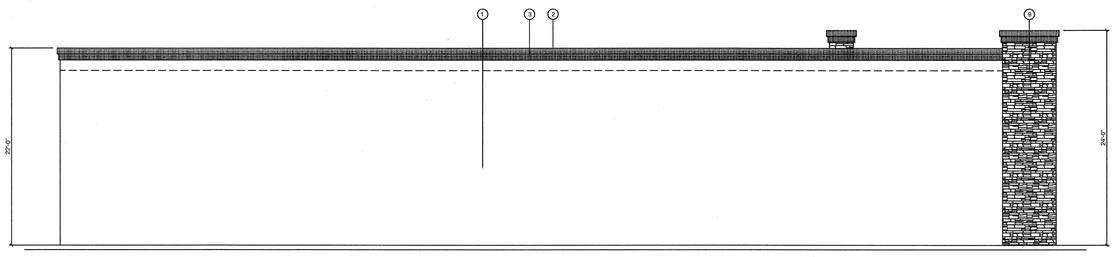
1. 8x8x16" SMOOTH FINISH CMU WITH INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS "PURE WHITE" OR EQUAL
2. 12x8x16" SMOOTH FINISH CMU WITH INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS "FOGGY DAY 6235" OR EQUAL
3. 10x8x16" SMOOTH FINISH CMU WITH INTEGRAL COLOR
4. ANODIZED ALUMINUM STOREFRONT SYSTEM
5. PPG SOLARBAN 67 "SOLARGRAY" HIGH PERFORMANCE GLASS
6. SPANDREL GLASS TO MATCH ADJACENT GLAZING
7. METAL MAN DOOR TO MATCH ADJACENT SURFACE COLOR
8. METAL OVERHEAD ROLL-UP DOOR, COLOR TO BE SHERWIN WILLIAMS "STEELY GRAY"
9. MASONRY VENEER OVER CMU WALL - CORONADO STONE HONEY LEDGE
10. ARCHITECTURAL ARCH W/ ALUMINUM CLADDING - SW 6258 TRICORN BLACK
11. ROOF DRAIN AND OVERFLOW DRAIN SHALL BE INSIDE BUILDING WALLS
12. 8x8x16" SMOOTH FINISH CMU WITH INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS "CITYSCAPE 7067" OR EQUAL



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

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LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 REN. 8-31-26 STATE OF CALIFORNIA

No.	Revision

NEW CONSTRUCTION PLANS FOR:
Synergy Companies
Lot 11, Commerse Park Drive, Perris, CA.
Sheet Title

Kenneth G. Brown & Co.
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Date	4/11/2025
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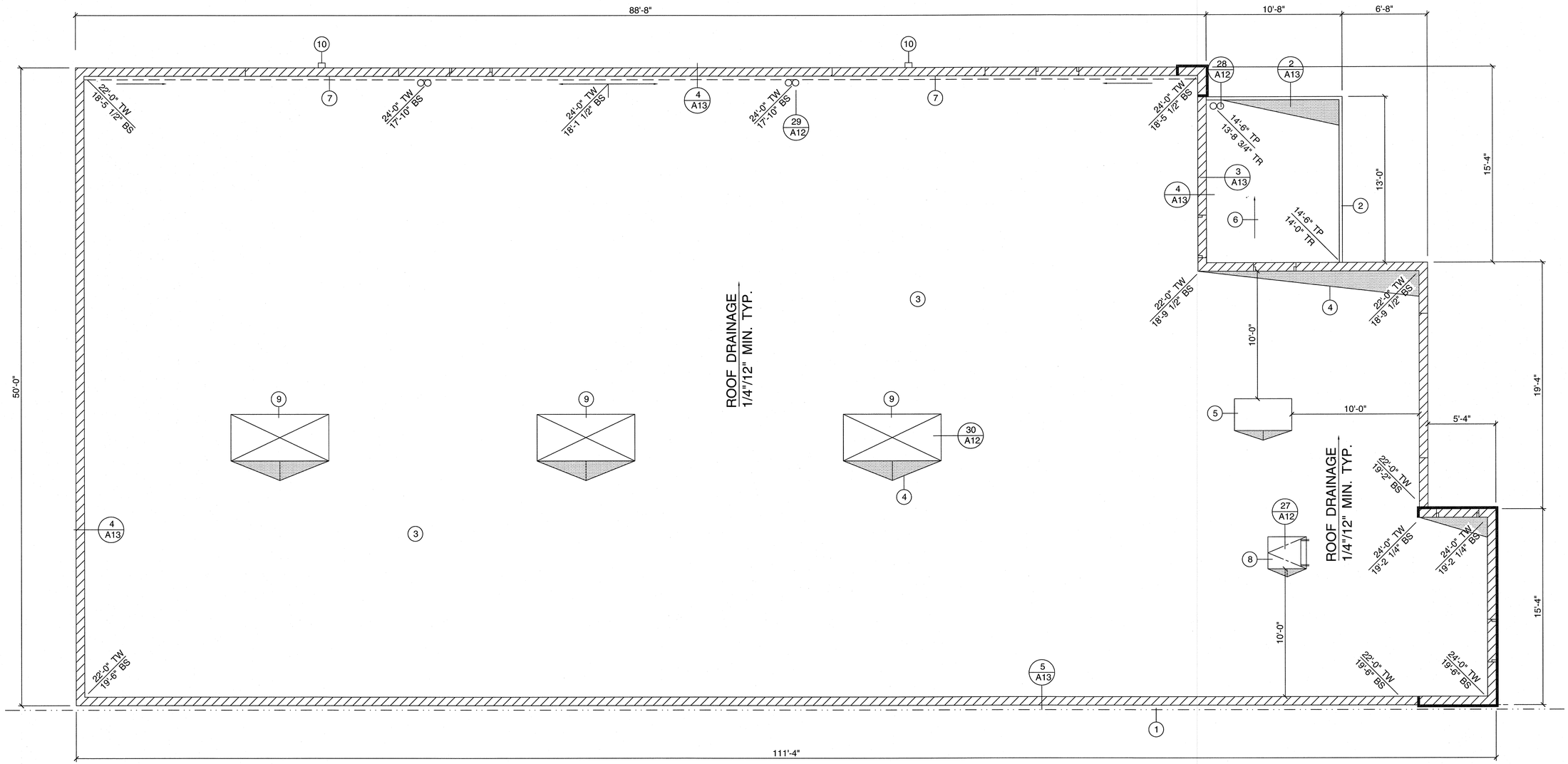

CONSTRUCTION NOTES

1. PROPERTY LINE
2. ALUMINUM STOREFRONT SYSTEM
3. BUILT-UP ROOFING SYSTEM
4. 1/2" PLYWOOD ROOF CRICKET - WITH BUILT-UP ROOFING SYSTEM
5. A/C EQUIPMENT PLATFORM - REFER TO MECHANICAL DRAWINGS
6. DIRECTION OF ROOF DRAINAGE
7. LEDGER TO SLOPE AS SHOWN - REFER TO STRUCTURAL
8. STEEL LADDER TO ROOF AND ROOF HATCH
9. 4'-0"x 8'-0" SKYLIGHT / VENTILATOR
10. WALL-PAK ELECTRICAL LIGHT FIXTURE

ROOF PLAN

SCALE 1/4" = 1'-0"

Seal

LICENSED ARCHITECT
KENNETH G. BROWN
NO. C13410
REN. 7-31-25
STATE OF CALIFORNIA

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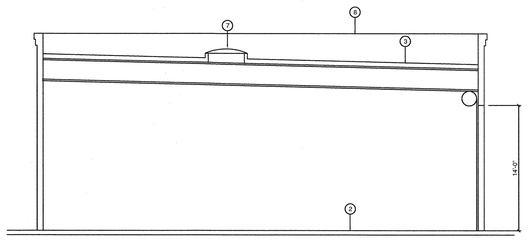
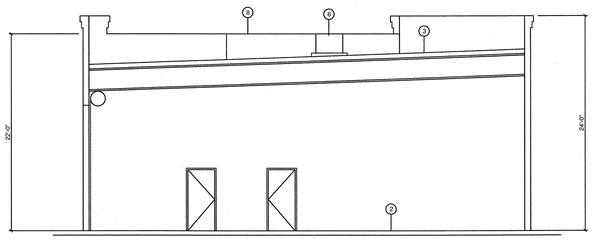
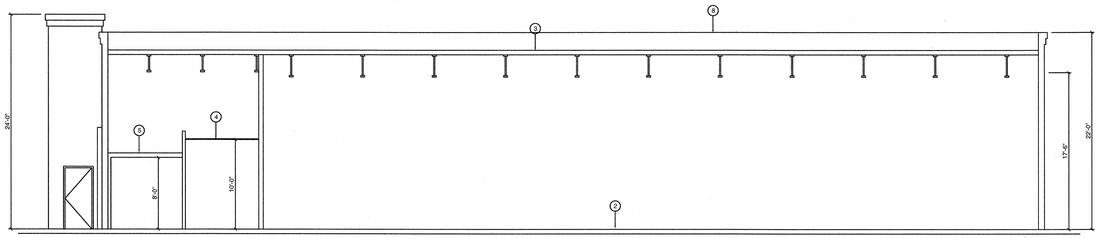


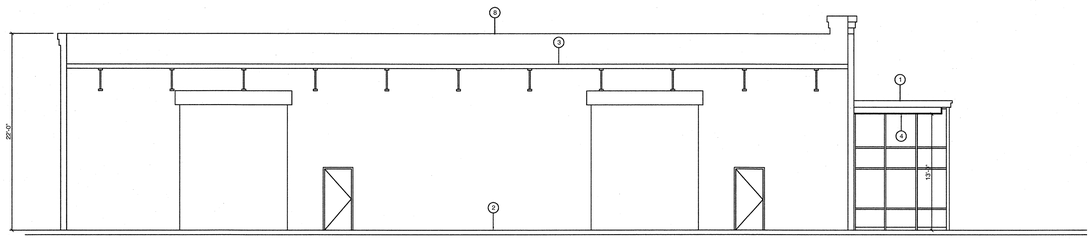
SOUTH SECTION A-A SCALE 1/8" = 1'-0"



NORTH SECTION B-B



EAST - SECTION C-C



WEST - SECTION D-D

CONSTRUCTION NOTES

1. PROVIDE R15 INSULATION AT OFFICE PERIMETER AND R38 AT UNDERSIDE OF ROOF DECK AT OFFICE AREA.
2. CONCRETE FLOOR SLAB AND FOOTINGS PROVIDE 15 MIL VAPOR BARRIER OVER 4" GRAVEL BASE
3. PANELIZED ROOF FRAMING SYSTEM
4. ACOUSTIC CEILING TILE SYSTEM
5. 5/8" GYP.BRD.ON CEILING JOISTS AT RESTROOM
6. ROOF-TOP MECHANICAL EQUIPMENT
7. SKYLIGHT SYSTEM AND RELATED FRAMING
8. PARAPET BEYOND

Seal

LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 REN. 7-31-27 STATE OF CALIFORNIA

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A9

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TWX3 LED
LED Wall Luminaire

DLC listed

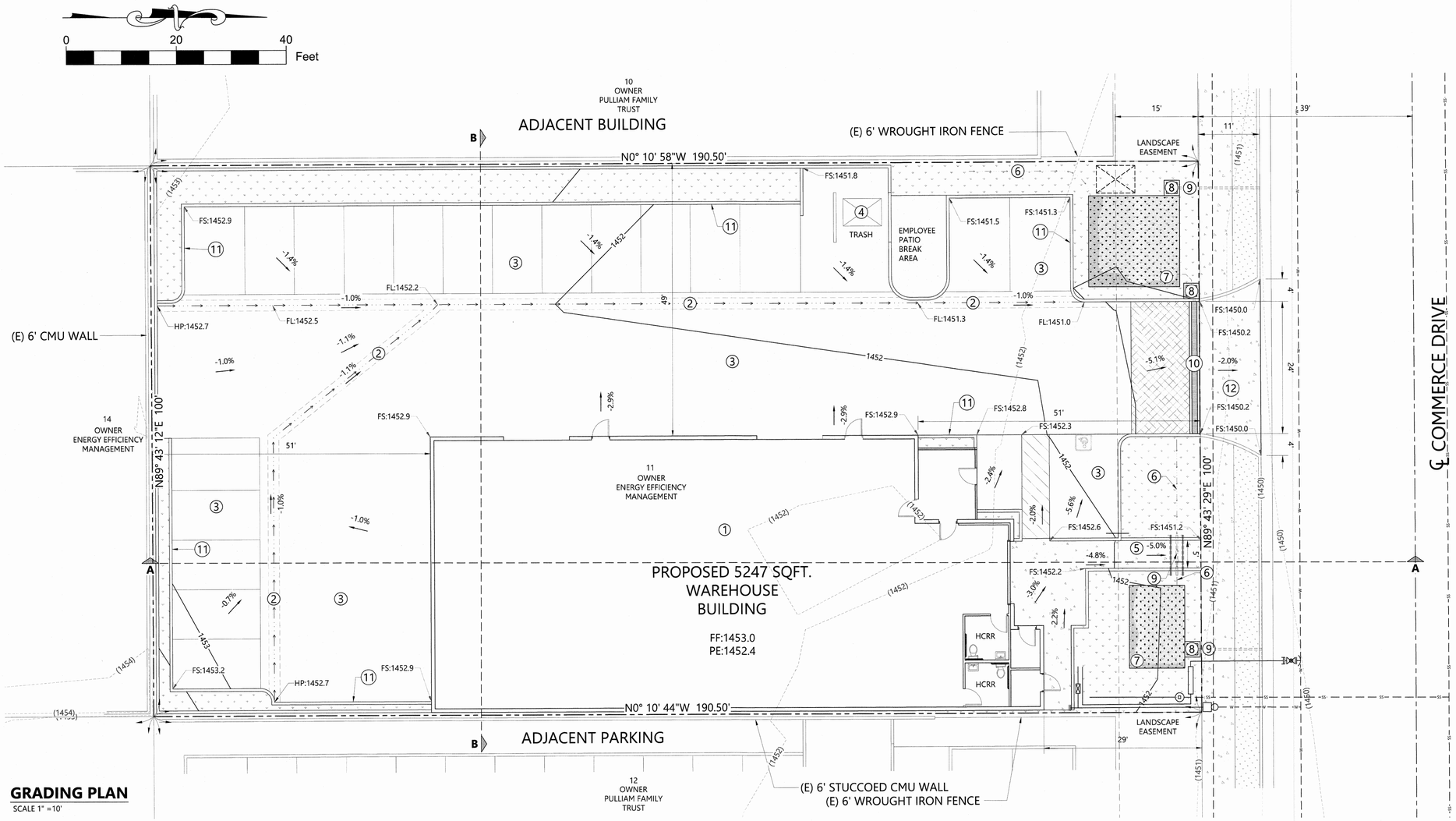
Catalog Number

Notes

Type

Hit tab or click to jump to next field. Hit shift + tab to go back. Click on next Drop Down Field. Hit enter to select. Hit tab to go to next drop down

PRECISE GRADING PLANS
JOHN PULLIAM MASONRY - MANUFACTURING WAREHOUSE BUILDING
CITY OF PERRIS - DPR-17-00007 TR 24045-1, LOT 11



GRADING PLAN
SCALE 1" = 10'

ABBREVIATION:

℄	CENTER LINE
XG	EXISTING GROUND
PG	PROPOSED GRADING
FF	FINISH FLOOR
ELEV	ELEVATION
FG	FINISH GRADE
FL	FLOW LINE ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
PE	PAD ELEVATION
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
BF	BACKFLOW
SLB	STREET LIGHT BOX
VV	VERIZON VAULT

LEGEND

- PROPERTY LINE
- ℄ CENTER LINE
- (100) EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- DIRECTION FLOW
- 99.55 INDICATES NEW ELEVATION
- (99.55) INDICATES EXISTING ELEVATION
- LANDSCAPE
- CONCRETE
- ASPHALT
- WALL
- X X CHAIN LINK FENCE

CONSTRUCTION NOTES

#	DESCRIPTION	QTY
1	CONSTRUCT WAREHOUSE BUILDING PER ARCHITECTURAL PLAN	5247 SF
2	CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON SHEET No. 3	255 LF
3	CONSTRUCT 3" A.C. OVER 4"A.B. OVER NATIVE COMPACTED TO 95%	9200 SF
4	PROPOSED TRASH ENCLOSURE PER ARCHITECTURE PLANS	1 EA
5	CONSTRUCT 5' WIDE ADA RAMP ACCESS	104 SF
6	CONSTRUCT EARTH SWALE PER DETAIL ON SHEET No. 3	58 LF
7	CONSTRUCT BIO-RETENTION PER DETAIL ON SHEET No. 3	2 EA
8	INSTALL SUMP PUMP PER SEPARATE PERMIT	3 EA
9	INSTALL Ø4" PVC PIPE SCH 40	36 LF
10	INSTALL TRENCH DRAIN PER DETAIL ON SHEET No. 3	1 EA
11	CONSTRUCT 6" P.C.C CURB TYPE "D" PER RIVERSIDE COUNTY STD. DWG. NO. 204	496 LF
12	CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER COR STD. 207A	306 SF

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
1-800-422-4133

PROJECT ID: GRD-2025-PR
DRAWING NUMBER: GRD-2025-PR-02

BENCHMARK:
FD 3" BRASS DISK IN TOP OF HEADWALL AT N.E. CORNER PERRIS BLVD. AND RAMONA EXPWY. AS REPLACEMENT BY ACTION SURVEYS OF M-29
ELEVATION = 1455.05

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

CITY OF PERRIS APPROVALS
APPROVED BY:
CONTRACT CITY ENGINEER
DATE

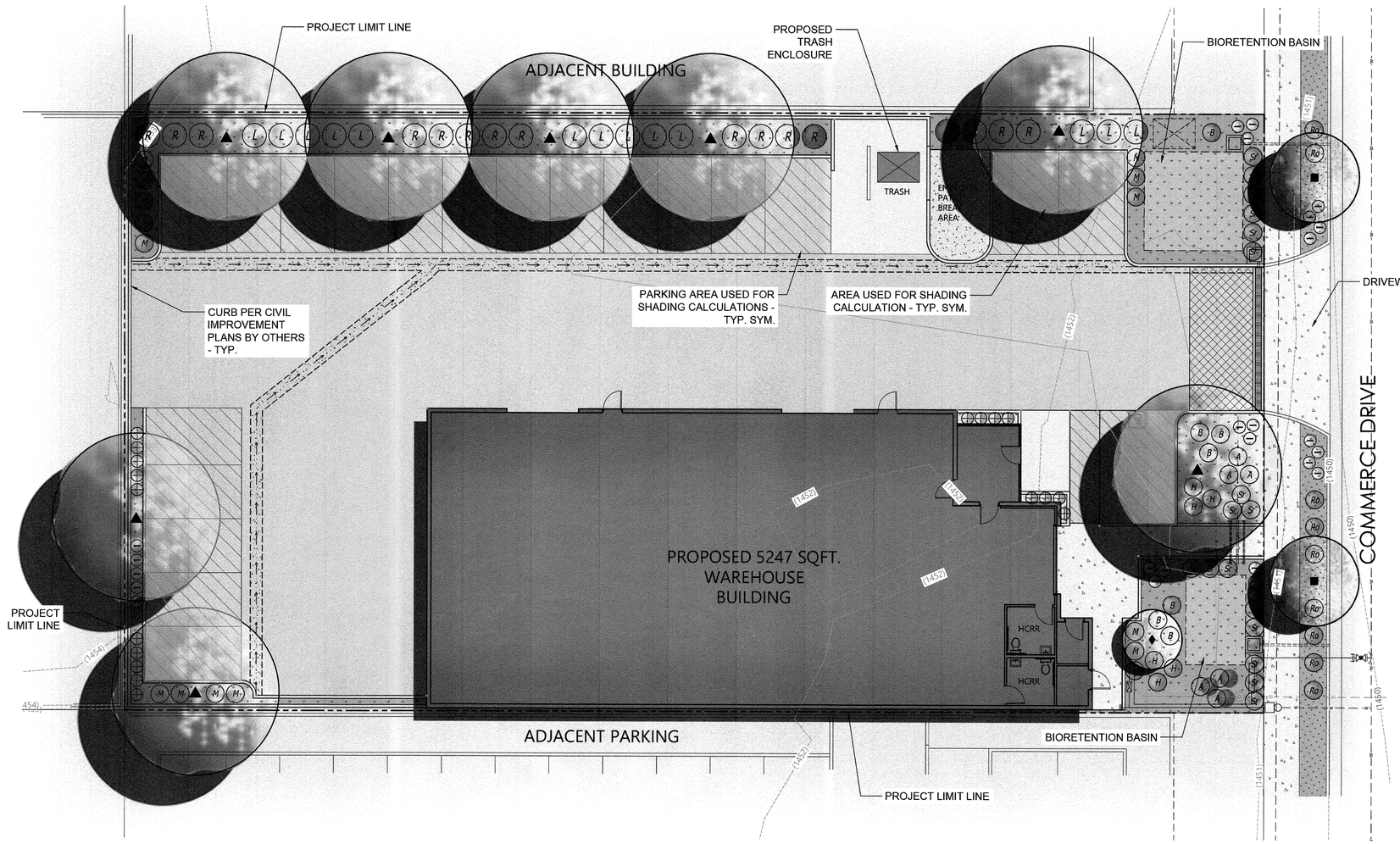
UNDER THE DIRECTION OF:
REGISTERED PROFESSIONAL ENGINEER JESS C. SOTTO No. 83381 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA
JESS C. SOTTO R.C.E.C 83381

FUTRONO
ENGINEERING INC.
PLANS PREPARED UNDER THE SUPERVISION OF:
JESS C. SOTTO
R.C.E. No C83381 (EXP. 03/31/2027)
07-21-2025
DATE

CITY OF PERRIS

GRADING PLAN
PRECISE GRADING FOR LOT 11
TRACT NO. 24045-1
A.P.N.: 303-292-002

ACCT. NO
SHEET 2 OF 4
CITY I. D. NO. -



PLANT LEGEND

TREES

WUCOLS	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
M	■	CERCIS C. 'FOREST PANSY' / EASTERN REDBUD VAR.	24" BOX	2
L	♦	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	6' BTH	1
M	▲	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW	24" BOX	8

SHRUBS

	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
L	A	AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL.	6
L	⊖	ALOE 'BLUE ELF' / BLUE ELF ALOE	1 GAL.	25
L	B	BOUGAINVILLEA 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL.	7
L	⊕	DIANELLA R. 'LITTLE REV' / FLAX LILY	1 GAL.	18
L	H	HESPERALOE PARVIFOLIA / RED YUCCA	5 GAL.	6
L	L	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	15 GAL.	13
L	M	MUHLENBERGIA CAPILLARIS / PINK HAIR GRASS	5 GAL.	15
L	R	RHAMNUS C. 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	15 GAL.	16

GROUNDCOVER / TURF

	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
M		2" THICK TAN DG MULCH WITH STABILIZER	-	2,191 SF
M	Si	SENECIO REPENS / BLUE CHALKSTICKS	1 GAL.	17
L	Ro	ROSMARINUS O. 'PROSTRATUS' / CREEPING ROSEMARY	1 GAL.	9

BIORETENTION BASIN PLANTING

M		BOUTELOUA G. 'BLONDE AMBITION' / BLUE GRAMA GRASS VAR. CAREX TUMULICOLA / FOOTHILL SEDGE JUNCUS PATENS / CALIFORNIA GRAY RUSH	FLATS @ 12" O.C. OR 1 GAL.	422 SF

ADDITIONAL NOTES:

WATER EFFICIENT LANDSCAPE WORKSHEET (PRELIMINARY)

Project Reference Evapotranspiration (Eto) 56.5

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1	0.2	Drip	0.81	0.25	2,345.00	579.01	20,282.80
2	0.4	Bubbler	0.81	0.49	126.00	63.21	2,214.24
3	0.4	Rotary	0.75	0.53	422.00	225.07	7,884.09
			1	0	0	-	-
				Totals	2,895.00	867.29	30,381.13
Special Landscape Areas							
				1		-	-
				1		-	-
				Totals	-	-	-
						ETWU Total	30,381.13
						MAWA	45,635.33

Notes:
1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip
2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area)
3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+((1-ETAF)*SLA)]

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	867.29
Total Area	2,895.00
Average ETAF	0.30

All Landscape Areas

Total ETAF x Area	867.29
Total Area	2,895.00
Average ETAF	0.30

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Parking Lot Shading Calculations

Total Parking Stall Area (SF)	3,132
Total Shading Area Provided (SF)	1,889
% Shading Provided	60%

Landscape Calculations

On-Site Landscape (SF)	2,581
Total Net Site Area (SF) - 0.93 AC	39,351
On-Site Landscape Area Required (12%)	4,722
% Landscape Area (On-Site Only)	7%

NORTH

SCALE - 1" = 10'-0"

0 5' 10' 20' 30'

PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEOUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.

2. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.

3. LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.

4. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

5. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.

6. ALL LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF 3/4" MINUS GRAVEL MULCH . LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF MULCH.

7. ALL TREES SHALL BE LOCATED AS FOLLOWS:
   - A. MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE.
   - B. MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
   - C. MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
   - D. MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
   - E. MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.

   CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.

8. ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "DEEP-ROOT" ROOT BARRIER TO A DEPTH OF 18", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.

9. REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.

10. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.

11. PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.

12. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURES SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.

13. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.

14. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.

14. ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
or
1-800-227-2600

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
P (844) WEILAND, X1 701 F (619) 675-3426
EMAIL: KEVIN@WEILANDGROUP.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514

QUALITY MANAGEMENT

CITY OF PERRIS, CA
SYNERGY LOT 11
LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN

DATE	
REVISIONS	

LICENSED LANDSCAPE ARCHITECT
KIM TAKAK
LA 6408
SIGNATURE
09/30/26
EXP. DATE
08/12/2025
DATE
STATE OF CALIFORNIA

DATE: 08/12/2025

SCALE: SEE SHEET

JOB #21-057a

DRAWN: KT / NL / WV

SHEET: LP-01

1 OF 1

08/07/2025, 08/12/2025

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982**.

The City of Perris Department should be contacted on non-ALUC issues. For more information, please contact City of Perris Valley Planner, Lupita Garcia at 951-943-5003.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Yesenia Casas at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **December 15, 2025**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1664MA25 – DBA Quality Management (Representatives: Charles Norman Pulliam)-City of Perris Case No. DPR25-00005 (Development Plan Review). A proposal to construct a 5,000 square foot warehouse building with office area on 0.44-acres, located on the southeast corner of Commerce Drive and Perris Boulevard. (Airport Compatibility Zone B1 APZ II of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1664MA25 Date Submitted: 10/16/2025

AIA: Airport MARCH Zone: Zone B1-AP2II Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: Charles Norman Pulliam PM

Applicant Address: 1569 Nandina Ave. Perris, CA 92571

Phone: 951-217-1230 Email: normqm@gmail.com

Representative/ Property Owner Contact Information

Representative: Charles Norman Pulliam AKA Norm Email: normqm@gmail.com

DBA Quality Management Phone: 951-217-1230

Address: 1569 Nandina Ave. Perris, CA 92571

Property Owner: Energy Efficiency Management LLC Email: dave.clark@synergycompanies.com

Dave Clark Phone: 510-754-3687

Address: 90 Business Park Dr. Perris, CA 92572

Local Jurisdiction Agency

Agency Name: City of Perris Phone: 951-943-5003

Staff Contact: Lupita Garcia Email: lgarcia@cityofperris.org

Address:

Local Agency Case No.: DPR-25-00005

Project Location

Street Address: Lot II Tract 24045-1 Gross Parcel Size.: 20,000 ft²

Assessor's Parcel No.: 303-292-002

Solar

Is the project proposing solar Panels? Yes ☐ No ☑ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 1450.0

Height of Building or structures: 24'

What type of drainage basins are being proposed and the square footage: Bio Retention Basins

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$4,250	$2,827	$2,310	$1,537
Community Plan or Area Plan (County or City)	$4,250	$2,762	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,750	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,508	N/A	$1,363
General Plan Amendment	$1,531	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,531	$1021	$832	$554
Non-Impact Legislative Project (as determined by staff)	$483	N/A	$375	N/A
Tract Map	$1,742	$1,170	$947	$636
Conditional Use Permit or Public Use Permit	$1,531	$1,021	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,531	$1,021	$832	$554
Parcel Map	$1,531	$1,021	$832	$554
Environmental Impact Report*	$3,506	$2,338	$1,906	$1,271
Other Environmental Assessments*	$1,922	$1,275	$1,044	$693
Building Permit or Tenant Improvement	$659	$447	$359	$243

Effective May 13, 2024, an additional fee of $219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.1
HEARING DATE:	December 15, 2025
CASE NUMBER:	ZAP1662MA25 – PR Partners, LLC (Representatives: Lars Andersen)
APPROVING JURISDICTION:	City of Perris
JURISDICTION CASE NO:	MJMOD-25-00007 (Major Modification Development), CUP-25-00009 (Conditional Use Permit)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zones B1-APZ-II, C1
Noise Levels:	60 - 70 CNEL from aircraft

MAJOR ISSUES: At the time this staff report was written, the Air Force has not completed its review of the project.

RECOMMENDATION: Staff recommends that the Commission CONTINUE the matter to the January 8, 2026, meeting, pending completion of the Air Force review of the project.

PROJECT DESCRIPTION: A proposal to construct a 304,572 square foot warehouse building with office space, a 4,300 square foot commercial/restaurant building with drive-thru, and a 7,381 square foot retail building all on separate parcels totaling 16.12-acres.

The Commission previously found consistent on this site ZAP1544MA24, a proposal to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 2,010 square foot restaurant building with drive-thru, and a 4,950 square foot retail/restaurant building with drive-thru on a 16.12-acre parcel. The applicant also proposes amending the Perris Valley Commerce Specific Plan (SPA No. 13) and changing 14.1 acres of the site's zoning from Commercial to Light Industrial (with 1.99 acres of the site remaining Commercial).

The Commission also previously found consistent on this site ZAP1390MA19, a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres, and a proposal to amend the Perris Valley Commerce Center Specific Plan and change the site's zoning from Commercial to Light Industrial.

PROJECT LOCATION: The site is located on the southwest corner of Perris Boulevard and

Ramona Expressway, within the City of Perris, approximately 8,300 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average-Acre Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1-APZ-II (11.60-acres) and C1(3.90-acres). Zone B1-APZ-II limits average intensity to 50 people per acre, and Zone C1 limits average intensity to 100 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included in the March ALUCP, the following rates were used to calculate the occupancy for the proposed project:

- E-Commerce – 1 person per 1,000 square feet,
- Warehouse – 1 person per 500 square feet,
- Office – 1 person per 200 square feet,
- Restaurant dining area – 1 person per 15 square feet,
- Restaurant kitchen area – 1 person per 200 square feet, and
- Retail – 1 person per 115 square feet.

The applicant proposes to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 4,300 square foot retail/restaurant building with drive-thru, and a 7,381 square foot retail building on three separate parcels, therefore a lot-by-lot analyses is provided below:

- Parcel 1 Zone C1(0.91-acres) proposes within Building 2: a 7,381 square foot retail building, accommodating 64 people, resulting in an average intensity of 70 people per acre, which is consistent with Compatibility Zone C average acre intensity criterion of 100 people per acre.

- Parcel 2 Zone C1(1.08-acres) proposes within Building 1: 1,600 square feet of retail area(14), 1,215 square feet of dining area(81), 1,485 square feet of kitchen area(7), and three stack vehicles in the drive-thru(5), accommodating 107 people, resulting in an average intensity of 99 people per acre, which is consistent with Compatibility Zone C average acre intensity criterion of 100 people per acre.

- Parcel 3 Zone C1 (1.38-acres) proposes within building 3: 9,521 square feet of warehouse area (19), and 10,000 square feet of first floor office area (50) and 10,000 square feet of second floor office area(50), accommodating 119 people, resulting in an average intensity of 86 people per acre, which is consistent with Compatibility Zone C1 average acre intensity criterion of 100 people per acre.

- Parcel 3 Zone B1 APZ II (11.60-acres) proposes within building 3: 275,051 square feet of e-commerce warehouse area, accommodating 275 people, resulting in an average intensity of 23 people per acre, which is consistent with Compatibility Zone B1 APZ II average acre intensity criterion of 50 people per acre.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces (309 spaces) and truck trailer spaces (61 spaces) the total occupancy would be estimated at 525 people for an average intensity of 33 people per acre, which is consistent with the average intensity criterion of Zone B1-APZ-II of 50 people per acre, and with Zone C1 average intensity criterion of 100 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone B1-APZ-II limits maximum single-acre intensity to 100 people, and Zone C1 limits single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area in each Compatibly Zone and Parcel are as follows:

- Parcel 1 Zone C1: includes 7,381 square feet of retail area, accommodating 64 people, which is consistent with Compatibility Zone C1 single acre intensity criterion of 250 people.

- Parcel 2 Zone C1: includes 1,600 square feet of retail area (14), 1,215 square feet of dining area (81), 1,485 square feet of kitchen area (7), 3-stack vehicles (5), and 3,779 square feet of office area from building 3(19), accommodating 126 people, which is consistent with Compatibility Zone C1 single acre intensity criterion of 250 people.

- Parcel 3, Zone C1 includes 9,521 square feet of warehouse area (19), 10,000 square feet of first floor office area (50), and 10,000 square feet second floor office area (50), accommodating 119 people, which is consistent with Compatibility Zone C1 single acre intensity criterion of 250 people.

- Parcel 3, Zone B1 APZ-II includes 43,560 square feet of e-commerce warehouse area, accommodating 44 people, which is consistent with Compatibility Zone B1 APZ-II single acre intensity criterion of 100 people

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zones B1-APZ-II and C1 of the primary runway at March Air Reserve Base, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. At the time the staff report was prepared, comments from the Air Force were still pending. (It is important to note that under the original ALUC case ZAP1390MA19 and ZAP1544MA22, the Air Force previously concurred with staff's recommendation of consistency for the project).

The 2018 Airport Installation Compatible Use Zones (AICUZ) study identifies most of the project site as located within Accident Potential Zone II (APZ-II). Appendix A of the AICUZ provides Land Use Compatibility Tables for the APZs, which cite "warehousing" as a permitted use in APZ-II (and prohibited use in the Clear Zone [CZ]).

The proposed project complies with the restrictions on permitted uses and lot coverage, and intensity limits. The Air Force understands the DoDI criteria as limiting intensity to a maximum of 50 people in any given acre of APZ-II. As noted above, the project would be expected to result in a

single acre occupancy of 44 people in APZ-II, which would be consistent with the DoDI intensity maximum of 50 people in any given acre.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ II and C1. Warehouses are compatible within Accident Potential Zones II pursuant to the 2018 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force. Warehouses are also compatible pursuant to Department of Defense Instruction (DODI) No. 4165.57.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 60 - 70 CNEL range from aircraft noise. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building as well as for the commercial restaurant/retail buildings.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 8,300 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,571 feet AMSL. The site elevation is approximately 1,464 feet AMSL, with the proposed industrial building height of 36 feet, resulting in a top point elevation of 1,500 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, new development within Compatibility Zone B1-APZ-II is limited to a maximum lot coverage of 50%. The proposed building is located on 11.76 acres (in APZ-II), resulting in a 50% lot coverage.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 8,300 feet from the runway and therefore would be subject to the above requirement.

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 8,300 feet), the project utilizes underground basins which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

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. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited

at this site:

(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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials and critical community infrastructure facilities.

(f) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(g) Any other uses not permitted in (Accident Potential Zone I/ Accident Potential Zone II) pursuant to DoDI 4165.57 Appx.2, Tbl.1.

(h) Other Hazards to Flight.

3. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings.

5. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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. Noise attenuation measures shall be incorporated into the design of the office, retail, and restaurant areas, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

9. This project has been evaluated as consisting of (within Zone B1-APZ-II) 275,051 square feet of e-commerce warehouse area (no office area proposed) and (within Zone C1) a portion of the main industrial building including 9,521 square feet of warehouse area,10,000 square feet of first floor office area, and 10,000 square feet of second floor office mezzanine area; a standalone 7,381 square foot retail building, and a standalone 4,300 square foot retail/restaurant building with an 3 car stack drive-thru which includes 1,600 square feet of retail area, 1,215 square feet of dining area and 1,485 square feet of kitchen area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

10. Zoned fire sprinkler systems shall be required throughout the industrial building.

\\tlma-22fsp02\ALUC\AIRPORT CASE FILES\March\ZAP1662MA25\ZAP1662MA25 sr.doc

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

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)

SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

PERRIS

UNINCORPORATED

UNINCORPORATED

PERRIS RESERVOIR

MATHEWS LAKE

Columbia Ave.
Chicago Ave.
Arlington Ave.
State Highway 91
Canyon Crest Dr.
Trautwein Rd.
Washington St.
Wood Rd.
Barton St.
Van Buren Blvd.
Interstate 215
Frederic St.
State Highway 60
Eucalyptus Ave.
Alessandro Blvd.
Cactus Ave.
Heacock St.
Perris Blvd.
Lasselle St.
Oleander Ave.
Davis Rd.
Ramona Expressway
Clark St.
Old Elsinore Rd.
Evans Rd.
Nuevo Rd.
San Jacinto Ave.
4th St.
Ellis Ave.
State Highway 74
Goetz Rd.
Ethanac Rd.
El Sobrante Rd.
Cajalco Rd.
Gavilan Rd.

E
D
C1
C2
B1
B2
A
M
APZ I
APZ II
PROJECT

14,000'
7,500'
18,000'
1,000'
3,000'
15,000'
50,000'
75,000'
10,000'
1,500'

1 2 3 4 5 6

SEE INSET AT RIGHT

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 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

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

INSET

Goetz Rd.
Ethanac Rd.
Murrieta Rd.
Menifee Rd.
McCall Blvd.
Simpson Rd.
Interstate 215
Newport Rd.

D
E
7,500'
14,000'

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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility2013.dwg Dec 10, 2014 - 1:38pm

Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

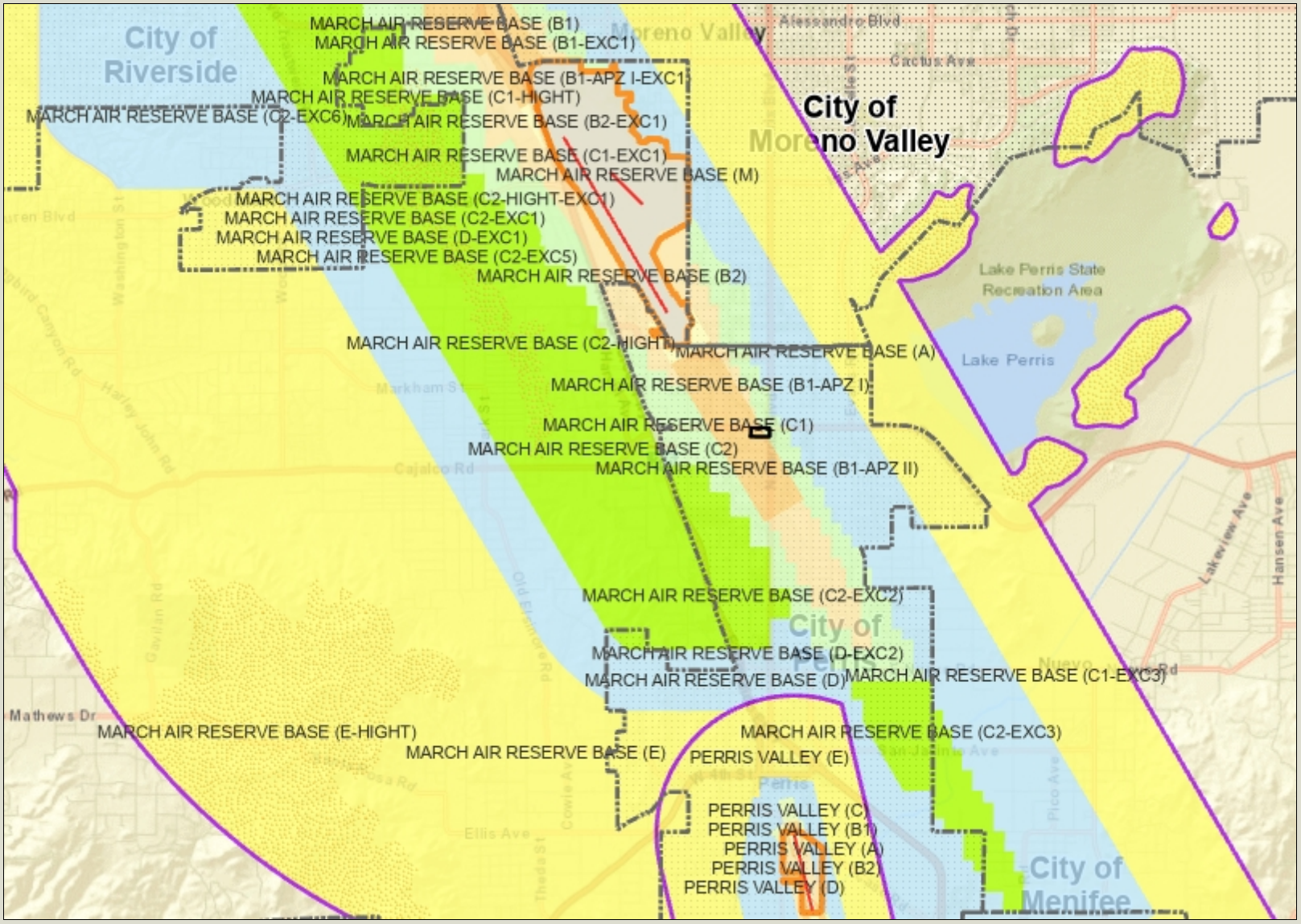
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION.
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B.
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO
  - B1,CHIRIACO SUMMIT

0 12,127 24,254 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

Map My County Map

Legend

- County Boundary
- City Boundaries
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
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  - A,JACQUELINE COCHRAN
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  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO

0 1,516 3,032 Feet

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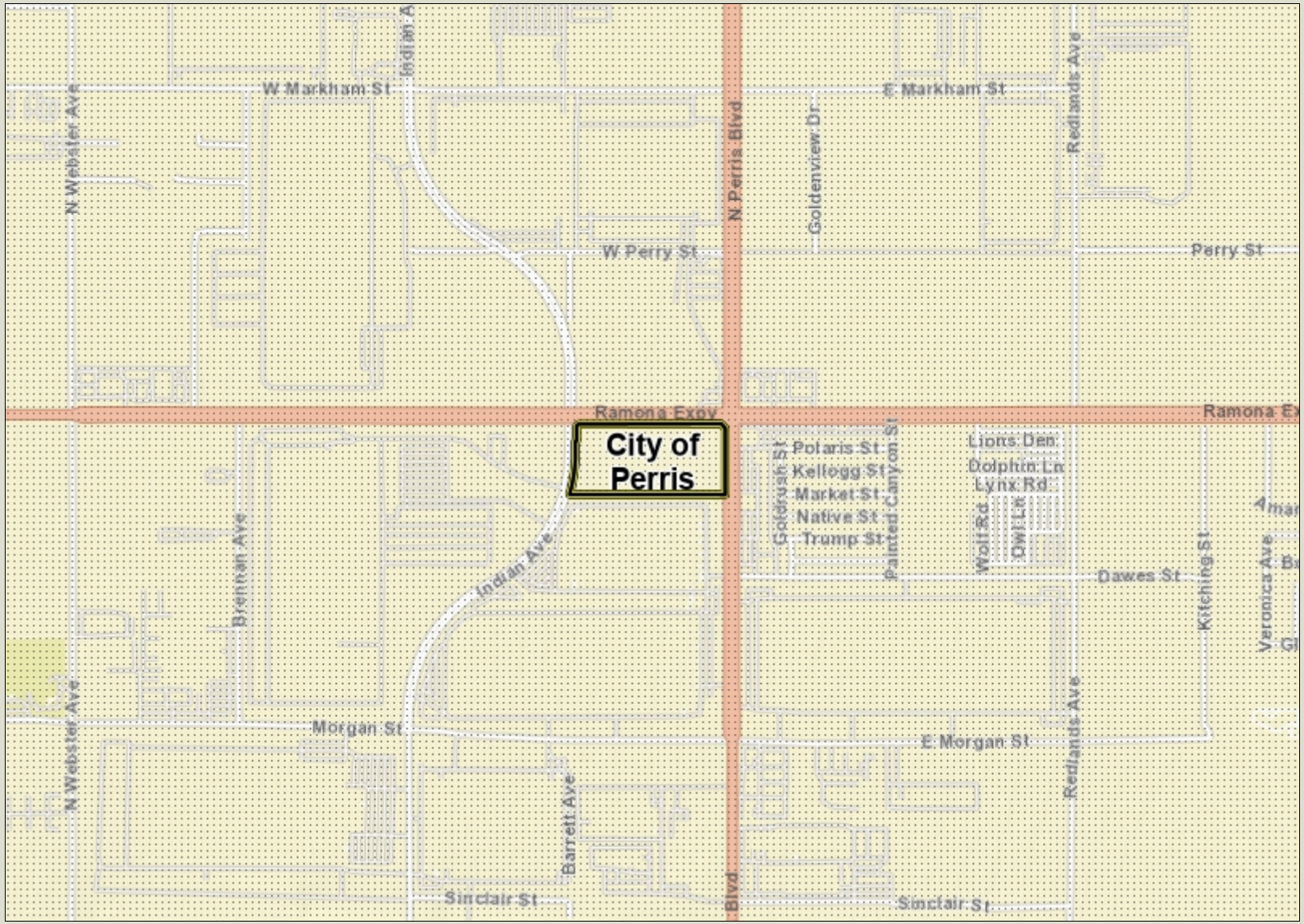
Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Blueline Streams
- City Areas
- World_Street_Map

0 1,516 3,032 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

ALUC SPLIT ZONE EXHIBIT

9/24/2025

APZ II ZONE

C I ZONE

INDUSTRIAL PROJECT

SITE AREA		
In sq. ft.	589,160	s.f.
In acres	13.5	ac
BUILDING AREA		
Office 1st floor	10,000	s.f.
Office 2nd fllor	10,000	s.f.
Warehouse	284,572	s.f.
TOTAL	304,572	s.f.
F.A.R	0.52	
COVERAGE	50.0%	
AUTO PARKING REQUIRED		
1st 20K @ 1/1,000 sf	20	stalls
2nd 20K @ 1/2,000 sf	10	stalls
Over 40K @ 1/5,000 sf	53	stalls
TOTAL	83	stalls
AUTO PARKING PROVIDED		
standard (9'x19')	153	stalls
standard (9'x19') - Retail	76	stalls
TRAILER PARKING PROVIDED		
Trailer (10'x53')	61	stalls

Zoning Ordinance for City

Current Zoning Designation - Perris Valley Commercial Center SP (PVCC-SP) - Commercial

Proposed Zoning Designation - (L.I) Industrial

MAXIMUM FLOOR AREA RATIO

F.A.R. - .75

MAXIMUM LOT COVERAGE

Coverage - 50%

SETBACKS

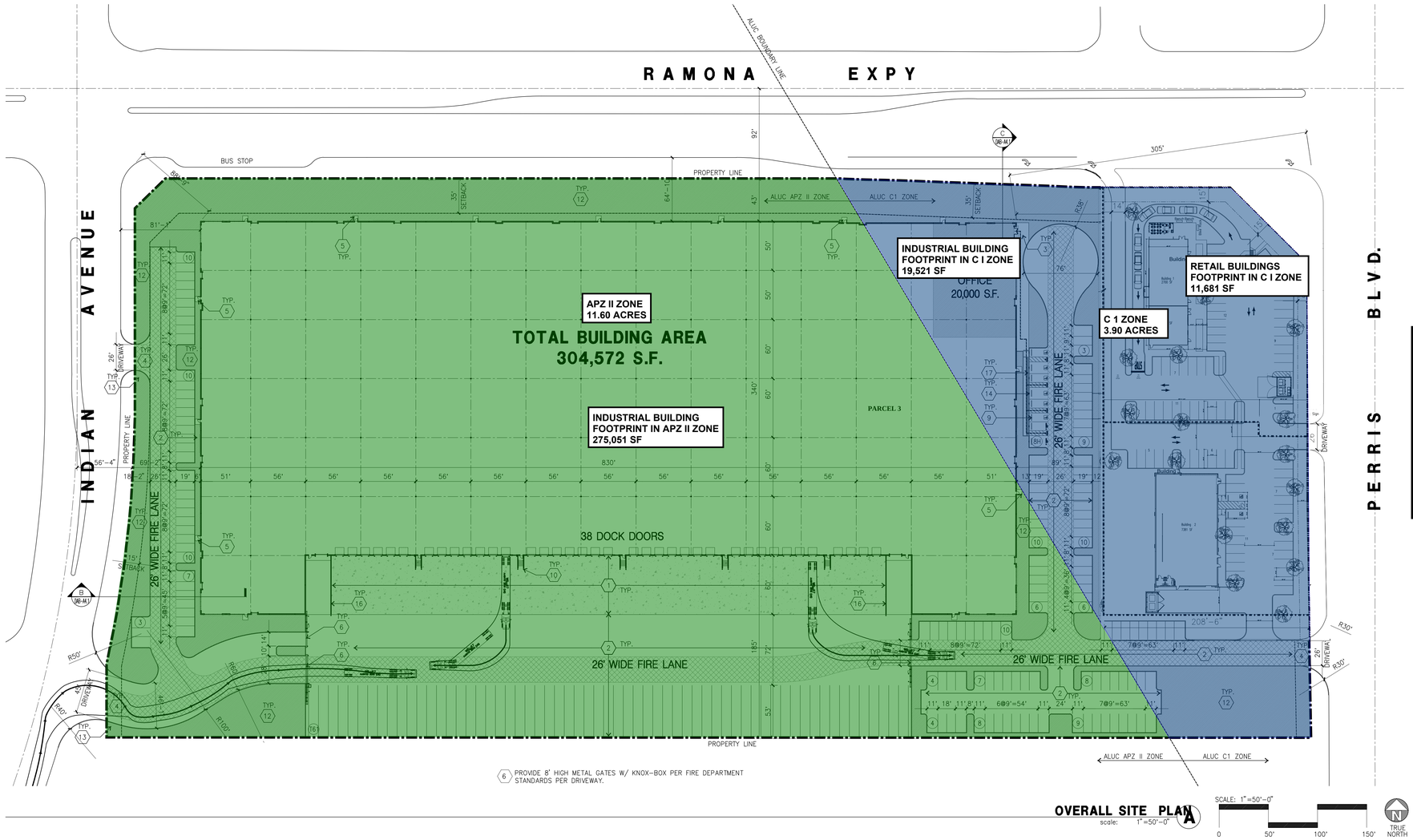
Indian Ave. - 15' *

Ramona Expy. - 20' *

Side / rear - 0'

* Front yards for structures shall be increased 5' for each 10' of structure height greater than setback from property line

LANDSCAPE REQUIRED	
Percentage	12%
LANDSCAPE PROVIDED	
Percentage	16.0%
In sq. ft.	94,036 s.f.



COMMERCIAL PROJECT

PROPOSED BUILDING 1
1,600 SF RETAIL
2,700 SF FOOD

BUILDING 2
7,381 SF

PARKING REQUIRED

PROPOSED BUILDING 1
1,600 SF RETAIL 6 SPACES
2,700 SF FOOD 37 SPACES
TOTAL 43 SPACES

BUILDING 2
7,381 SF 30 SPACES

TOTAL REQUIRED 73 SPACES

PARKING PROVIDED
BUILDING 1 44 SPACES
BUILDING 2 36 SPACES

TOTAL PROVIDED 80 SPACES

PARCEL 1: 47,155.86 SF

PARCEL 2: 39,631.87 SF

Development Summary:

- Application for the retail portion of the parcel development
- Discretionary approval for grading, parking, circulation and buildings
-

Legal Description: Blocks 9-12 inclusive of Figadota farms no. 17 in the City of Perris,
County of Riverside, State of California as shown on map on file in book 17, page 32 of maps and records

Assessor Parcel Number: 303-060-020

Year Built - NA

Construction Type and Occupancy:
V-B construction type and is proposed to become an A-2, B and M use.

Zone: Proposed IL zone

EXPRESSWAY COMMERCE CENTER

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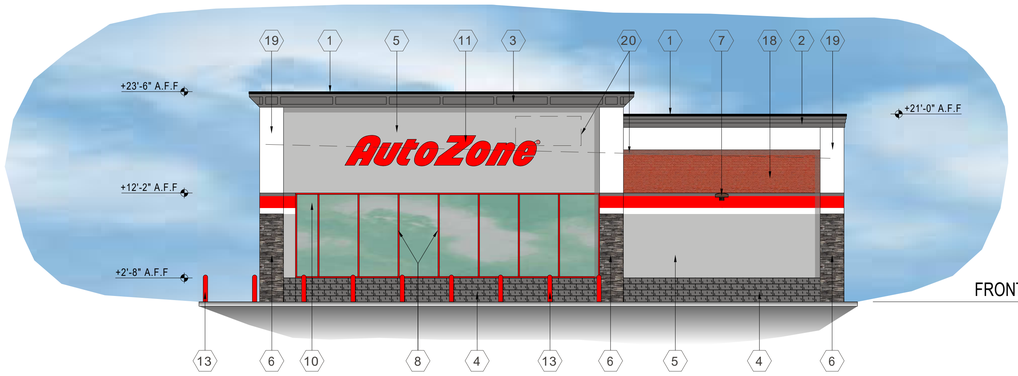
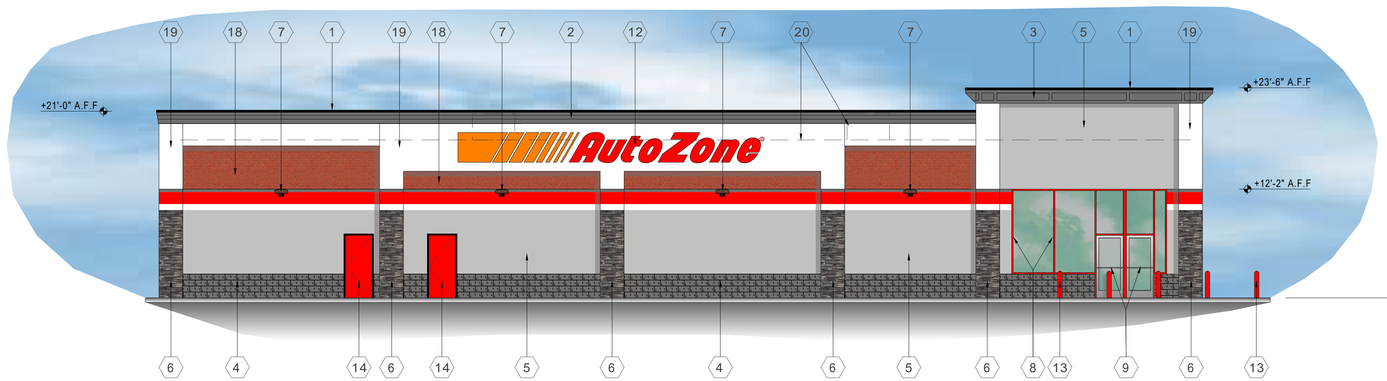
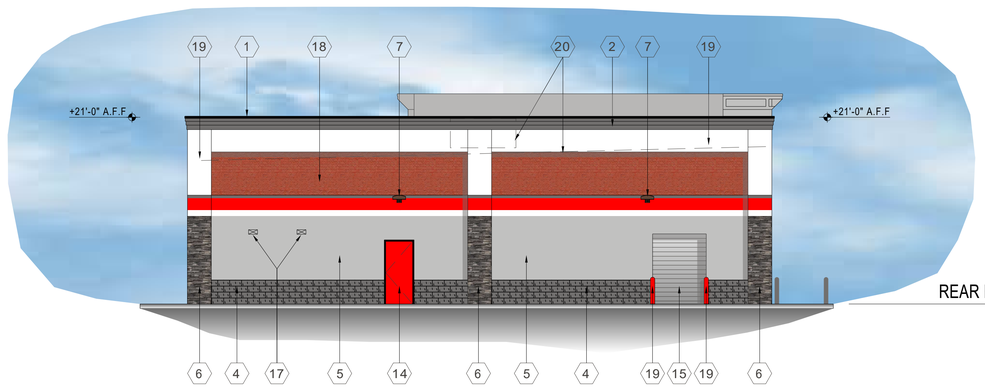


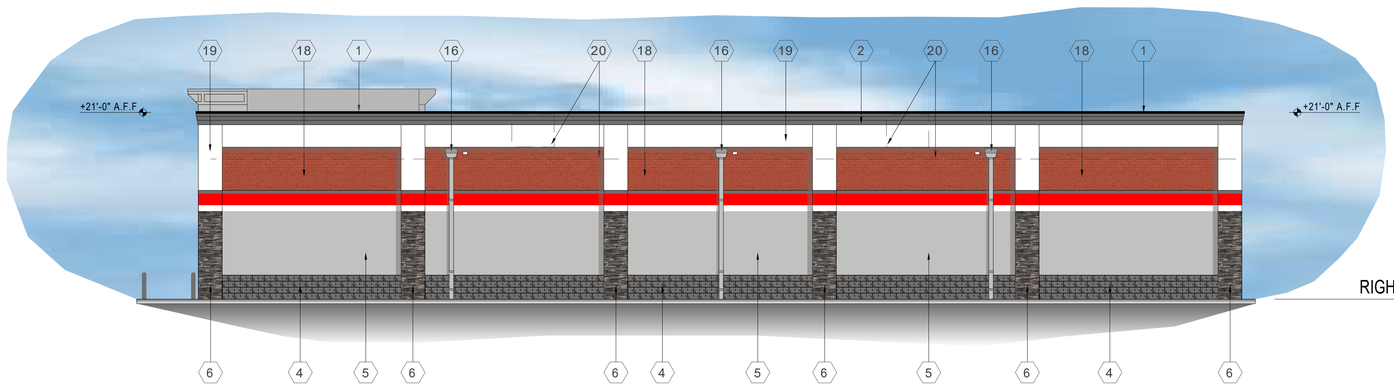
FRONT ELEVATION
(NORTH)



LEFT ELEVATION
(EAST)



REAR ELEVATION
(SOUTH)



RIGHT ELEVATION
(WEST)

1. TWO PIECE COMPRESSION TRIM - COLOR: BLACK
2. DECORATIVE CORNICE W/EFIS FINISH COLOR: DARK GRAY
3. 21" HIGH DECORATIVE CORNICE W/EFIS FINISH COLOR: DARK GRAY
4. SPLIT FACE CMU PAINTED COLOR: DARK GRAY
5. SMOOTH FACE CMU PAINTED COLOR: MEDIUM GRAY
6. 2' 8" X 8" PILASTER THIN STONE VENEER. ENVIRONMENTAL STONE: PROSTACK LITE COLOR: SLATE
7. WALL MOUNTED LIGHT FIXTURE COLOR: BRONZE
8. ALUMINUM STOREFRONT - RED KYNAR FINISH EVERGREEN ENERGY TINTED GLASS
9. GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
10. STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
11. FRONT WALL SIGN: 38" CHANNEL LETTERS-RSTRP
12. LEFT WALL SIGN: 38" CHANNEL LETTERS-LSTRP
13. PIPE GUARD WITH SLEEVE-COLOR: RED
14. PAINT MAN DOOR RED & METAL FRAMES BLACK
15. OVERHEAD DELIVERY DOOR-ANODIZED FINISH PAINT ANGLES COLOR: BLACK
16. PAINT SCUPPERS & DOWNSPOUTS COLOR: DARK GRAY
17. TOILET WALL VENTS-PAINT TO MATCH WALL BEHIND
18. BRICK VENEER
19. MFG. WHITE EXTERIOR INSULATED FINISH PAINT WHITE
20. ROOF LINE & FULLY SCREENED ROOF TOP HVAC UNIT

2 ELEVATION KEY NOTES

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10628
SWC RAMONA EXPRESSWAY & PERRIS BLVD.
RIVERSIDE COUNTY
PERRIS CA 92571

COLOR EXTERIOR ELEVATIONS & NOTES

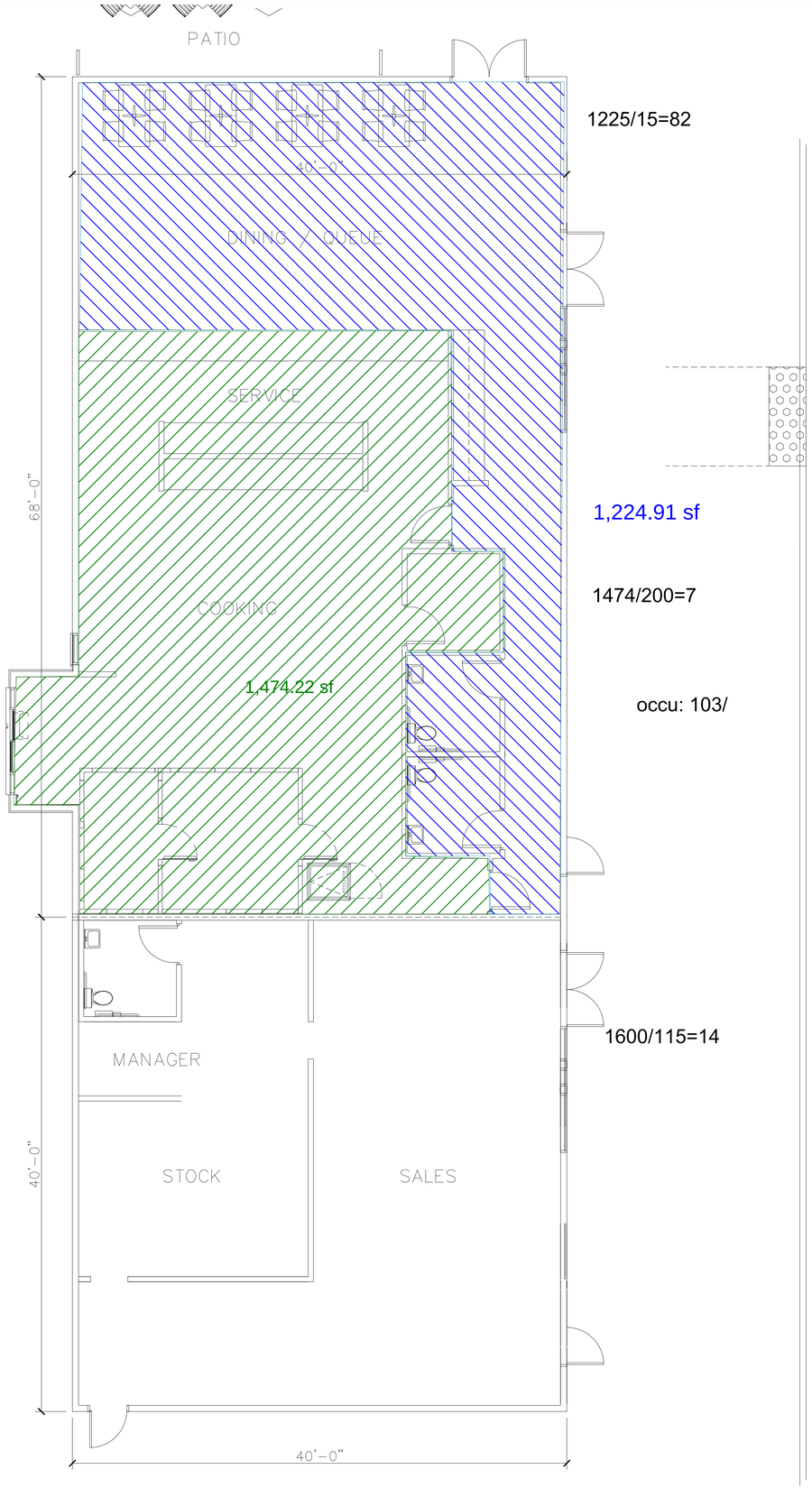
Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8600 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

06/16/2025

7N2

CE1



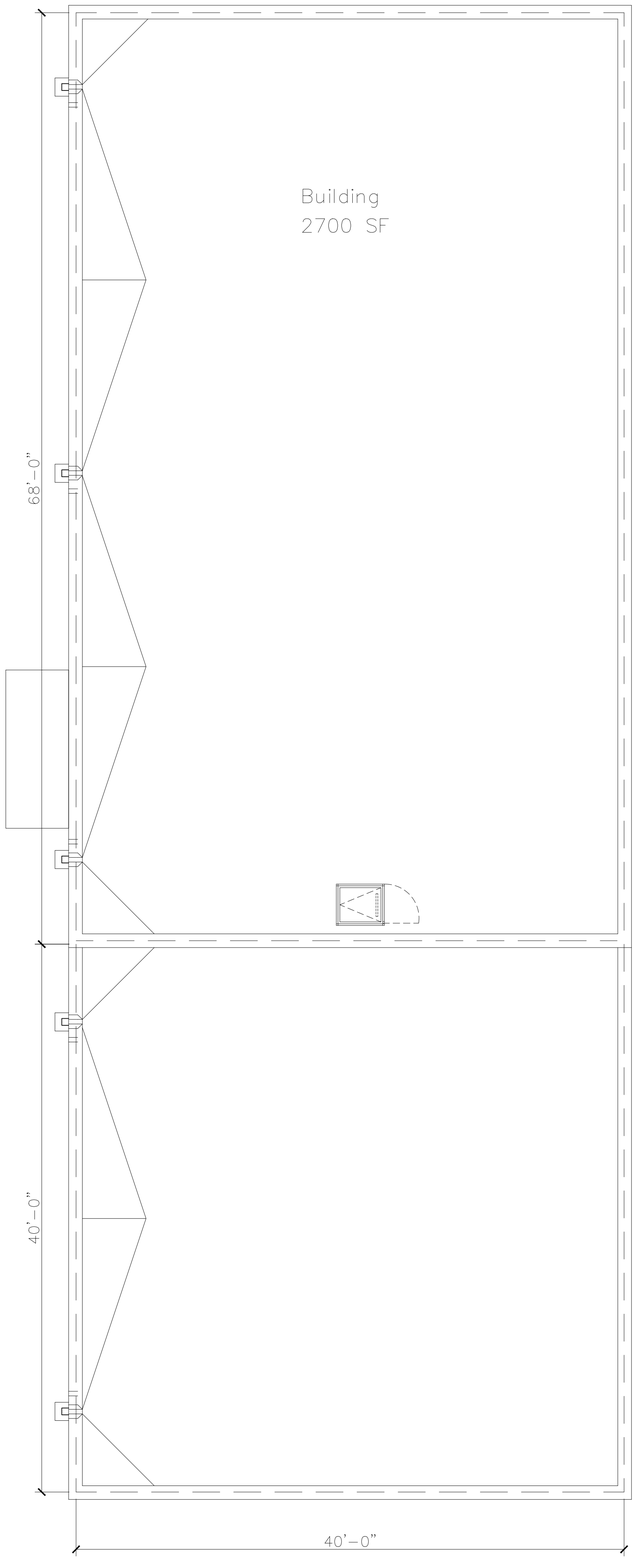
1225/15=82

1,224.91 sf

1474/200=7

occu: 103/

1600/115=14



2700 SF Food Building

$\frac{3}{16}$" = 1'-0"

PROJECT TITLE:

FLOOR PLANS, ROOF PLANS
FAST FOOD, RETAIL
PARCEL 1

Expressway Commerce Center
Ramona Expwy. and Perris Blvd.

DARREN MACHULSKY
ARCHITECT
3508 Woodland Way
Carlsbad, California
92008
31 Elmont Road
Hamilton, New Jersey
08610
PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

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LICENSED ARCHITECT
DARREN MACHULSKY
No. C-30817
Exp. 7-31-26
STATE OF CALIFORNIA
Darren Machulsky

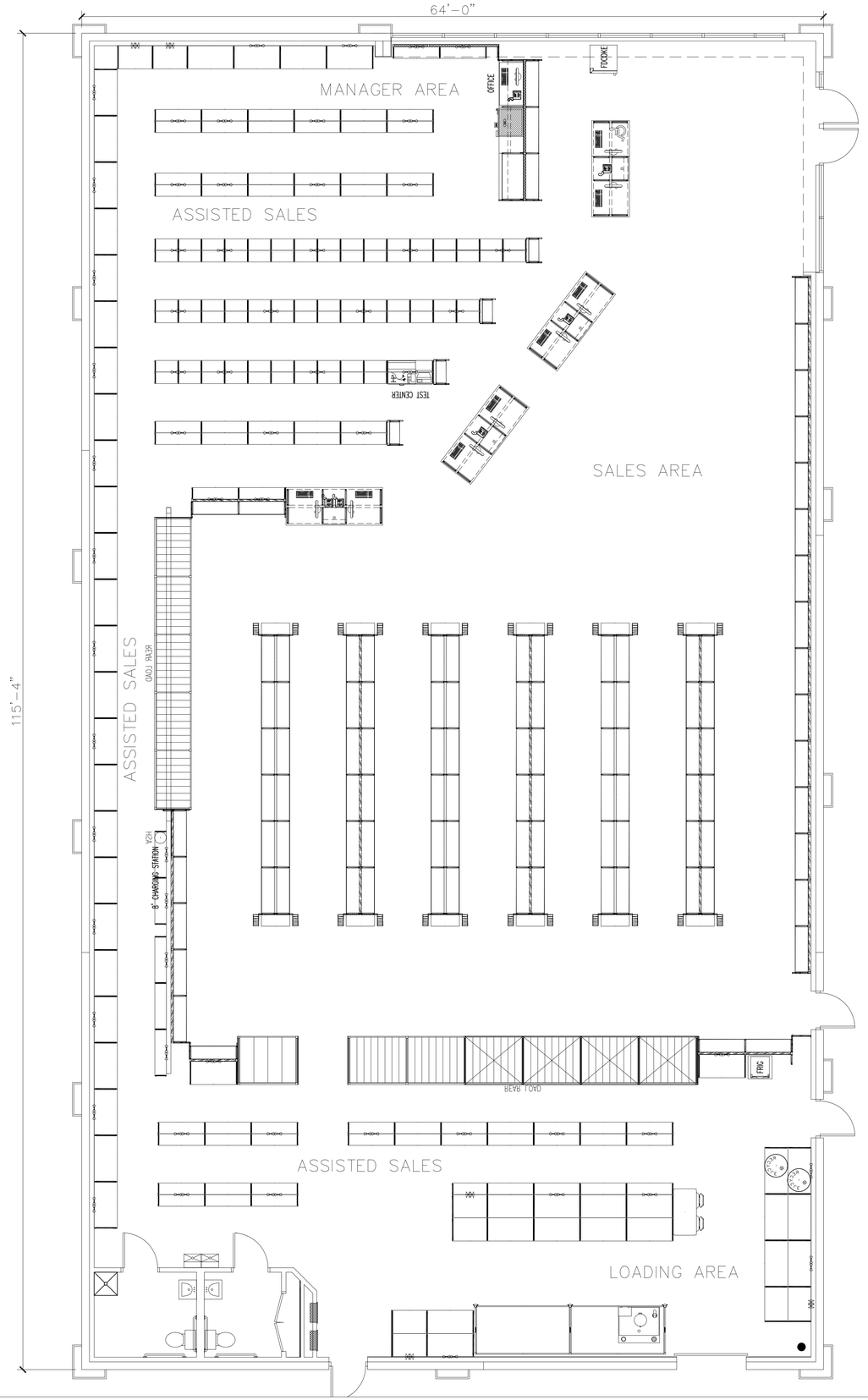
October 3, 2025

REVISIONS:

SCHEMATIC

DWG TITLE:

A1.3



$\frac{3}{16}$" = 1'-0"

PROJECT TITLE:

FLOOR PLAN - AUTOZONE
PARCEL 2

Expressway Commerce Center
Ramona Expwy. and Perris Blvd.

DARREN MACHULSKY
ARCHITECT

3508 WOODLAND WAY
CARLSBAD, CALIFORNIA
92008

31 ELMONT ROAD
HAMILTON, NEW JERSEY
08610

PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

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Darren Machulsky
Architect Inc.

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LICENSED ARCHITECT
DARREN MACHULSKY
No. C-30817
Exp. 7-31-26
STATE OF CALIFORNIA
Darren Machulsky

October 3, 2025

REVISIONS:

AUTOZONE PLAN

DWG TITLE:

A1.5

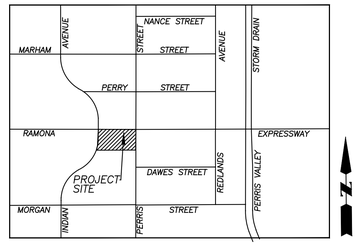
TENTATAVE PARCEL MAP NO. 39413

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

UNITED ENGINEERING GROUP CA., INC NOVEMBER 2025

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

A FUTURE SUBDIVISION MAP, OR LAND USE ENTITLEMENT OR PERMIT IS NECESSSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



VICINITY MAP

N.T.S.

SURROUNDING LAND USE

NORTH: PERRIS VALLEY COMMERCE CENTER SP–(COMMERCIAL)
SOUTH: PERRIS VALLEY COMMERCE CENTER SP–(LIGHT INDUSTRIAL)
EAST: PERRIS VALLEY COMMERCE CENTER SP–(COMMERCIAL)
WEST: PERRIS VALLEY COMMERCE CENTER SP–(LIGHT INDUSTRIAL)

EXISTING & PROPOSED LAND USE:

PERRIS VALLEY COMMERCE CENTER SP

PARCEL #	EXIST LAND USE	PROPOSED LAND USE
1	COMMERCIAL	COMMERCIAL
2	COMMERCIAL	COMMERCIAL
3	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

APN: 303–060–020

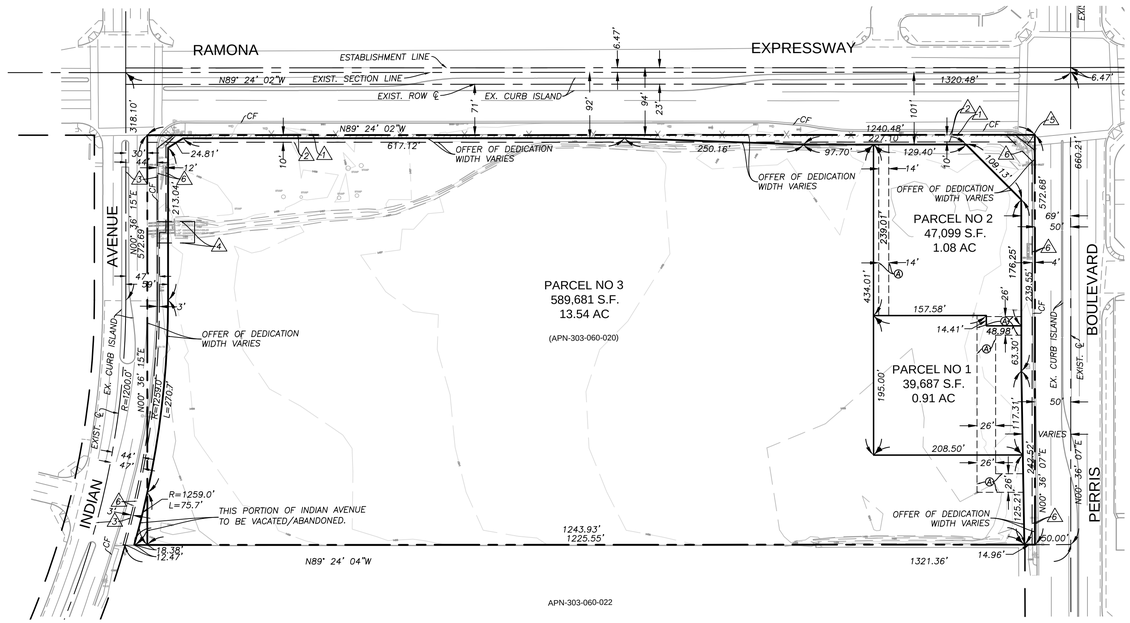
LEGAL DESCRIPTION

BLOCKS 9 TO 12, INCLUSIVE, OF FIGADOTA FARMS NO. 17, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 17, PAGE 32 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED OCTOBER 7, 1958 AS INSTRUMENT NO. 58–71763 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS:

1. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJOINING SAID PROPERTY ON THE NORTH HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 7, 1958 AS BOOK 2373, PAGE 437 OF OFFICIAL RECORDS.*
2. *AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED NOVEMBER 4, 1965 AS INSTRUMENT NO. 125824 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY*
3. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED DECEMBER 16, 1999 AS INSTRUMENT NO. 1999–544998, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.*
4. *AN EASEMENT FOR DRAINAGE AND SURFACE WATER ACCEPTANCE AGREEMENT PURPOSES, RECORDED FEBRUARY 16, 2000 AS INSTRUMENT NO. 2000–057670, OFFICIAL RECORDS*
5. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED OCTOBER 26, 2007 AS INSTRUMENT NO. 2007–0660229, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.*
6. *AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED NOVEMBER 3, 2008 AS INSTRUMENT NO. 2008–0584392, OFFICIAL RECORDS IN FAVOR OF THE CITY OF PERRIS.*



PROPERTY ADDRESS:

PROPERTY IS A VACANT SITE WITH NO ADDRESS

GENERAL NOTES:

1. *GROSS SITE AREA: TOTAL = 16.31 ACRES.*
2. *ASSESSOR'S PARCEL NUMBER: 303–060–020–RIVERSIDE COUNTY*
3. *PROPERTY HAS ACCESS TO PERRIS BOULEVARD, INDIAN AVENUE AND RAMONA EXPRESSWAY, DULY DEDICATED AND ACCEPTED PUBLIC STREETS.*
4. *THERE ARE PROPOSED OFFERS OF STREET DEDICATIONS OF VARIABLE WIDTHS ON RAMONA EXPRESSWAY, PERRIS BOULEVARD AND INDIAN AVENUE.*
5. *THERE IS A PORTION OF INDIAN AVENUE AT THE SOUTHWEST CORNER OF THE SITE TO BE VACATED/ABANDONED.*

Ⓐ *INDICATES PROPOSED RECIPROCAL INGRESS, EGRESS, EMERGENCY ACCESS AND UTILITY EASEMENT*

FLOOD PLAIN NOTE:

THE SUBJECT PARCEL IS IN ZONE X PER THE FLOOD INSURANCE RATE MAP (FIRM).

MAP NO. 06065C1430H EFFECTIVE 8/18/14

PREPARED FOR:

PR PARTNERS, LLC
MARK BURGER
11601 WILSHIRE BLVD, SUITE 2110
LOS ANGELES, CA 90025

OWNER:

PR PARTNERS, LLC
LARS ANDERSON
11601 WILSHIRE BLVD, SUITE 2110
LOS ANGELES, CA 90025

BENCHMARK:

NGS DATA POINT
DESIGNATION–432:PID–DX5439
3 ¼" ALUMINUM DISC STAMPED "BM 432" SW COR PERRIS BLVD AND RIDER ST, BASE OF STEEL SIGNAL LIGHT, 3.5' X 2.7' CONC BASE ON EAST SIDE SET FLUSH
ELEV = 1455.11 (NAVD88)

LEGEND

℄	CENTERLINE
ROW	RIGHT–OF–WAY
PP	POWER POLE
BW	BACK OF SIDEWALK
EP	EDGE OF ASPHALT PAVEMENT
GW	GUY WIRE
SLP	STREET LIGHT POLE
UB	UTILITY BOX
MH	MANHOLE
V	VALVE
U/O	UNIDENTIFIED OBJECT
S	SIGN
M	METER
TS	TRAFFIC SIGNAL
CONC	CONCRETE
ASPH	ASPHALT
AB	ASPHALT BERM
F/H	FIRE HYDRANT
CF	CURB FACE
— 2334 —	INDICATES CONTOUR ELEVATION
— - - —	EXISTING PROJECT BOUNDARY
Ⓐ	EASEMENT IDENTIFICATION
//////	INDICATES ABUTTER'S RIGHTS RELINQUISHED

100' 50' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

SUBMITTALS:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

REVISIONS		
NO.	DESCRIPTION	DATE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°34'44" EAST ALONG THE CENTERLINE OF PERRIS BOULEVARD AS SHOWN ON RECORD OF SURVEY RECORDED JULY 8, 2021 IN BOOK 157, PAGES 8 AND 9, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

LICENSED LAND SURVEYOR
DEAN C. PHILLIPS
EXP. 9/30/27
NO. 6974
STATE OF CALIFORNIA

PREPARED UNDER MY SUPERVISION:

11-12-2025

DEAN C. PHILLIPS DATE
L.S. No. 6974
dphillips@unitedeng.com

ueg
united engineering group
10601 Church Street
Suite 124
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

TENTATIVE PARCEL MAP NO. 39413

FOR FINANCING & CONVEYANCE PURPOSES

SWC RAMONA EXPRESSWAY & PERRIS BOULEVARD

PERRIS, CALIFORNIA

DATE: NOVEMBER 12, 2025

SHEET 1 OF 1

PROJECT NUMBER
CA-20011

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982**.

The City of Perris Planning Department should be contacted on non-ALUC issues. For more information please contact City of Perris Planner Mathew Evans at (951) 943-5003.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **December 15, 2025**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1662MA25 – PR Partners, LLC (Representative: Lars Andersen) – City of Perris Case Nos. MJMOD-25-00007 (Major Modification Development), CUP-25-00009 (Conditional Use Permit). A proposal to construct a 304,572 square foot warehouse building with office space, a 4,300 square foot commercial/restaurant building with drive-thru, and a 7,381 square foot retail building all on separate parcels totaling 16.12-acres, located on the southwest corner of Perris Boulevard and Ramona Expressway. (Airport Compatibility Zones B1-APZ-II and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1662MA25 Date Submitted: 09/04/2025

AIA: MARCH Zone: B1-APZ II, C Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: PR Partners, LLC

Applicant Address: 11601 Wilshire Boulevard Suite 2110 Los Angeles, CA 90025

Phone: (949) 481-0463 Ex 111 **Email:** lars@pdpsjc.net

Representative/ Property Owner Contact Information

Representative: Lars Andersen **Email:** lars@pdpsjc.net

Phone: (949) 481-0463 Ex111

Address: 30220 Rancho Viejo Road Suite B San Juan Capistrano, CA 92675

Property Owner: PR Partners, LLC **Email:** lars@pdpsjc.net

Phone: (310) 393-4141

Address: 11601 Wilshire Boulevard. Suite 2110 Los Angeles, CA 90025

Local Jurisdiction Agency

Agency Name: City of Perris Phone: (951) 943-5003 Ex115

Staff Contact: Mathew Evans **Email:** mevans@cityofperris.org

Address: 135 North "D" Street, Perris, CA 92570

Local Agency Case No.: CUP-25-00009 & MJMOD-25-00007

Project Location

Street Address: SW Corner Ramona Expressway/Perris Boulivard Gross Parcel Size.: 15.5 Acre

Assessor's Parcel No.: 303-060-020

Solar

Is the project proposing solar Panels? Yes ☐ No ☑ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level)	1,464 AMSL
Height of Building or structures:	Parcel 1 28' 11". Parcel 2 (AutoZone) 23' 6"
What type of drainage basins are being proposed and the square footage:	None. Recent rules changes from the Water Quality Control District has eliminated basins. All storage and filtering is now underground

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$4,250	$2,827	$2,310	$1,537
Community Plan or Area Plan (County or City)	$4,250	$2,762	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,750	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,508	N/A	$1,363
General Plan Amendment	$1,531	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,531	$1021	$832	$554
Non-Impact Legislative Project (as determined by staff)	$483	N/A	$375	N/A
Tract Map	$1,742	$1,170	$947	$636
Conditional Use Permit or Public Use Permit	$1,531	$1,021	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,531	$1,021	$832	$554
Parcel Map	$1,531	$1,021	$832	$554
Environmental Impact Report*	$3,506	$2,338	$1,906	$1,271
Other Environmental Assessments*	$1,922	$1,275	$1,044	$693
Building Permit or Tenant Improvement	$659	$447	$359	$243

Effective May 13, 2024, an additional fee of $219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.2
HEARING DATE:	December 15, 2025
CASE NUMBER:	ZAP1663MA25 – EPD Solutions LLC (Representative: Dane Palanjian)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	GPA250018 (General Plan Amendment), CZ2500031(Change of Zone), TTM39316 (Tentative Tract Map), PPT250045 (Plot Plan)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base/Inland Port Airport
Land Use Policy:	Compatibility Zone D
Noise Levels:	Below 60 CNEL from aircraft
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the General Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and also find the proposed Plot Plan and Tentative Tract Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: A proposal subdivide 39.09-acres into 158 single family residential lots. The applicant also proposes to amend the sites general plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant also proposes change the sites zoning from Rural Residential (R-R) to Planned Residential (R-4).

PROJECT LOCATION: The site is located on the northeast corner of Mapes Road and Trade Winds Drive, approximately 15,329 feet southwesterly of the southerly end of Runway15-33 at Perris Valley Airport and 45,198 square feet of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Intensity and Residential Density: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility

Zone D, which does not restrict non-residential intensity or residential density.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at Perris Valley Airport is approximately 1,417 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 15,329 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,570 feet AMSL. The maximum finished floor elevation is 1,414 feet AMSL and the maximum building height is 25 feet, resulting in a top point elevation of 1,439 feet AMSL. Therefore, review of the buildings for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

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

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 15,329 feet from the runway, and therefore would not be subject to the above requirement.

Change of Zone and General Plan Amendment: The applicant also proposes to amend the sites general plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant also proposes change the sites zoning from Rural Residential (R-R) to Planned Residential (R-4). The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict non-residential intensity or residential density.

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. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, 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) Hazards to flight

3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. 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.

6. The project has been evaluated to subdivide 39.09-acres into 158 single family residential lots, any change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

\\tlma-22fsp02\ALUC\AIRPORT CASE FILES\March\ZAP1663MA25\ZAP1663MA25sr.doc

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

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)

SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

PERRIS

UNINCORPORATED

UNINCORPORATED

PERRIS RESERVOIR

MATHEWS LAKE

Columbia Ave.
Chicago Ave.
Arlington Ave.
State Highway 91
Canyon Crest Dr.
Trautwein Rd.
Washington St.
Wood Rd.
Barton St.
El Sobrante Rd.
Cajalco Rd.
Gavilan Rd.
Clark St.
Old Elsinore Rd.
Eucalyptus Ave.
Alessandro Blvd.
Cactus Ave.
Van Buren Blvd.
Interstate 215
Frederic St.
Heacock St.
Perris Blvd.
Lasselle St.
State Highway 60
Oliman Springs Rd.
Davis Rd.
Ramona Expressway
Nuevo Rd.
San Jacinto Ave.
4th St.
Ellis Ave.
State Highway 74
Goetz Rd.
Ethanac Rd.

E
D
C1
C2
B1
B2
A
M
APZ I
APZ II
PROJECT

14,000'
7,500'
18,000'
1,000'
3,000'
15,000'
50,000'
75,000'
1,500'
4,000'

1 2 3 4 5 6

SEE INSET AT RIGHT

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

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

INSET

Goetz Rd.
Ethanac Rd.
McCall Blvd.
Murrieta Rd.
Menifee Rd.
Simpson Rd.
Newport Rd.
Interstate 215
7,500'
14,000'
D
E
1

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

N
0 2 4 MILES

Base map source: County of Riverside 2013

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility2013.dwg Dec 10, 2014 - 1:38pm

Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

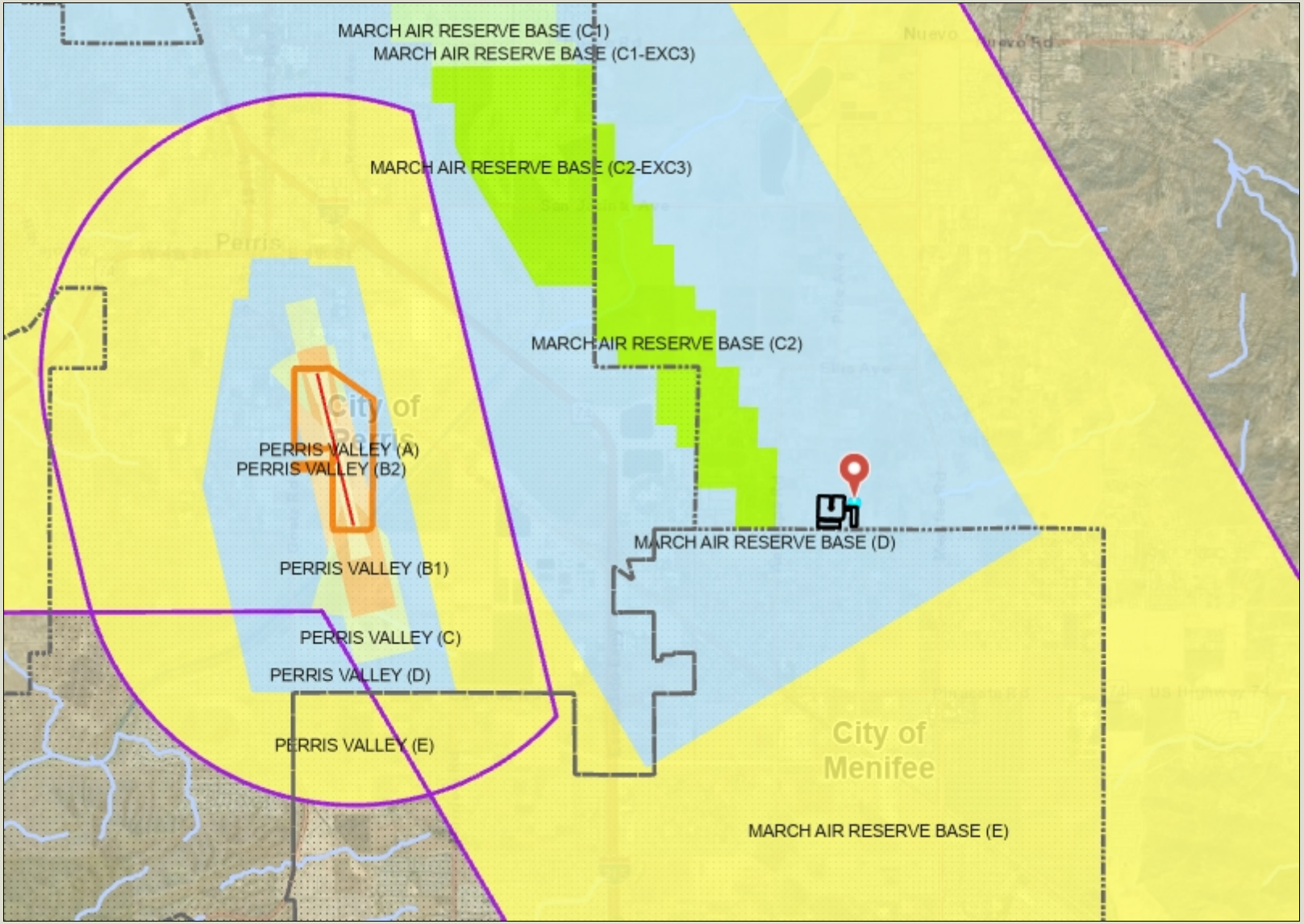
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION.
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B.
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO
  - B1,CHIRIACO SUMMIT

0 6,064 12,127 Feet

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Notes

Map My County Map

Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
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  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE

RCIT

0 379 758 Feet

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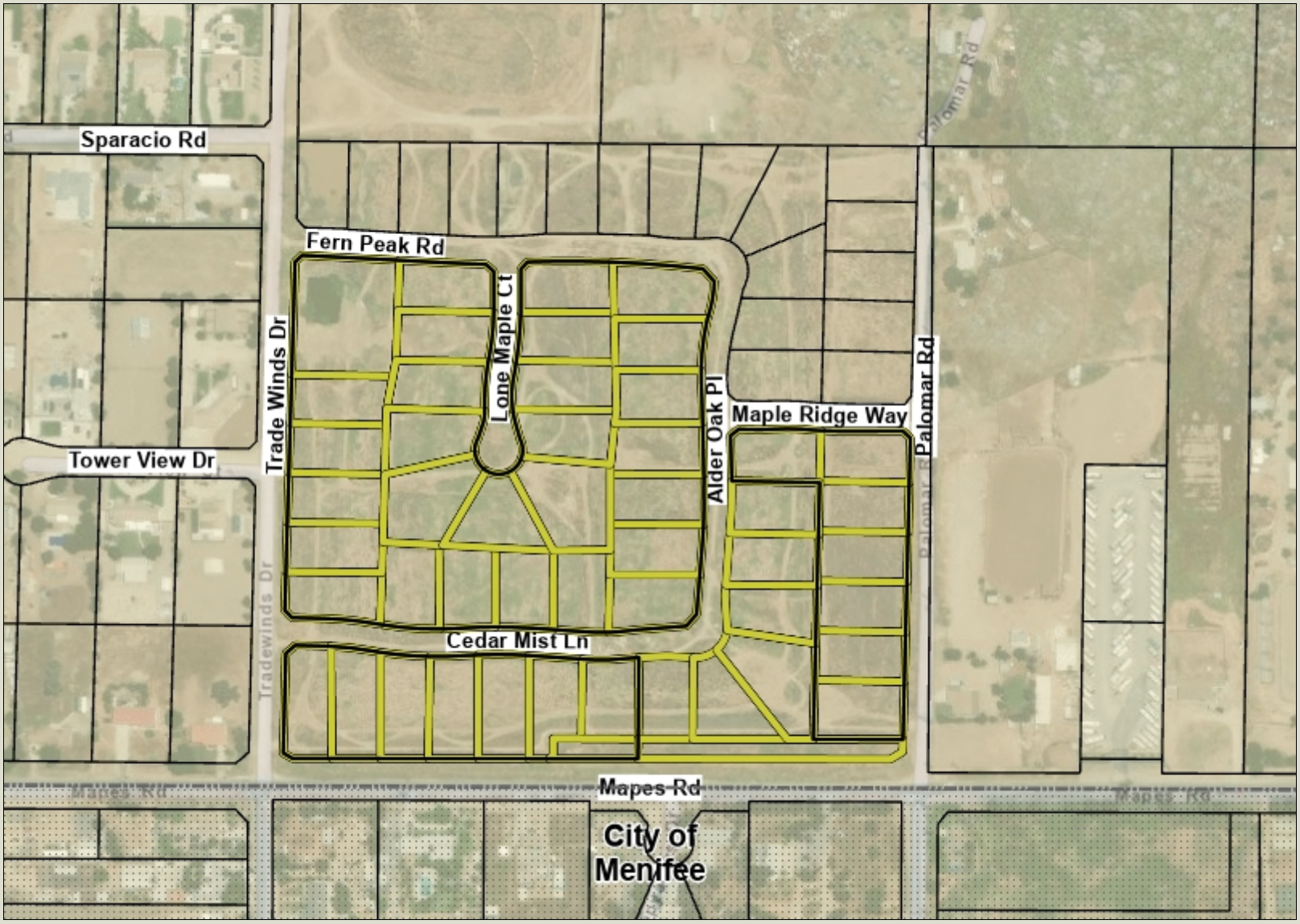
Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerline Names
- Blueline Streams
- City Areas
- World_Street_Map

0 379 758 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

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 39316

AUGUST 2025

GENERAL NOTES

1. TOTAL PROJECT AREA = 36.6323 AC
2. PROPOSED IMPROVEMENT SCHEDULE 'A' SUBDIVISION.
3. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 808, GRID E6
4. EXISTING ZONING: R-R
   PROPOSED ZONING: R-4
5. EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
   PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL (MDR)
6. ADJACENT LAND USE:
   NORTH – LOW DENSITY RESIDENTIAL (LDR)
   SOUTH – CITY OF MENIFEE (RR)
   EAST – LOW DENSITY RESIDENTIAL (LDR)
   WEST – LOW DENSITY RESIDENTIAL (LDR)
7. THIS PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN
8. THE SITE IS WITHIN PERRIS UNION DISTRICT
9. THIS TRACT IS WITHIN S.E. 1/4 OF THE S.W. 1/4 OF SECTION 2, T5S, R3W, S.B.M.–STREET LIGHTING–CSA.
10. TOPO SOURCE AEROTECH MAPPING DATED 05/02/25.
11. THIS PROPERTY IS SUBJECT TO LOW LIQUEFACTION POTENTIAL AMP, NO GEOLOGIC HAZARDS, AND NOT WITHIN A SPECIAL STUDY ZONE.
12. THIS TRACT IS WITHIN FLOOD ZONE "X" FEMA COMMUNITY MAP NO. 06065C1445H.
13. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
14. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
15. THIS TRACT CONTAINS 144 NUMBERED LOTS AND 14 LETTERED LOTS.
16. THIS PARCEL CONTAINS FOUR (4) PHASES
    TRACT 39316–1 = 33 LOTS/39 TOTAL LOTS
    TRACT 39316–2 = 35 LOTS/36 TOTAL LOTS
    TRACT 39316–3 = 41 LOTS/45 TOTAL LOTS
    TRACT 39316 = 35 LOTS/35 TOTAL LOTS

EXISTING EASEMENTS

EASEMENTS SHOWN HEREON ARE LISTED IN CHICAGO TITLE COMPANY, PRELIMINARY REPORT NO. 00205355–K27 DATED APRIL 29, 2025, NUMBERED ACCORDING TO REPORT:

PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER–SUPPLIED TITLE REPORT INDICATED BY A "⬡", NON–PLOTTABLE EASEMENTS ARE INDICATED BY " □ " ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

THE FOLLOWING ITEMS AFFECT PARCEL A:

[2] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043, OF OFFICIAL RECORDS. AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(8) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH D. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS, IMPROVEMENTS WERE NOT CONSTRUCTED. (PLOTTED HEREON)(TO BE ABANDONED)

(9a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'PRIVATE DRAINAGE EASEMENT' AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

(9b) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS 5, 18, 28, AND 29 AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

(11) EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 2, 2022 AS INST NO. 2022–0489553 OFFICIAL RECORDS AFFECTS A PORTION OF THE LAND OVER LOT 1 (PLOTTED HEREON)(TO REMAIN)

THE FOLLOWING MATTERS AFFECT PARCEL B:

(12) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1946 IN BOOK 802, PAGE 595 OF OFFICIAL RECORDS, AND RE–RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 491, OF OFFICIAL RECORDS. AFFECTS PORTION OF THE LAND OVER LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

(13) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 501 OF OFFICIAL RECORDS, AFFECTS PORTION OF THE LAND OVER LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

[14] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043 OF OFFICIAL RECORDS. AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(21) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687–1, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 1–3 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH D. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS, IMPROVEMENTS WERE NOT CONSTRUCTED. ALSO AFFECTS WATER QUALITY BASIN IN LOT 1B. (PLOTTED HEREON) (TO BE ABANDONED)

(22) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT. AFFECTS: LOTS 1 THROUGH 6, AND 19 ABUTTING MAPES ROAD (LETTERED LOT B) (PLOTTED HEREON)

(23a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAINS THE EASEMENTS INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE WATER QUALITY BASIN LOT 1B, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES, THE EASEMENT INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE AND LANDSCAPING LOT 19, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES. (TO BE VACATED)

(23b) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS THROUGH 7, 12 AND 17 AS SHOWN ON TRACT NO. 31687–1, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 1–3 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

THE FOLLOWING ITEMS AFFECT PARCEL C:

(25) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1946 IN BOOK 802, PAGE 595 OF OFFICIAL RECORDS, AND RE–RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 491, OF OFFICIAL RECORDS. AFFECTS PORTION OF THE LAND OVER LOT 1 AND LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

(26) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 27, 1966 IN INST. NO 1966–95825 OFFICIAL RECORDS, (PLOTTED HEREON)(TO REMAIN)

[27] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043, OF OFFICIAL RECORDS. AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(31) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH E. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS, IMPROVEMENTS WERE NOT CONSTRUCTED. (PLOTTED HEREON) (TO BE ABANDONED)

(32) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT. AFFECTS LOT 18 ABUTTING MAPES ROAD (LETTERED LOT A) (PLOTTED HEREON)

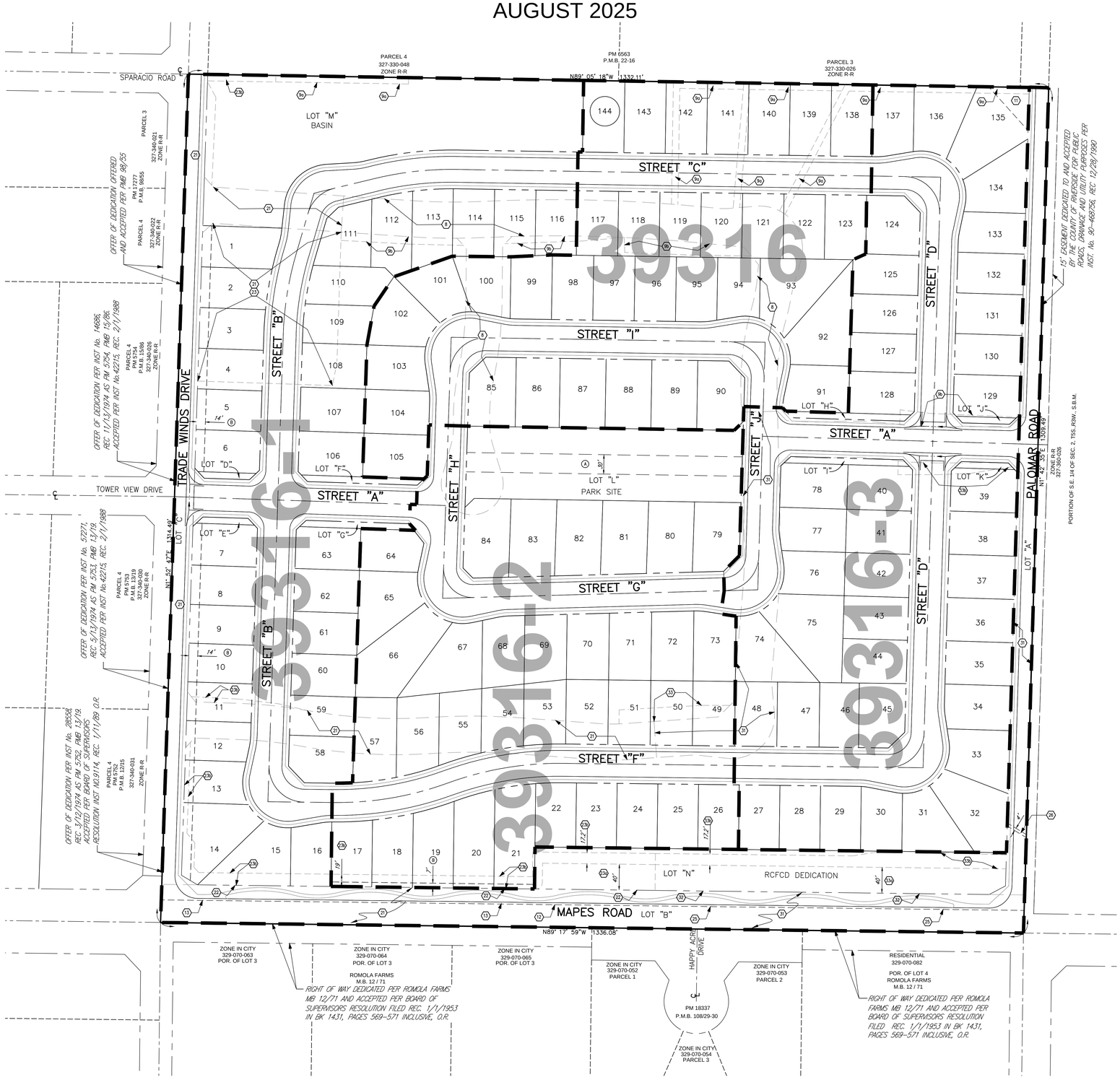
(33a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAINS THE EASEMENTS INDICATED AS 'BLANKET DRAINAGE EASEMENT OVER OPEN SPACE WATER QUALITY BASIN LOT 1B, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES, THE EASEMENT INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE AND LANDSCAPING LOT 19, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

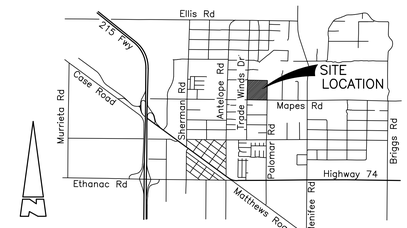
(33b) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS 1,6,11,12,13 AND 14 AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

PROPOSED EASEMENTS

(A) INDICATES PROPOSED EASEMENT FOR STORM DRAIN PURPOSES.

(B) INDICATES PROPOSED EASEMENT FOR LANDSCAPE PURPOSES.





VICINITY MAP
N.T.S.

OWNER/DEVELOPER

EDP SOLUTIONS, INC.
3333 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612
PHONE: (949)794–1188
CONTACT: DANE PALANJIAN

CIVIL ENGINEER

KWC ENGINEERS
1181 CALIFORNIA AVE., SUITE 235
CORONA, CA 92881
PHONE: (951) 734–2130
CONTACT: NICK NGUYEN

ARCHITECT

KEVIN L CROOK ARCHITECTS, INC.
1360 REYNOLDS AVENUE
IRVINE, CA 92614
PHONE: (949) 660–1568
CONTACT: JEFF ADDISON

PROPERTY ADDRESS

NORTH SIDE OF MAPES ROAD BETWEEN TRADE WINDS DRIVE AND PALOMAR ROAD IN THE UNINCORPORATED COUNTY OF RIVERSIDE, CA

ASSESSOR'S PARCEL NUMBER

327–490–001 THRU 327–490–016; 327–491–001 THRU 327–491–018; 327–480–001 THRU 327–480–022 & 327–481–001 THRU 327–481–012

LEGAL DESCRIPTION

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 31 AND LETTERED LOTS A THROUGH D OF TRACT NO. 31687, FILED IN BOOK 486, PAGES 7 THROUGH 10 OF MAPS, TOGETHER WITH LOTS 1 THROUGH 19 AND LETTERED LOTS A THROUGH D OF TRACT NO. 31687–1, FILED IN BOOK 486, PAGES 1 THROUGH 3 OF MAPS, TOGETHER WITH LOTS 1 THROUGH 18 AND LETTERED LOTS A THROUGH C OF TRACT NO. 31687–2, FILED IN BOOK 486, PAGES 4 THROUGH 6 OF MAPS, ALL INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY RIVERSIDE, CALIFORNIA.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK NO. 600–31–68. DESCRIBED AS 700' NORTH OF INTERSECTION OF MURRIETA ROAD AND ETHANAC ROAD, 40' WEST OF MURRIETA ROAD AND LEVEL WITH ROAD, 3 FT NORTHEAST OF THE SOUTHEAST CORNER OF 8 FT CHAIN LINK FENCE OF EMWD MURRIETA PUMPING STATION, 2 FT NORTH OF A MARKER POST, A SET BRASS CAP IN TOP OF A CONCRETE POST.

ELEV.= 1414.416 FEET (NGVD 29 DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "NOCO" AND "P584" NAD 83 (NSRS2011) EPOCH 2010.00 GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991457. CALCULATIONS ARE MADE AT SET MONUMENT "POINT # 1 WITH COORDINATES OF N 2221797.0090', E 6284021.8260', AT ELEVATION 1507.01' (WGS) GEOID 18. ELEVATIONS ARE ADJUSTED TO BENCHMARK STAMPED "600–31–68, COUNTY OF RIVERSIDE (PUBLISHED ELEVATION= 1414.416 FEET NGVD 29 DATUM).

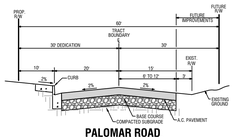
UTILITY PURVEYORS

WATER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(951) 928–3777
SEWER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(951) 928–3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(951) 335–7674
ELECTRIC:	SOUTHERN CALIFORNIA ELECTRIC COMPANY	(951) 930–8580
PHONE:	FRONTIER	(805) 388–7351
CABLE:	SPECTRUM	(844) 780–6054
WASTE:	CR&R ENVIRONMENTAL SERVICES	(951) 943–1991

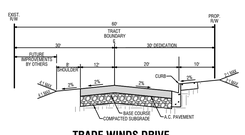
LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED PHASING BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS

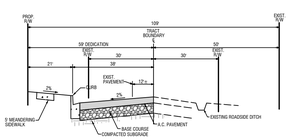
60 0 60 120 180
SCALE IN FEET



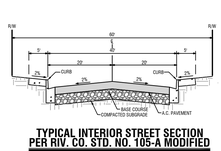
PALOMAR ROAD
(LOOKING NORTH)
TYPICAL STREET SECTION
(PER RIV. CO. STD. NO. 104-A)
NOT TO SCALE



TRADE WINDS DRIVE
(LOOKING NORTH)
TYPICAL STREET SECTION
NOT TO SCALE



MAPES ROAD
(LOOKING EAST)
TYPICAL STREET SESTION
NOT TO SCALE



TYPICAL INTERIOR STREET SECTION
PER RIV. CO. STD. NO. 105-A MODIFIED
NOT TO SCALE

STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

NICK V. NGUYEN, P.E. *DATE*

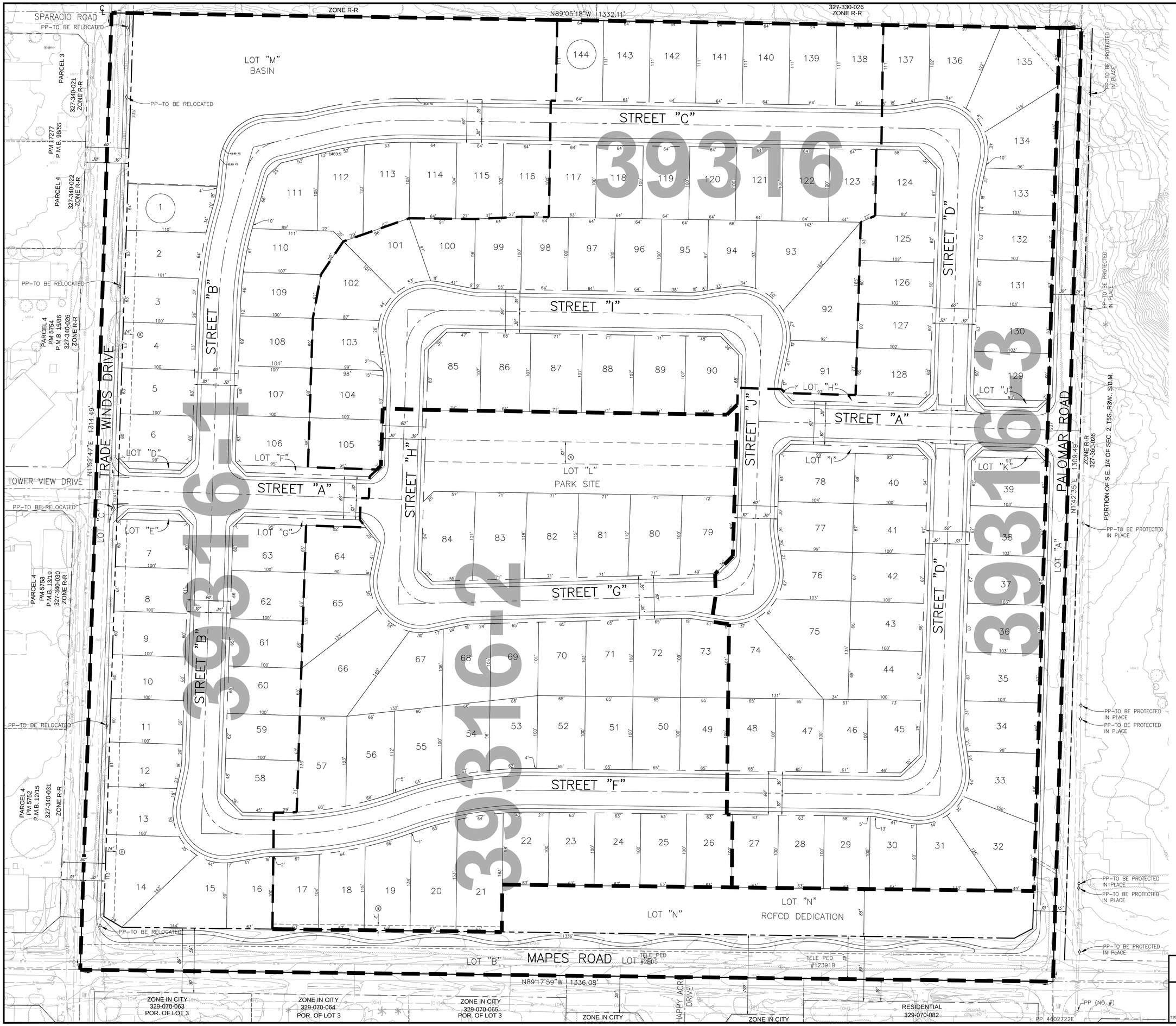
REGISTERED PROFESSIONAL ENGINEER NICK V. NGUYEN No. 59138 Civil STATE OF CALIFORNIA

E|P|D SOLUTIONS, INC

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1181 CALIFORNIA AVENUE, SUITE 235•CORONA, CA. 92881–3370 • 951–734–2130

SHEET 1 OF 2 SHEETS

C:\2025\2025\PREMAPS\TENTV2025 TTM 01.dwg 09/29/25 - 1:59pm



LETTERED LOTS
Area Table (SQ. FT.)

LOT	Area	PURPOSE
LOT "A"	37687	ROW DEDICATION
LOT "B"	78821	ROW DEDICATION
LOT "C"	37845	ROW DEDICATION
LOT "D"	800	OPEN SPACE AND LANDSCAPE
LOT "E"	800	OPEN SPACE AND LANDSCAPE
LOT "F"	1800	OPEN SPACE AND LANDSCAPE
LOT "G"	1679	OPEN SPACE AND LANDSCAPE
LOT "H"	1841	OPEN SPACE AND LANDSCAPE
LOT "I"	1840	OPEN SPACE AND LANDSCAPE
LOT "J"	830	OPEN SPACE AND LANDSCAPE
LOT "K"	830	OPEN SPACE AND LANDSCAPE
LOT "L"	47852	PARK SITE
LOT "M"	85051	BASIN
LOT "N"	47245	RCFC

NUMBERED LOTS
Area Table (SQ. FT.)

LOT	Area	LOT	Area	LOT	Area
1	7462	51	6540	101	6550
2	6600	52	6540	102	7552
3	6316	53	6356	103	6397
4	6300	54	6342	104	6794
5	6300	55	6885	105	6787
6	6475	56	7766	106	6788
7	6475	57	8506	107	6800
8	6100	58	6914	108	6860
9	6000	59	6200	109	6276
10	6000	60	6500	110	7115
11	6000	61	6500	111	7270
12	6007	62	6635	112	7457
13	6109	63	6487	113	7203
14	10183	64	6048	114	6677
15	9014	65	8719	115	6615
16	6016	66	11711	116	6423
17	6372	67	9403	117	6400
18	6835	68	7019	118	6400
19	7794	69	6768	119	6400
20	9103	70	6678	120	6400
21	10012	71	6846	121	6400
22	6275	72	7013	122	6400
23	6300	73	6901	123	6309
24	6300	74	8861	124	7268
25	6300	75	12053	125	6231
26	6300	76	6459	126	6120
27	6300	77	6894	127	6120
28	6300	78	7163	128	6618
29	6300	79	7460	129	6670
30	6077	80	7847	130	6489
31	7548	81	8063	131	6489
32	9770	82	8280	132	6489
33	7690	83	8497	133	6344
34	7057	84	8488	134	7904
35	6901	85	7496	135	11895
36	6901	86	7295	136	7935
37	6901	87	7612	137	6885
38	6901	88	7612	138	7104
39	6876	89	7612	139	7104
40	6887	90	7369	140	7104
41	6700	91	7069	141	7104
42	6700	92	10267	142	7104
43	6619	93	10476	143	7104
44	6788	94	6099	144	7104
45	6865	95	6373		
46	6122	96	6400		
47	6540	97	6400		
48	6540	98	6400		
49	6540	99	6271		
50	6540	100	6753		

PROPOSED EASEMENTS

(A) INDICATES PROPOSED EASEMENT FOR STORM DRAIN PURPOSES.
(B) INDICATES PROPOSED EASEMENT FOR LANDSCAPE PURPOSES.

UTILITY LEGEND

- IRR — EXISTING IRRIGATION
- E — EXISTING ELECTRICAL LINE
- (OH) — EXISTING OVERHEAD ELECTRICAL LINE
- X" W — EXISTING WATER LINE
- TV — EXISTING CABLE LINE
- X" G — EXISTING GAS LINE

SCALE IN FEET: 40' 0 40' 80' 120'

E|P|D SOLUTIONS, INC

TENTATIVE TRACT MAP NO. 39316

KWC ENGINEERS
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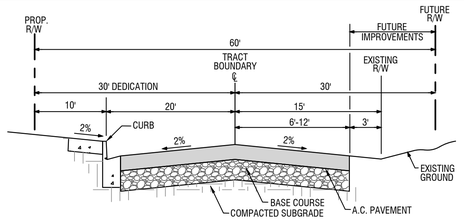
SHEET 2 OF 2 SHEETS

R:\3535\3535\PRELIM\MAPS\TENT\3507 TTM 02.dwg 09/29/23 3:01pm

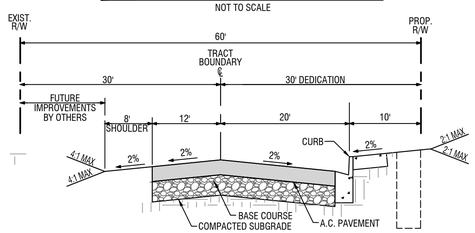
FINAL LOTTING STUDY EXHIBIT

PROP. 6' TUBE STEEL FENCE
PROP. 8' NON-COMBUSTIBLE BLOCK WALL
20' MIN. REAR YARD SETBACK TO NON-COMBUSTIBLE CONSTRUCTION
SCE OVERHEAD EASEMENT
BASIN AREA: 85,050 SF
1455.7 BASIN BOTTOM
AREA BOT.=25,412 SQ FT
1462.5 TOP OF BASIN
PROP. 6' TUBE STEEL FENCE
10' MIN. BACKYARD SETBACK
14' GRADING EASEMENT
20' SETBACK
STREET C
STREET I
STREET A
STREET B
STREET E
STREET F
STREET G
STREET H
STREET J
STREET D
TRAIL WINDS DRIVE
PALOMAR ROAD
PARK
AREA: 54,329 SF
LOT "D"
LOT "E"
LOT "F"
LOT "G"
LOT "H"
LOT "I"
LOT "J"
LOT "K"
PROP. 6' PERIMETER BLOCK WALL
PROPOSED RCFCD RW DEDICATION
EX RW
PROP. EDGE OF PAVEMENT
EX CENTERLINE
MAPES ROAD
59' RW
38' CURB FACE
1336'



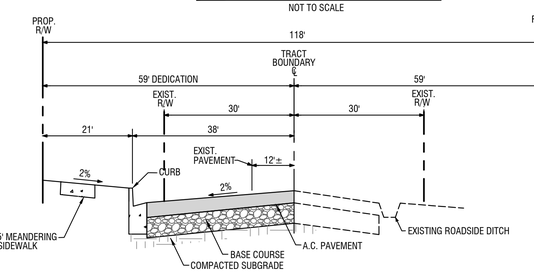
PALOMAR ROAD (LOOKING NORTH) TYPICAL STREET SECTION (PER RIV. CO. STD. NO. 104-A)

NOT TO SCALE



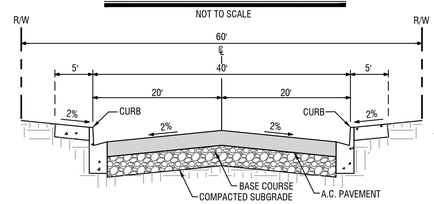
TRADE WINDS DRIVE (LOOKING NORTH) TYPICAL STREET SECTION

NOT TO SCALE



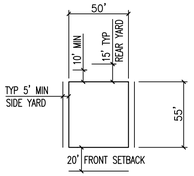
MAPES ROAD (LOOKING EAST) TYPICAL STREET SESTION

NOT TO SCALE



TYPICAL INTERIOR STREET SECTION PER RIV. CO. STD. NO. 105-A MODIFIED

NOT TO SCALE



TYPICAL FOOTPRINT DIMENSION DETAIL

NOT TO SCALE

DATE OF EXHIBIT: 8/15/2025

60' 0' 60' 120' 180'
SCALE IN FEET

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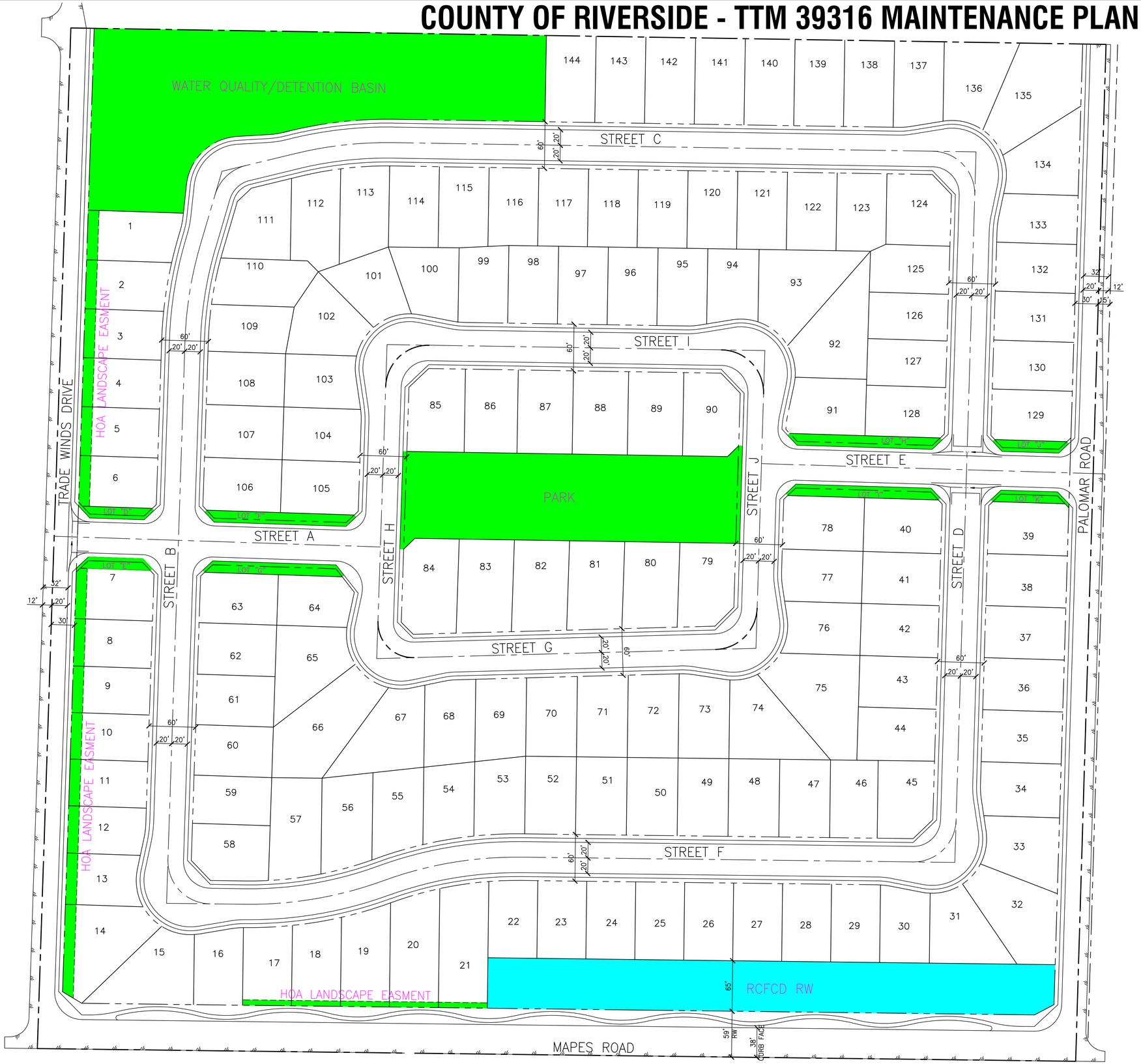
COUNTY OF RIVERSIDE - TTM 39316 MAINTENANCE PLAN



LEGEND

HOA MAINTAINED AREA

RCFCD MAINTAINED AREA

60' 0' 60' 120' 180'

SCALE IN FEET

DATE OF EXHIBIT: 9/2/2025

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PRINT: 09/02/2025

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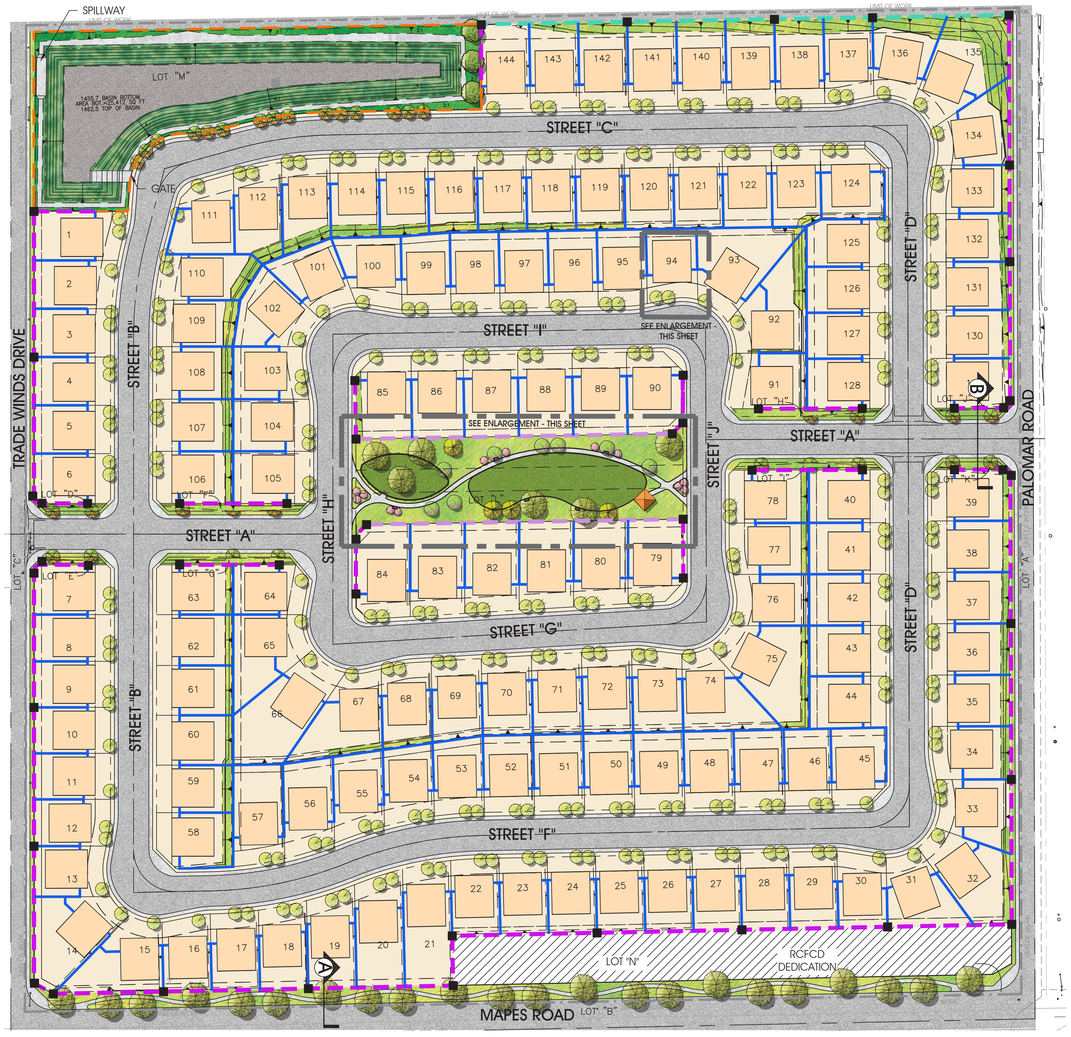


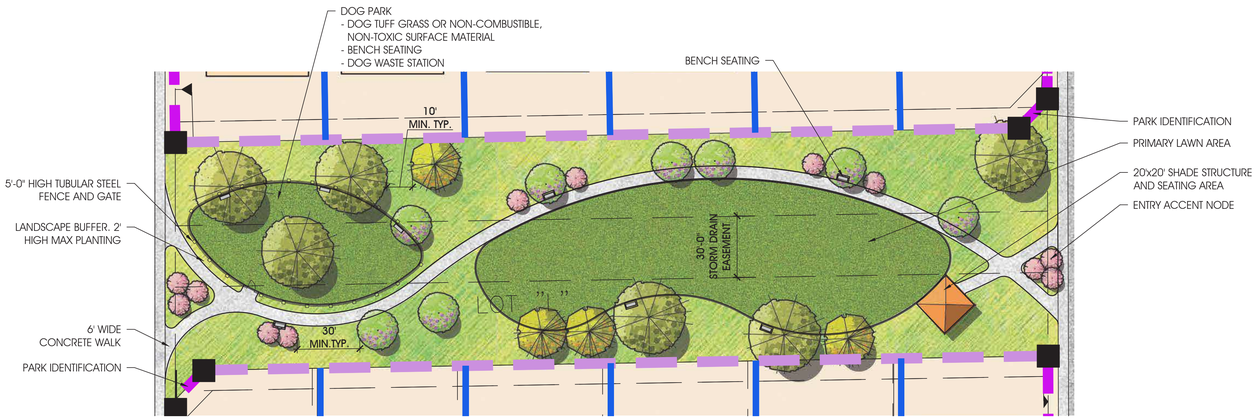
OVERALL PLAN VIEW

PLANT PALETTE

(Sunset Zone X)

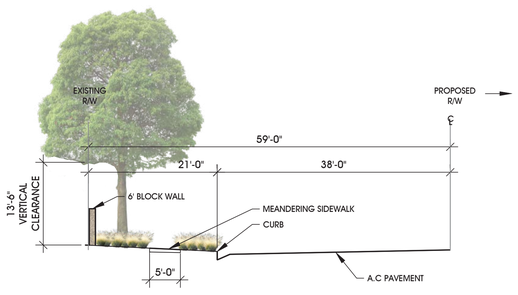
Symbol	Botanical Name	Common Name	WUCOLS (Region 4)
MAPES ROAD - STREETSCAPE			
	Quercus agrifolia	Coast Live Oak	Low
	Myoporum parvifolium	Myoporum	Low
ENTRY / INTERIOR PARKWAY			
	Koelreuteria bipinnata	Chinese Lantern Tree	Mod
	Laurus nobilis 'Saratoga'	Sweet Bay	Low
	Ulmus parvifolia 'True Green'	Chinese Elm	Low
	Agave species	Avave	Low
	Bouteloua gracilis	Blue grama grass	Low
	Hesperaloe parviflora	Red Yucca	Low
	Lantana 'New Gold'	New Gold Lantana	Low
PARK			
	Cercis occidentalis	Western Redbud	Low
	Platanus racemosa	California Sycamore	Mod
	Jacaranda mimosifolia	Jacaranda	Mod
	Fraxinus uhdei	Evergreen Ash	Mod
	Quercus agrifolia	Coast Live Oak	Low
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	Low
	Cistus purpureus	Orchid Rock Rose	Low
	Lavandula spp.	Lavender	Low
	Leucophyllum f. 'Compacta'	Texas Ranger	Low
	Oenothera caespitosa	Evening primrose	Low
PRIVATE LOT			
	Chilopsis linearis	Desert Willow	Low
	Geijera parviflora	Australian Willow	Low
	Lagerstroemia i. spp.	Crape Myrtle	Mod
	Laurus nobilis 'Saratoga'	Sweet Bay	Low
	Achillea fomentosa	Woolly Yarrow	Low
	Leucophyllum f. 'Compacta'	Texas Ranger	Low
	Oenothera caespitosa	Evening primrose	Low
BASIN			
	Laurus nobilis 'Saratoga'	Sweet Bay	Low
	Quercus agrifolia	Coast Live Oak	Low
BOTTOM			
	1.5" washed crushed stone		
PERIMETER			
	Lantana 'New Gold'	New Gold Lantana	Low
	Lavandula spp.	Lavender	Low
SLOPES			
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	Low
	Ceanothus spp.	California Lilac	Low
INTERIOR PRIVATE SLOPES (LOTS 134-143)			
	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	Low
	Ceanothus spp.	California Lilac	Low
RCFCD			
	Hydroseed Mix		

Drainage easement. Lot "N" will be hydroseeded with a non-irrigated mix that includes non-combustible mulch and a binder for the purpose of inhibiting surface erosion. Typical erosion control methods can be applied during the winter season.

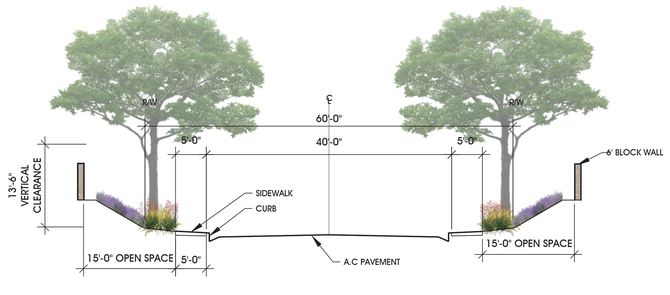


CENTRAL OPEN SPACE ENLARGEMENT

0 15' 30' 60' 90'
SCALE:1"=30'



SECTION A N.T.S



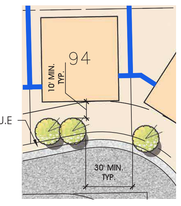
SECTION B N.T.S

PER COUNTY OF RIVERSIDE FUEL MODIFICATION PLAN STANDARDS:

ALL TREES TO BE SPACED OUT 10'-0" MINIMUM FROM ANY COMBUSTIBLE STRUCTURES, MEASURED FROM TREE CANOPY AT MATURITY

ALL GROUPINGS OF TREES TO BE SPACED OUT 30'-0" MINIMUM FROM ANOTHER TREE, MEASURED FROM TREE CANOPY AT MATURITY

ALL INDIVIDUAL TREES NOT IN A GROUP TO BE SPACED OUT 10'-0" MINIMUM FROM ANOTHER TREE, MEASURED FROM TREE CANOPY AT MATURITY



TYPICAL PRIVATE LOT TREE SPACING

0 20' 40' 80' 120'
SCALE:1"=40'

VICINITY MAP

E|P|D SOLUTIONS,INC

CONCEPTUAL LANDSCAPE PLAN - OVERALL CONCEPT AND STREET SECTIONS

MAPES ROAD RESIDENTIAL
RIVERSIDE COUNTY, CA

STG

0 40' 80' 160' 240'
SCALE:1"=80'
CDPC PROJECT NO. 25048

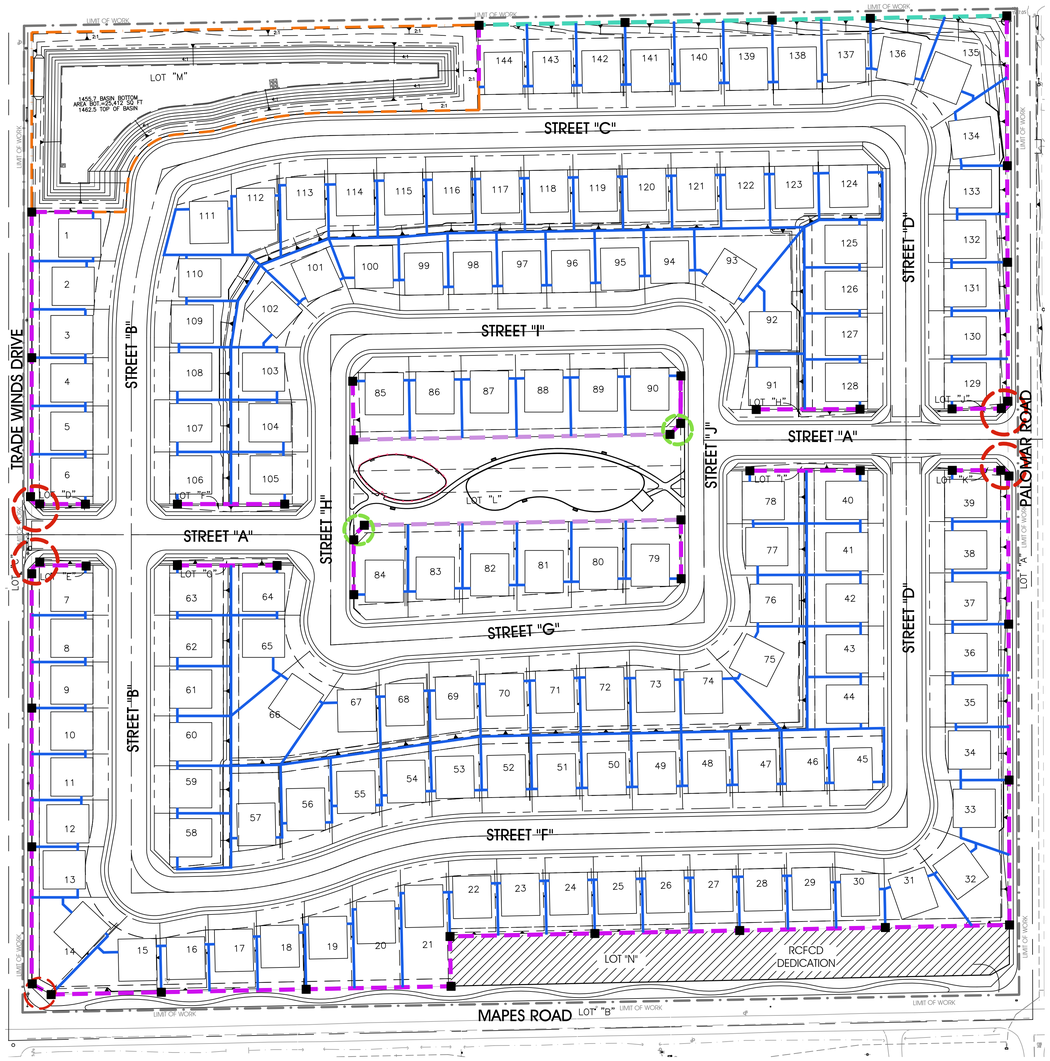
SEPTEMBER 2, 2025

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA ▫ CENTRAL COAST ▫ LAS VEGAS

cdpc

L-1



OVERALL PLAN VIEW

WALL AND FENCE LEGEND

- 6'-0" HIGH TUBULAR STEEL FENCE
- 6'-0" HIGH 'ORCO' CMU BLOCK WALL
- 8'-0" HIGH 'ORCO' CMU BLOCK WALL
- 6'-0" HIGH COMBO 'ORCO' CMU BLOCK WALL AND TUBULAR STEEL FENCE
- 6'-0" HIGH STEEL FENCE
- 5'-0" HIGH TUBULAR STEEL FENCE
- ENTRY MONUMENT WALL WITH COMMUNITY SIGNAGE
- PARK IDENTIFICATION
- 6'-6" 'ORCO' CMU BLOCK PILASTER

VICINITY MAP

E | P | D SOLUTIONS, INC

CONCEPTUAL LANDSCAPE PLAN - WALL AND FENCE

MAPES ROAD RESIDENTIAL
RIVERSIDE COUNTY, CA

STG

0' 40' 80' 160' 240'
SCALE: 1"=80'
CDPC PROJECT NO. 25048
SEPTEMBER 2, 2025

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L-2

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

N/E CORNER OF MAPES ROAD AND TRADE WINDS DRIVE

GENERAL NOTES

1. TOTAL PROJECT AREA = 36.6323 AC
2. PROPOSED IMPROVEMENT SCHEDULE 'A' SUBDIVISION.
3. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 808, GRID E6
4. EXISTING ZONING: R-R
   PROPOSED ZONING: R-4
5. EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
   PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL (MDR)
6. ADJACENT LAND USE:
   NORTH - LOW DENSITY RESIDENTIAL (LDR)
   SOUTH - CITY OF MENIFEE (RR)
   EAST - LOW DENSITY RESIDENTIAL (LDR)
   WEST - LOW DENSITY RESIDENTIAL (LDR)
7. THIS PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN
8. THE SITE IS WITHIN PERRIS UNION DISTRICT
9. THIS TRACT IS WITHIN S.E. 1/4 OF THE S.W. 1/4 OF SECTION 2, T5S, R3W, S.B.M.–STREET LIGHTING–CSA.
10. TOPO SOURCE AEROTECH MAPPING DATED 05/02/25.
11. THIS PROPERTY IS SUBJECT TO LOW LIQUEFACTION POTENTIAL AMP, NO GEOLOGIC HAZARDS, AND NOT WITHIN A SPECIAL STUDY ZONE.
12. THIS TRACT IS WITHIN FLOOD ZONE "X" FEMA COMMUNITY MAP NO. 06065C1445H.
13. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
14. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
15. THIS TRACT CONTAINS 144 NUMBERED LOTS AND 14 LETTERED LOTS.
16. THIS PARCEL CONTAINS FOUR (4) PHASES
    TRACT 39316–1 = 30 LOTS AND BASIN
    TRACT 39316–2 = 25 LOTS AND PARK SITE
    TRACT 39316–3 = 51 LOTS
    TRACT 39316 = 38 LOTS

EXISTING EASEMENTS

EASEMENTS SHOWN HEREON ARE LISTED IN CHICAGO TITLE COMPANY, PRELIMINARY REPORT NO. 00205355–K27 DATED APRIL 29, 2025, NUMBERED ACCORDING TO REPORT:

PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER–SUPPLIED TITLE REPORT, INDICATED BY A "◯" NON–PLOTTABLE EASEMENTS ARE INDICATED BY " □ " ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

THE FOLLOWING ITEMS AFFECT PARCEL A:

[2] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043, OF OFFICIAL RECORDS.
AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(8) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH D. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS. IMPROVEMENTS WERE NOT CONSTRUCTED. (PLOTTED HEREON)(TO BE ABANDONED)

(9a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'PRIVATE DRAINAGE EASEMENT' AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

(9b) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS 5, 18, 28, AND 29 AS SHOWN ON TRACT NO. 31687, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 7–10 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

(11) EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 2, 2022 AS INST NO. 2022–0489553 OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND OVER LOT 1 (PLOTTED HEREON)(TO REMAIN)

THE FOLLOWING MATTERS AFFECT PARCEL B:

(12) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1946 IN BOOK 802, PAGE 595 OF OFFICIAL RECORDS, AND RE–RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 491, OF OFFICIAL RECORDS. AFFECTS PORTION OF THE LAND OVER LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

(13) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 501 OF OFFICIAL RECORDS, AFFECTS PORTION OF THE LAND OVER LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

[14] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043 OF OFFICIAL RECORDS. AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(21) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687–1, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 1–3 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH D. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS, IMPROVEMENTS WERE NOT CONSTRUCTED. ALSO AFFECTS WATER QUALITY BASIN IN LOT 18. (PLOTTED HEREON) (TO BE ABANDONED)

(22) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT.
AFFECTS: LOTS 1 THROUGH 6, AND 19 ABUTTING MAPES ROAD (LETTERED LOT B) (PLOTTED HEREON)

(22a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAINS THE EASEMENTS INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE WATER QUALITY BASIN LOT 18, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES, THE EASEMENT INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE AND LANDSCAPING LOT 19, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES. (TO BE VACATED)

(22b) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAIN THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS 1THROUGH 7, 12 AND 17 AS SHOWN ON TRACT NO. 31687–1, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 1–3 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

THE FOLLOWING ITEMS AFFECT PARCEL C:

(23) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1946 IN BOOK 802, PAGE 595 OF OFFICIAL RECORDS, AND RE–RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 491, OF OFFICIAL RECORDS. AFFECTS PORTION OF THE LAND OVER LOT 1 AND LETTERED LOT B. (PLOTTED HEREON)(TO REMAIN)

(26) EASEMENT FOR THE PURPOSE OF POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 27, 1966 IN INST. NO 1966–95825 OFFICIAL RECORDS, (PLOTTED HEREON)(TO REMAIN)

[27] EASEMENT FOR THE PURPOSE OF PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS 'AVIGATION RIGHTS.' RECORDED MARCH 28, 2007 AS INST. NO 2007–0210043, OF OFFICIAL RECORDS.
AFFECTS ALL THE AIR SPACE ABOVE SAID LAND. (BLANKET IN NATURE)

(31) EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. A PORTION OF THE LAND OVER LETTERED LOTS A THROUGH E. OFFERED FOR DEDICATION AND ACCEPTED AS SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS, IMPROVEMENTS WERE NOT CONSTRUCTED. (PLOTTED HEREON) (TO BE ABANDONED)

(32) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT. AFFECTS LOT 18 ABUTTING MAPES ROAD (LETTERED LOT A) (PLOTTED HEREON)

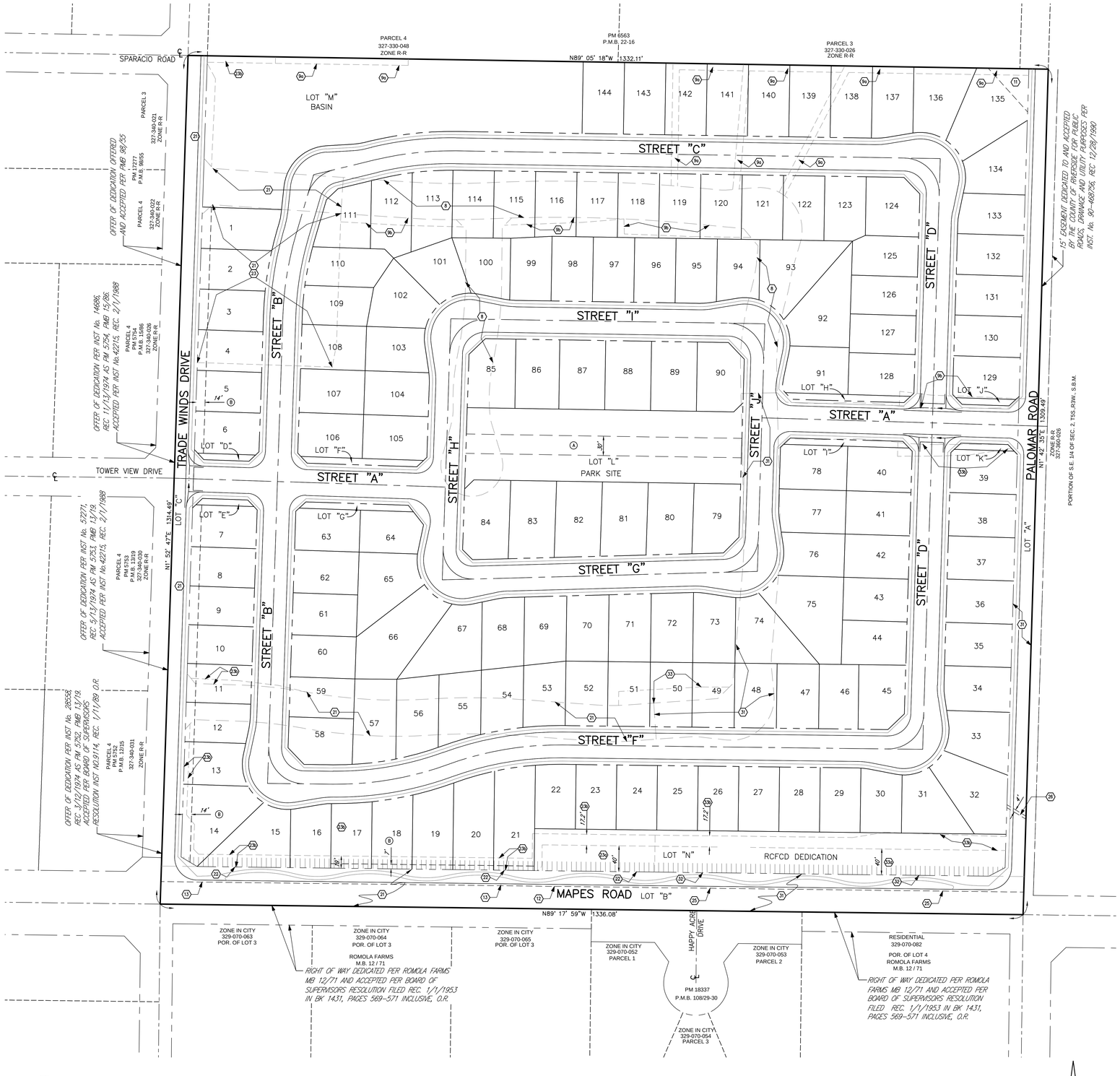
(32a) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAINS THE EASEMENTS INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE WATER QUALITY BASIN LOT 18, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES, THE EASEMENT INDICATED AS 'BLANKET DRAINAGE EASEMENT' OVER OPEN SPACE AND LANDSCAPING LOT 19, THE RETENTION IS FOR THE MAINTENENCE OF FLOOD CONTROL FACILITES AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

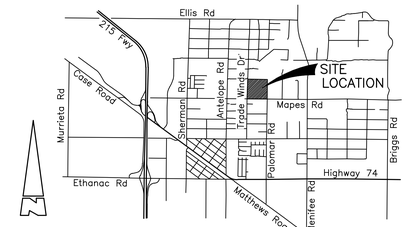
(33) EASEMENTS FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF WATERMARKE HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID TRACT. WATERMARKE HOMES, LLC RETAINS THE EASEMENTS INDICATED AS 'LANDSCAPE AND MAINTENANCE EASEMENT' OVER LOTS 1,6,11,12,13 AND 14 AS SHOWN ON TRACT NO. 31687–2, RECORDED SEPTEMBER 28, 2022 IN BOOK 486, PAGES 4–6 INCLUSIVE OF MAPS. (PLOTTED HEREON)(TO BE VACATED)

PROPOSED EASEMENTS

(A) INDICATES PROPOSED EASEMENT FOR STORM DRAIN PURPOSES.

(B) INDICATES PROPOSED EASEMENT FOR LANDSCAPE PURPOSES.





VICINITY MAP
N.T.S.

INDEX

	SHEET NO.
TITLE SHEET	1
CONCEPTUAL GRADING PLAN	2
PRELIMINARY UTILITY PLAN	3
PRELIMINARY UTILITY PLAN	4

OWNER/DEVELOPER

EDP SOLUTIONS, INC.
3333 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612
PHONE: (949)794–1188
CONTACT: DANE PALANJIAN

CIVIL ENGINEER

KWC ENGINEERS
1181 CALIFORNIA AVE., SUITE 235
CORONA, CA 92881
PHONE: (951) 734–2130
CONTACT: NICK NGUYEN

ARCHITECT

KEVIN L CROOK ARCHITECTS, INC.
1360 REYNOLDS AVENUE
IRVINE, CA 92614
PHONE: (949) 660–1568
CONTACT: JEFF ADDISON

PROPERTY ADDRESS

NORTH SIDE OF MAPES ROAD BETWEEN TRADE WINDS DRIVE AND PALOMAR ROAD IN THE UNINCORPORATED COUNTY OF RIVERSIDE, CA

ASSESSOR'S PARCEL NUMBER

327–490–001 THRU 327–490–016; 327–491–001
THRU 327–491–018; 327–480–001 THRU
327–480–022 & 327–481–001 THRU 327–481–012

LEGAL DESCRIPTION

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 31 AND LETTERED LOTS A THROUGH D OF TRACT NO. 31687, FILED IN BOOK 486, PAGES 7 THROUGH 10 OF MAPS, TOGETHER WITH LOTS 1 THROUGH 19 AND LETTERED LOTS A THROUGH D OF TRACT NO. 31687–1, FILED IN BOOK 486, PAGES 1 THROUGH 3 OF MAPS, TOGETHER WITH LOTS 1 THROUGH 18 AND LETTERED LOTS A THROUGH C OF TRACT NO. 31687–2, FILED IN BOOK 486, PAGES 4 THROUGH 6 OF MAPS, ALL INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY RIVERSIDE, CALIFORNIA.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK NO. 600–31–68. DESCRIBED AS 700' NORTH OF INTERSECTION OF MURRIETA ROAD AND ETHANAC ROAD, 40' WEST OF MURRIETA ROAD AND LEVEL WITH ROAD, 3 FT FENCE OF EMWD MURRIETA PUMPING STATION, 2 FT NORTH OF A MARKER POST, A SET BRASS CAP IN TOP OF A CONCRETE POST.

ELEV.= 1414.416 FEET (NGVD 29 DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "NOCO" AND "9584" NAD 83 (NSRS2011) EPOCH 2010.00 GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991487. CALCULATIONS ARE MADE AT SET MONUMENT "POINT # 1 WITH COORDINATES OF N 2221797.0090', E 6284021.8260', AT ELEVATION 1507.01' (WGS) GEOID 18. ELEVATIONS ARE ADJUSTED TO BENCHMARK STAMPED "600–31–68, COUNTY OF RIVERSIDE (PUBLISHED ELEVATION= 1414.416 FEET NGVD 29 DATUM).

EARTHWORK QUANTITIES

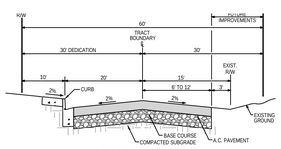
CUT (RAW):	130,433	CY
FILL (RAW):	129,333	CY
SHRINKAGE:	970	CY
PIPE SPOILS:	9,616	CY
NET EXPORT:	9,746	CY

UTILITY PURVEYORS

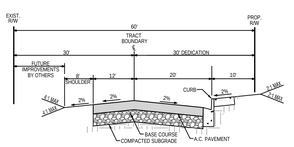
WATER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(951) 928–3777
SEWER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(951) 928–3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(951) 335–7674
ELECTRIC:	SOUTHERN CALIFORNIA ELECTRIC COMPANY	(951) 930–8580
PHONE:	FRONTIER	(805) 388–7351
CABLE:	SPECTRUM	(844) 780–6054
WASTE:	CR&R ENVIRONMENTAL SERVICES	(951) 943–1991

LEGEND

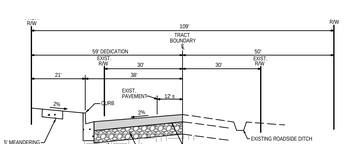
- *PROPOSED PROJECT BOUNDARY*
- *PROPOSED LOT LINES*
- *PROPOSED RIGHT OF WAY*
- *EXISTING RIGHT OF WAY*
- *EXISTING EASEMENTS*



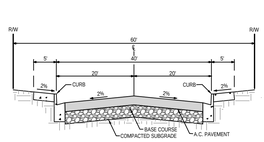
PALOMAR ROAD
(LOOKING NORTH)
TYPICAL STREET SECTION
(PER RIV. CO. STD. NO. 104-A)
NOT TO SCALE



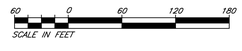
TRADE WINDS DRIVE
(LOOKING NORTH)
TYPICAL STREET SECTION
NOT TO SCALE



MAPES ROAD
(LOOKING EAST)
TYPICAL STREET SESTION
NOT TO SCALE



TYPICAL INTERIOR STREET SECTION
PER RIV. CO. STD. NO. 105-A MODIFIED
NOT TO SCALE



REGISTERED PROFESSIONAL ENGINEER
NICK V. NGUYEN
No. 59138
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
EPD SOLUTIONS, INC.
3333 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1181 CALIFORNIA AVENUE, SUITE 235 CORONA, CA. 92881–3370 951–734–2130

SHEET 1 OF 4 SHEET

JN: 22.22552 R:\22\22552\PRELIM\ENTM\Preliminary Grading Plan\22552 PRELIM GRADING PLAN 01.dwg 09/29/25 3:55pm

SPARACIO ROAD

TRADE WINDS DRIVE

TOWER VIEW DRIVE

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'G'

STREET 'H'

STREET 'I'

STREET 'J'

PALOMAR ROAD

MAPES ROAD

HAPPY ACRE DRIVE

LOT "L"

LOT "M"

LOT "N"

TRACT BOUNDARY

N89°05'18"W 1332.11'

N89°17'59"W 1336.08'

N1°42'35"E 1209.49'

327-330-046
28170 SPARACIO ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-330-047
28190 SPARACIO ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-330-048
VERY LOW DENSITY-RESIDENTIAL
R-R

327-330-026
28481 MAHOGANY LANE
VERY LOW DENSITY-RESIDENTIAL
R-R

327-350-008
24700 PALOMAR ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-021
28185 SPARACIO ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-022
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-026
28248 TOWER VIEW COURT
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-030
28243 TOWER VIEW COURT
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-031
28240 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-360-026
28536 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-360-023
25015 TRADE WINDS DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-063
25050 TRADE WINDS DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-084
28309 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-065
28369 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-052
25025 HAPPY ACRES DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-053
25020 HAPPY ACRE DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-082
28485 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-310-011
28521 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

LOT "A" PAD=1464.9
LOT "B" PAD=1464.7
LOT "C" PAD=1465.6
LOT "D" PAD=1465.5
LOT "E" PAD=1465.2
LOT "F" PAD=1465.1
LOT "G" PAD=1465.0
LOT "H" PAD=1464.9
LOT "I" PAD=1480.5
LOT "J" PAD=1480.9
LOT "K" PAD=1481.0

SECTION A–A
NOT TO SCALE

SECTION B–B
NOT TO SCALE

SECTION C–C
NOT TO SCALE

SECTION D–D
NOT TO SCALE

SECTION E–E
NOT TO SCALE

SECTION F–F
NOT TO SCALE

SECTION G–G
NOT TO SCALE

SECTION H–H
NOT TO SCALE

SCALE IN FEET

PRELIMINARY GRADING PLAN
MAPES ROAD RESIDENTIAL
COUNTY OF RIVERSIDE, CA

PREPARED FOR:
EPD SOLUTIONS, INC.
3333 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1181 CALIFORNIA AVENUE, SUITE 225 · CORONA, CA. 92881-3370 951-734-2130

SHEET 2 OF 4 SHEET

J.N. 22225-2 R:\22\22525\PRELIM\Preliminary Grading Plan\22525 PRELIM GRADING PLAN 02.dwg 09/29/23 2:55pm

MATCHLINE - SEE SHEET 4

APN 327-330-047

327-330-048
VERY LOW DENSITY-RESIDENTIAL
R-R

327-330-026
28481 MAHOGANY LANE
VERY LOW DENSITY-RESIDENTIAL
R-R

327-350-008
24700 PALOMAR ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-021
28185 SPARACIO ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-022
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-026
28248 TOWER VIEW COURT
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-030
28243 TOWER VIEW COURT
VERY LOW DENSITY-RESIDENTIAL
R-R

327-340-031
28240 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

327-360-026
28538 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

APN 329-360-025

329-070-063
25050 TRADE WINDS DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-064
28309 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-065
28369 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-052
25025 HAPPY ACRES DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-053
25020 HAPPY ACRE DRIVE
VERY LOW DENSITY-RESIDENTIAL
R-R

329-070-082
28485 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

329-310-011
28521 MAPES ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R

SPARACIO ROAD
TRADE WINDS DRIVE
TOWER VIEW DRIVE
PALOMAR ROAD
MAPES ROAD
HAPPY ACRE DRIVE

STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
STREET 'G'
STREET 'H'
STREET 'I'
STREET 'J'

LOT "D"
LOT "F"
LOT "G"
LOT "H"
LOT "I"
LOT "J"
LOT "K"
LOT "L"
LOT "M"
LOT "N"

TRACT BOUNDARY
N89°05'18"W 1332.11'
N1°42'47"E 1314.44'
N1°42'35"E 1309.49'
N89°17'59"W 1336.08'

PROP. SEWER
PROP. WTR
PROP. SD
PROP. CB
PROP. R/W
PROP. 8" PVC WATER
PROP. 30' SD EASEMENT
PROP. 6' MEANDERING SIDEWALK
PROP. ROW
PROP. SIDEWALK
PROP. CURB & GUTTER
PROP 8" WATER

EXIST. R/W
EXIST. WM
EXIST. 8" WATER
EXIST. 6" WATER
EXIST. WM & BFD
EXIST. 8" ACP WTR INLINE WITH PROP. 8" PVC WATER
EXIST. 8" ACP WATER PER D-3654
EXIST. 8" ACP WATER PER D-5489
EXIST. 3" GAS PER SOCAL FAC MAP RCO 4543
EXIST. GAS PER SOCAL GAS FAC MAP RCO4643
EXIST. 12" IRR WATER PER D-3654
EXIST. 8" CML & C PER D-278
EXIST. PP TO BE REMOVED & UNDERGROUNDED BY OTHERS
EXIST. PP PROTECT IN PLACE
EXIST. SCE ESMT. INSTRUMENT # 2022-0489553
EXIST. COMM LINE PER FRONTIER SUBSTRUCTURE MAP NO. 701105266040
EXIST. TELE PED
EXIST. FRONTIER PED
EXIST. FH
EXIST. SPECTRUM PB
EXIST. TELEPHONE PER EMWD D-21788
EXIST. CALTRANS R/W

1455.7 BASIN BOTTOM
AREA BOT.=25,475 SQ FT
1462.5 TOP OF BASIN

| | | |

APN 327-170-004

APN 327-330-013

APN 327-330-044 APN 327-330-045 APN 327-330-046

APN 327-340-002 APN 327-340-003 APN 327-340-019 APN 327-340-020

APN 327-340-023 APN 327-340-024 APN 327-340-025

APN 327-340-027 APN 327-340-028 APN 327-340-029

APN 327-304-001

APN 327-340-013 APN 327-340-014 APN 327-340-015

APN 329-050-001 APN 329-050-002 APN 329-360-001 APN 329-360-002 APN 329-360-022 APN 329-360-023

TRACT 37358

TRACT 37358

EXIST. R/W
60'
EXIST. R/W
JOIN EXIST. 36" SD 1438.44 INV
EXIST. 36" SD PER RCFCD & WCD PROJECT NO. 4-0-00426, DRAWING NO. 4-1221, LAT A-7
EXIST. 42" SD PER TR 37358
20' SD EASEMENT
EXIST. CB
EXIST. CB
EXIST. DROP INLET
EXIST. 18" SD
EXIST. PROPERTY LINE
PROP. 36" SD
EXIST. UTILITY ESMT PER INSTRUMENT # 67-269346
EXIST. UTILITY ESMT PER INSTRUMENT # 67-269346
NATIVITY LANE
30'
SPARACIO ROAD
EXIST. R/W
℄ OF STREET
PROP. 36" SD
EXIST. R/W
327-340-021
28185 SPARACIO ROAD
VERY LOW DENSITY-RESIDENTIAL
R-R
BLUE GRASS LANE
HABITAT PLACE
ANTELOPE ROAD
PITCHER STREET
EXIST. 3" GAS PER SOCAL FAC MAP RCO 4543
EXIST. 3" GAS PER SOCAL FAC MAP RCO 4543
TOWER VIEW DRIVE
EXIST. 8" ACP WATER PER D-3654
EXIST. 8" ACP WATER PER D-3654
BEAM CLAY LANE
STRIKE OUT DRIVE
EXIST. R/W
EXIST. R/W
ANTELOPE ROAD
EXIST. UTIL PED
EXIST. ROW
EXIST. PP PROTECT IN PLACE
EXIST. 8" WATER
EXIST. 8" WATER
JOIN EX. 15" SEWER 1420.71 INV.
N89°34'04"W
MAPES ROAD
℄ OF STREET
EXIST. 8" SEWER
EXIST. M.H. #12 PER EMWD D-67583 COUNTY FILE NO. 972 S
PROP. 15" SEWER
EXIST. ROW
PROP. 15" SEWER
EXIST. GAS PER SOCAL GAS FAC MAP RCO4643
EXIST. PP PROTECT IN PLACE
EXIST. ROW
EXIST. PP PROTECT IN PLACE
EXIST. SPECTRUM PB
NATIVITY LANE
60'
EXIST. PP PROTECT IN PLACE
EXIST. GTE PED
EXIST. PP PROTECT IN PLACE
EXIST. WM
EXIST. FH
EXIST. ROW
EXIST. PP PROTECT IN PLACE
EXIST. WM
EXIST. WM
EXIST. SPECTRUM PB
EXIST. PP PROTECT IN PLACE
EXIST. GAS PER SOCAL GAS FAC MAP RCO4643

MATCHLINE - SEE SHEET 3

N

50 0 50 100 150
SCALE IN FEET

PRELIMINARY UTILITY PLAN
MAPES ROAD RESIDENTIAL
COUNTY OF RIVERSIDE, CA

PREPARED FOR:
EPD SOLUTIONS, INC.
EPD SOLUTIONS, INC
3333 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1181 CALIFORNIA AVENUE, SUITE 220, CORONA, CA. 92881-3370 951-734-2130

SHEET 4 OF 4 SHEET

J.N. 22-225-2 R:\25\250\PRELIM\DWG\Preliminary Grading Plan\250 PRELIM GRADING PLAN 04.dwg 08/29/25 2:58pm

MAPES ROAD

ROMOLAND, CALIFORNIA

E|P|D
SOLUTIONS,INC

08/28/2025

Kevin L. Crook
Architect
Inc
#25043
PLANNING + ARCHITECTURE

MAPES ROAD

ROMOLAND, CALIFORNIA

A-1 Plan 1 (2116) - Front Elevations
A-2 Plan 1A (2116) - Floor Plan
A-3 Plan 1A (2116) - Spanish Elevations
A-4 Plan 1B (2116) - Prairie Elevations
A-5 Plan 1C (2116)- Cottage Elevations
A-6 Plan 1 (2116) - Roof Plans

A-7 Plan 2 (2293) - Front Elevations
A-8 Plan 2A (2293) - Floor Plan
A-9 Plan 2A (2293) - Spanish Elevations
A-10 Plan 2B (2293) - Prairie Elevations
A-11 Plan 2C (2293)- Cottage Elevations
A-12 Plan 2 (2293) - Roof Plans

A-13 Plan 3 (2651) - Front Elevations
A-14 Plan 3A (2651) - Floor Plan
A-15 Plan 3A (2651) - Spanish Elevations
A-16 Plan 3B (2651) - Prairie Elevations
A-17 Plan 3C (2651)- Cottage Elevations
A-18 Plan 3 (2651) - Roof Plans

A-19 Plan 4 (2898) - Front Elevations
A-20 Plan 4A (2898) - Floor Plan
A-21 Plan 4A (2898) - Spanish Elevations
A-22 Plan 4B (2898) - Prairie Elevations
A-23 Plan 4C (2898)- Cottage Elevations
A-24 Plan 4 (2898) - Roof Plans

A-25 Plan 5 (3108) - Front Elevations
A-26 Plan 5A (3108) - Floor Plan
A-27 Plan 5A (3108) - Spanish Elevations
A-28 Plan 5B (3108) - Prairie Elevations
A-29 Plan 5C (3108)- Cottage Elevations
A-30 Plan 5 (3108) - Roof Plans

A-31 Written Color Schemes
A-32 Color Boards - “A“ Spanish
A-33 Color Boards - “B“ Prairie
A-34 Color Boards - “C“ Cottage

Note: For design intent only, not for construction.

E|P|D SOLUTIONS, INC

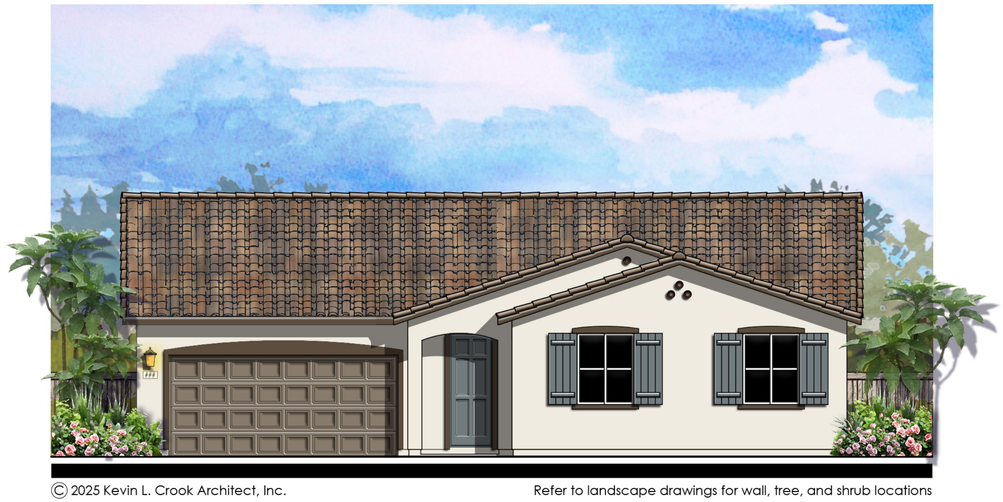
EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612

Contact: Dane Palanjian
Business: (949) 794-1188
Dane@epdsolutions.com

Contact: Jeff Addison
Business: (949) 660-1568
jaddison@klcarch.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Kevin L. Crook **Architect** Inc #25043
PLANNING + ARCHITECTURE



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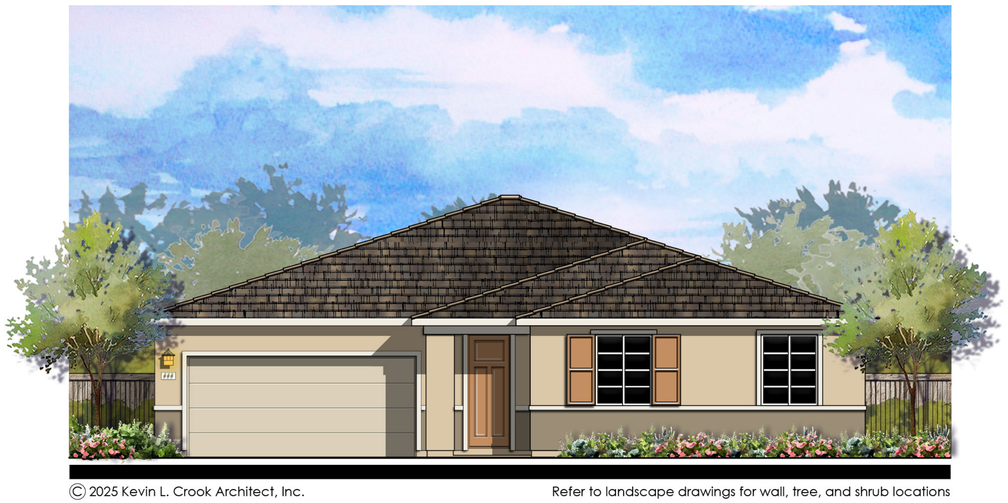
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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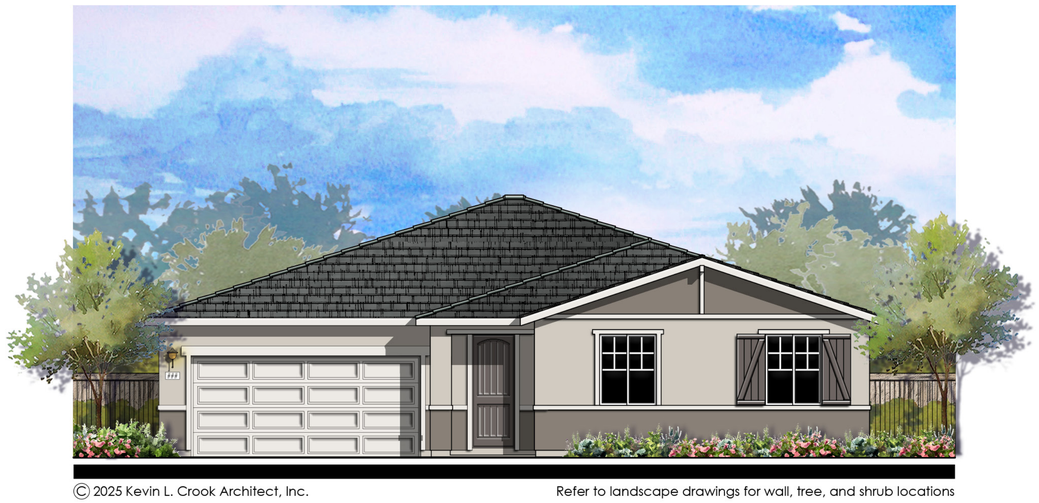
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 1 (2116)

FRONT ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD

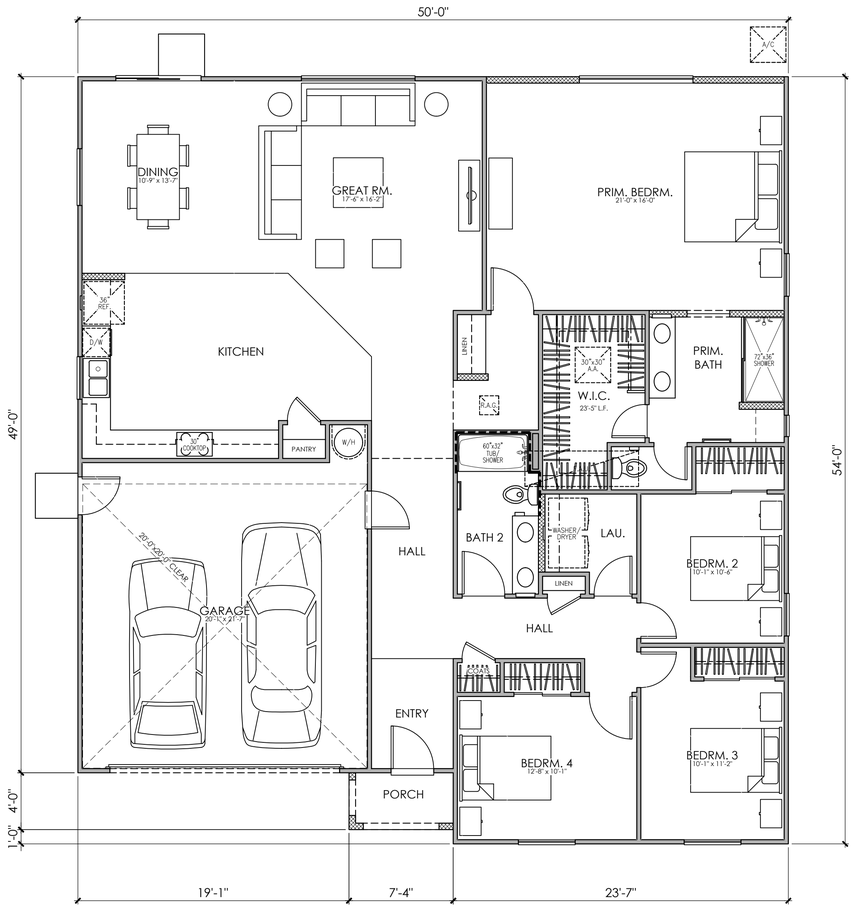
ROMOLAND, CALIFORNIA

08/28/2025

A-1

Kevin L. Crook Architect Inc #25043

PLANNING + ARCHITECTURE



PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,116 SQ. FT.
TOTAL DWELLING	2,116 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH	29 SQ. FT.

PLAN 1A (2116)

4 BEDROOM, 2 BATH
FLOOR PLAN

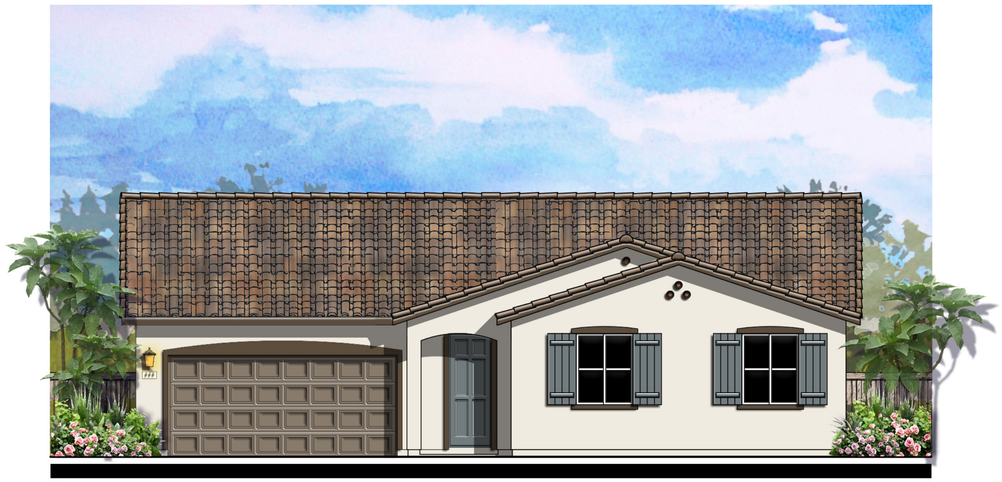
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-2

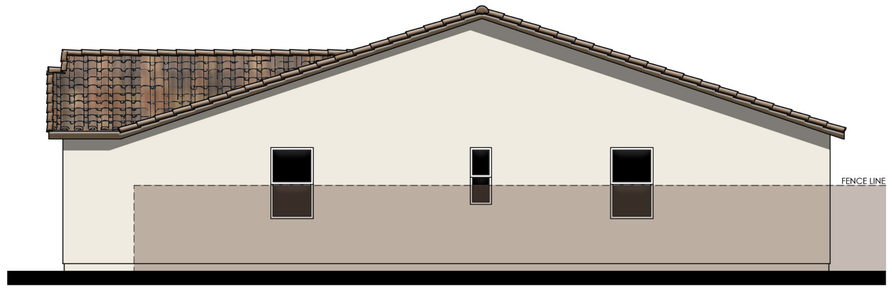
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

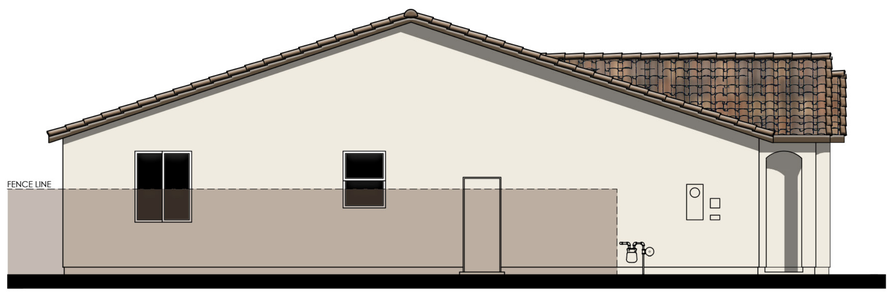


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2116)

"A" SPANISH ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-3

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE

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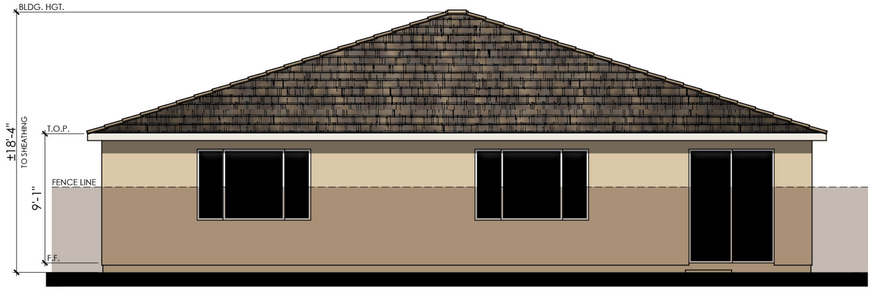
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

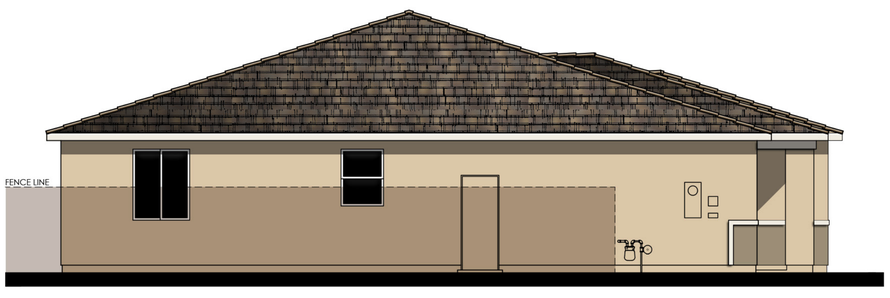
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2116)

"B" PRAIRIE ELEVATIONS

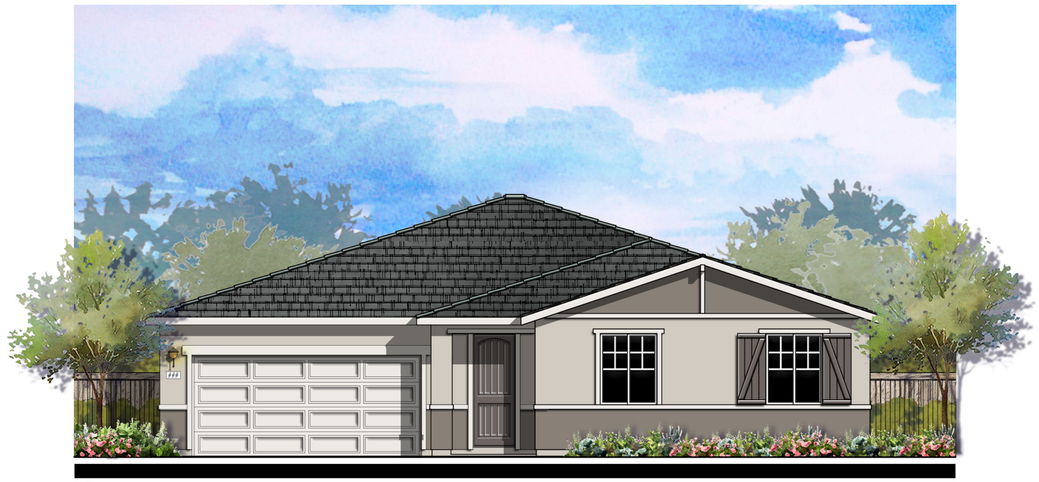
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-4

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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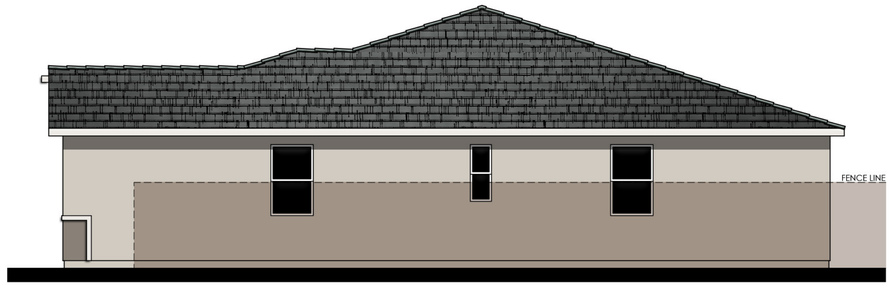
Refer to landscape drawings for wall, tree, and shrub locations

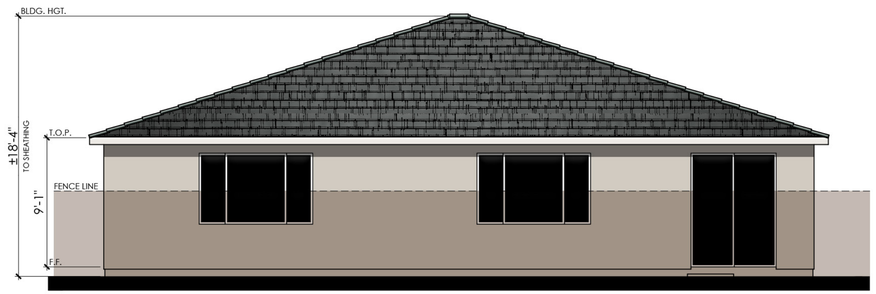
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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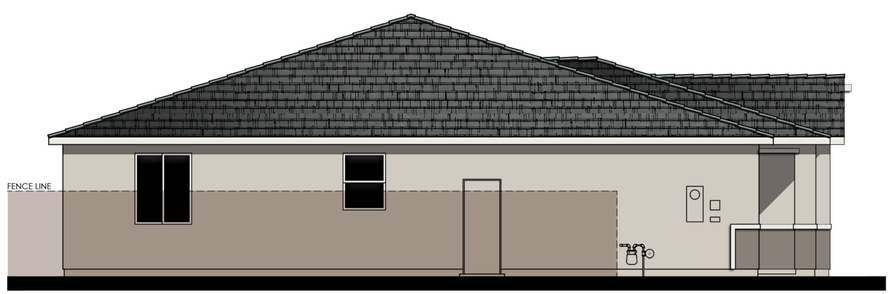


LEFT

COLOR SCHEME 7

PLAN 1C (2116)

"C" COTTAGE ELEVATIONS

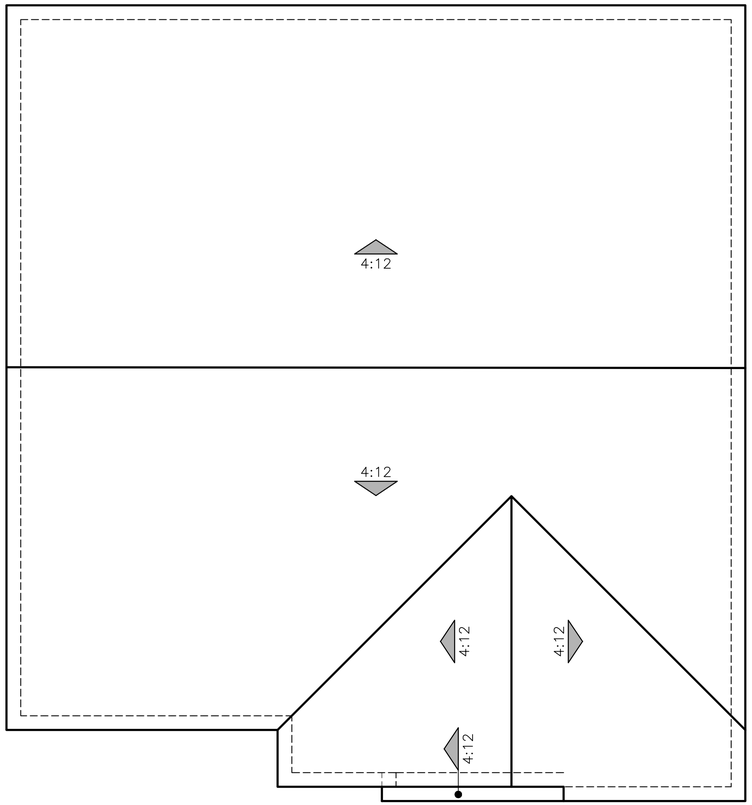
0 2 4 8 12

E|P|D SOLUTIONS, INC

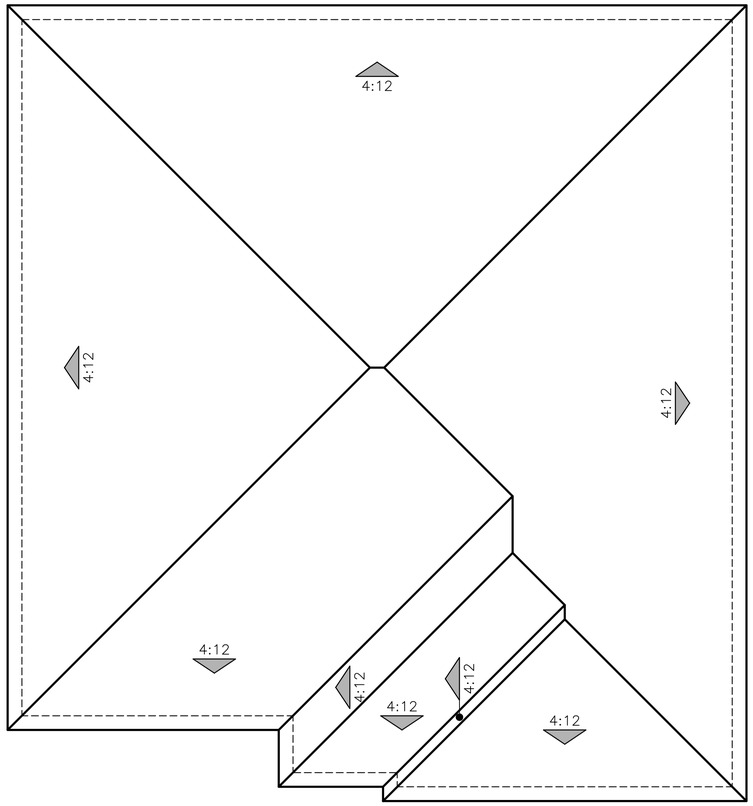
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-5

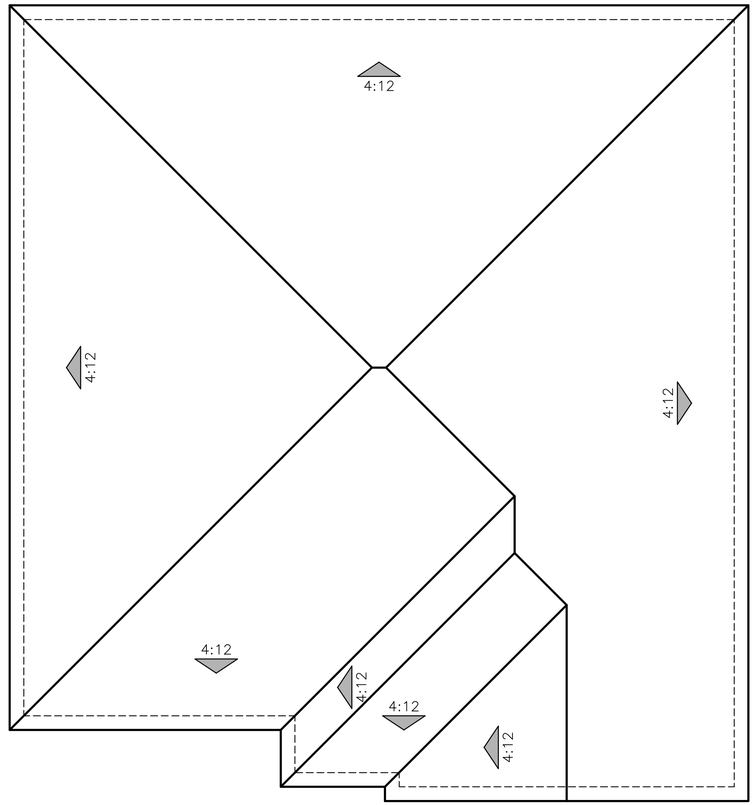
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 1 (2116)

ROOF PLANS

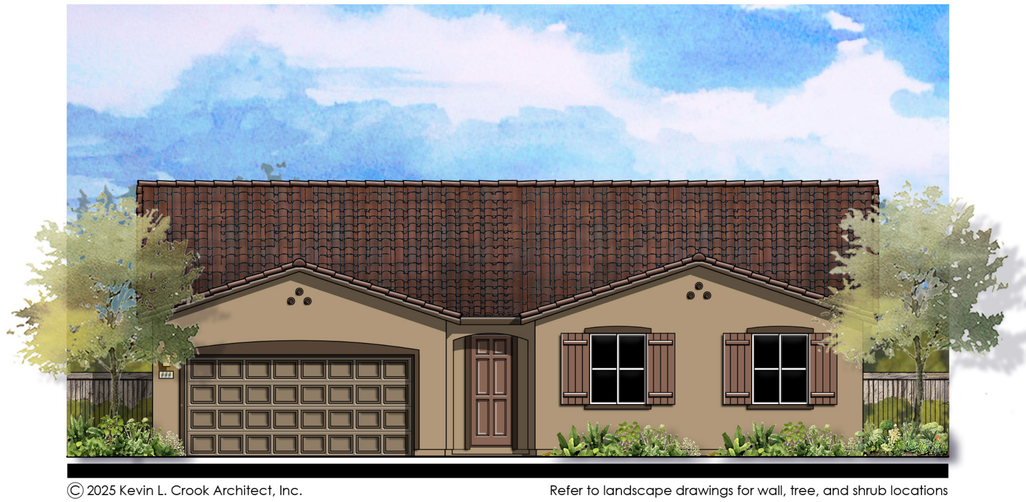
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-6

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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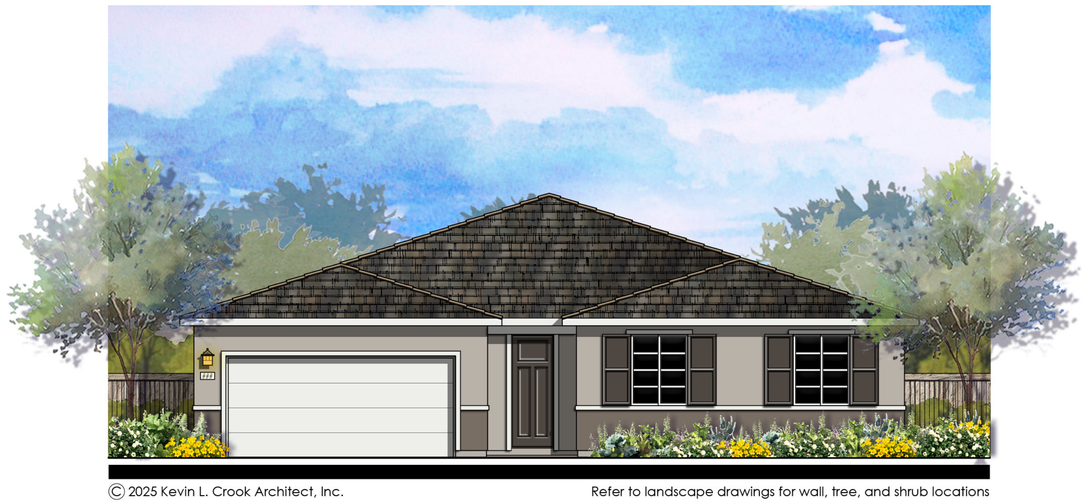
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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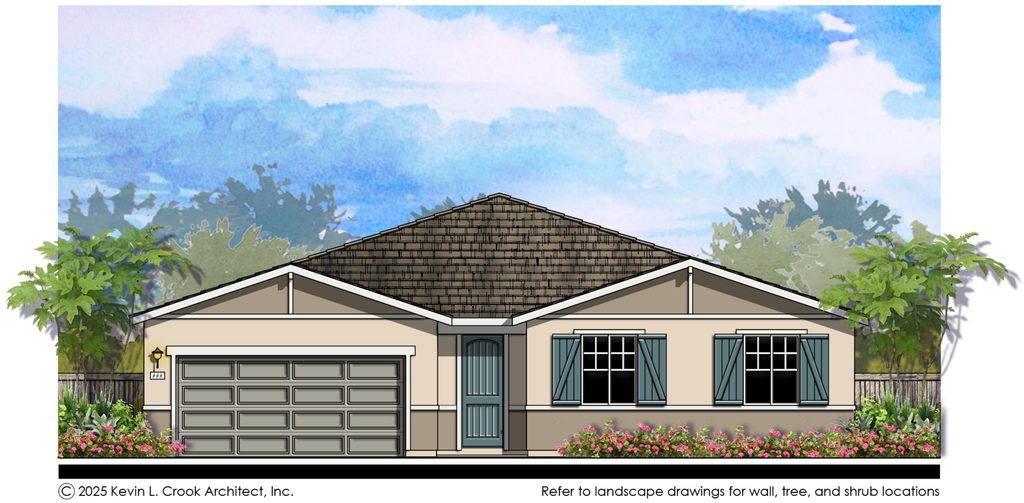
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 2 (2293)

FRONT ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD

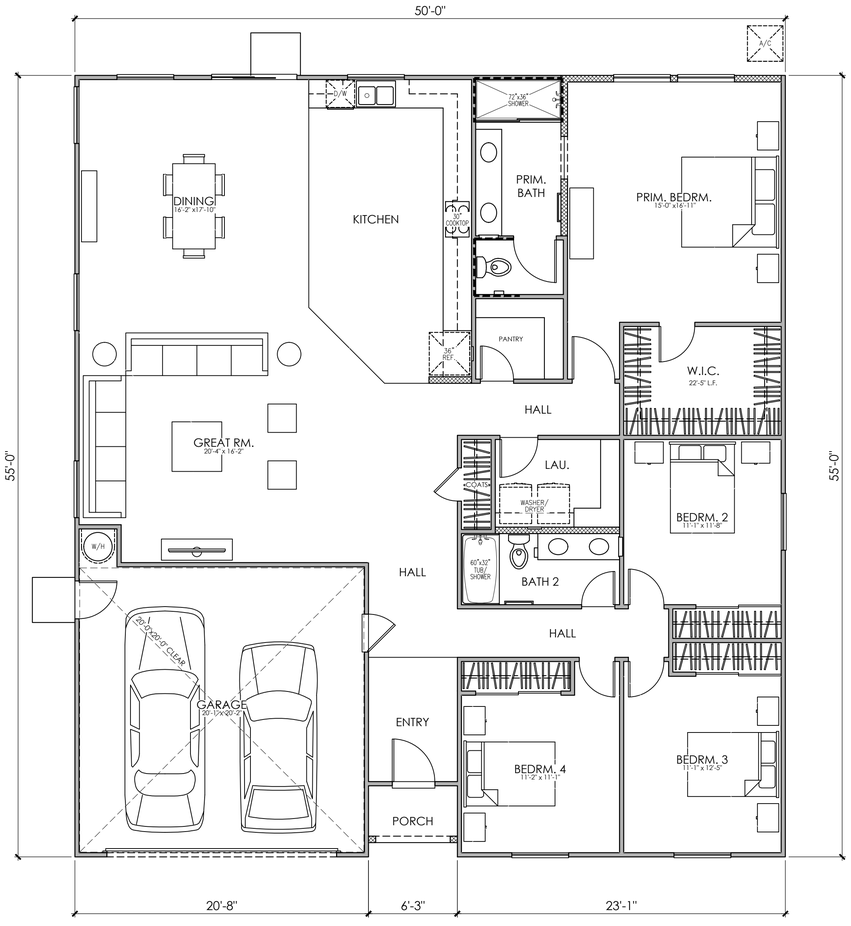
ROMOLAND, CALIFORNIA

08/28/2025

A-7

Kevin L. Crook Architect Inc #25043

PLANNING + ARCHITECTURE



PLAN 2A (2293)

4 BEDROOM, 2 BATH
FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,293 SQ. FT.
TOTAL DWELLING	2,293 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH	31 SQ. FT.

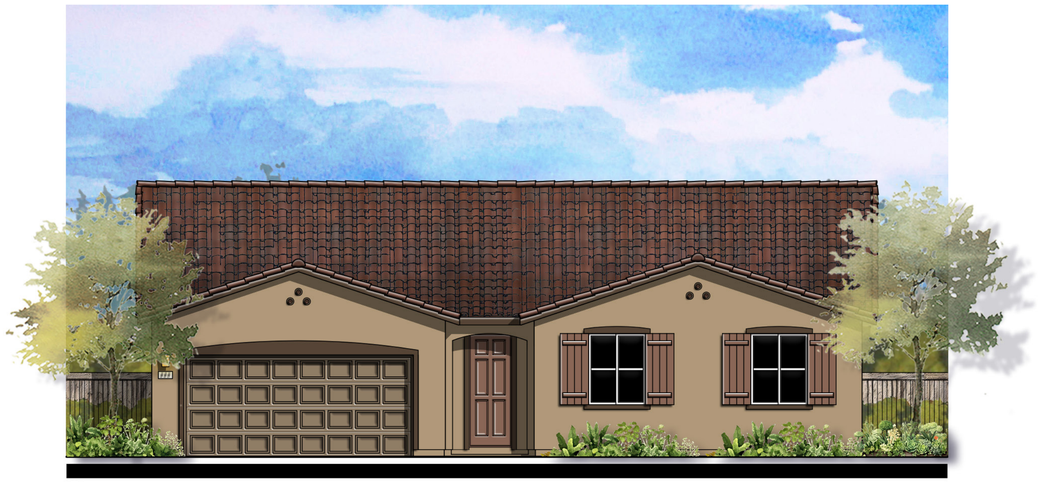
0 2 4 8 12

E|P|D SOLUTIONS,INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-8

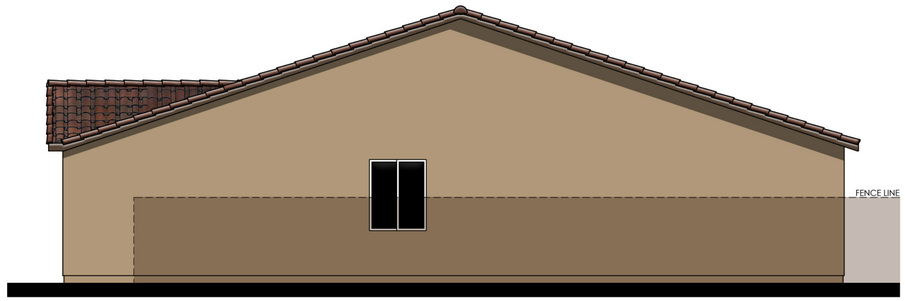
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

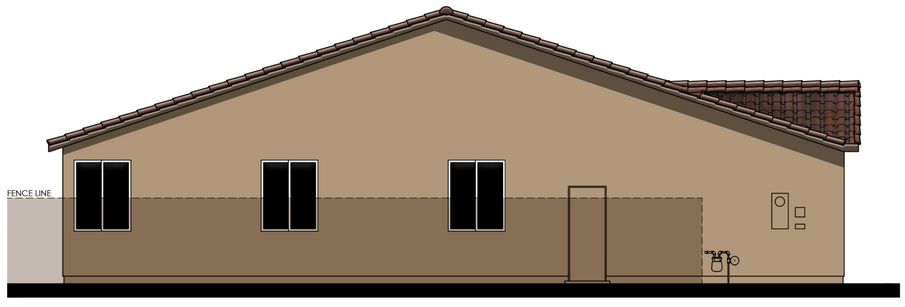


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 2

PLAN 2A (2293)

"A" SPANISH ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-9

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE

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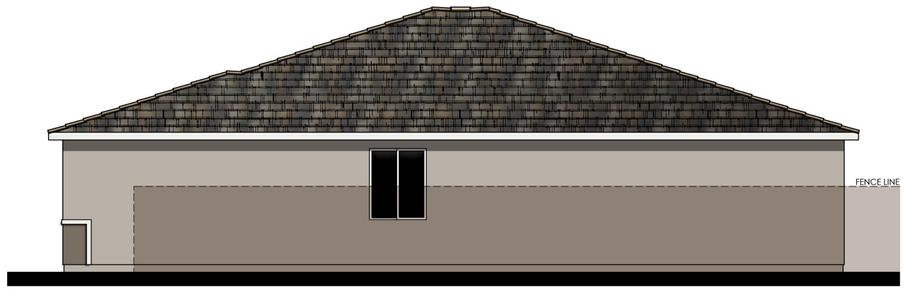
Refer to landscape drawings for wall, tree, and shrub locations

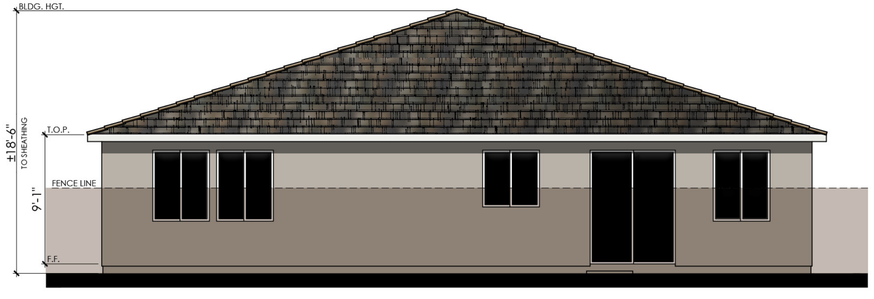
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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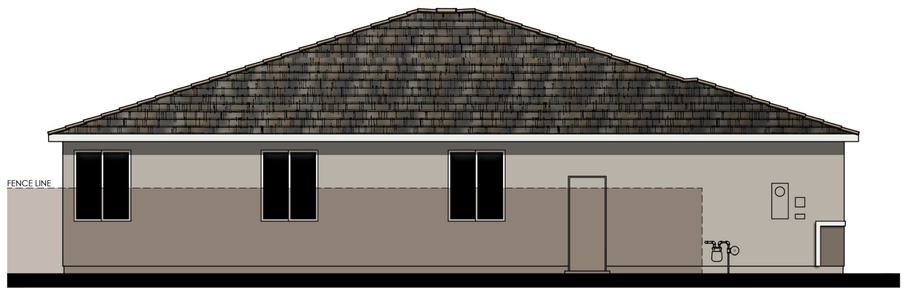


LEFT

COLOR SCHEME 5

PLAN 2B (2293)

"B" PRAIRIE ELEVATIONS

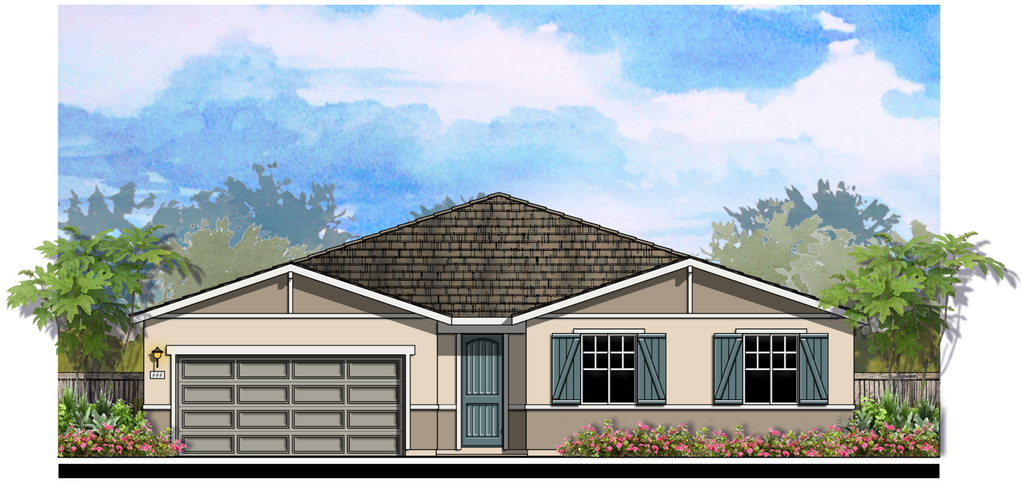
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-10

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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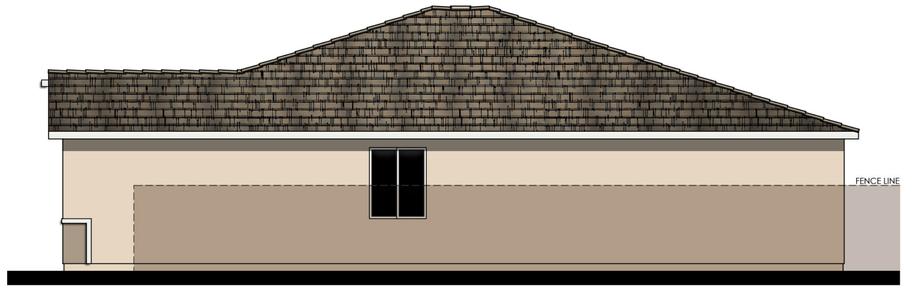
Refer to landscape drawings for wall, tree, and shrub locations

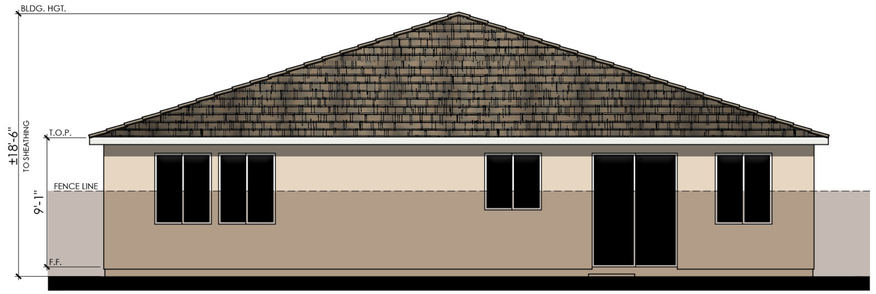
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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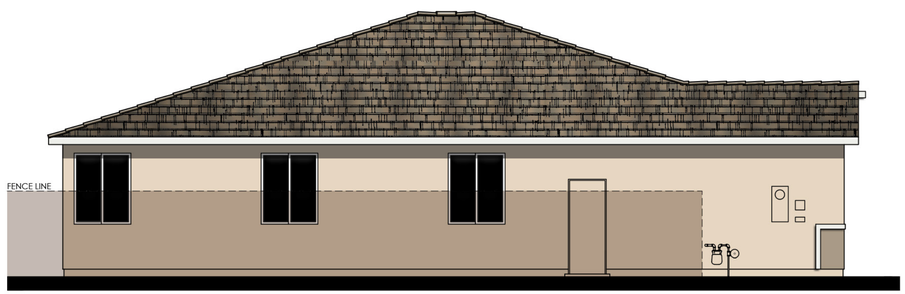


LEFT

COLOR SCHEME 8

PLAN 2C (2293)

"C" COTTAGE ELEVATIONS

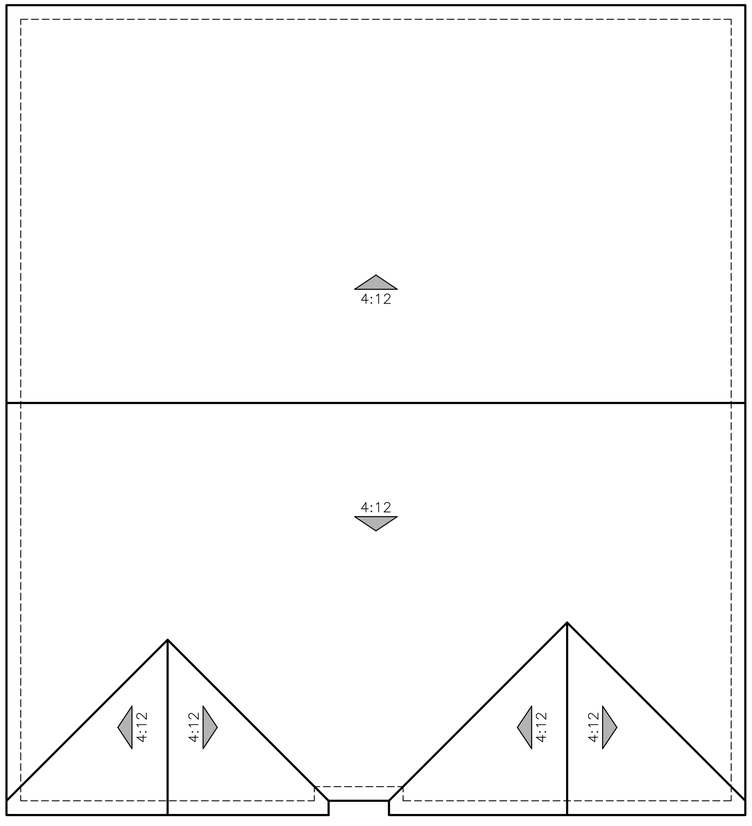
0 2 4 8 12

E|P|D SOLUTIONS, INC

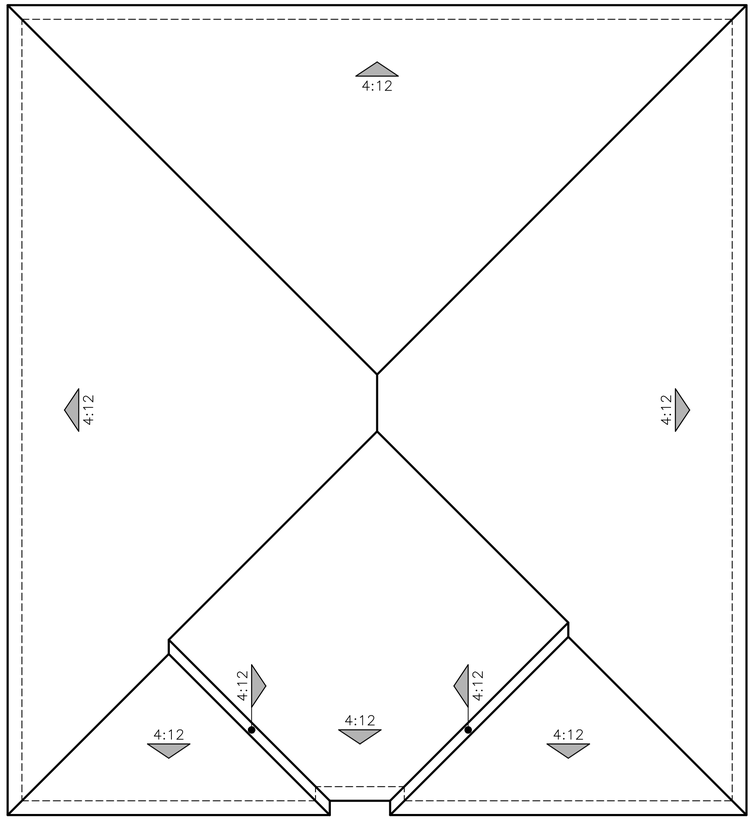
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-11

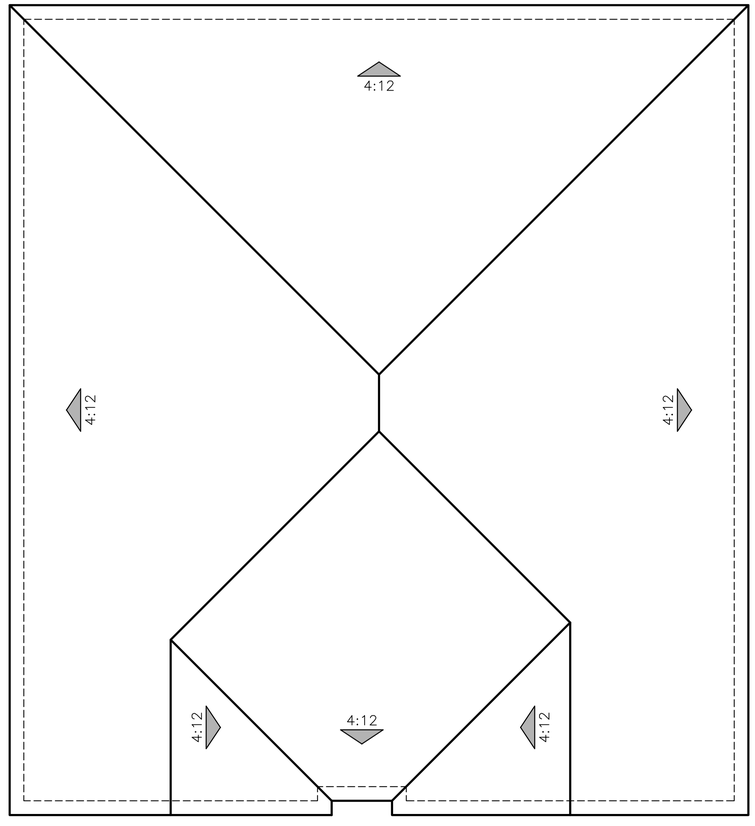
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 2 (2293)

ROOF PLANS

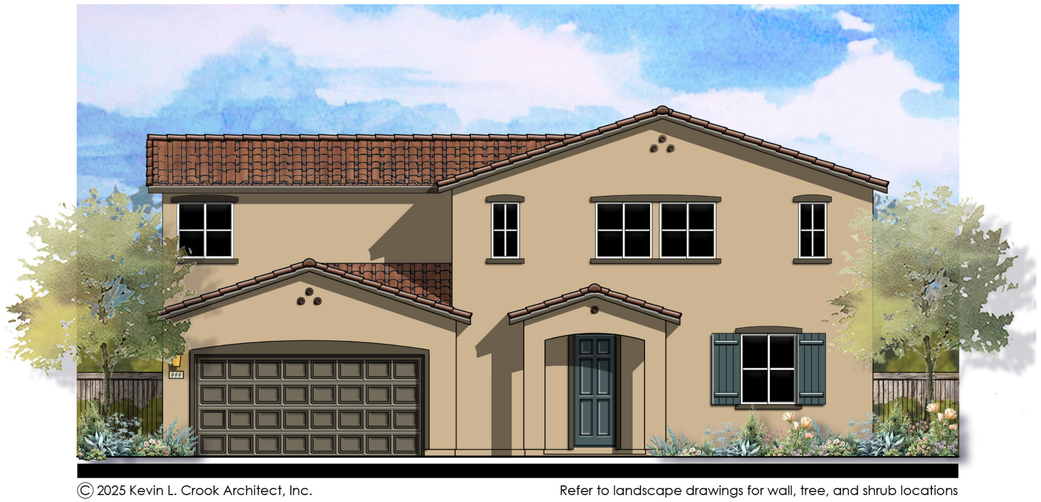
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-12

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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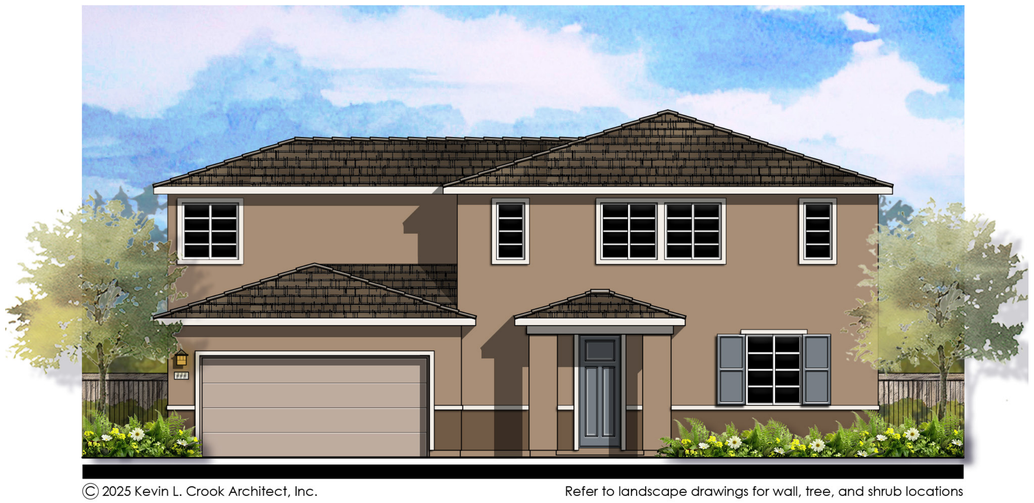
A - SPANISH



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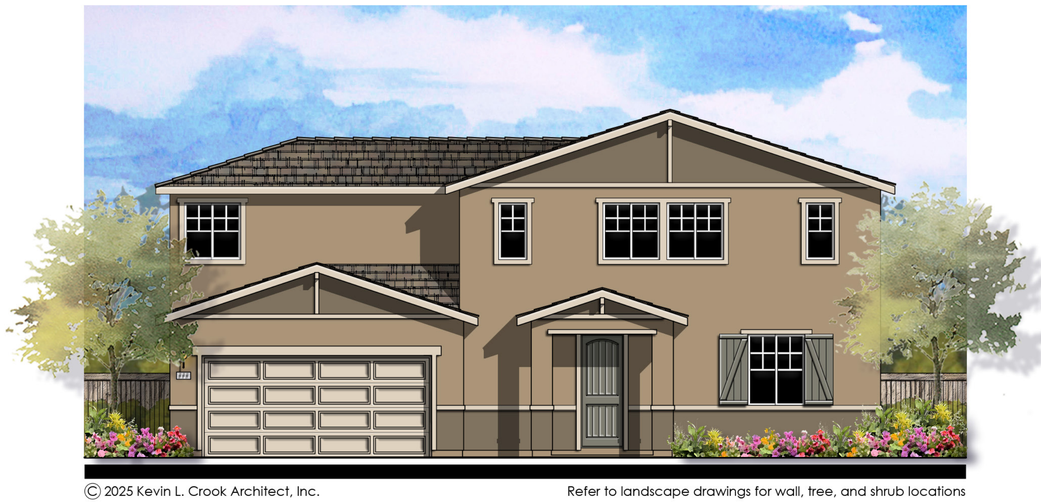
B - PRAIRIE



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C - COTTAGE

PLAN 3 (2651)

FRONT ELEVATIONS

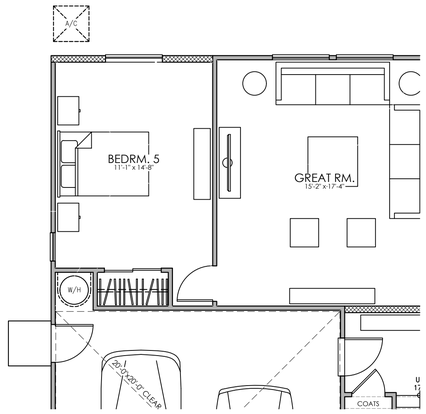
0 2 4 8 12

E|P|D SOLUTIONS, INC

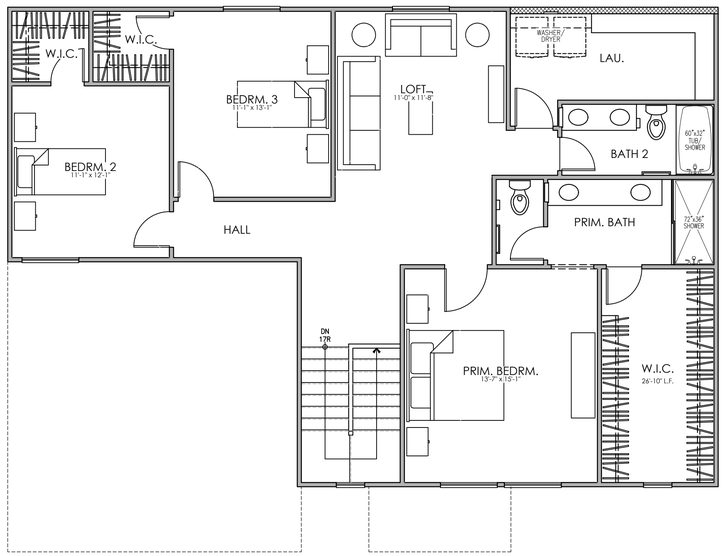
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-13

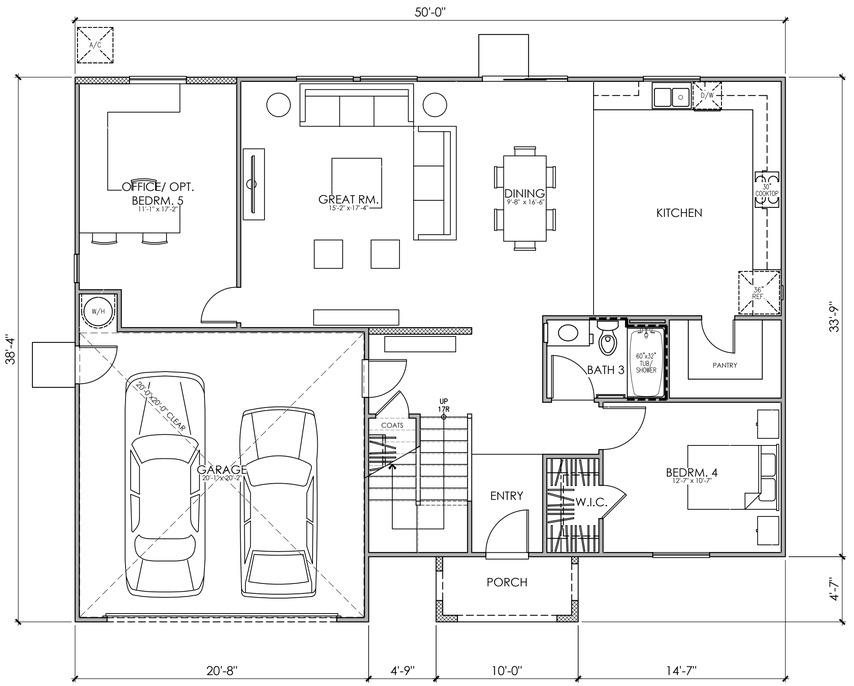
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



OPT. BEDRM. 5



SECOND FLOOR



FIRST FLOOR

PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,357 SQ. FT.
SECOND FLOOR AREA	1,294 SQ. FT.
TOTAL DWELLING	2,651 SQ. FT.

UNCONDITIONED SPACE

GARAGE	425 SQ. FT.
PORCH	46 SQ. FT.

PLAN 3A (2651)

4 BEDROOM, 3 BATH, OFFICE, OPT. BEDRM. 5 FLOOR PLAN

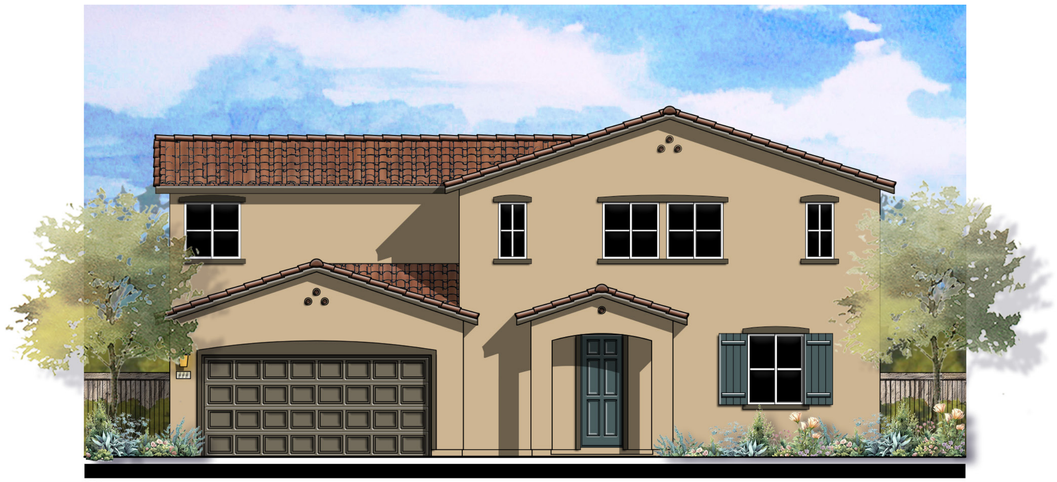
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-14

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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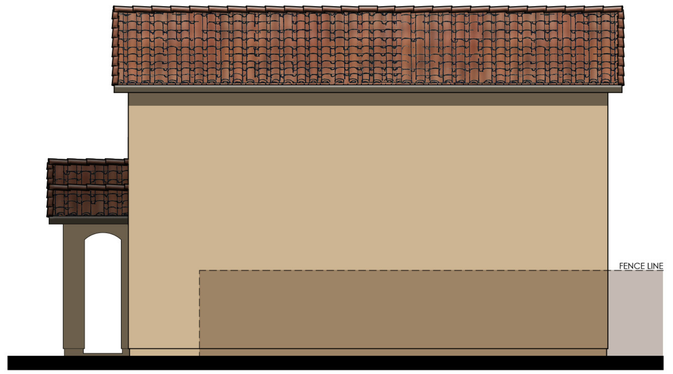
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

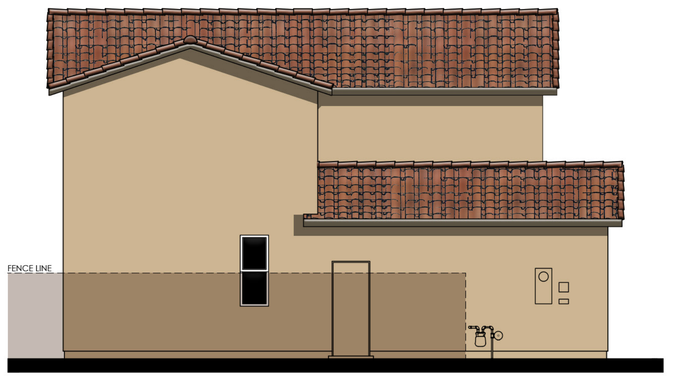


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2651)

"A" SPANISH ELEVATIONS

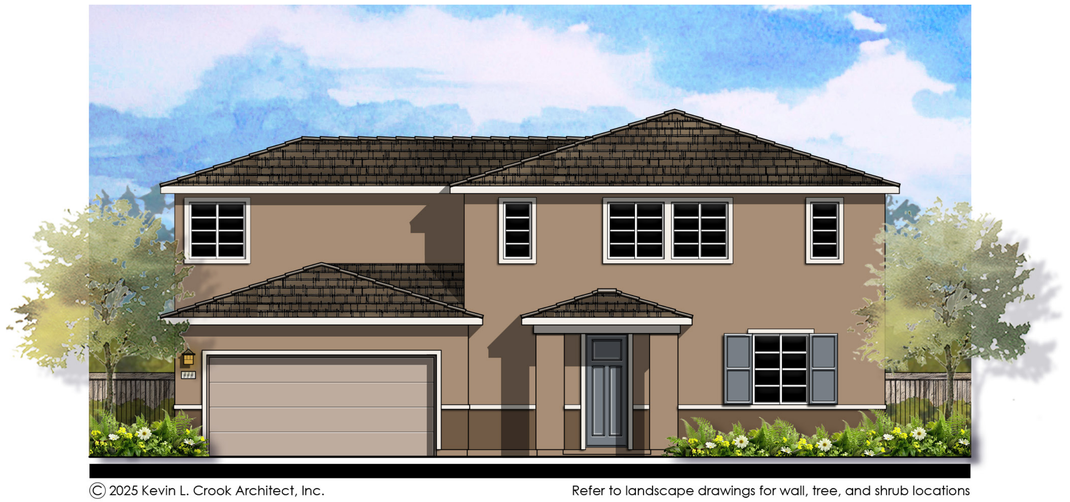
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-15

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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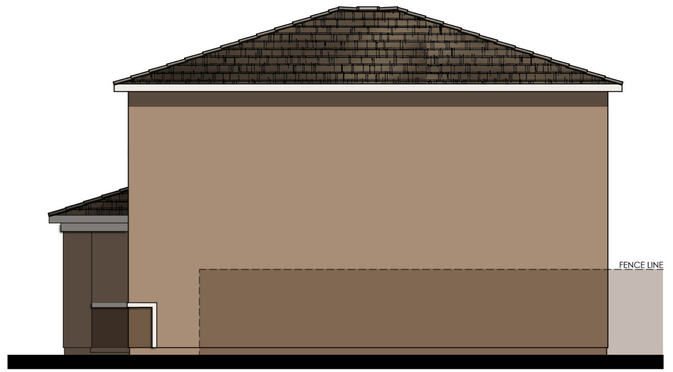
Refer to landscape drawings for wall, tree, and shrub locations

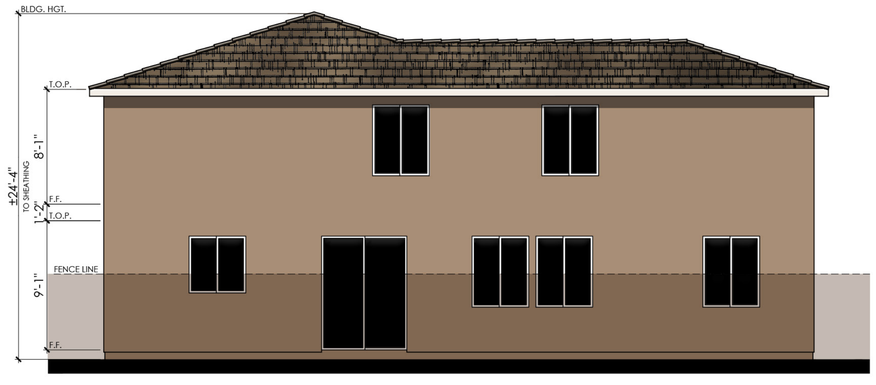
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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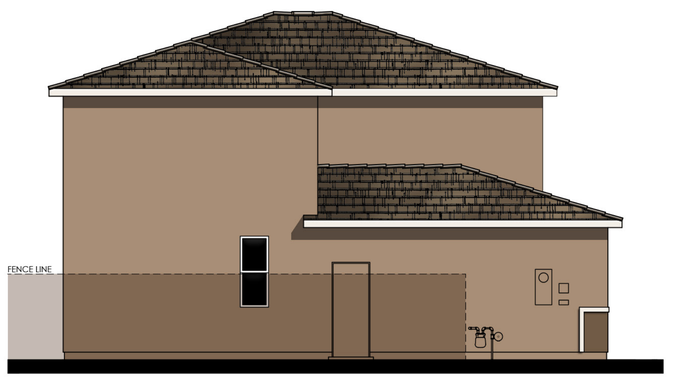

LEFT

COLOR SCHEME 6

PLAN 3B (2651)

"B" PRAIRIE ELEVATIONS

0 2 4 8 12

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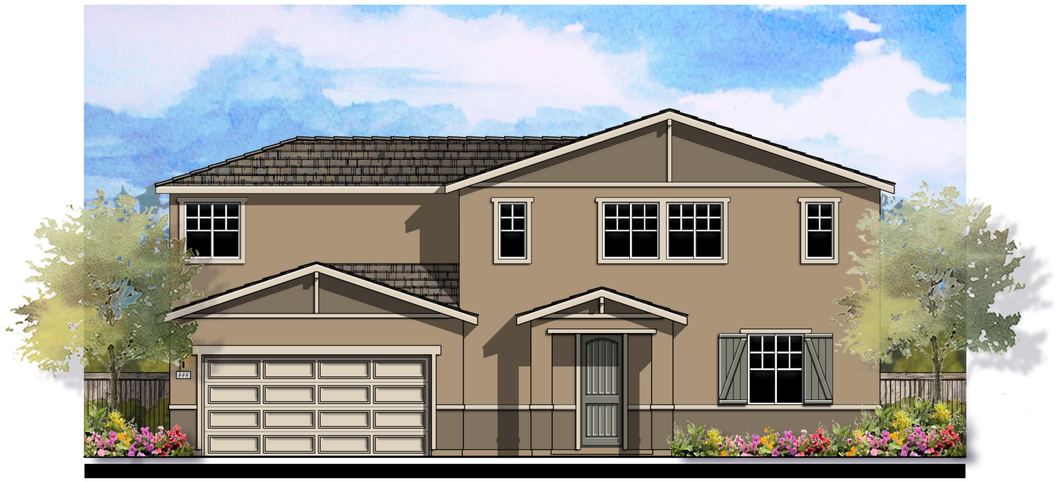
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-16

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



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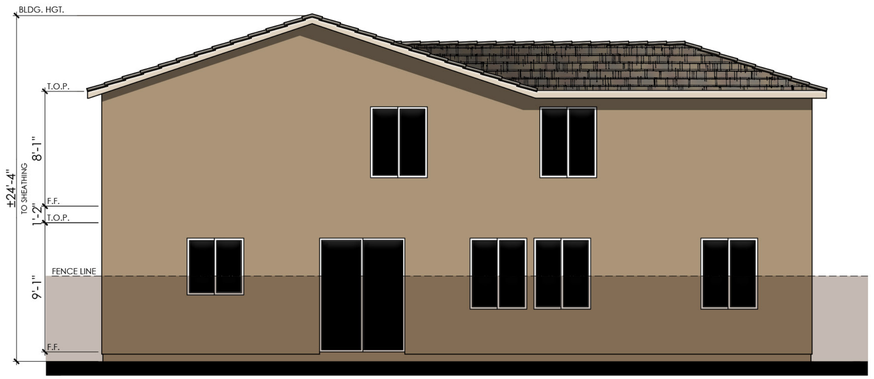
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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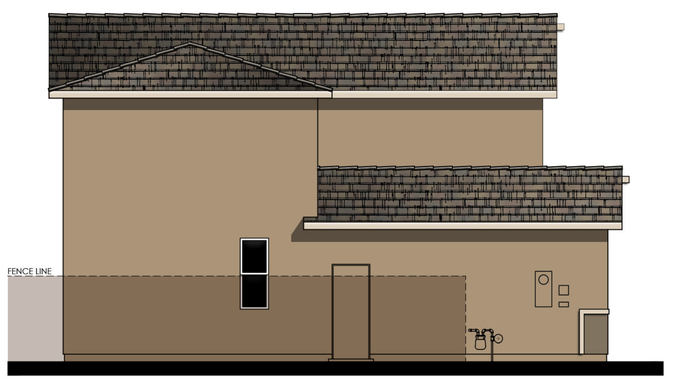

LEFT

COLOR SCHEME 9

PLAN 3C (2651)

"C" COTTAGE ELEVATIONS

0 2 4 8 12

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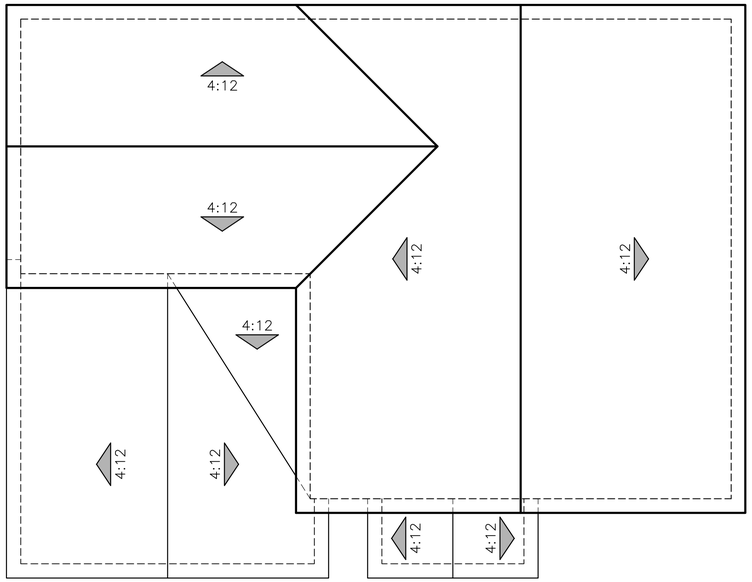
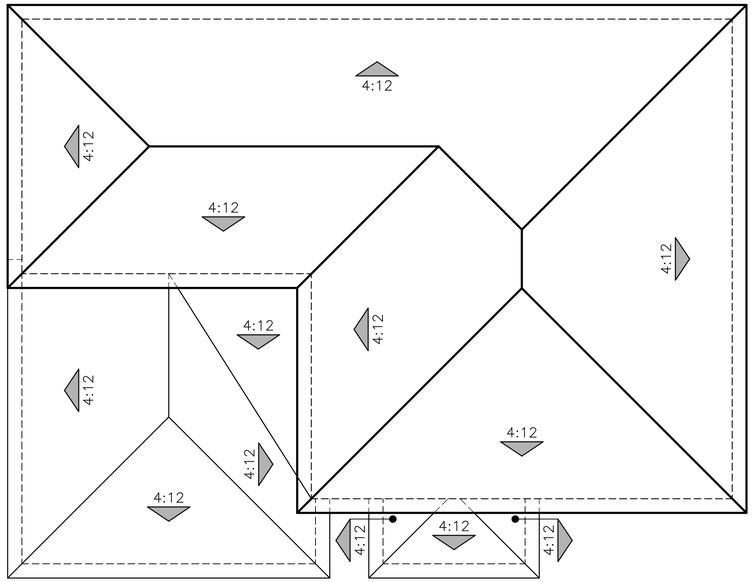
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-17

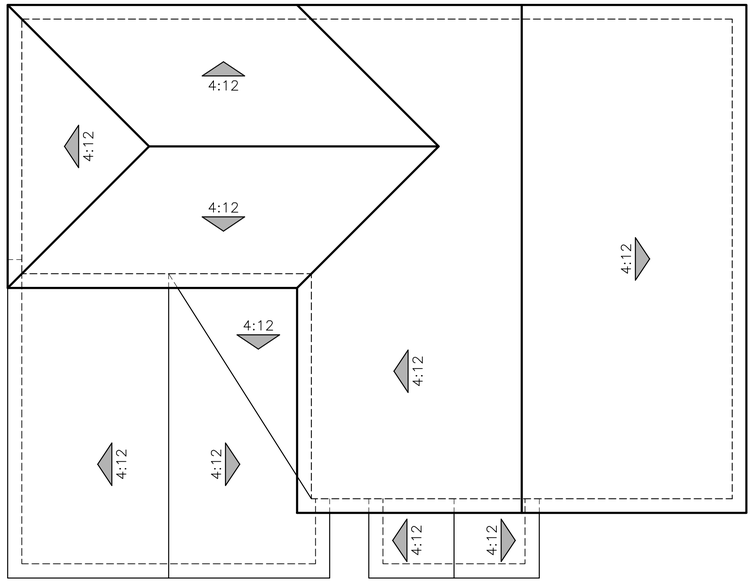
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 3 (2651)

ROOF PLANS

0 2 4 8 12

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MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-18

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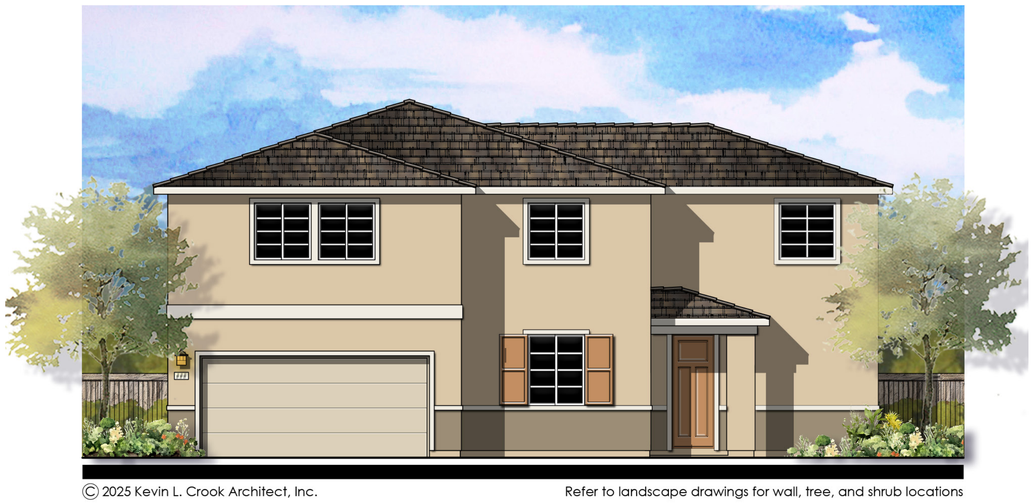
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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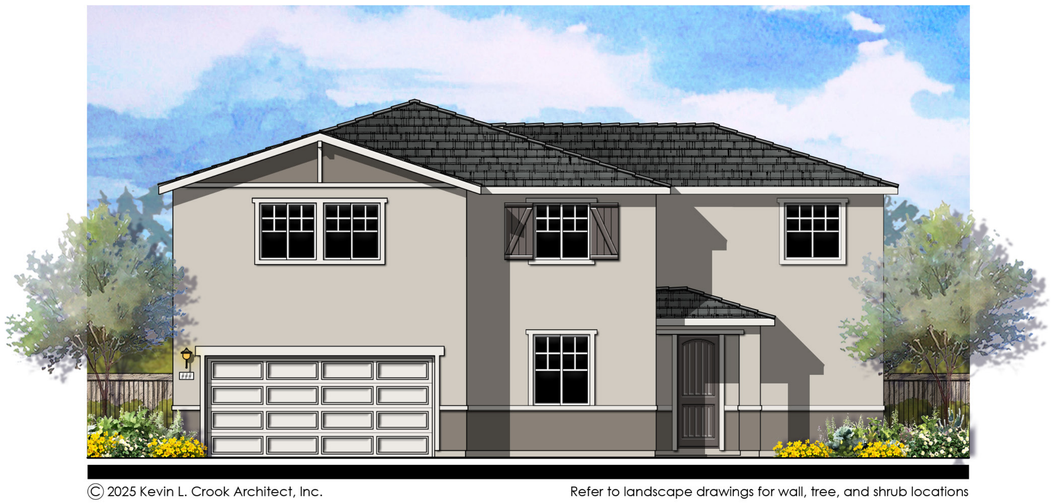
Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - COTTAGE

PLAN 4 (2898)

FRONT ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD

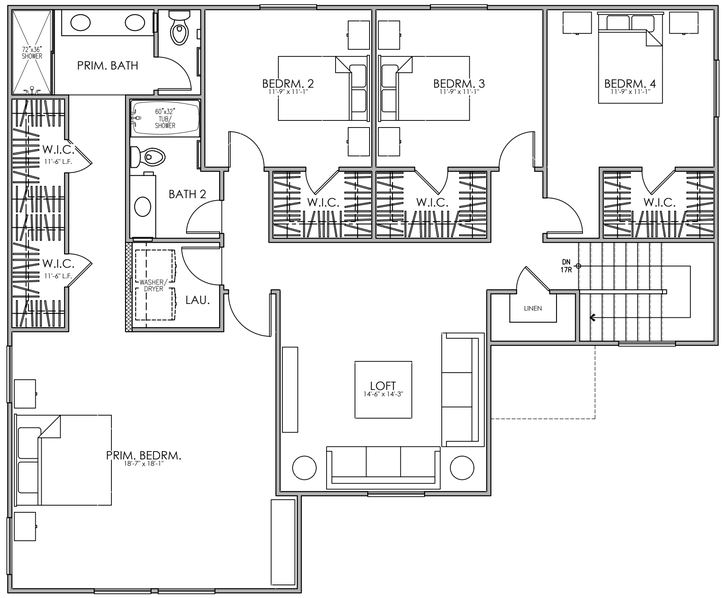
ROMOLAND, CALIFORNIA

08/28/2025

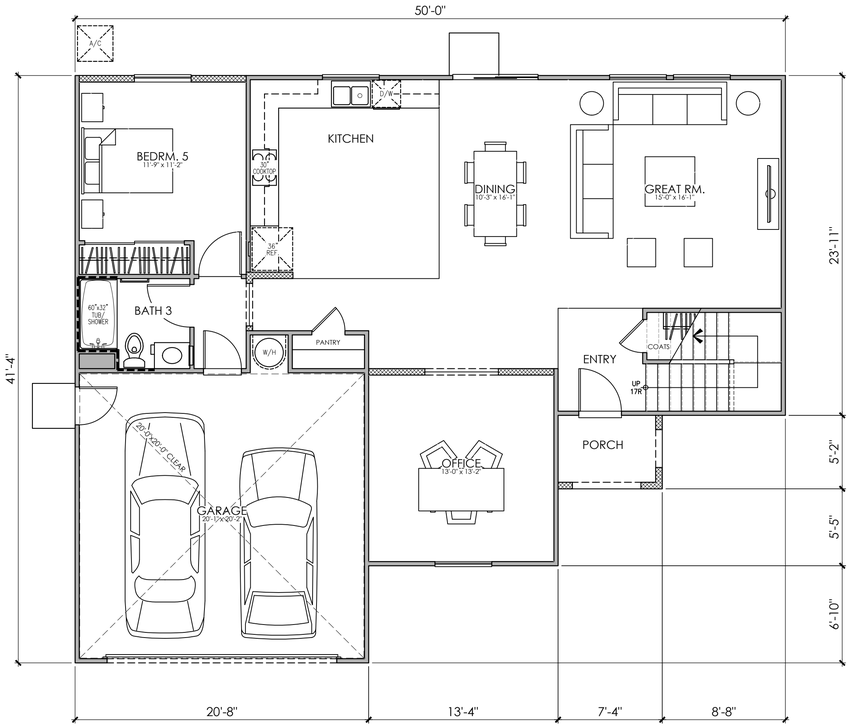
A-19

Kevin L. Crook Architect Inc #25043

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 4A (2898)

5 BEDROOM, 3 BATH, OFFICE, LOFT
FLOOR PLAN

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,272 SQ. FT.
SECOND FLOOR AREA	1,626 SQ. FT.
TOTAL DWELLING	2,898 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH	38 SQ. FT.

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-20

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PLANNING + ARCHITECTURE

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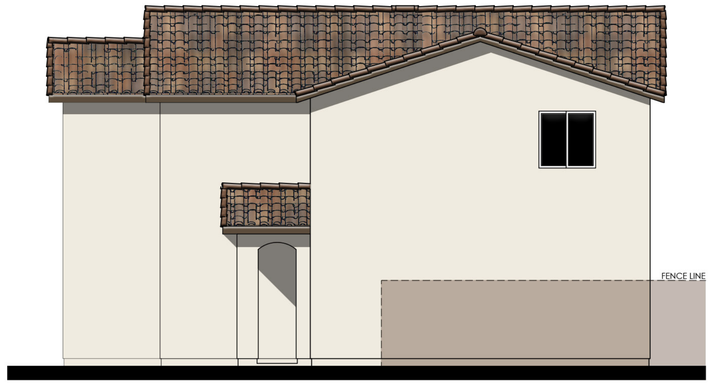
Refer to landscape drawings for wall, tree, and shrub locations

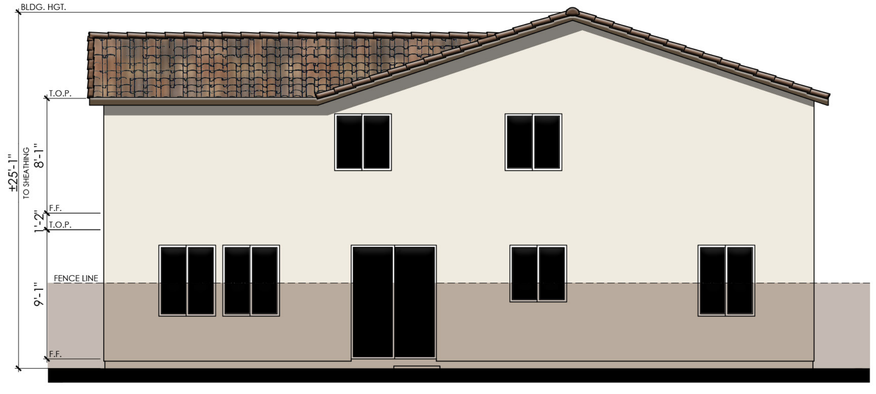
FRONT



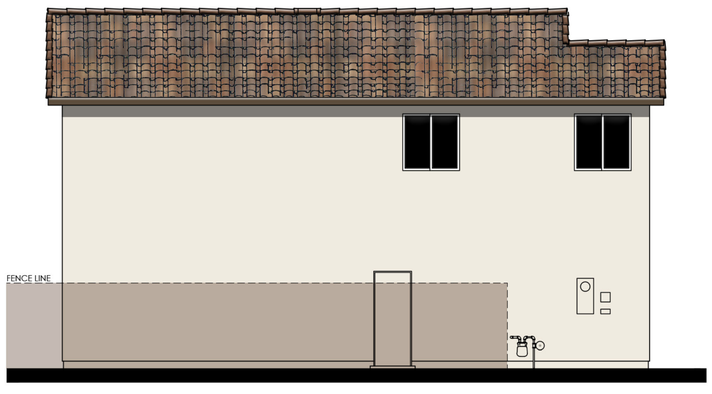
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2898)

"A" SPANISH ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-21

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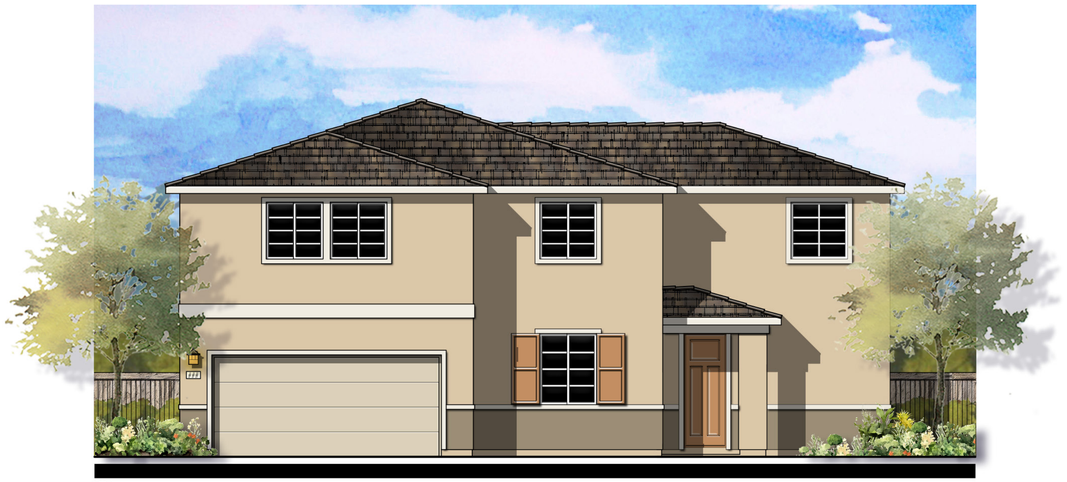
PLANNING + ARCHITECTURE



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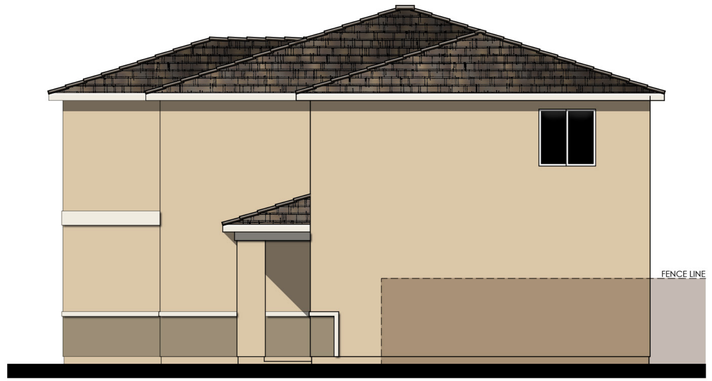
Refer to landscape drawings for wall, tree, and shrub locations

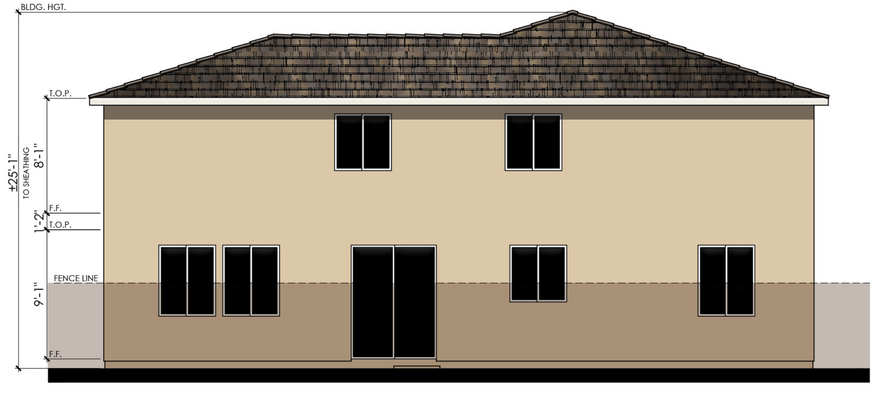
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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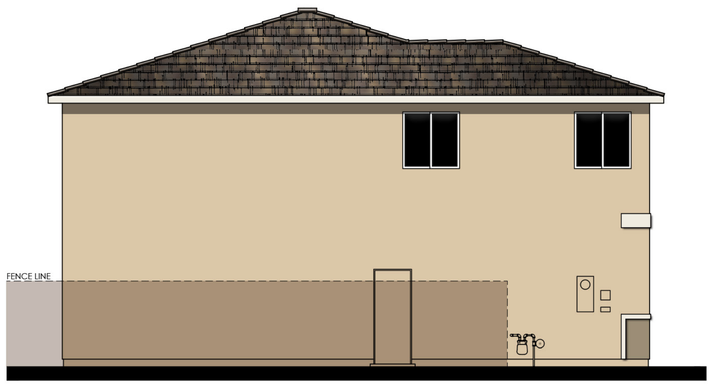

LEFT

COLOR SCHEME 4

PLAN 4B (2898)

"B" PRAIRIE ELEVATIONS

0 2 4 8 12

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MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-22

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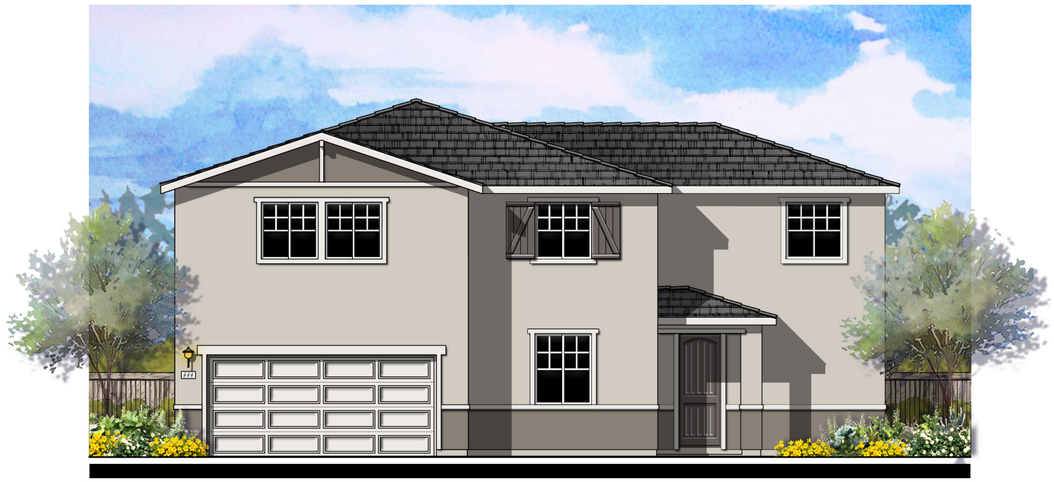
PLANNING + ARCHITECTURE



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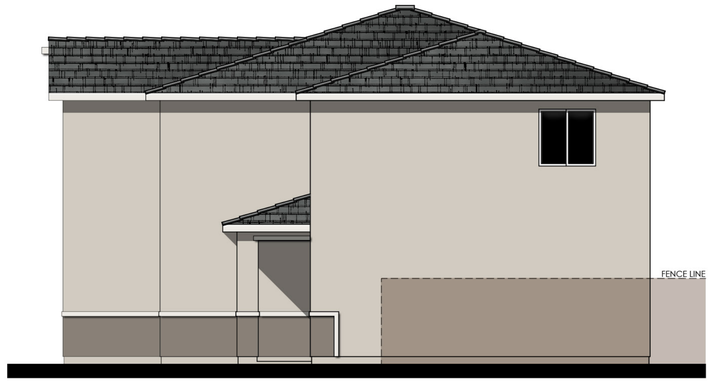
Refer to landscape drawings for wall, tree, and shrub locations

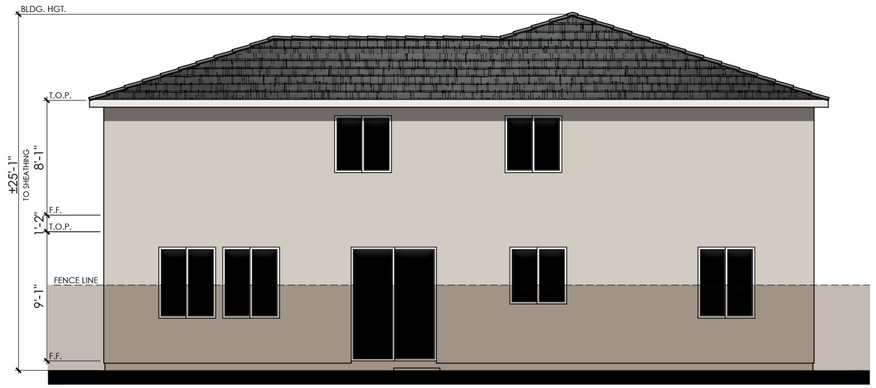
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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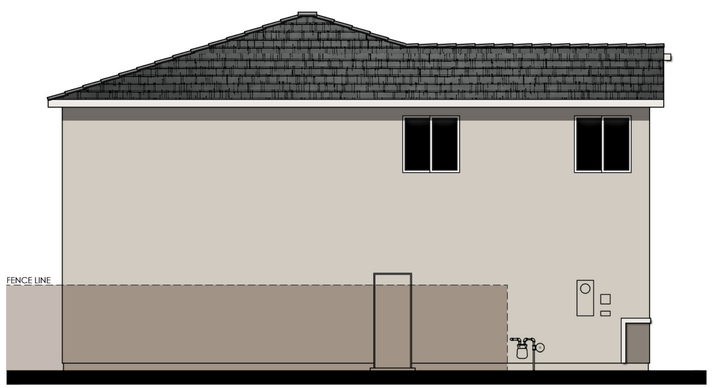

LEFT

COLOR SCHEME 7

PLAN 4C (2898)

"C" COTTAGE ELEVATIONS

0 2 4 8 12

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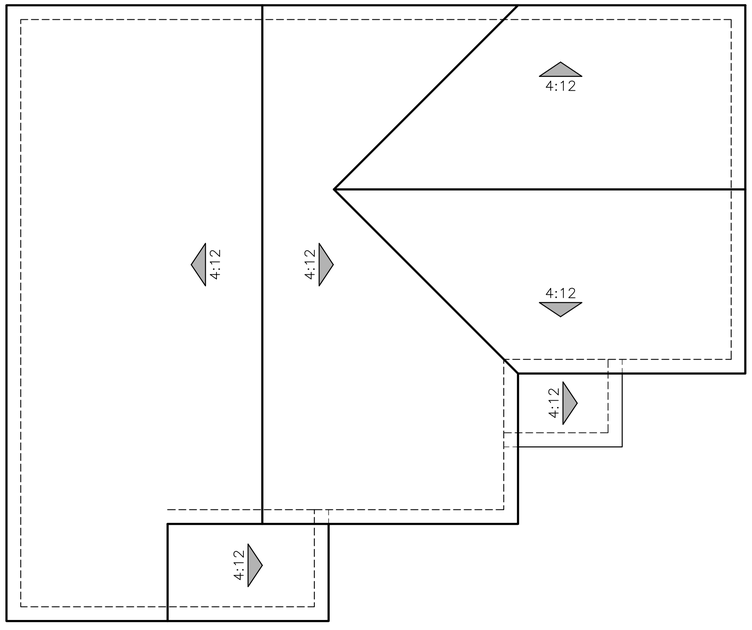
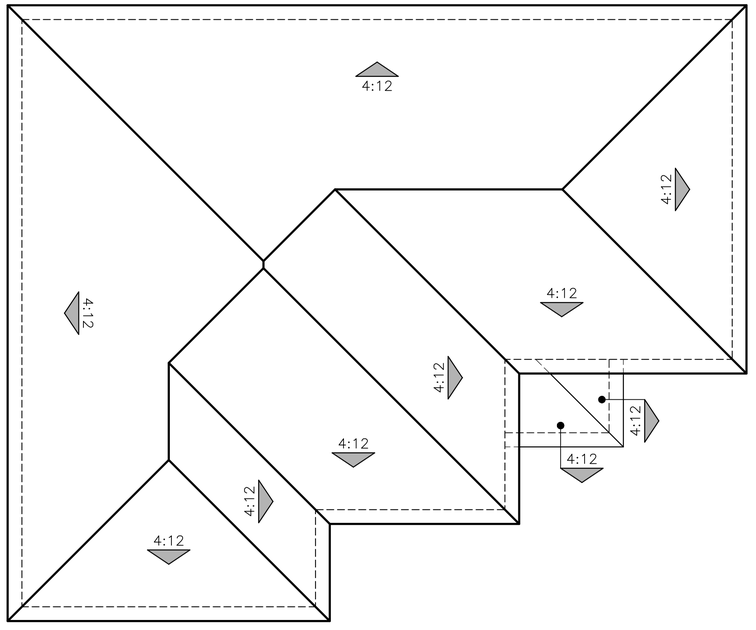
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-23

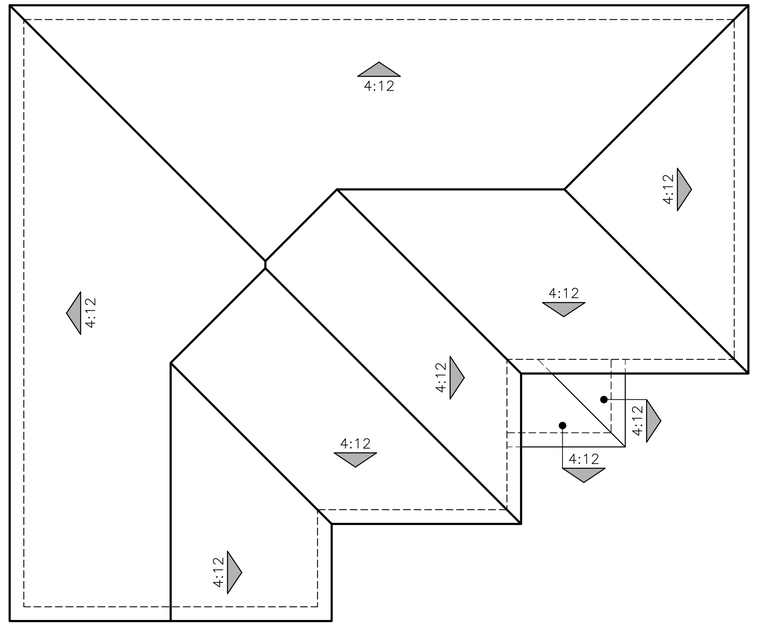
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 4 (2898)

ROOF PLANS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-24

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PLANNING + ARCHITECTURE

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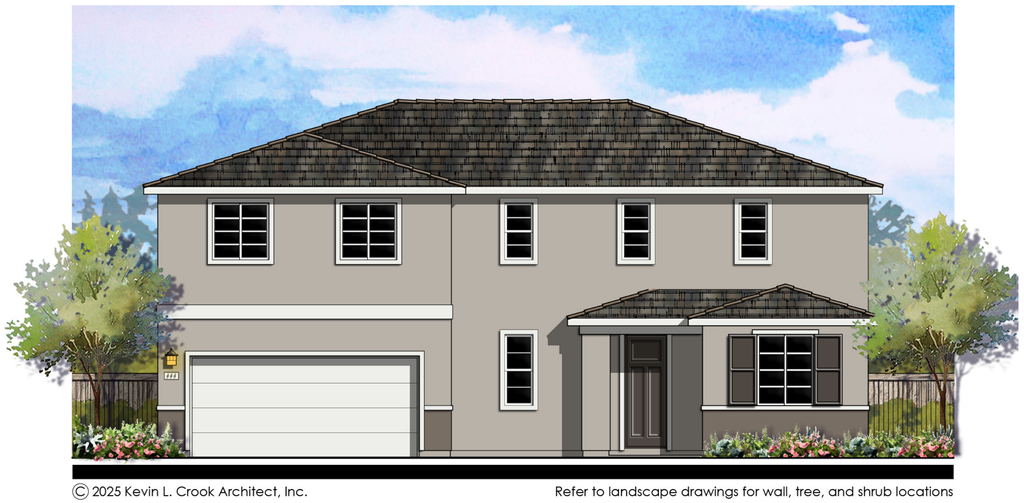
A - SPANISH



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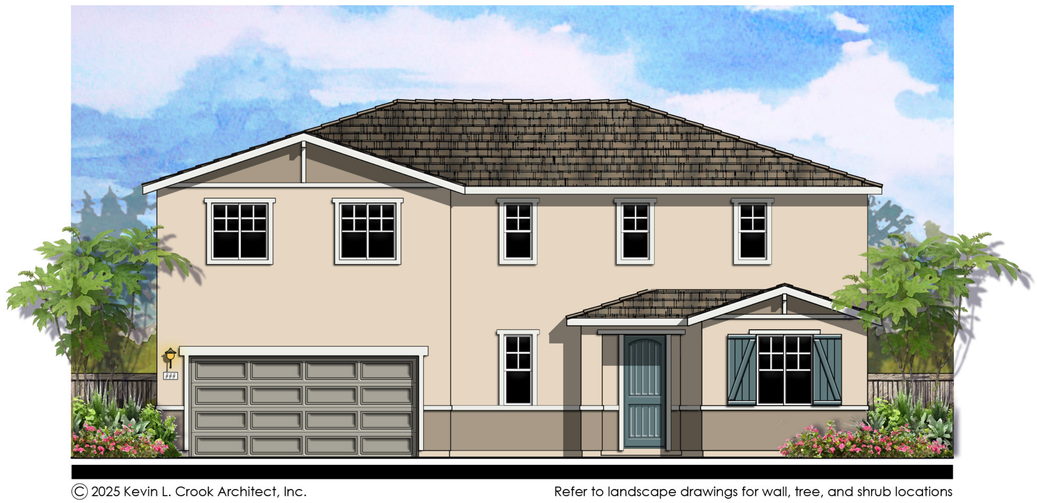
B - PRAIRIE



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C - COTTAGE

PLAN 5 (3108)

FRONT ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD

ROMOLAND, CALIFORNIA

08/28/2025

A-25

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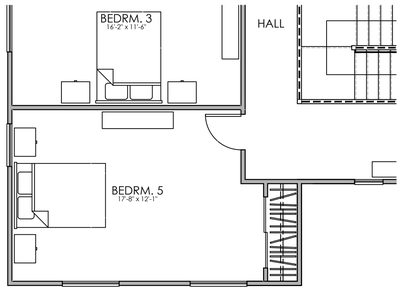
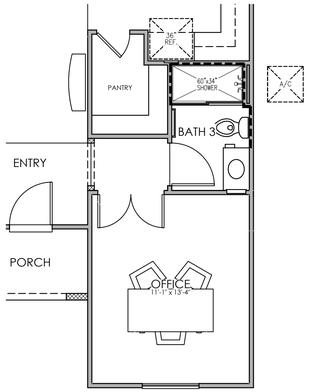
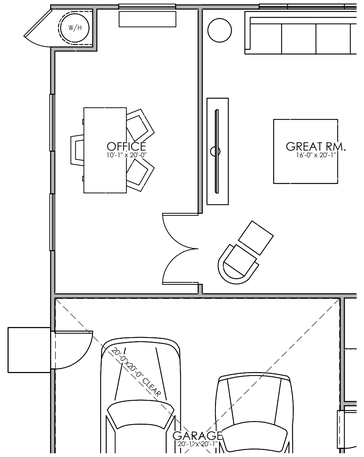
PLANNING + ARCHITECTURE



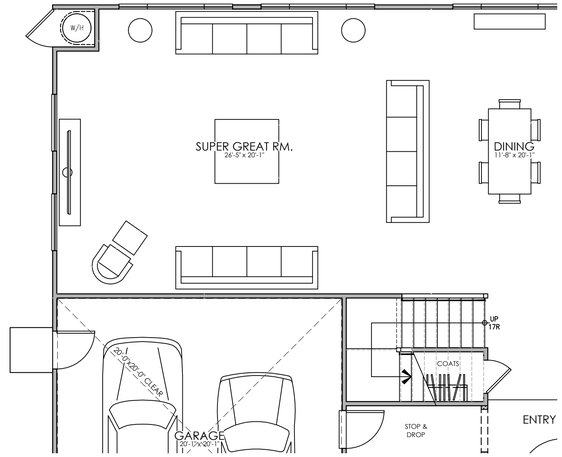
OPT. BEDRM. 5



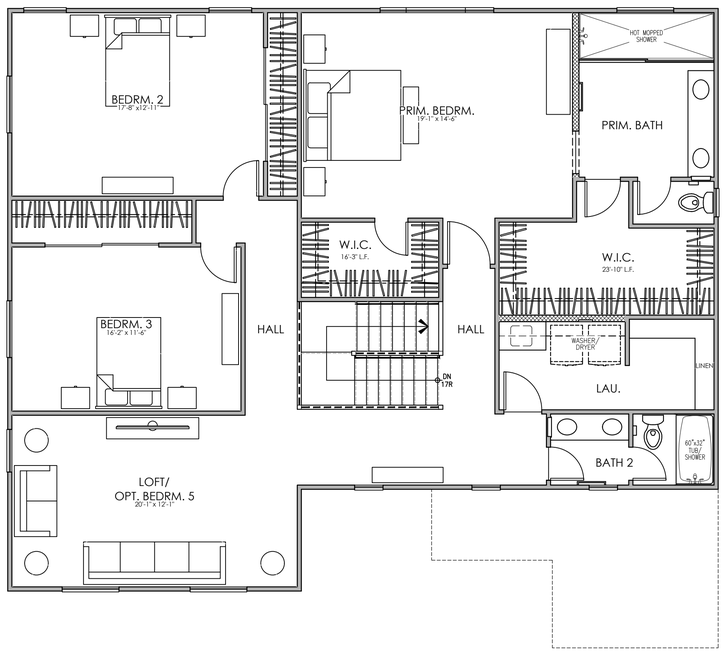
OPT. OFFICE



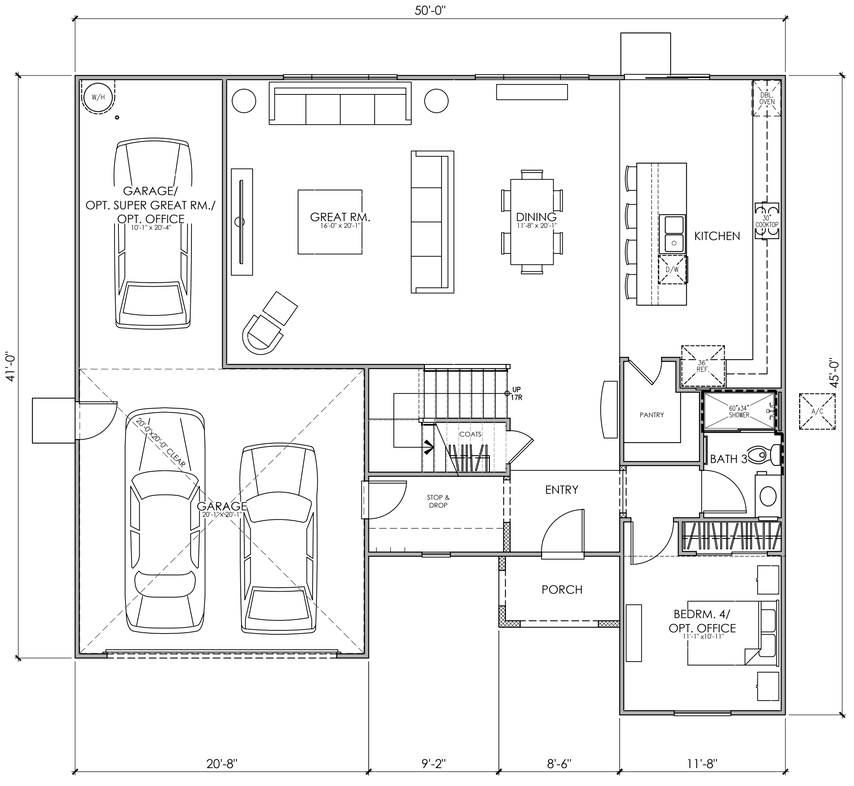
OPT. OFFICE



OPT. SUPER GREAT RM.



SECOND FLOOR



FIRST FLOOR

PLAN 5
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,339 SQ. FT.
SECOND FLOOR AREA	1,769 SQ. FT.
TOTAL DWELLING	3,108 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	631 SQ. FT.
PORCH	43 SQ. FT.

PLAN 5
OPT. OFFICE & OPT. SUPER GREAT RM.
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,544 SQ. FT.
SECOND FLOOR AREA	1,769 SQ. FT.
TOTAL DWELLING	3,313 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	43 SQ. FT.

PLAN 5A (3108)

4 BEDROOM, 3 BATH, LOFT, OPT. BEDRM. 5, OPT. OFFICE, OPT. SUPER GREAT RM. FLOOR PLAN

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-26

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE

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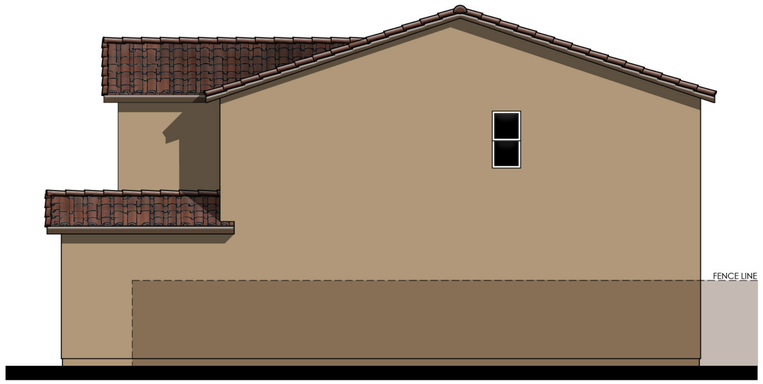
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

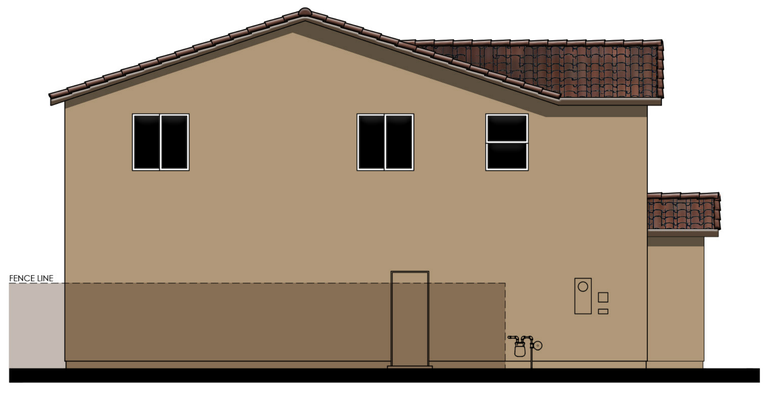


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 2

PLAN 5A (3108)

"A" SPANISH ELEVATIONS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

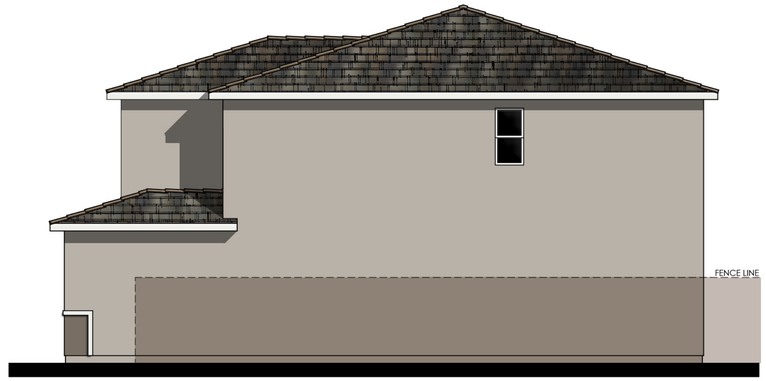
08/28/2025
A-27

Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE

© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

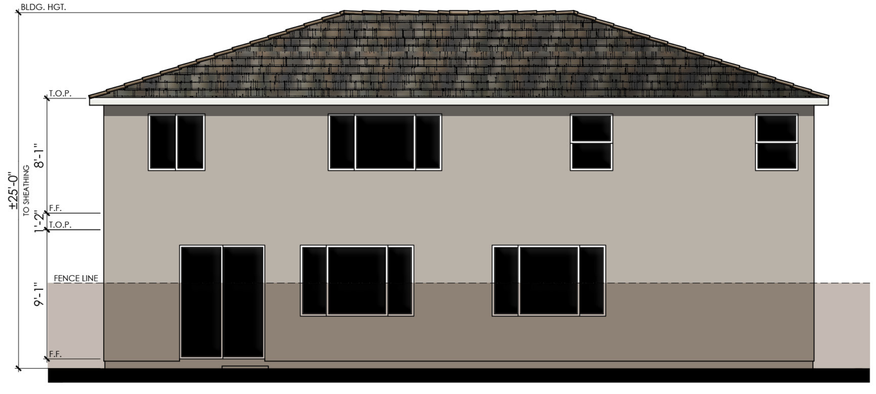
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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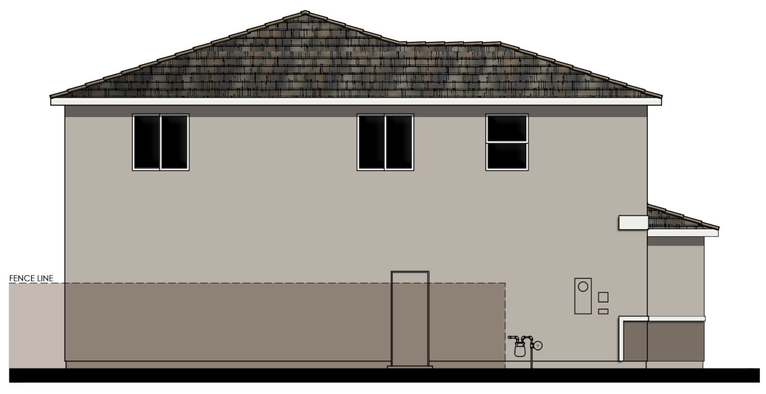


LEFT

COLOR SCHEME 5

PLAN 5B (3108)

"B" PRAIRIE ELEVATIONS

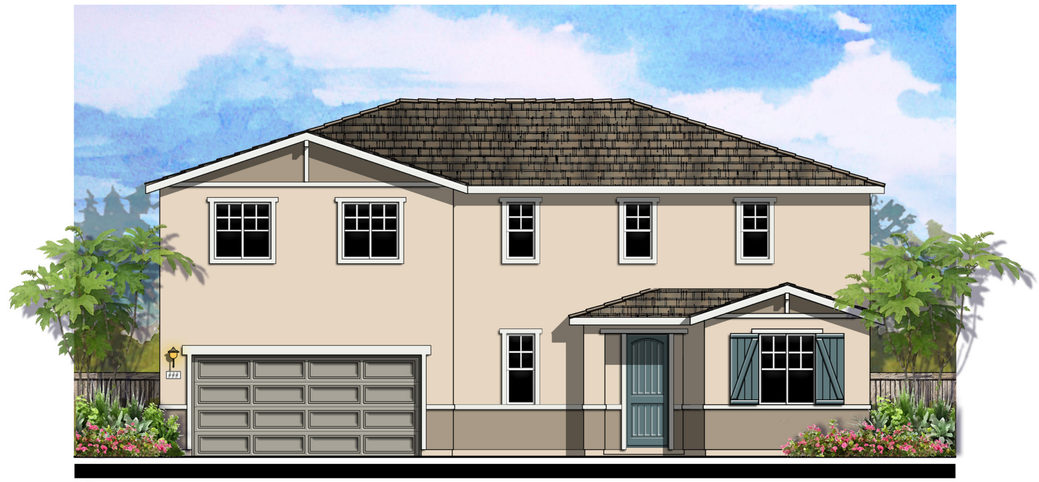
0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-28

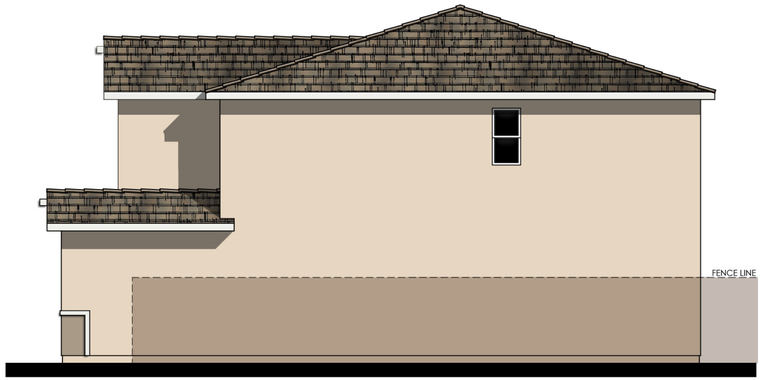
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

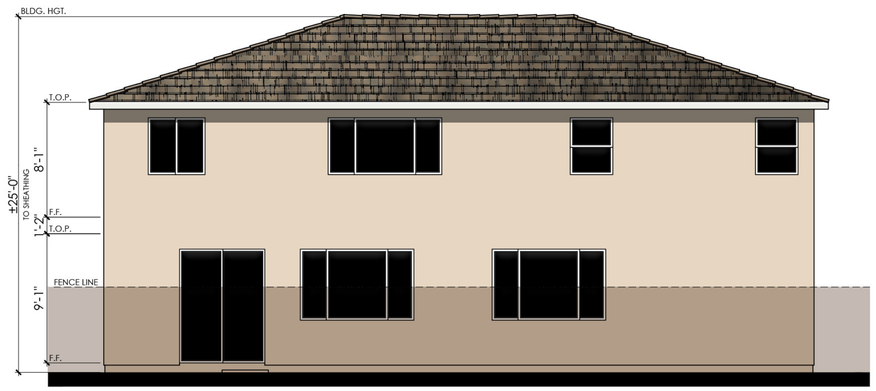
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



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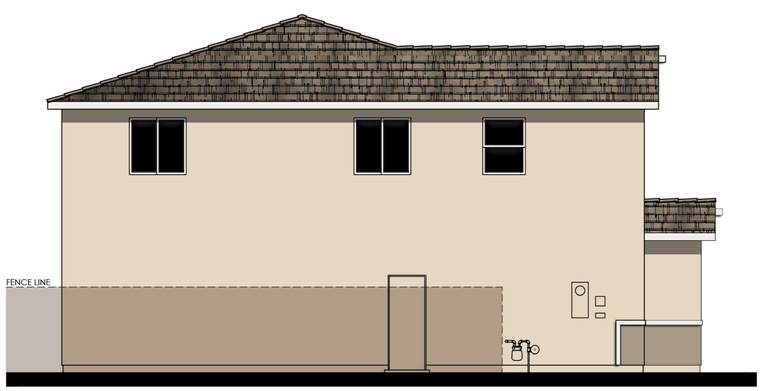


LEFT

COLOR SCHEME 8

PLAN 5C (3108)

"C" COTTAGE ELEVATIONS

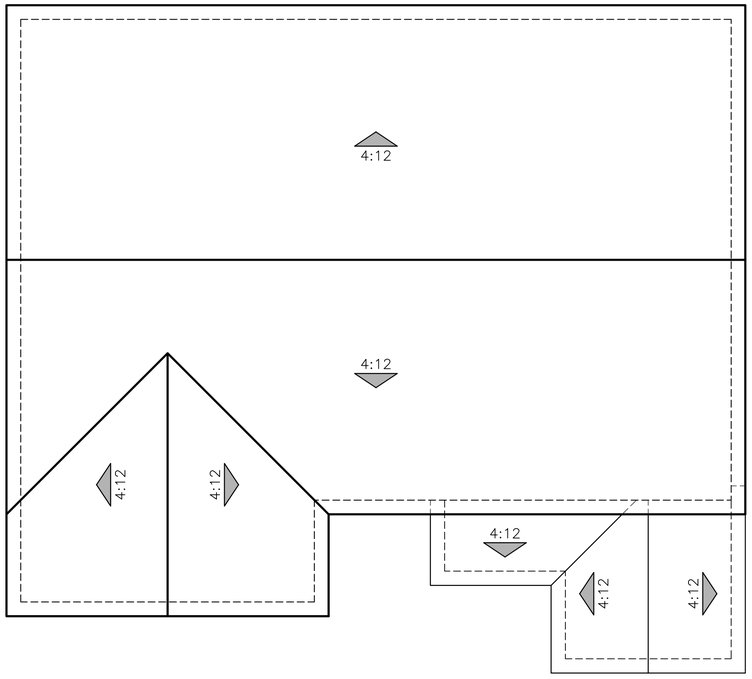
0 2 4 8 12

E|P|D SOLUTIONS, INC

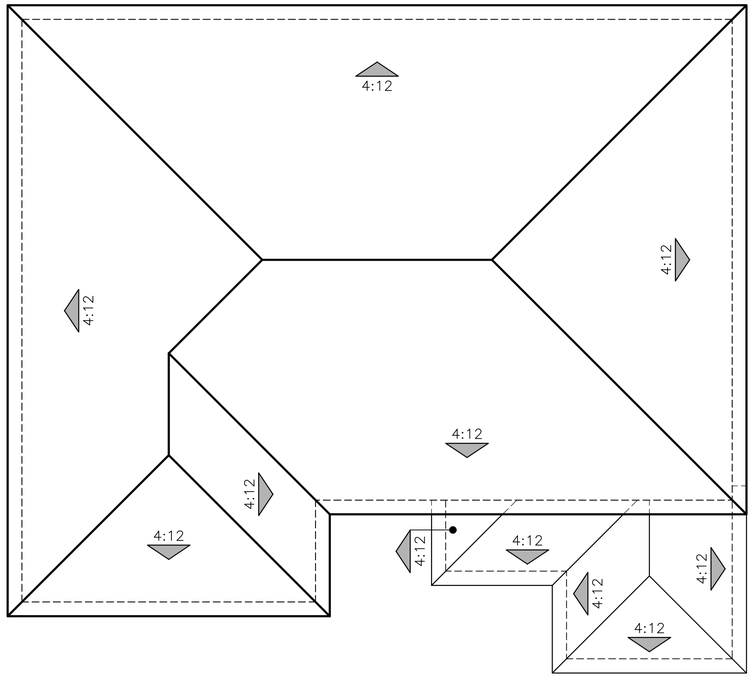
MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-29

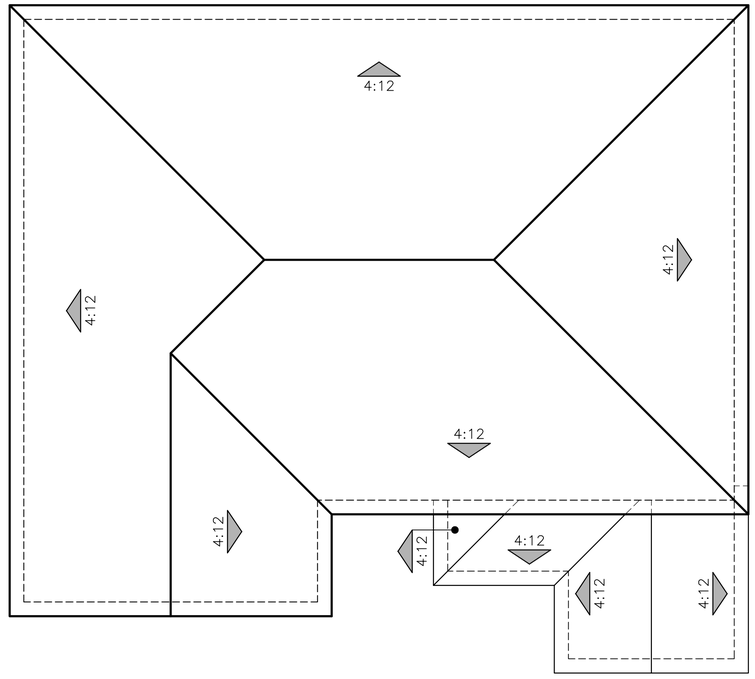
Kevin L. Crook Architect Inc #25043
PLANNING + ARCHITECTURE



A - SPANISH



B - PRAIRIE



C - COTTAGE

PLAN 5 (3108)

ROOF PLANS

0 2 4 8 12

E|P|D SOLUTIONS, INC

MAPES ROAD
ROMOLAND, CALIFORNIA

08/28/2025
A-30

Kevin L. Crook **Architect** Inc #25043
PLANNING + ARCHITECTURE

MAPES ROAD
ROMOLAND, CA

PROJECT 25043
CREATED 8/27/2025

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1522	1547
STUCCO PAINT MATCH***	SW8917 SHELL WHITE	SW7540 ARTISAN TAN	SW6121 WHOLE WHEAT
FASCIA / TRIM	SW7034 STATUS BRONZE	SW7041 VAN DYKE BROWN	SW7745 MUDDLED BASIL
GARAGE DOOR	SW7032 WARM STONE	SW7550 RESORT TAN	SW6173 COCOON
FRONT DOOR / SHUTTERS	SW6235 FOGGY DAY	SW6061 TANBARK	SW6223 STILL WATER
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF : LOW PROF "S" VILLA	1VICS3940 CLIFFSIDE	1VICS6464 CA MISSION BLEND	1VICS6169 CASA GRANDE BLEND
GUTTERS	WOOD BEIGE	BUCKSKIN BROWN	PEBBLESTONE

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1628	69	1615
STUCCO PAINT MATCH***	SW6120 BELIEVABLE BUFF	SW7023 REQUISITE GRAY	SW9093 NEARLY BROWN
SECONDARY STUCCO	SW7544 FENLAND	SW7025 BACKDROP	SW6103 TEA CHEST
FASCIA / TRIM	SW7551 GREEK VILLA	SW7006 EXTRA WHITE	SW7100 ARCADE WHITE
GARAGE DOOR	SW6155 RICE GRAIN	SW7006 EXTRA WHITE	SW0002 CHELSEA MAUVE
FRONT DOOR / SHUTTERS	SW0009 EASTLAKE GOLD	SW7020 BLACK FOX	SW2819 DOWNING SLATE
ROOF: FLAT SLATE	1FACS0141 BUCKSKIN	1FACS0330 APPALACHIAN BLEND	1FACS3233 BROWN BLEND
GUTTERS	LINEN	HIGH GLOSS WHITE	WOOD BEIGE

"C" ELEVATIONS COTTAGE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1565	434	1629
STUCCO PAINT MATCH***	SW7029 AGREEABLE GRAY	SW7572 LOTUS POD	SW9116 SERENGETTI GRASS
SECONDARY STUCCO	SW9168 ELEPHANT EAR	SW7548 PORTICO	SW6151 QUIVER TAN
FASCIA / TRIM	SW7004 SNOWBOUND	SW7006 EXTRA WHITE	SW7526 MAISON BLANCHE
GARAGE DOOR	SW7004 SNOWBOUND	SW2821 DOWNING STONE	SW7526 MAISON BLANCHE
FRONT DOOR / SHUTTERS	SW6005 FOLKSTONE	SW7617 MEDITERRANEAN	SW6200 LINK GRAY
ROOF: FLAT SHAKE	1FBCJ1430 CHARCOAL BLEND	1FBCJ0300 BRONZE PEARL BLD	1FBCJ4071 OCEAN JASPER BLD
GUTTERS	TERRATONE	LINEN	ADOBE TAN

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
GUTTERS:	RGS

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.
TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

TANCREDI SERVICES, INC.

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

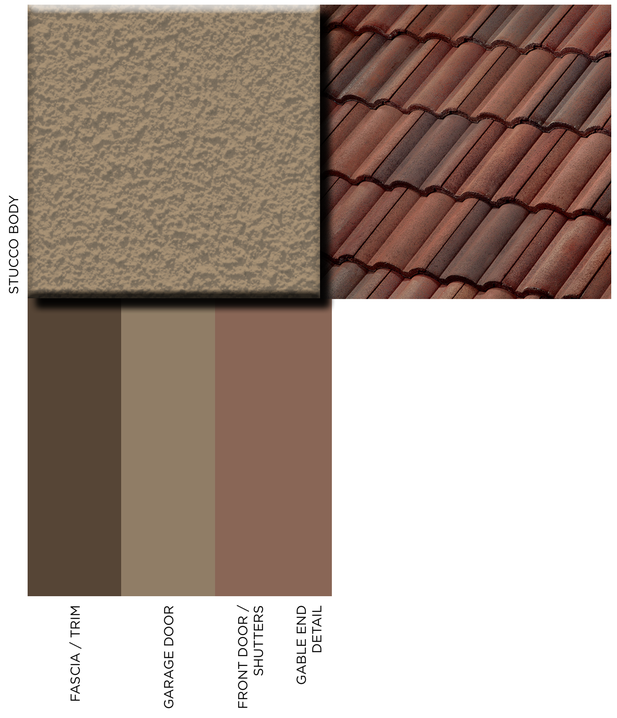
TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



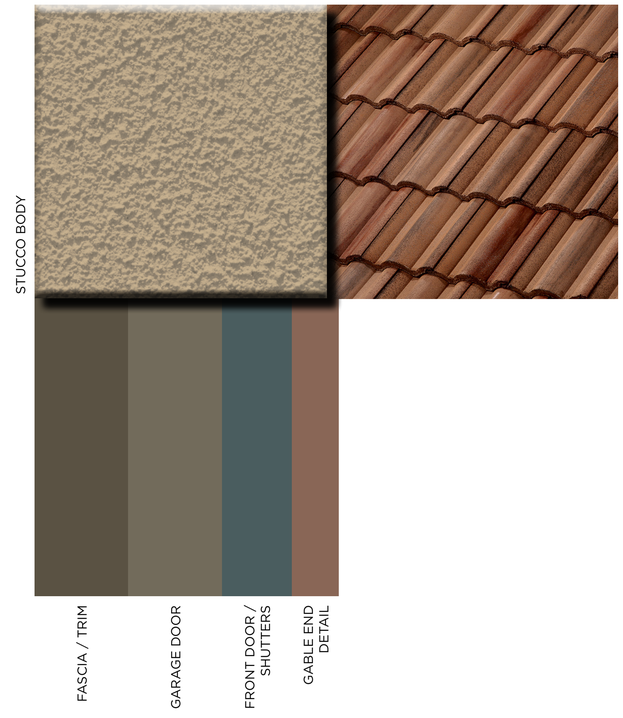
TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “A“ SPANISH

PRAIRIE
SCHEME #4

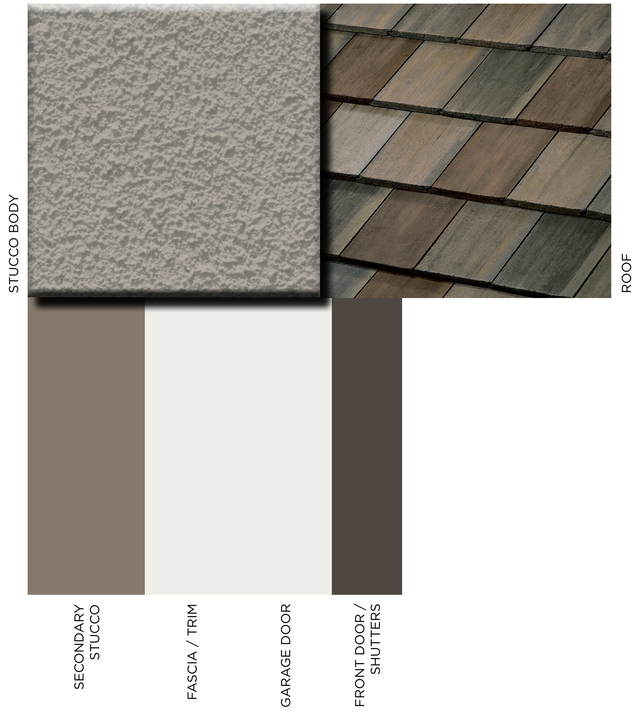
TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PRAIRIE
SCHEME #5



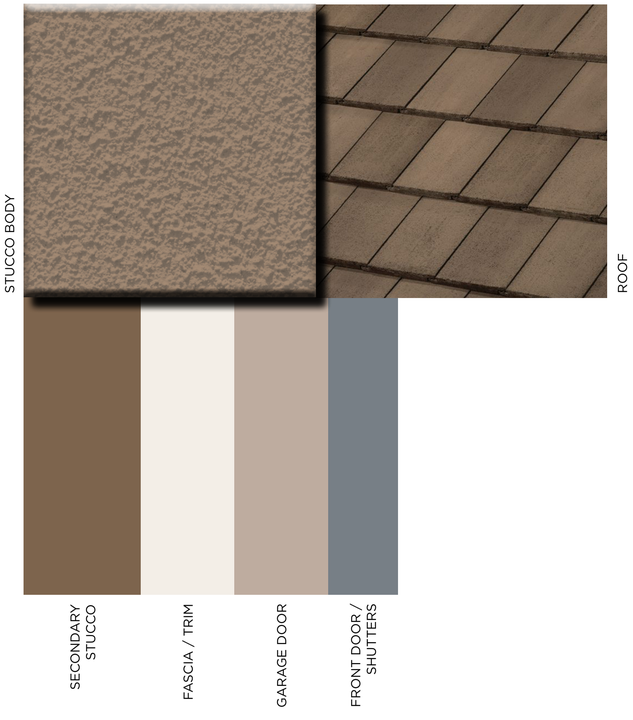
TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PRAIRIE
SCHEME #6



TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B“ PRAIRIE

COTTAGE
SCHEME #7

TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #8

TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #9

TANCREDI SERVICES, INC.

MAPES ROAD
ROMOLAND, CA

#25043
AUG. 27, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - "C" COTTAGE

Figure 1: Approved VS Proposed General Plan Land Use Designations

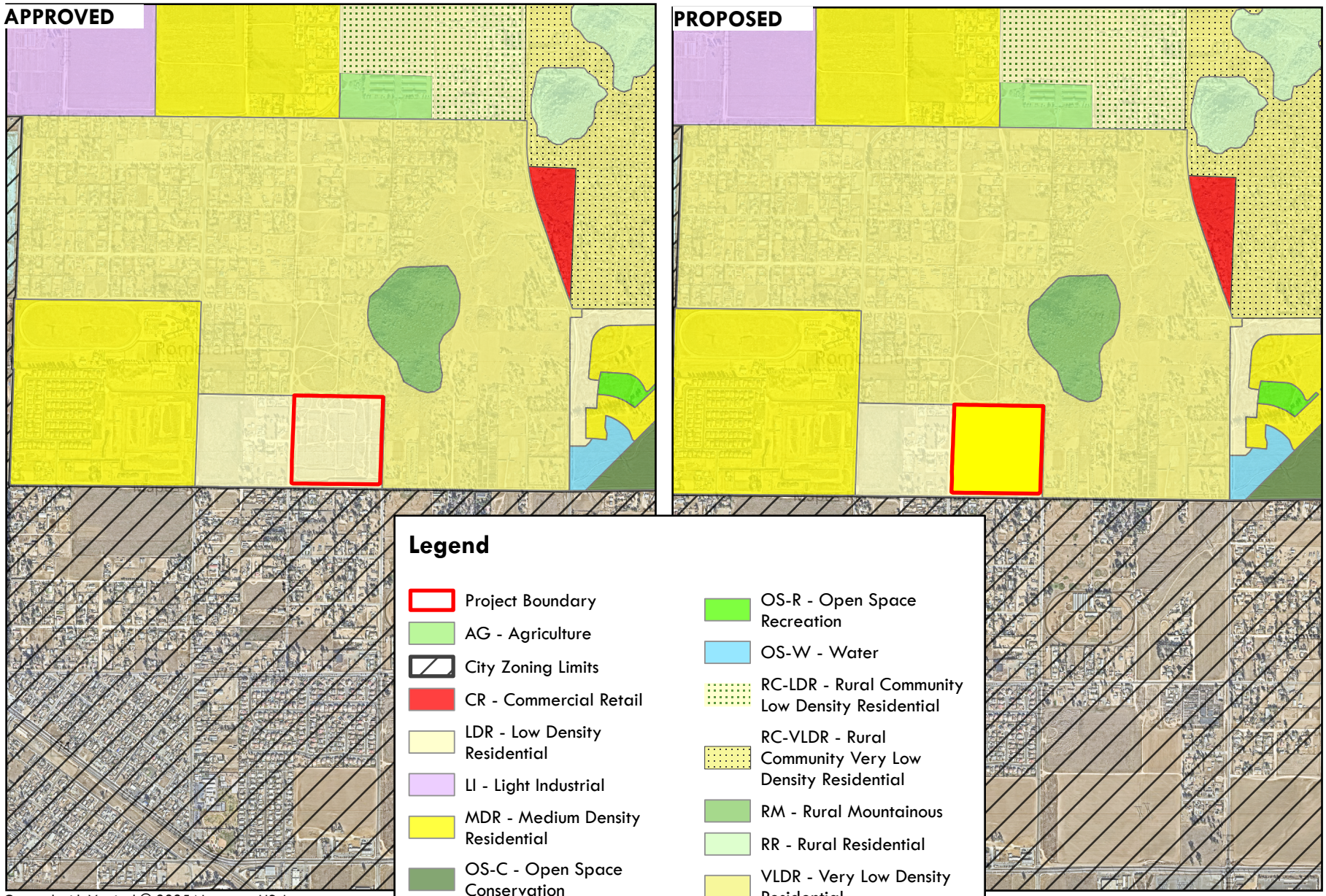
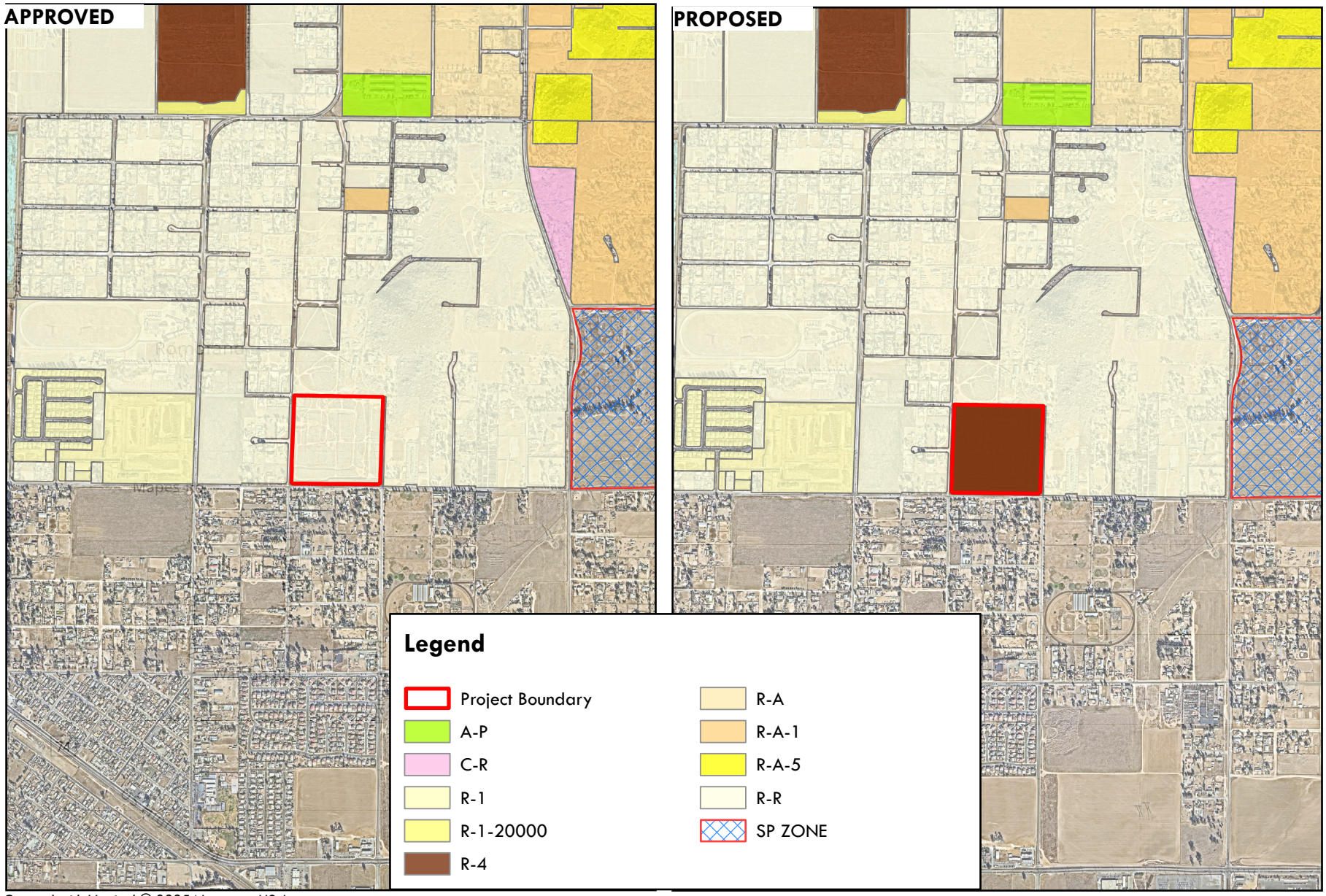


Figure 2: Approved VS Proposed Zoning Classifications



NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information, please contact County of Riverside Planner Mona Mossayeb at 951-955-6187.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Yesenia Casas at (951) 955-5132.

PLACE OF HEARING:	**Riverside County Administration Center** **4080 Lemon Street, 1st Floor Board Chambers** **Riverside California**
DATE OF HEARING:	**December 15, 2025**
TIME OF HEARING:	**9:30 A.M.**

CASE DESCRIPTION:

ZAP1663MA25 – EPD Solutions LLC (Representative: Dane Palanjian)– County of Riverside Case Nos. GPA250018 (General Plan Amendment), CZ2500031(Change of Zone), TTM39316 (Tentative Tract Map), PPT250045 (Plot Plan). A proposal subdivide 39.09-acres into 158 single family residential lots, located on the northeast corner of Mapes Road and Trade Winds Drive. The applicant also proposes to amend the sites general plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant also proposes change the sites zoning from Rural Residential (R-R) to Planned Residential (R-4). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1663MA25 Date Submitted: 9/9/25

AIA: March Zone: D Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: EPD SOLUTIONS, INC. - DANE PALANJIAN

Applicant Address: 3333 MICHELSON DR, SUITE 500, IRVINE CA 92612

Phone: 949-794-1188 **Email:** DANE@EPDSOLUTIONS.COM

Representative/ Property Owner Contact Information

Representative: EPD SOLUTIONS, INC. **Email:** DANE@EPDSOLUTIONS.COM

DANE PALANJIAN Phone: 949-794-1188

Address: 3333 MICHELSON DR, SUITE 500, IRVINE CA 92612

Property Owner: CORONA SOUTH MAIN DEVELOPMENT LP **Email:** admin@quarrycapital.net

DENNIS TROESH Phone: 702-889-0828

Address: 1370 JETSTAR AVE, SUITE 100, HENDERSON NV 89052

Local Jurisdiction Agency

Agency Name: Riverside County Planning Phone:

Staff Contact: **Email:**

Address: 4080 Lemon Street, 12th Floor Riverside, CA 92501

Local Agency Case No.: OAPL2500605, CZ2500031, GPA250018, TTM39316, PPT250045

Project Location

Street Address: 24848 TRADEWINDS DR, SUN CITY, CA, 92585 Gross Parcel Size.: 39.09

Assessor's Parcel No.: 327480001 - 015, 357491001 - 018, 327481001 - 012, 327490001 - 016

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 1414.42 Feet

Height of Building or structures: Max Building Height: 25'1" Feet

What type of drainage basins are being proposed and the square footage: Bioretension Basin of 25,412 SF

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$4,250	$2,827	$2,310	$1,537
Community Plan or Area Plan (County or City)	$4,250	$2,762	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,750	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,508	N/A	$1,363
General Plan Amendment	$1,531	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,531	$1021	$832	$554
Non-Impact Legislative Project (as determined by staff)	$483	N/A	$375	N/A
Tract Map	$1,742	$1,170	$947	$636
Conditional Use Permit or Public Use Permit	$1,531	$1,021	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,531	$1,021	$832	$554
Parcel Map	$1,531	$1,021	$832	$554
Environmental Impact Report*	$3,506	$2,338	$1,906	$1,271
Other Environmental Assessments*	$1,922	$1,275	$1,044	$693
Building Permit or Tenant Improvement	$659	$447	$359	$243

Effective May 13, 2024, an additional fee of $219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.3
HEARING DATE:	December 15, 2025
CASE NUMBER:	ZAP1110PS25 – King's Schools of the Desert (Representative: William Karg)
APPROVING JURISDICTION:	City of Cathedral City
JURISDICTION CASE NO:	ZOA25-0001 (Zoning Ordinance Amendment), CUP25-0003 (Conditional Use Permit)
LAND USE PLAN:	2005 Palm Springs International Airport Land Use Compatibility Plan
Airport Influence Area:	Palm Springs International Airport
Land Use Policy:	Airport Compatibility Zones D and E
Noise Levels:	Below 55 CNEL contour from aircraft noise

MAJOR ISSUES: The proposed project results in a non-residential average acre intensity of 284 people per acre, and a single acre intensity of 1,159 people, which are both inconsistent with the Zone D non-residential intensity criteria of 100 people per acre and 300 people per single acre.

RECOMMENDATION: Staff recommends that the Commission find the proposed Zoning Ordinance Amendment INCONSISTENT with the 2005 Palm Springs Airport Land Use Compatibility Plan, and also find the proposed Conditional Use Permit INCONSISTENT, based on the fact that the project is inconsistent with the required non-residential intensity criteria.

PROJECT DESCRIPTION: A proposal to construct a 27,121 square foot gymnasium building with classrooms and three classroom buildings totaling 9,049 square feet on an existing school site on 5.26-acres. The applicant also proposes to amend the zoning ordinance to amend the sites zoning for Resort Residential (RR) to allow schools.

PROJECT LOCATION: The site is located at 67675 Bolero Road, located at 67675 Bolero Road, westerly of San Domingo Drive, and northerly of Carey Road, approximately 10,160 feet southeasterly of the southerly terminus of Runway 13L-31R at Palm Springs International Airport.

BACKGROUND:

Non-Residential Average-Acre Intensity: Pursuant to the Palm Springs International Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones D (4.63-acres) and E

(0.51-acres), which restricts average intensity to 100 people per acre in Zone D. Zone E does not restrict non-residential intensity.

Pursuant to Appendix C, Table C-1 of the Riverside County Airport Land Use Compatibility Plan, the following rate was used to calculate projected occupancy for the proposed building:

- Locker Room - 1 person per 50 square feet
- Classrooms - 1 person per 20 square feet
- Storage – 1 person per 300- square feet
- Office - 1 person per 200 square feet
- Assembly - 1 person per 15 square feet
- Kitchen - 1 person per 200 square feet
- Retail - 1 person per 115 square feet

The project proposes to construct a 27,121 square foot gymnasium building with classrooms and three new classroom buildings totaling 9,049 square feet on an existing school site within Zone D (4.63-acres), consisting of 10,206 square feet of assembly area (680), 12,130 square feet of classroom area (607), 1,622 square feet of office area (8), 925 square feet of kitchen area (5), 213 square feet of retail area (2), and 3,504 square feet of storage area (12), accommodating a total occupancy of 1,314 people, resulting in an average intensity of 284 people per acre, which is inconsistent with the Compatibility Zone D average intensity criterion of 100 people per acre. There is no development proposed in Zone E (0.51-acres).

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the number of parking spaces provided for standard vehicles (89), the total occupancy would be estimated at 134 for an average intensity of 29 people per acre, which is consistent with the Compatibility Zone D average criterion of 100 people. Zone E has no restrictions.

Non-Residential Single-Acre Intensity: The site is located within Compatibility Zones D (4.63-acres) and E (0.51-acres) of Palm Springs International Airport Influence Area, which limits maximum single acre intensity to 300 people in Zone D. There is no development proposed in Zone E (0.51-acres).

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include building 1: 2,381 square feet of classroom area (119), 300 square feet of office area (2), 43 square feet of storage area (1); and building 4: 7,021 square feet of classroom area (352), 10,052 square feet of assembly area (670) 1,085 square feet of office area (5), 1,333 square feet of storage area (4), and 925 square feet of kitchen area (5), accommodating a total occupancy of 1,159 people, which is inconsistent with the Compatibility Zone D single acre intensity criterion of 300 people. There is no development proposed in Zone E.

The applicant and the City contest the ALUC intensity calculations, indicating that the school campus, which has operated since 1994, is about 300 students and that the proposed expansion does not expand the capacity of the enrollment. They contend that the number of students and the number of classes will not increase, and it can be assumed that the number of staff and guests typically on the site would not meaningfully change as a result of the project.

While the cap of students may be limited to 300 people per enrollment, there is no cap on the number of non-students (guests, family members) that could be allowed on campus, and could potentially be clustered and concentrated in specific areas like the proposed gymnasium area, which the Compatibility Plan references:

- Section 3.1.4 Nonresidential Development in the Compatibility Plan states "The compatibility of nonresidential development shall be assessed primarily with respect to its usage intensity (the number of people per acre) and the noise sensitive of the use. Additional criteria listed in Table 2A shall also apply: (a) The total number of people permitted on a project site at any time, except for rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. (1) Usage intensity calculations shall include all people (e.g. employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside. (b) No single acre of a project site shall exceed the number of people per acre indicated in Policy 4.2.5.(b) and listed in Table 2A unless special risk reduction building design measures are taken as described in Policy 4.2.6".

- Section 4.2.2 Risks to People on the Ground in the Compatibility Plan states "The principal means of reducing risks to people on the ground is to restrict land uses so as to limit the number of people who might gather in areas most susceptible to aircraft accidents. The usage intensity criteria cited in Table 2A reflect the risks associated with various locations in the environs of the airports in the county. (Methods for determining the concentration of people for various land uses are provided in Appendix C.)". Appendix C identifies the methodologies the ALUC uses to calculate intensity: building code, parking code, and survey of similar uses.

Historically, the Commission has reviewed several cases for proposed schools within the airport influence areas and determined them to be inconsistent due to those project's intensities exceeding the non-residential intensity criteria of the underlying compatibility zone (ZAP1064RI14, ZAP1015RI07, ZAP1076RI16, ZAP1004PS07). The Commission did find consistent ZAP1038PS16 pursuant to Section 3.3.2(b) and 3.3.6 for a proposal to build five new buildings within the school's existing campus with the following findings:

1. The proposed enrollment level would not exceed the actual enrollment that existed at the time of Compatibility Plan adoption; therefore, the project would not increase the average intensity of the site.

2. Since no information is available regarding the single-acre intensity that existed at the time of Plan adoption, there is no evidence that the project would result in an increase in single-acre intensity.

3. The proposed capacity of the school would not exceed the peak number of students accommodated at the facility at or slightly after the time of Compatibility Plan adoption.

4. Although Building E has the capacity to accommodate approximately 747 people, the use of the assembly area within the building would be rare and for limited periods of time.

5. There are no other viable sites of residential fee land located outside a flood zone that could accommodate 600 students within the service area for this elementary school.

6. The project site is located in an area where average aircraft noise is below 60 CNEL, thus limiting noise impacts and potential nuisance complaints.

7. The purpose of the rebuilding is to provide for a safer school for the students.

8. All proposed buildings would be constructed of reinforced masonry block, and the Cathedral City Fire Department has prepared a letter that notes that the proposed new buildings and site improvements would include automatic fire sprinklers, integrated fire alarms, and additional fire lanes and fire hydrants that do not exist at the current facility; thus, potential fire hazards to facility occupants would be reduced.

9. The project site is not located beneath or near the extended centerline of the runway at Palm Springs International Airport or within the general traffic pattern envelope, wherein approximately 80% of aircraft overflights are expected to occur.

10. Approximately 25% of the project site would consist of ALUC-qualifying open area, which substantially exceeds the minimum Compatibility Zone D requirement of 10% open area. This additional open area provides a potential location for emergency landings for small aircraft, which may assist in offsetting the risk of an emergency landing within the more intensely used portions of the site.

11. The nearby golf course and Whitewater Wash east of the project site constitute alternative potential emergency landing locations.

12. Based on the above findings, ALUC concludes that Agua Caliente Elementary School constitutes a nonconforming nonresidential development pursuant to Section 3.3.2(b) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan and that the usage intensity is not being increased above the levels existing at the time of adoption of the 2005 Palm Springs International Airport Land Use Compatibility Plan.

13. The above findings constitute extraordinary circumstances warranting a policy exception for the proposed action.

14. Exterior noise levels from aircraft at this location average less than 60 CNEL, and not more than 20% of aircraft utilizing Palm Springs International Airport overfly the site; therefore, the project will not result in excessive aircraft-generated noise exposure for the proposed use.

15. Based on Findings No. 7 through 11 above, and with the project being subject to the conditions included herein, the project will not expose persons on the ground to an excessive safety hazard or risk, nor will it result in hazards to aircraft in flight.

Prohibited and Discouraged Uses: The project proposes a school use within Zone D. Under Table 2A, schools in Zone D are designated as “discouraged” uses subject to a stringent exception standard, and the project’s calculated average and single-acre intensities independently exceed Zone D limits. Both grounds render the project inconsistent.

Harmonization of Section 4.2.3 and Table 2A: The Plan must be read as a whole. Section 4.2.3 identifies schools as uses with “vulnerable occupants” warranting the highest level of

safety concern. Table 2A then operationalizes that policy by: (i) prohibiting schools in Zones A-C; and (ii) designating schools in Zone D as "discouraged," meaning they should generally not be permitted unless no feasible alternative is available (footnote 17). Reading the provisions together, schools are presumptively disallowed in Zone D absent a documented, no-feasible-alternative showing and full compliance with all quantitative criteria (intensity, clustering, noise, airspace, and overflight conditions.)

While staff acknowledges the applicant's stated need to expand, the application does not satisfy the Zone D exception standard. The submittal includes no no-feasible alternative siting analysis. Independently, the proposed program yields an average intensity of approximately 270 people per acre and a single-acre intensity of approximately 570 people, exceed Zone D caps (100 per acre average; 300 per any single acre). Under the Plan, a discourage use that cannot meet the quantitative criteria is inconsistent and should not be approved.

Exception Standard in Zone D (Discouraged Uses): To overcome the Zone D presumption against approval, an applicant must demonstrate: (1) no feasible alternative site outside Zone D, supported by a countywide siting analysis; and (2) strict compliance with all applicable quantitative criteria, including the Zone D average intensity limit of 100 people per gross acre and the maximum of 300 people per any single acre (Table 2A; applicable policies on clustering). Failure on either prong precludes approval.

Occupancy Methodology Clarification: Appendix C permits multiple methods to estimate occupancy. For conservative safety planning and to reflect concurrent school operations (classrooms, gymnasium, assemblies, and pick-up/drop-off conditions), staff relies on the floor-area method as the governing basis for this determination. The parking-space proxy reflects off-peak conditions and does not capture typical concurrent occupancies, and therefore is not determinative for Zone D intensity compliance.

Nonconfirming, Infill, and Special Conditions: These policies do not provide a path to approval.

(i) Nonconforming: the project increases intensity above existing levels.
(ii) Infill: the site is not at least 65% bounded by similar school uses.
(iii) Special Conditions: no terrain or extraordinary site factors have been identified that would materially reduce risk.

None of these provisions supersede the Zone D discouraged-use presumption or the quantitative intensity limits.

The following is a list of school references in the Public Utilities Code, State Airport Land Use Planning Handbook, and the Riverside County Airport Land Use Compatibility Plan:

- Public Utilities Code section 21670(f) states that "It is the intent of the Legislature to clarify that, for the purposes of this article, that special districts, school districts, and community college districts are included among the local agencies that are subject to the airport land use laws and other requirements of this article".

- Section 4.2.3 Land Uses of Special Concern in the Compatibility Plan identifies "certain types of land uses represent special safety concerns irrespective of the number of people

associated with those uses. Land Use of particular concern include: (a) Uses having Vulnerable Occupants: Uses in which occupants have reduced effective mobility or are unable to respond to emergency situations shall be prohibited within All Compatibility Zones except Zone E. These uses include children's schools and day care centers (with 7 or more children), hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped". Table 2A already identifies that schools are not explicitly prohibited in Zone D, but also states that they are discouraged under Other Development Conditions, and discouraged uses should generally not be permitted unless no feasible alternative is available.

- Section 4.2.3 identification of school's as vulnerable occupants, combined with the discouragement of schools in Zone D, emphasizes the safety concerns regarding schools in Zone D, which the Commission should consider.

- Section 3.3.1 in the Handbook states "Sensitive Uses – This category includes land uses which, because of their special sensitivity, should be excluded from certain locations near airports even if they meet other quantitative criteria. Children's schools, day care centers, hospitals, nursing homes, and other highly risk-sensitive or low mobility uses are primary examples".

- Safety Zone 6 – Traffic Pattern Zone in the Handbook includes basic compatibility policies which limit children schools.

- Section 4.4.4 in the Handbook Safety Criteria for Other Types of Land Uses, identifies uses with Vulnerable Occupants. "Other types of land uses also tend to be given special deference by the community. These are uses for which risk acceptability cannot be measured simply in terms of the number of occupants. The vulnerability of the occupants to the risks of aircraft accidents must also be considered. In many instances, the appropriate policy may be outright prohibition of new instances of these uses and expansion of existing facilities. Perhaps the most significant uses on this list are schools. This status is reflected in building codes and other regulations that set higher standards for school buildings. Even with respect to aviation-related impacts, the California Education Code (Section 17215(a)) requires special attention be given to new school sites, dictating that Caltrans review and approve sites within two miles of an airport runway. In general, the community gives special attention to protection of children. Similarly, special consideration should also be given, when formulating safety policies, to other facilities that cater to children such as recreation/after-school centers and sports facilities".

- Section i-5.3 in the Handbook states "the issue of safety compatibility is one of evaluating "risk", and determining the locations around an airport that are at the greatest risk of experiencing an aircraft accident. Research was performed during the preparation of this *Handbook* update to identify any potential changes in aircraft accident patterns. Nothing substantial has changed with respect to where the highest number of aircraft accidents are occurring. Typically accidents occur along the extended runway centerline. Proper safety and airspace protection minimizes the number of people on and off of the airport that are exposed to the risks associated with potential aircraft accidents and avoids flight hazards that interfere with aircraft navigation".

- It should be noted that the project is in Zone D Primary Traffic Patterns, where the Risk Level is Low, and states that "about 20-30% of general aviation accidents take place in this zone, but large area encompassed means low likelihood of accident occurrence in any given location" (Table 3A Compatibility Zone Factors Compatibility Plan).

The ALUC's duty is to ensure that projects are consistent with the Compatibility Plan criteria in order for proper safety and airspace protection by minimizing the number of people that are exposed to risks associated with potential aircraft accidents. The project's proposed number of people and intensity greatly exceeds the Compatibility Plan maximum nonresidential intensity criteria established in Zone D.

Noise: The site is located outside the Palm Springs Airport Compatibility Plan 55 CNEL contour relative to aircraft noise contour. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The elevation of Runway 13L-31R at its southerly terminus is 395.5 feet above mean sea level (AMSL). At a distance of approximately 10,160 feet from the project to the nearest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 497 feet AMSL. The site elevation is 328 feet AMSL and proposed building height is 29 feet, resulting in a top point elevation of 357 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 10,160 feet from the runway and therefore would not be subject to the above requirement.

Open Area: Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is on 5.26 acres, therefore open area is not required. Zone E does not require any open area provision.

Zoning Ordinance Amendment: The project also proposes to amend the zoning ordinance to amend the sites zoning for Resort Residential (RR) to allow schools. Although schools are not identified as a prohibited use in Zones D and E, the project is inconsistent with the Zone D intensity criteria of 100 people per average acre and 300 people per the single acre. Therefore the proposed zoning ordinance amendment in conjunction with the current the site plan would be inconsistent with the compatibility plan criteria.

Countywide Policies Special Conditions: The applicant had inquired about other countywide policies that might be appropriate and applicable to their project.

3.3.1. Infill. Where development not in conformance with the criteria set forth in this Compatibility Plan already exists, additional infill development of similar land uses may be allowed to occur even

if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within Compatibility Zones A or B1. (a) A parcel can be considered for *infill* development if it meets *all* of the following criteria plus the applicable provisions of either Sub-policy (b) or (c) below: (1) The parcel size is no larger than 20.0 acres. (2) At least 65% of the site's perimeter is bounded (disregarding roads) by existing uses similar to, or more intensive than, those proposed. (3) The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses. (4) Further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics (e.g., through use permits, density transfers, addition of second units on the same parcel, height variances, or other strategy) are prohibited. (5) The area to be developed cannot previously have been set aside as open land in accordance with policies contained in this *Plan* unless replacement open land is provided within the same compatibility zone.

Infill policy is largely dependent on similar land uses surrounding the project site (at least 65% surrounded by similar existing uses). The project is surrounded by residential to the north, east and west, and a hotel resort to the south. Therefore, this policy would not apply to the project.

3.3.2. Nonconforming Uses. Existing uses (including a parcel or building) not in conformance with this Compatibility Plan may only be expanded as follows:

Nonconforming residential uses may be expanded in building size provided that the expansion does not result in more dwelling units than currently exist on the parcel (a bedroom could be added, for example, but a separate dwelling unit could not be built). No ALUC review of such improvements is required. (b) A nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this *Compatibility Plan*. No ALUC review of such changes is required. (c) ALUC review is required for any proposed expansion of a nonconforming use (in terms of the site size or the number of dwelling units or people on the site). Factors to be considered in such reviews include whether the development qualifies as infill (Policy 3.3.1) or warrants approval because of other special conditions (Policy 3.3.6).

Nonconforming Uses policy allows for expansion of nonconforming use "provided that the portion of the site devoted to nonconforming use is not expanded and the usage intensity (number of people per acre) is not increased above the levels existing at the time of the plan adoption". Since the project is increasing its intensity above the levels of the plan, the project would not be considered nonconforming.

3.3.6. Other Special Conditions. The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

Other Special Conditions policy allows the Commission to find projects that would normally be an incompatible use compatible because of "terrain, specific location, or other extraordinary factors or circumstances related to the site". Some examples where the Commission has considered this policy would be when a project has a large wash running in the middle and allowed the

development extra considerations due to the washes geographic impact.

The applicant submitted a letter dated November 19, 2025, requesting that the Commission find the project consistent under Policy 3.3.6 based on the following reasons:

1. No Increase in Daily Occupancy or Risk Exposure. The number of students, teachers, staff, and regular daily visitors will remain unchanged following completion of the project. On a typical school day, the population on campus will be essentially identical to today. The gym will serve existing students for indoor physical education, assemblies, and school activities currently held outdoors or distributed across various campus spaces. Even if theoretical calculations assume maximum simultaneous occupancy of all spaces—a condition that has never occurred in 30 years of operation and cannot occur under normal school scheduling—the daily operational intensity remains unchanged. Having an indoor space for students where activities that were once held outside in extreme heat enhances safety for our campus.

   Staff's response: ALUC calculates intensity based on three methodologies: building code, parking code, survey of similar uses. The Compatibility Plan does not recognize the school's counting as a way of calculating intensity. Also, the proposed gymnasium building will serve as a focal hub for people to congregate, resulting in a concentration of people in a specific single area exceeding the Compatibility Plan criteria and jeopardizing the occupant's safety. Also, it is argued that there will be no changes to the school daily enrollment population, while this might be true for the students and teachers, the school does not have any control over the number of guests, family members, non-students other than what is stated in the building code. Unchanged enrollment does not equal intensity compliance, and that the governing standards are average-acre and single-acre caps and include all people, not just students and staff.

2. Corrections to Intensity Calculations Used in the Staff Analysis. Several inputs used in the preliminary ALUC evaluation were inconsistent with the actual project plans, resulting in significantly inflated theoretical occupancy: - Parking-based occupancy was calculated using 140 parking spaces, while the actual proposed site plan includes 89 spaces. - Gymnasium area was assumed to be 43,560 square feet, though the actual multi-purpose building (including the gym portion) totals 27,121 square feet. These discrepancies materially affect the standardized formulas. While we acknowledge the purpose of theoretical maximum calculations, they do not reflect the real-world operation of the campus.

   Staff's response: Staff's intensity analysis outlined in this staff report was based on 89 parking stalls and the proposed 27,121 square foot gymnasium building.

3. Existing Events Moving On-Campus, Not New Events or New Population. The proposed project does not alter the school's typical daily population in any way. The same students, teachers, staff and on-campus activities that occur today will continue unchanged after project completion.

   Staff's response: As stated previously, ALUC calculates intensity based on three methodologies: building code, parking code, survey of similar uses. The Compatibility Plan does not recognize the school's counting as a way of calculating intensity. Also, it is argued that there will be no changes to the school daily enrollment population, while this might be

true for the students and teachers, the school does not have any control over the number of guests, family members, non-students other than what is stated in the building code.

4. The Campus is split between Zone E and D / Distance from the Airport. Our school campus is split between two zones. Zone E which has no regulations and Zone D. Due to required setbacks, established buffer areas, and existing development patterns along our shared property boundaries, buildings cannot be constructed within the portion of the campus that lies in Zone E. Also, the school campus is over a mile and a half from the Palm Springs Airport Property. The ALUCP treats distance as a relevant factor in determining real-world safety risk, and the campus's location – well outside the most restrictive zones – supports a finding of compatibility.

   Staff's response: The Compatibility Plan stipulates that the project must be consistent with all underlying compatibility criteria for that particular zone. In the case of the proposed project which is split between Zones D and E, where most of the development and buildings and occupancies are located in Zone D, which has certain intensity criteria. There is no development proposed in Zone E (which would have resolved a majority of the intensity concerns if the buildings occupancy and intensity was relocated into Zone E). Compliance with local jurisdiction ordinances and design guidelines does not absolve the project from compliance with the Compatibility Plan criteria. The Compatibility Plan designation of Zone D Primary Traffic Patterns, where the Risk Level is Low, states that "about 20-30% of general aviation accidents take place in this zone, but large area encompassed means low likelihood of accident occurrence in any given location" (Table 3A Compatibility Zone Factors Compatibility Plan). Also, split-zone parcels may only transfer intensity to the less restrictive zone, but no such transfer or redesign to place major assemblies in Zone E has been proposed.

5. Equal Treatment of Schools. The Agua Caliente Elementary School, which is completely in Zone D and approximately 1,400 feet from the airport recently expanded. The project description noted the following … "The PSUSD also proposes to add up to 120 students and associated faculty for a Pre-Kindergarten level at the ACES campus. The project would construct up to 82,544 sf of building space throughout six new facilities, a playground, fields, hardcourts, and parking and bus drop-off access." While King's Schools project is split between Zone D and E, is approximately 8,750 feet or 1.7 miles from the airport's property line, is not changing capacity, and is adding only approximately 11,000 sf from our 1994 conditional use permit. In comparison, the King's Schools project does not increase student enrollment, does not expand daily population exposure, and is located more than a mile farther from the airport's operational areas.

   Staff's response: The Commission did find consistent ZAP1038PS16 pursuant to Section 3.3.2(b) and 3.3.6 for a proposal to build five new buildings within the school's existing campus with certain findings (stated above). Each project is reviewed on a case-by-case basis with consistency to the Compatibility Plan, and the Commission can choose to accept or deny the applicant's findings. Note, in the Agua Caliente school precedent, there are specific findings made which are absent from the proposed project including evidence of no feasible alternative, open-area offsets, and materials/designs commitments.

6. Zoning History and Correction. In 2002 during a general plan update, Cathedral City inadvertently changed the zoning of the school campus. The proposed zoning text

amendment, which is triggering ALUC review, is being processed to correct this oversight. Our campus has been a school for approximately 70 years. Taken together, these facts fall squarely within the intent of ALUCP Policy Section 3.3.6, which allows the Commission to find compatibility when unique site characteristics, location, or extraordinary circumstances justify such a determination.

Staff's response: PUC Section 21676(b) requires amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation be reviewed by the ALUC to determine its consistency with the Compatibility Plan. The project proposes to amend the zoning ordinance to amend the sites zoning for Resort Residential (RR) to allow schools. Although schools are not identified as a prohibited use in Zones D and E, the project is inconsistent with the Zone D intensity criteria of 100 people per average acre and 300 people per the single acre. Therefore the proposed zoning ordinance amendment in conjunction with the current the site plan would be inconsistent with the compatibility plan criteria. A zoning text "correction" cannot authorize a use that violates Zone D intensity criteria, and an ALUC consistency finding must apply current criteria to the proposed plan.

7. Compatibility Under ALUCP Section 3.3.6 – Special Conditions. Section 3.3.6 of the ALUCP allows the Commission to find compatibility in situations where terrain, specific location, other extraordinary factors, or circumstances related to the site should be considered. This project meets that standard: - King's Schools has operated safely on this site for over 30 years and it was a school prior to King's Schools. - No enrollment increase or new daily population exposure is proposed. The same students, teachers and activities will continue to take place on the campus. - The use is not discouraged in ALUCP Zones D and E. - The modernization improves safety, supervision, and onsite control of activities already occurring. - Our kids deserve an indoor place away from the impacts of weather.

   Staff's response: The school's operation for over 30 years, no enrollment increasing, modernization of the site, and weather constraints are not factors considered in the Compatibility Plan criteria. The Compatibility Plan identifies that schools are not explicitly prohibited in Zone D, but also states that they are discouraged under Other Development Conditions, and discouraged uses should generally not be permitted unless no feasible alternative is available, which the applicant has not provided.

CONDITIONS (in the event of an overrule):

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 are 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, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, 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) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. The project has been evaluated to construct a 27,121 square foot gymnasium building with classrooms and three new classroom buildings totaling 9,049 square feet on an existing school site totaling 5.26-acres. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

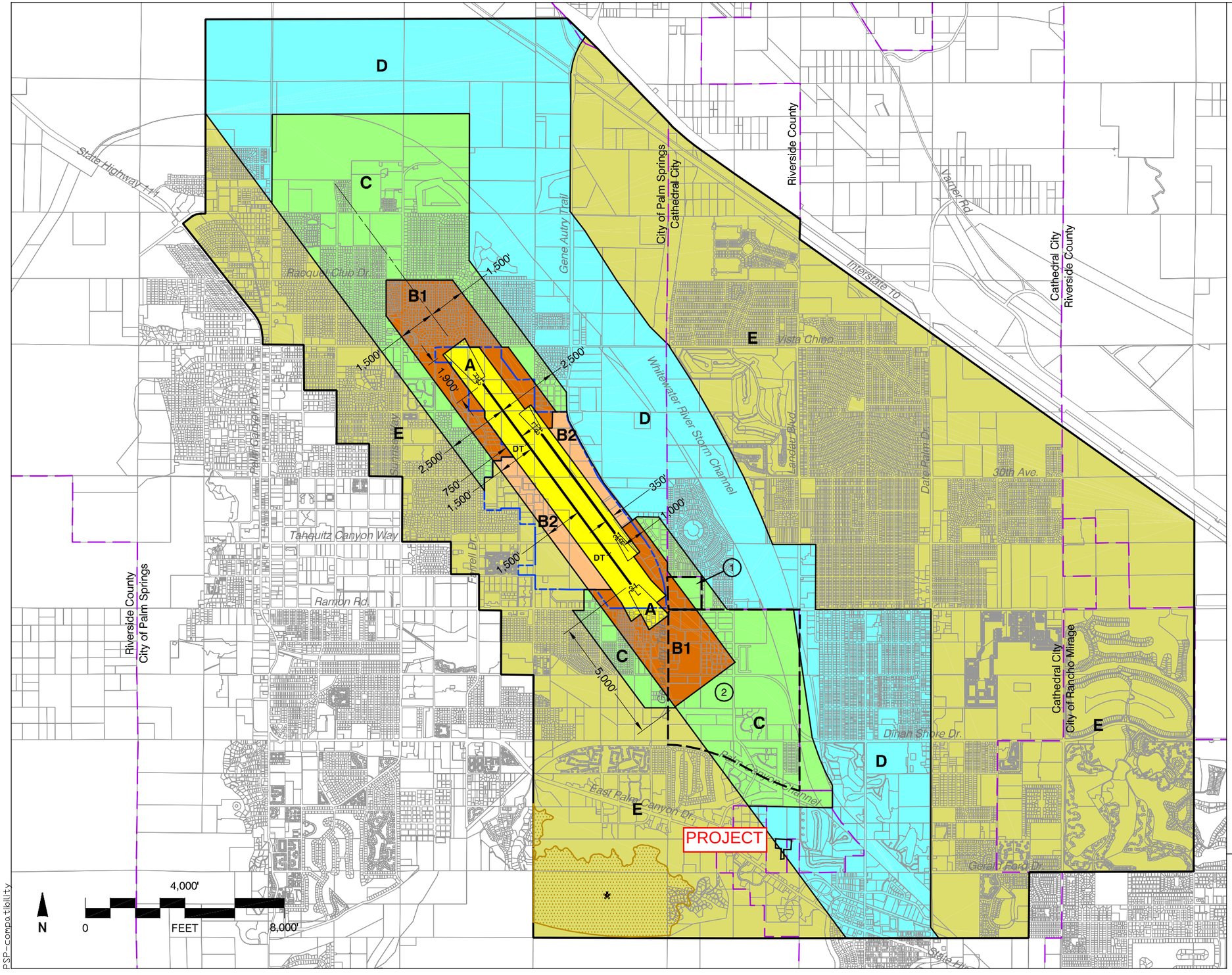
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

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)

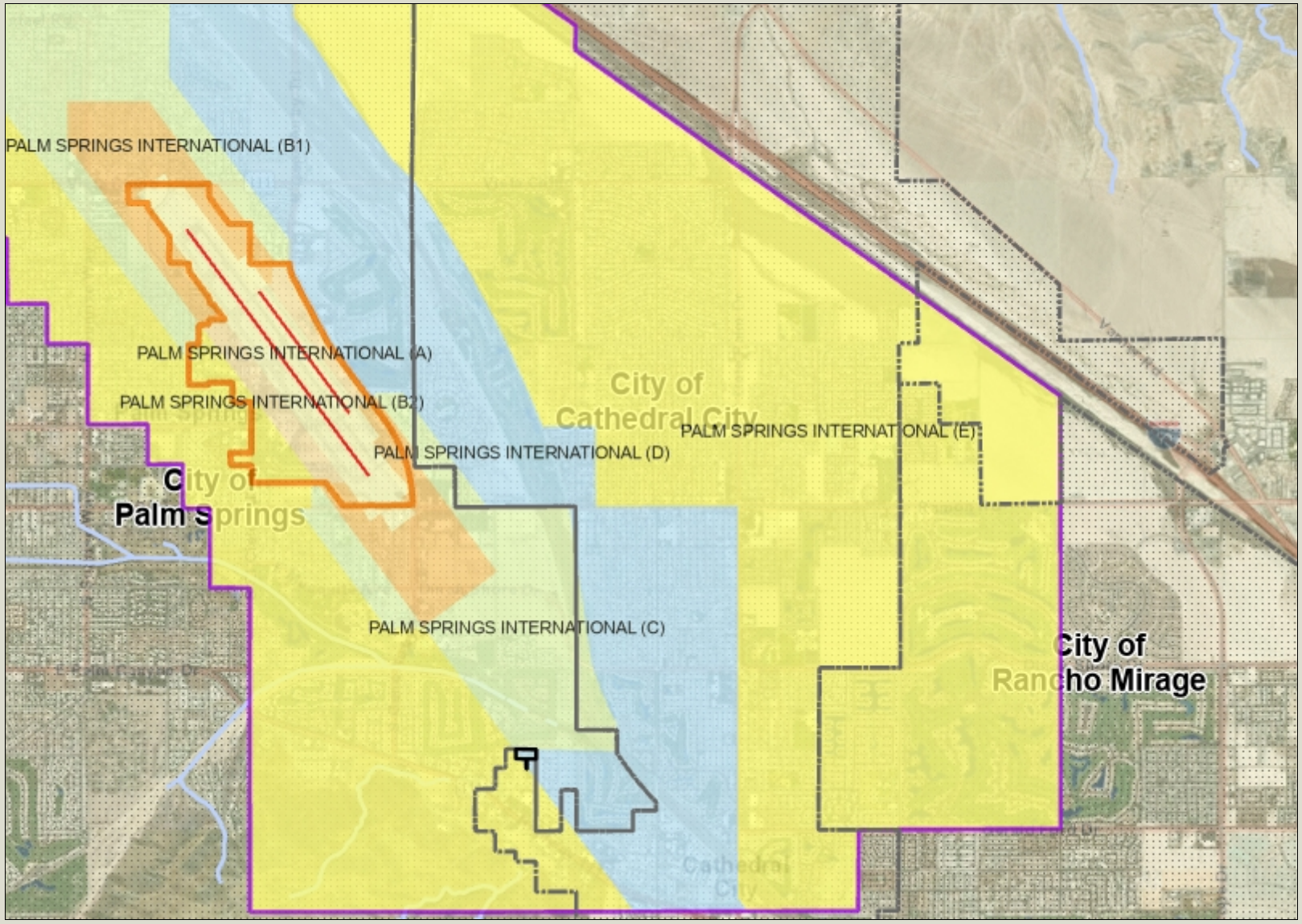
Map PS-1

Compatibility Map

Palm Springs International Airport

PSP-compatibility

Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
  - A,CHINO
  - A,CHIRIACO SUMMIT
  - A,CORONA MUNICIPAL
  - A,DESERT CENTER
  - A,FLABOB
  - A,FRENCH VALLEY
  - A,HEMET-RYAN
  - A,JACQUELINE COCHRAN
  - A,MARCH AIR RESERVE BASE
  - A,PALM SPRINGS INTERNATION
  - A,PERRIS VALLEY
  - A,RIVERSIDE MUNICIPAL
  - A-EXC1,MARCH AIR RESERVE B
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE
  - B1,CHINO
  - B1,CHIRIACO SUMMIT

0 6,064 12,127 Feet

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Notes

Map My County Map

Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Fl
  - A,BANNING MUNICIPAL
  - A,BERMUDA DUNES
  - A,BLYTHE
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  - A-EXC1,MARCH AIR RESERVE B
  - B1,BANNING MUNICIPAL
  - B1,BERMUDA DUNES
  - B1,BLYTHE

0 192 385 Feet

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Notes

Map My County Map

Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- Blueline Streams
- City Areas
- World_Street_Map

0 192 385 Feet

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Notes

KING'S SCHOOLS

"Education with a Vision"

Don DeLair
Headmaster

November 19, 2025

Airport Land Use Commission
Riverside County
4080 Lemon Street
Riverside, CA 92501

Re: King's Schools Campus Modernization and Expansion Project
Request for Consistency Determination under the ALUCP
ALUC Case No. ZAP1110PS25

Dear Chair and Members of the Commission:

On behalf of King's Schools, we respectfully submit this letter in advance of the December 15, 2025 Airport Land Use Commission hearing. We respectfully request the Commission find the project **consistent under Policy section 3.3.6 Other Special Conditions**. Our goal is to provide clarity regarding the operational nature of the proposed campus improvements and to correct several misunderstandings that we feel may have contributed to the preliminary "inconsistency" finding.

For more than 30 years, King's Schools has operated safely at its Bolero Road campus, serving approximately 300 students in early childhood through middle school. Importantly, the proposed project does not increase student enrollment, staff levels, class sections, or daily operational intensity. The project primarily provides long-planned facilities—specifically, a multi-purpose gymnasium—that were approved decades ago but never constructed.

It is also important to note that this property has functioned as a school campus for more than **70 years**, beginning with Palm Valley School long before King's Schools acquired the site. Throughout that entire period, the land has been used consistently for educational purposes without interruption. The proposed modernization therefore continues a long-established land use that substantially predates the current ALUCP and even the City of Cathedral City itself.

The ALUCP's safety objectives focus on reducing the number of people routinely present beneath flight paths. For that reason, **typical daily occupancy**—not theoretical maximum capacity—is the determinative factor in evaluating land use risk. The proposed project does not alter the school's daily population in any way. The same students, teachers, staff, and on-campus activities that occur today will continue unchanged after project completion.
We understand that the Commission evaluates projects based on land use compatibility and intensity-of-use factors within airport influence areas.

We also wish to clarify that when King's Schools began operating on this site, **schools were a permitted use** in the applicable zoning district. Only later did Cathedral City adopt a citywide zoning map amendment that reclassified the property and rendered the school a legal nonconforming use.

The current need for a zoning ordinance amendment—and therefore ALUC review—is a direct consequence of that later zoning change, not any change in the school's use, size, or operational intensity.

Our request is grounded in the following central points:

1. No Increase in Daily Occupancy or Risk Exposure

The number of students, teachers, staff, and regular daily visitors will remain unchanged following completion of the project. On a typical school day, the population on campus will be essentially identical to today. The gym will serve existing students for indoor physical education, assemblies, and school activities currently held outdoors or distributed across various campus spaces.

Even if theoretical calculations assume maximum simultaneous occupancy of all spaces—a condition that has never occurred in 30 years of operation and cannot occur under normal school scheduling—the daily operational intensity remains unchanged. Having an indoor space for students where activities that were once held outside in extreme heat enhances safety for our campus.

2. Corrections to Intensity Calculations Used in the Staff Analysis

Several inputs used in the preliminary ALUC evaluation were inconsistent with the actual project plans, resulting in significantly inflated theoretical occupancy:

- Parking-based occupancy was calculated using 140 parking spaces, while the actual proposed site plan includes 89 spaces.

- Gymnasium area was assumed to be 43,560 square feet, though the actual multi-purpose building (including the gym portion) totals 27,121 square feet.

These discrepancies materially affect the standardized formulas. While we acknowledge the purpose of theoretical maximum calculations, they do not reflect the real-world operation of the campus.

3. Existing Events Moving On-Campus, Not New Events or New Population

The proposed project does not alter the school's typical daily population in any way. The same students, teachers, staff and on-campus activities that occur today will continue unchanged after project completion.

4. The Campus is split between Zone E and D / Distance from the Airport

Our school campus is split between two zones. Zone E which has no regulations and Zone D. Due to required setbacks, established buffer areas, and existing development patterns along our shared property boundaries, buildings cannot be constructed within the portion of the campus that lies in Zone E. Also, the school campus is over a mile and a half from the Palm Springs Airport Property. The ALUCP treats distance as a relevant factor in determining real-world safety risk, and the campus's location – well outside the most restrictive zones – supports a finding of compatibility.

5. Equal Treatment of Schools

The Agua Caliente Elementary School, which is completely in Zone D and approximately **1,400 feet from the airport** recently expanded. The project description noted the following … "The PSUSD also proposes to **add up to 120 students** and associated faculty for a Pre-Kindergarten level at the ACES campus. The project would **construct up to 82,544 sf** of building space throughout six new facilities, a playground, fields, hardcourts, and parking and bus drop-off access." While King's Schools project is split between Zone D and E, is approximately **8,750 feet** or 1.7 miles from the airport's property line, is not changing capacity, and is adding only approximately 11,000 sf from our 1994 conditional use permit. In comparison, the King's Schools project does not increase student enrollment, does not expand daily population exposure, and is located more than a mile farther from the airport's operational areas.

6. Zoning History and Correction

In 2002 during a general plan update, **Cathedral City inadvertently changed the zoning** of the school campus. The proposed zoning text amendment, which is triggering ALUC review, is being processed to correct this oversight. Our campus has been a school for approximately 70 years.

Taken together, these facts fall squarely within the intent of ALUCP Policy Section 3.3.6, which allows the Commission to find compatibility when unique site characteristics, location, or extraordinary circumstances justify such a determination.

7. Compatibility Under ALUCP Section 3.3.6 – Special Conditions

Section 3.3.6 of the ALUCP allows the Commission to find compatibility in situations where terrain, specific location, other extraordinary factors, or circumstances related to the site should be considered. This project meets that standard:

- King's Schools has operated safely on this site for **over 30 years** and it was a school prior to King's Schools.

- **No enrollment increase** or new daily population exposure is proposed. The same students, teachers and activities will continue to take place on the campus.

- The use is not discouraged in ALUCP Zones D and E.

- The modernization **improves safety**, supervision, and onsite control of activities already occurring.

- Our kids deserve an indoor place away from the impacts of weather.

Given these factors, we respectfully request that the Commission issue a **finding of consistency** for the King's Schools modernization project under **Section 3.3.6**. This would recognize the unique operational context of the school, the corrected intensity data, the long-established educational use, and the unchanged daily occupancy that is central to the ALUCP's safety objectives.

Ultimately, the ALUCP's fundamental question is whether the proposed project increases the number of people who are routinely on the ground within the airport influence area. The answer here is unequivocally no. The daily on-campus population will remain the same before and after the project. No **intensification** of typical daily use occurs, and therefore no increase in safety risk occurs.

We appreciate the Commission's careful review and would welcome the opportunity to address any questions prior to or during the December 15 hearing. Thank you for your consideration and for your ongoing commitment to ensuring responsible land use planning within the County's airport influence areas.

Respectfully submitted,

Don DeLair
Founding Headmaster

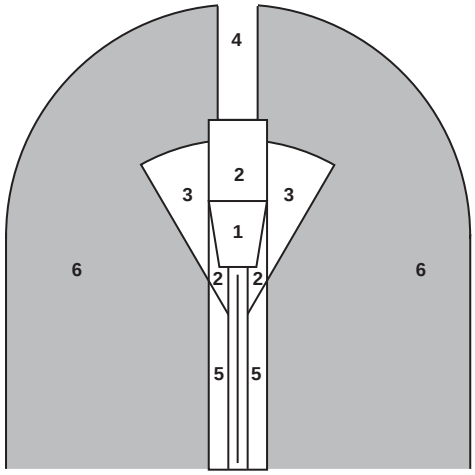
Nature of Risk

- Normal Maneuvers
  - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
  - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
  - Arrival: Pattern accidents in proximity of airport
  - Departure: Emergency landings
- Risk Level
  - Low
  - Percentage of near-runway accidents in this zone: 18% - 29% (percentage is high because of large area encompassed)

IN TRAFFIC PATTERN

Basic Compatibility Policies

- Normally Allow
  - Residential uses (however, noise and overflight impacts should be considered where ambient noise levels are low)
- Limit
  - Children's schools, large day care centers, hospitals, and nursing homes
  - Processing and storage of bulk quantities of highly hazardous materials
- Avoid
  - Outdoor stadiums and similar uses with very high intensities
- Prohibit
  - None



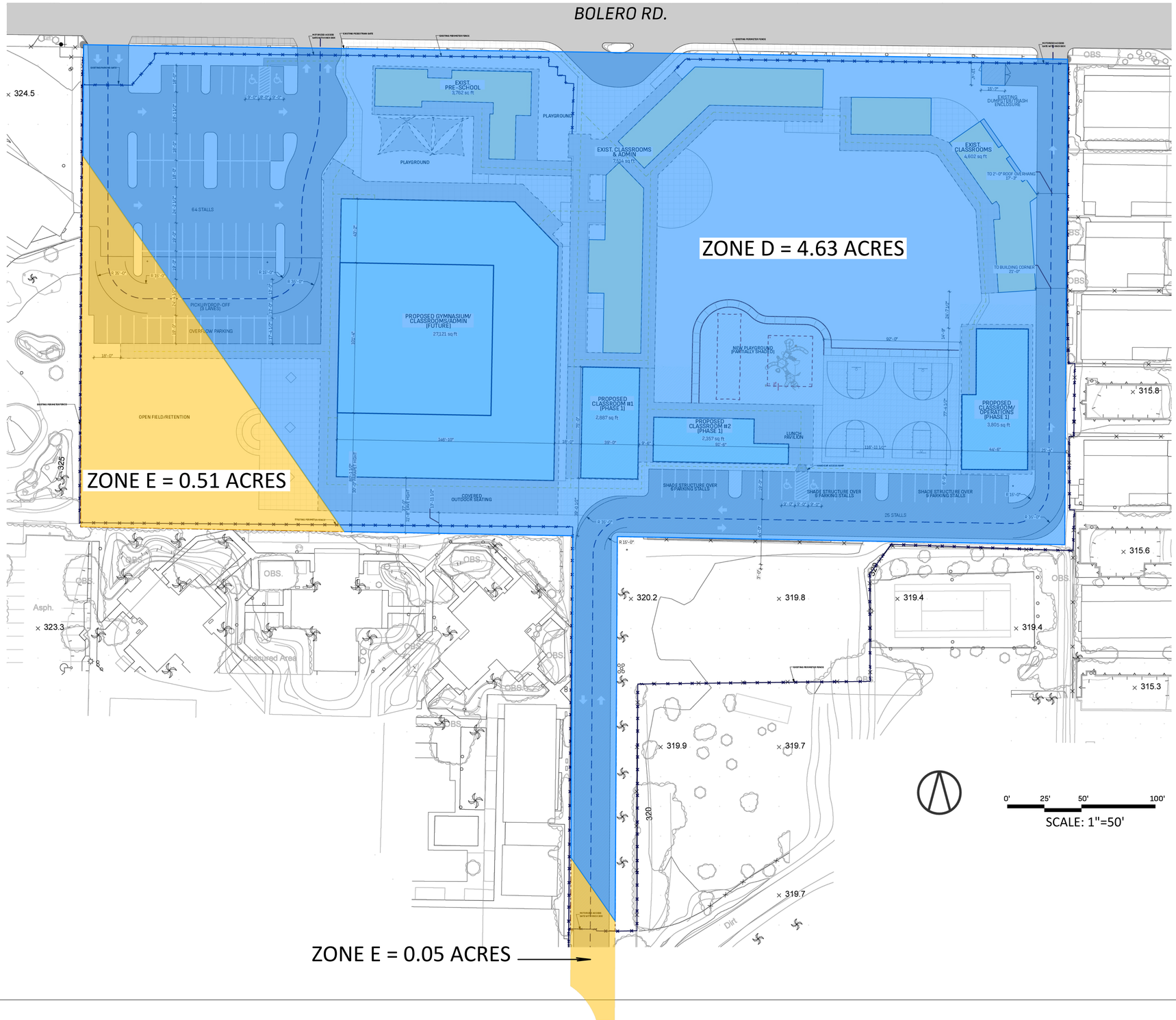
Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	4x the Average number of people per gross acre
Rural	No Limit – See Note A	150 – 200	600 – 800
Suburban	No Limit – See Note A	200 – 300	800 – 1,200
Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B
Dense Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B

Note A: Noise and overflight should be considered.
Note B: Large stadiums and similar uses should be avoided.

FIGURE 4G

Safety Zone 6 – Traffic Pattern Zone



BGW ARCHITECTS

KING'S SCHOOLS

PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD.
PALM SPRINGS, CA 92264
760.324.5464

KING'S SCHOOL EXPANSION
ALUC SITE PLAN

A3

7/29/25

PROPOSED CAMPUS EXPANSION
KING'S SCHOOLS

67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

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A2 - PROJECT DESCRIPTION/INFO
A3 - ARCHITECTURAL SITE PLAN
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A5 - ROOF PLAN - PHASE 1
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LANDSCAPE

CIVIL

C-1.0 - PRELIMINARY GRADING PLAN
C-1.1 - PRELIMINARY GRADING PLAN

BGW ARCHITECTS

KING'S SCHOOLS

PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

Cover Page

A1

7/29/25

OWNER:

DON DELAIR – HEADMASTER
KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

ARCHITECT:

DAVID TYSON
BGW ARCHITECTS II, PC
2327 GRANT AVE.
OGDEN, UT 84401
801.409.1074

CIVIL ENGINEER

KEITH CHRISTIANSEN
CHRISTIANSEN AND COMPANY
5225 CANYON CREST DRIVE STE 251
RIVERSIDE, CA 92507
951.323.4713

LANDSCAPE ARCHITECT

CHRIS HERMANN
HERMANN DESIGN GROUP
77899 WOLF RD STE 102
PALM DESERT, CA 92211
760.777.9131

PROJECT DESCRIPTION

KING'S SCHOOLS IS LOOKING TO FURTHER THE IMPACT ON CHILDREN PRESCHOOL–8TH GRADE IN AND AND AROUND THE COMMUNITY OF CATHEDRAL CITY BY CONTINUING TO DEVELOP THEIR EXISTING 5.26 ACRE PROPERTY IN NEW AND EFFECTIVE WAYS TO EDUCATE THAT AGE GROUP. THE PROPOSED EXPANSION IS A CONTINUATION OF A MASTERPLAN THAT WAS STARTED IN 1993 WITH *CUP 93-199* AND HAS CONTINUED TO BE DEVELOPED THROUGH THE YEARS SINCE.

THE PROPOSED PHASE 1 EXPANSION INCLUDES DEMOLITION OF 3,290 SF IN ORDER TO NET AN ADDITION OF 4,400 SF, WHICH INCLUDES 2 ADDITIONAL CLASSROOMS AND 23 ADDITIONAL PARKING STALLS ON SITE. COVERED OUTDOOR EATING AREA AND SPACE FOR BUILDING/ GROUNDS ARE SOME ADDITIONAL AMENITIES IMPORTANT TO THIS PHASE.

FUTURE EXPANSION TO COMPLETE THE PROJECT LAID OUT IN *CUP 93-199* INVOLVES DEMOLITION OF 7,426 SF OF BUILDINGS IN ORDER TO REMOVE EXISTING TEMPORARY/PORTABLE CLASSROOMS AND REPLACE WITH HIGHER QUALITY TO BETTER MEET THE CLASSROOMS NEEDS. THE MULTI-USE ACTIVITY CENTER WITHIN THIS PHASE WILL ALSO PROVIDE THE SCHOOL MUCH NEEDED INDOOR ACTIVITY SPACE TO ALLOW FOR ALL SCHOOL ASSEMBLIES AND PROVIDE INTERIOR PHYS. ED. OR RECESS LOCATIONS DURING INCLEMENT WEATHER.

VICINITY MAP (N.T.S.)

KING'S SCHOOLS PROPOSED EXPANSION – PROJECT INFORMATION

ZONING	*RR (RESORT RESIDENTIAL)*	**GROSS LOT SIZE**	*5.26 AC*
PARKING REGULATIONS	*TEN SPACES PLUS ONE SPACE PER CLASSROOM (INTERMEDIATE AND UNDER)*	**MAX HGHT**	*0–30' SETBACK – 16'–0" 30'–100' SETBACK – 26–0" 100'–200' SETBACK – 40'–0"*
SETBACKS		**LOT COVERAGE**	*40%*

	CUP 93–199 Approved	Existing – May 2024	Proposed Phase 1	Proposed Future
EXISTING CLASSROOM	28,139	22,979	22,979	26,491
NEW CLASSROOMS			6,802	7,920
EXISTING ADMINISTRATION	3,615	3,615	3,615	3,615
NEW ADMIN				1,451
EXISTING OPERATIONS/ FACILITIES				2,247
NEW OPERATIONS/ FACILITIES			2,247	1,757
NEW MULTIPURPOSE	9,200 sf			15,993
	BLEACHERS SEATING 662			BLEACHERS SEATING 250
DEMO			3,290	7,426
TOTAL BUILDING SF	**40,954**	**26,594**	**32,353**	**52,048**
TOTAL OFFICES	13	10	10	14
TOTAL CLASSROOMS	**22**	**16**	**18**	**20**
LOT COVERAGE	18%	12%	14%	23%
BUILDING HEIGHT			21'–6" (SETBACK 30FT)	30'–0" (SETBACK 80'–0")
PARKING STALLS REQUIRED	32	26	28	30
PARKING STALLS PROVIDED	54	28	51	89
PLUMBING FIXTURES REMOVED	–	–	9 SINKS 7 TOILETS 1 URINAL	–
PLUMBING FIXTURES ADDED	–	–	7 SINKS 5 TOILETS 2 URINALS	14 SINKS 13 TOILETS 5 URINALS
OPEN SPACE	–	–	–	77, 150SF

EXISTING VIEW LOOKING SOUTHWEST

EXISTING VIEW LOOKING SOUTHEAST

EXISTING VIEW LOOKING NORTHWEST

BGW ARCHITECTS

KING'S SCHOOLS

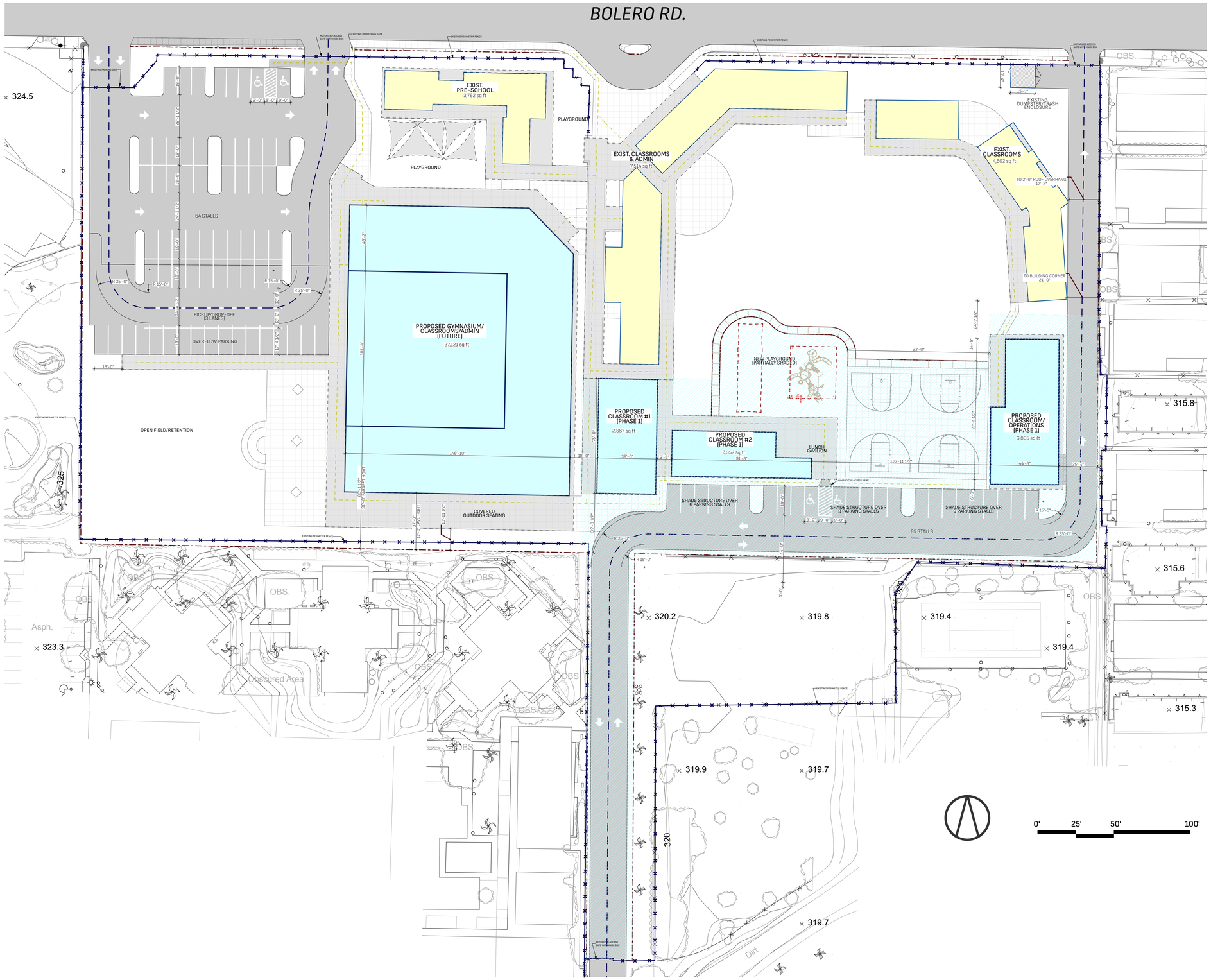
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

Project Description/Info

A2

7/29/25



LEGEND

- CONCRETE SIDEWALK
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- COVERED CANOPY/WALKWAY
- ASPHALT
- AREA COMPLETED IN PHASE 1
- EMERGENCY VEHICLE ACCESS
- ACCESSIBLE PATH OF TRAVEL

BGW ARCHITECTS

KING'S SCHOOLS

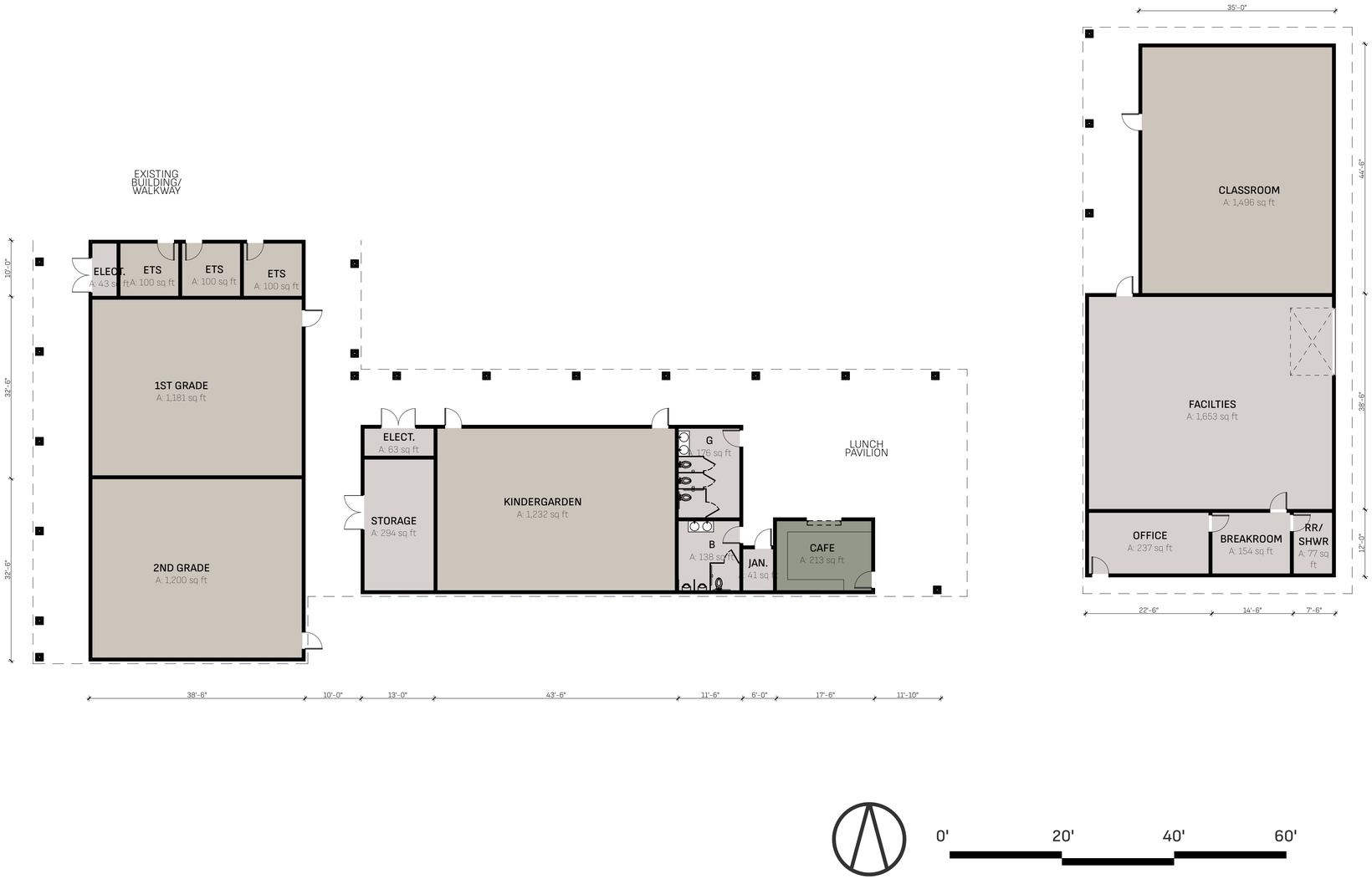
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-575 BOLERO RD
CATHEDRAL CITY, CA 92264
PALM SPRINGS
760.324.5464

Architectural Site Plan

A3

7/29/25



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KING'S SCHOOLS

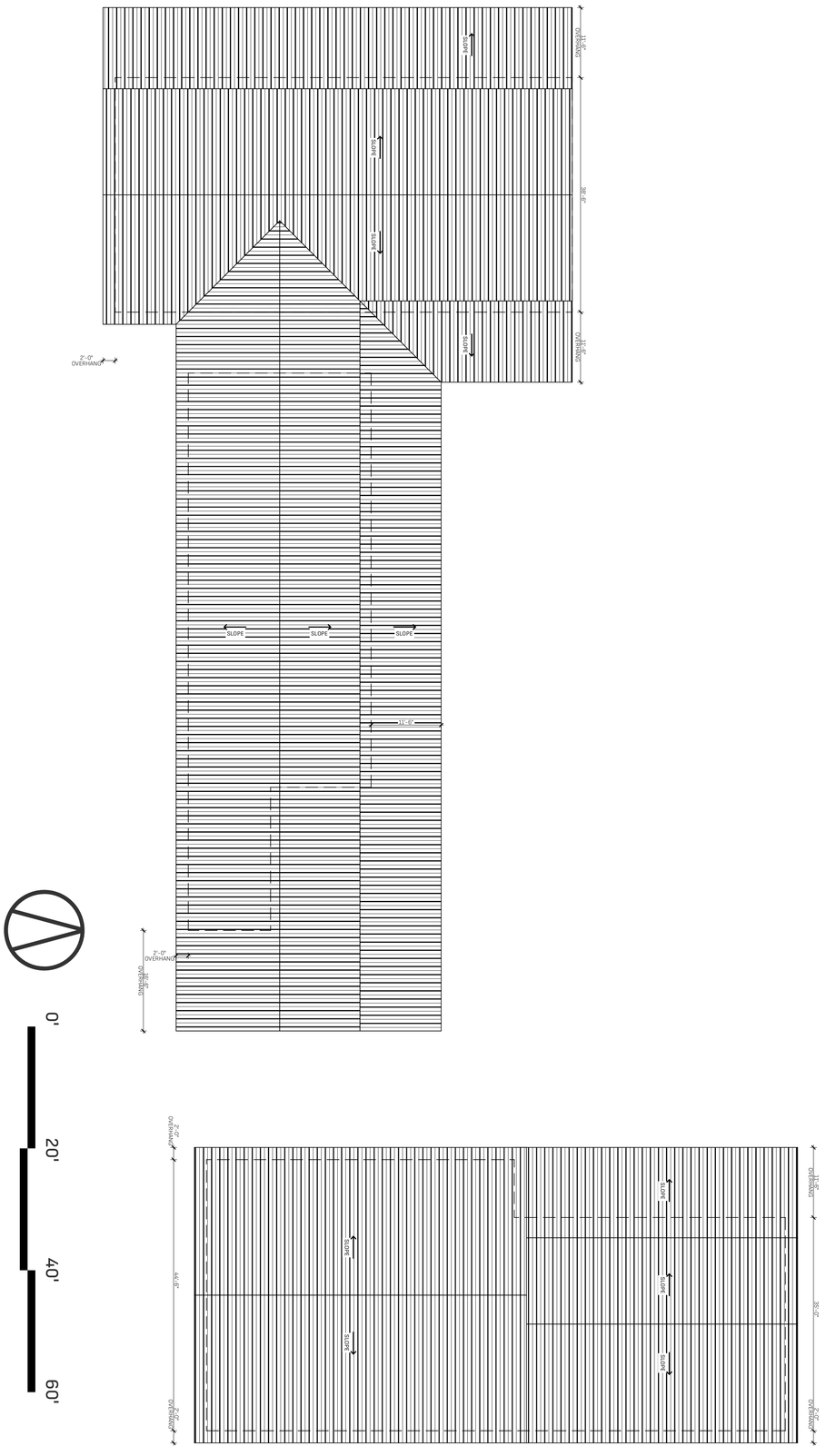
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67575 BOLERO RD
PALM DESERT, CA 92264
760.324.5464

Phase 1 Classroom/ Building & Grounds

A4

7/29/25

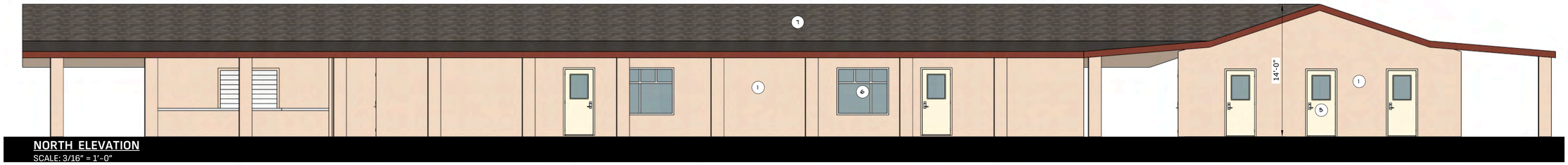


PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

KING'S SCHOOLS

BGW ARCHITECTS



NORTH ELEVATION
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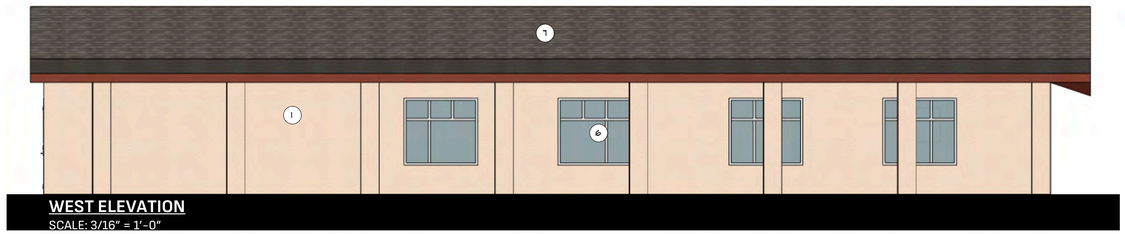
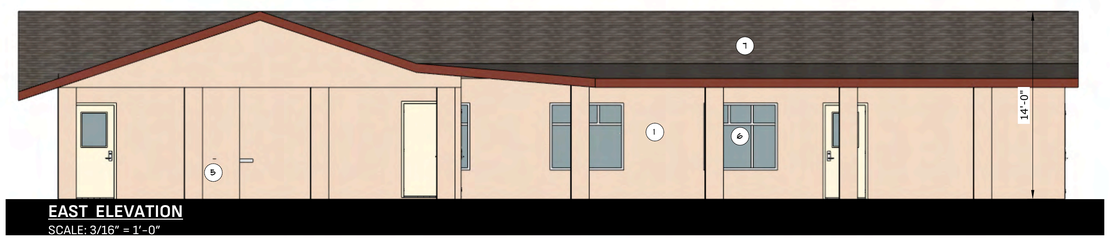


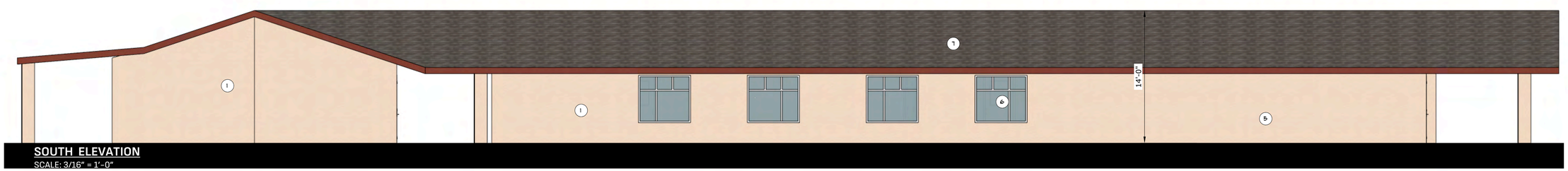
WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

1. **STUCCO FINISH** - CHABLIS (LAHARBA) SPRAY ON (MATCH EXISTING)
2. **STUCCO FINISH** - LAUREL WOODS (SHERWIN-WILLIAMS) SPRAY ON (MATCH EXISTING)
3. **STANDING SEAM METAL ROOF** - CHARCOAL GRAY 24 GAUGE
4. **ALUM. METAL FLASHING** - LAUREL WOODS (SHERWIN-WILLIAMS) (MATCH EXISTING)
5. **EXTERIOR HOLLOW METAL DOORS** - LAUREL WOODS (SHERWIN-WILLIAMS) (MATCH EXISTING)
6. **WINDOWS/STOREFRONT** - DARK BRONZE STOREFRONT ALUM. W/ LOW-E GLAZING (MATCH EXISTING)
7. **ASPHALT SHINGLE ROOF** - CERTAINTEED SAINT-GOBAIN WEATHERED WOOD (OR EQUAL)

0' 5' 10' 20'



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

BGW ARCHITECTS

KING'S SCHOOLS

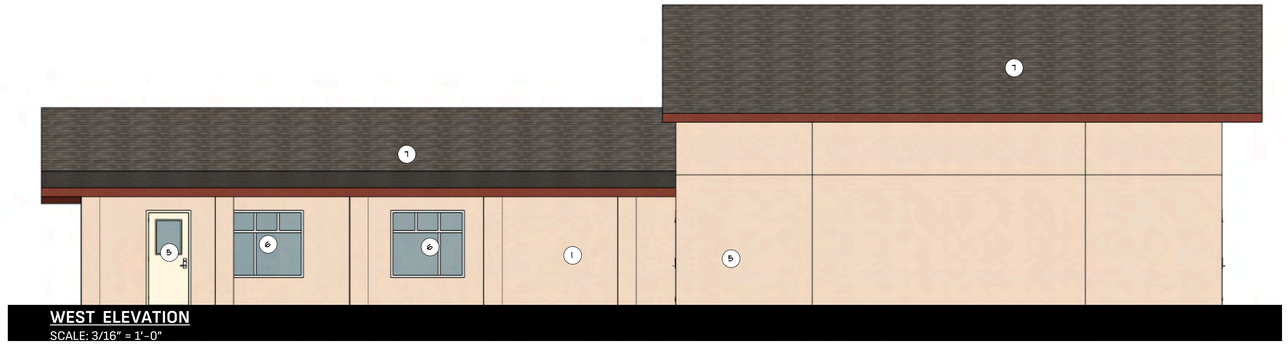
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-575 GOLF RD
PALM DESERT, CA 92264
760.324.5464

Elevations

A6

7/29/25



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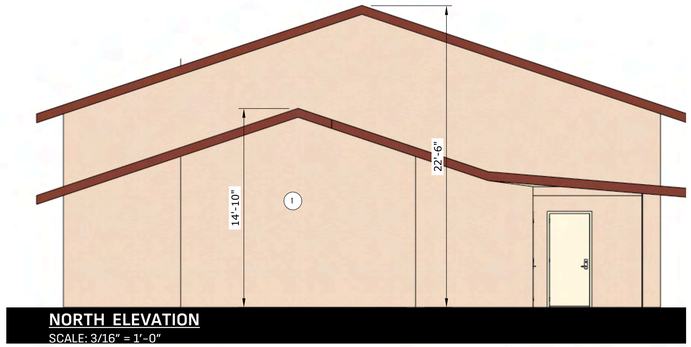

NORTH ELEVATION
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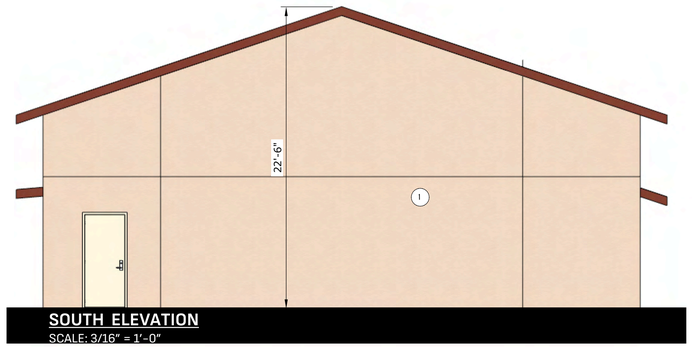

SOUTH ELEVATION
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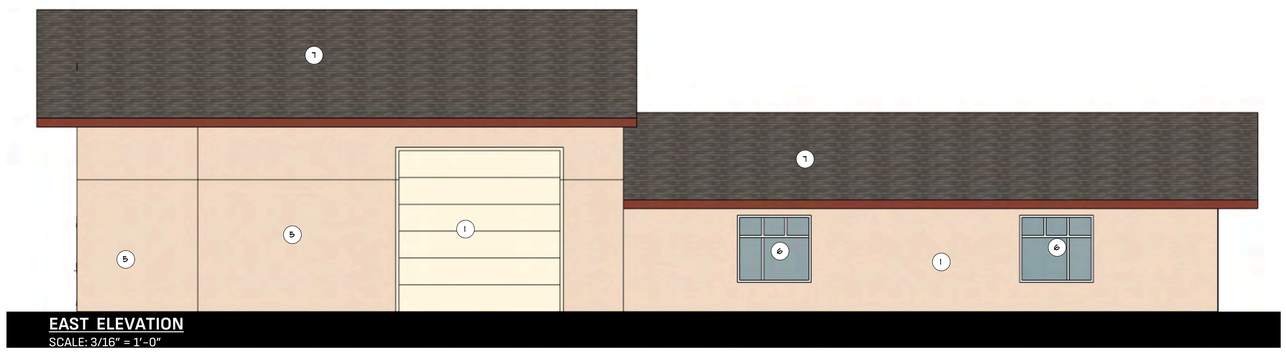

EAST ELEVATION
SCALE: 3/16" = 1'-0"

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7. **ASPHALT SHINGLE ROOF** - CERTAINTEED SAINT-GOBAIN WEATHERED WOOD (OR EQUAL)

0' 5' 10' 20'

BGW ARCHITECTS

KING'S SCHOOLS

PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-575 GOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

Elevations

A7

7/29/25

BGW ARCHITECTS

KING'S SCHOOLS

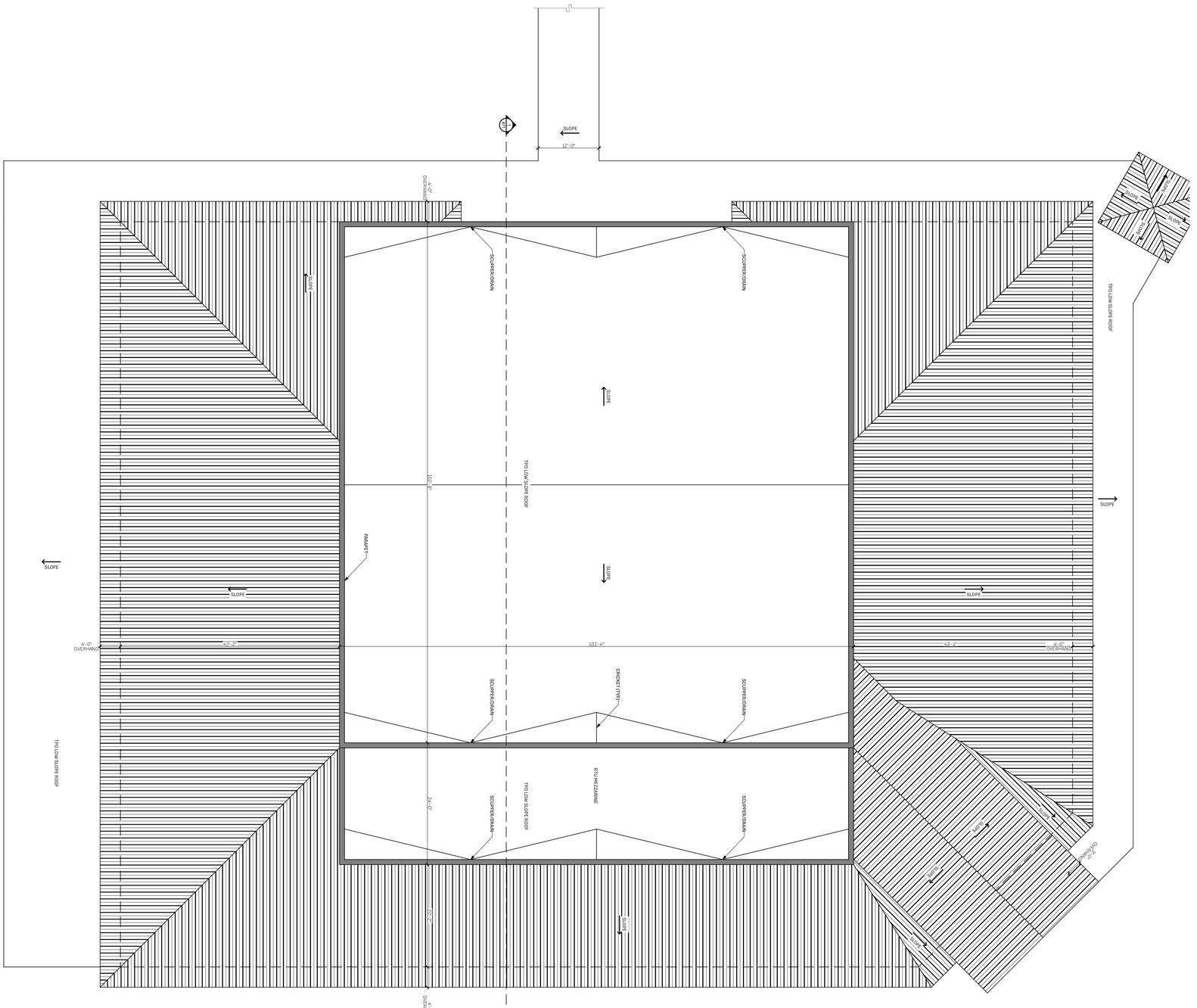
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM DESERT, CA 92260
760.324.5464

Future Gymnasium/ Classrooms/Admin

A8

7/29/25



0' 20' 40' 60'

A9

Roof Plan – Future

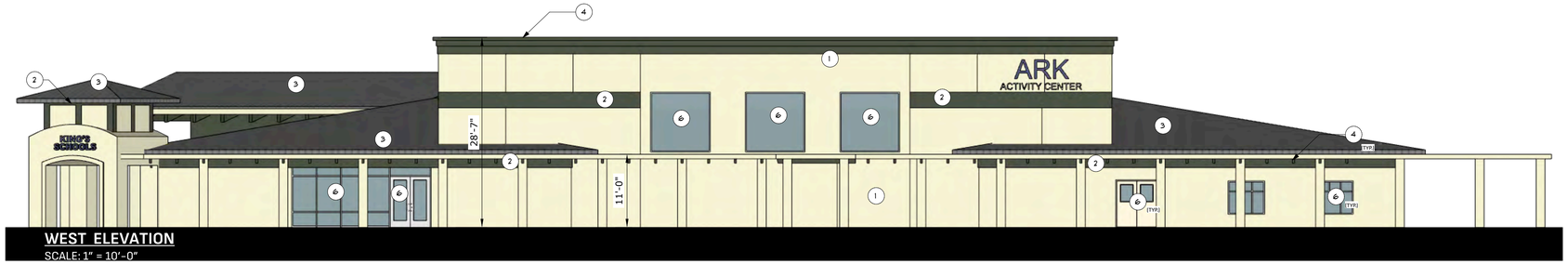
7/29/25

PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

KING'S SCHOOLS

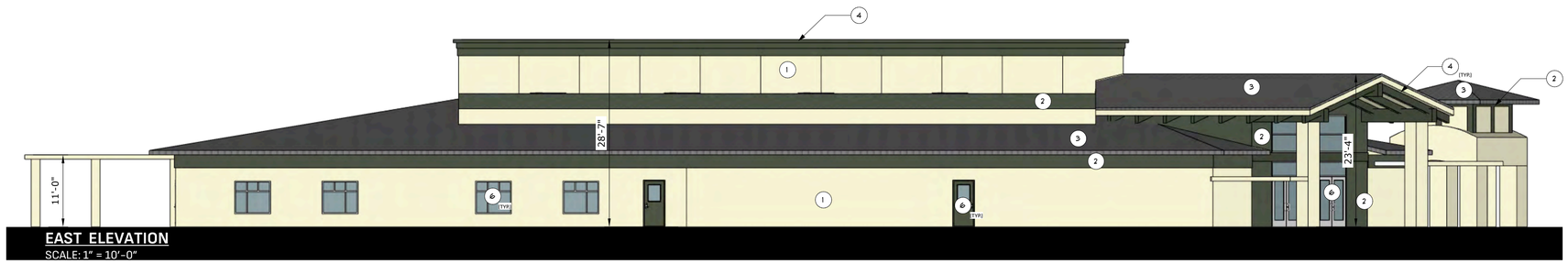
BGW ARCHITECTS



WEST ELEVATION
SCALE: 1" = 10'-0"

NORTH ELEVATION
SCALE: 1" = 10'-0"

SOUTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

1. **STUCCO FINISH** - CHABLIS (LAHARBA) SPRAY ON (MATCH EXISTING)
2. **STUCCO FINISH** - LAUREL WOODS (SHERWIN-WILLIAMS) SPRAY ON (MATCH EXISTING)
3. **STANDING SEAM METAL ROOF** - CHARCOAL GRAY 24 GAUGE
4. **ALUM. METAL FLASHING** - LAUREL WOODS (SHERWIN-WILLIAMS) (MATCH EXISTING)
5. **EXTERIOR HOLLOW METAL DOORS** - LAUREL WOODS (SHERWIN-WILLIAMS) (MATCH EXISTING)
6. **WINDOWS/STOREFRONT** - DARK BRONZE STOREFRONT ALUM. W/ LOW-E GLAZING (MATCH EXISTING)
7. **ASPHALT SHINGLE ROOF** - CERTAINTEED SAINT-GOBAIN WEATHERED WOOD (OR EQUAL)

0' 10' 20' 40'

BGW ARCHITECTS

KING'S SCHOOLS

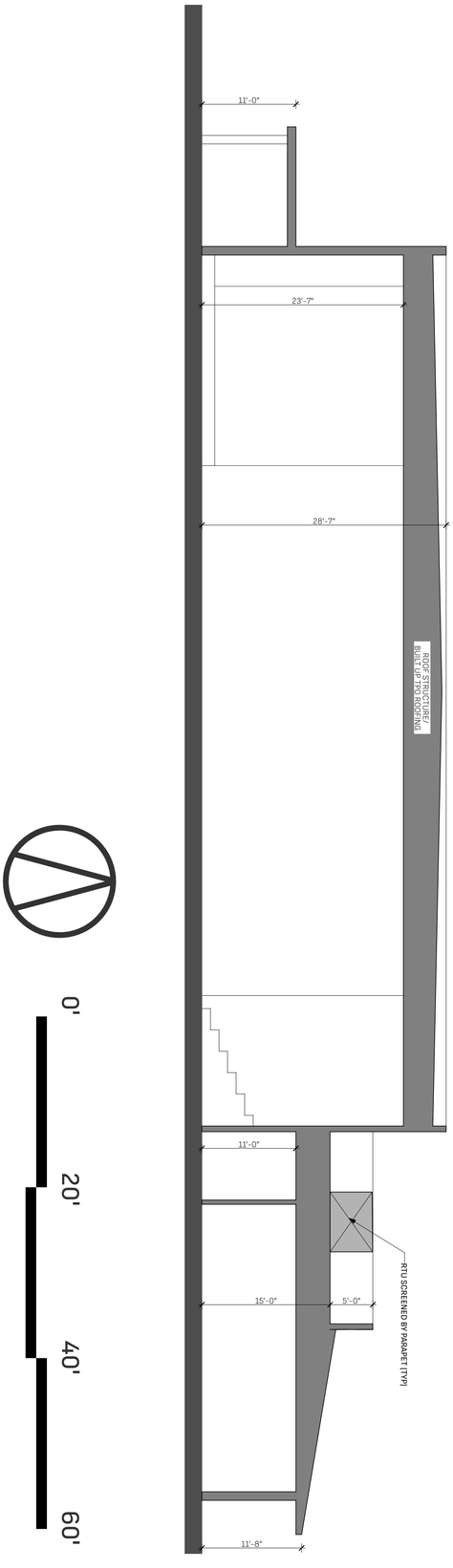
PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM DESERT, CA 92264
760.324.5464

Elevations

A10

7/29/25



Building Section – Future

A11

7/29/25

PROPOSED CAMPUS EXPANSION

KING'S SCHOOLS
67-675 BOLERO RD
PALM SPRINGS, CA 92264
760.324.5464

KING'S SCHOOLS

BGW ARCHITECTS

PLANNING COMMISSION RESOLUTION NO. ___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA RECOMMENDING CITY COUNCIL ACTION ON:

Conditional Use Permit Revision 25-0003, Administrative Variance 25-0006, Zoning Ordinance Amendment 25-0001 ("Project")

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record for the recommendations listed in this Planning Commission Resolution No. _____, including, but not limited to, the following:

1. Cathedral City Municipal Code and Cathedral City General Plan

2. The Staff Report prepared by Dominique Camps dated September 3, 2025, including all Exhibits attached hereto;

3. Staff presentation at the public hearing conducted at the Planning Commission Meeting held on September 3, 2025;

4. Testimony and/or comments from interested parties including the Applicant and its representatives submitted to the City in both written and oral form at, or prior to, the public hearing conducted at the Planning Commission Meeting held on September 3, 2025;

5. Public comments, both written and oral, received and/or submitted at, or prior to, the public hearing conducted at the Planning Commission Meeting held on September 3, 2025, support and/or opposing the staff recommendation.

Section 2. In view of all of the evidence, and based on the findings and conclusions contained in the attached staff report, the Planning Commission hereby recommends that the City Council of the City of Cathedral City take the following actions:

FIND that no further environmental review is required under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), based on the findings and conclusions contained in the staff report and the attached CEQA Consistency Analysis.

ADOPT an ordinance, attached as Exhibit 1, to amend Section 9.24.030.B of Chapter 9.24 of Title 9 of the Cathedral City Municipal Code to add schools, either public or private, but not including business or trade schools, as a

conditionally permitted use in the RR Resort Residential District; and

APPROVE Conditional Use Permit Revision 25-0003 and Administrative Variance 25-0006, based on the findings and conclusions contained in the staff report and subject to the attached conditions of approval.

Section 3. The Secretary shall certify as to the adoption of this resolution and shall cause the same to be processed in the manner required by law. If there is any conflict between the findings and actions included in this resolution and those included in the September 3, 2025, staff report attached hereto, the staff report shall apply.

THE FOREGOING RESOLUTION WAS APPROVED AND ADOPTED on this 3rd day of September 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Danny Lee, Chair

ATTEST AND APPROVED AS TO CONTENT:

_____
Andrew Firestine, Director of Community
and Economic Development
Secretary to the Planning Commission

APPROVED AS TO LEGAL FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

Exhibit 1

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, ADOPTING AN AMENDMENT TO SECTION 9.24.030.B OF CHAPTER 9.24 OF TITLE 9 OF THE CATHEDRAL CITY MUNICIPAL CODE TO ADD SCHOOLS AS A CONDITIONALLY PERMITTED USE IN THE RESORT RESIDENTIAL DISTRICT

WHEREAS, Title 9 (Planning and Development) of the City of Cathedral City's Municipal Code ("Planning and Zoning Code") provides for the organized, predictable, and efficient development of land within the City; and

WHEREAS, the RR (Resort Residential) district, as set forth in Chapter 9.24 of Title 9 of the Cathedral City Municipal Code, provides appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses; and

WHEREAS, Zoning Ordinance Amendment 25-0001 proposes to amend Section 9.24.030.B of Chapter 9.24 of Title 9 of the Cathedral City Municipal Code to allow schools, either public or private, but not including business or trade schools, subject to a conditional use permit; and

WHEREAS, on September 3, 2025 the Planning Commission of the City of Cathedral City conducted a public hearing on Zoning Ordinance Amendment 25-0001, and recommended City Council adoption of an ordinance adding schools, either public or private, but not business or technical, as a conditionally permitted use in the subject zoning district.

WHEREAS, on September 24, 2025 the City Council held a duly noticed public hearing to consider the Project, including the Planning Commission's recommendation.

THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY FINDS AND ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF TITLE 9 PLANNING AND ZONING OF THE CITY OF CATHEDRAL CITY MUNICIPAL CODE

Chapter 9.24 of Title 9 of the Cathedral City Municipal Code is amended to add schools, including public and private, but not business or technical, as a conditionally permitted use in the RR (Resort Residential) district, as shown in Exhibit A, attached hereto.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15162, which states that, when an Environmental Impact Report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless new significant environmental effects or a substantial increase in the severity of previously identified effects would occur. The proposed project is consistent with the certified EIR for the 2040 General Plan Update and no further environmental documentation shall be necessary.

SECTION 3. ZONING ORDINANCE AMENDMENT 25-0001

The City Council hereby amends Title 9 of the Cathedral City Municipal Code based on the following findings:

1. The proposed Zoning Ordinance Amendment is consistent with the purpose of the Resort Residential (RR) General Plan land use designation, which is intended to accommodate single-family and attached residential development in a master planned resort setting, as well as hotels and ancillary tourist-serving commercial uses. The proposed Zoning Ordinance Amendment would permit schools in the RR district subject to a conditional use permit, which is consistent with the residential intent of the Resort Residential designation. Schools are compatible with residential uses and are permitted in all other residential districts.

2. The proposed Zoning Ordinance Amendment is consistent with the purpose and intent of the RR (Resort Residential) district, as stated in Section 9.24.010 of the Municipal Code, to provide appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses. Schools are permitted, subject to a conditional use permit, in all other residential districts, indicating that schools are compatible with the residential uses intended for the RR district. Schools would also be compatible with the other uses permitted in the RR district, given that residential uses are typically more sensitive than visitor-serving and commercial uses.

3. The proposed Zoning Ordinance Amendment is desirable for the development of the community in that it would support the operation of schools in proximity to residential uses, thereby supporting families in Cathedral City. The proposed amendment would also be necessary to facilitate the renovation and expansion of the facilities for the King's Schools, which has operated in Cathedral City for over 30 years.

SECTION 4. SEVERABILITY

If any chapter, section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each chapter, section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its second reading by the City Council.

SECTION 6. POSTING

The City Clerk shall, within fifteen (15) days after passage of this Ordinance, cause it to be posted in at least three (3) designated public places; shall certify to the adoption and posting of this Ordinance; and shall cause this Ordinance and its certification, together with proof of posting, to be entered in the Book of Ordinances of this City.

SECTION 7. CERTIFICATION

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on the ___ day of _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Nancy Ross, Mayor

ATTEST:

_____
Tracey R. Hermosillo, City Clerk

APPROVED AS TO FORM:

_____
Eric S. Vail, City Attorney

Exhibit A

CHAPTER 9.24
RR RESORT RESIDENTIAL DISTRICT

Prior ordinance history: Ords. 80, 187, 212, 263 and 298.

§ 9.24.010. Purpose and intent.

To provide appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses. Should there be any conflict in the regulations in this chapter with other regulations in this code, the more restrictive regulations shall apply.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.020. Permitted uses.

Short-term vacation rentals in qualifying residential dwelling units that are located within common interest developments, all as defined in Chapter 5.96 of this municipal code.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.030. Discretionary uses.

A. Uses Requiring a Planned Unit Development (PUD) Permit. All uses requiring a division of land require a planned unit development permit, including, but not limited to:

   1. Condo hotel;

   2. Timeshare;

   3. Multiple dwelling units.

B. Uses requiring a conditional use permit (CUP). All uses not requiring a division of land require a conditional use permit, including, but not limited to:

   1. Hotel;

   2. Motel;

   3. Bed and breakfast inn;

   4. Recreational vehicle park;

   5. Restaurant, except drive-thru(s);

   6. Ancillary commercial;

   7. Convenience food store;

   8. Home occupation;

   9. Public or private park;

10. Recreational uses such as a tennis club, health spa, conference or meeting room or facility, golf course, or driving range;

11. Public utility structures and public service facilities;

12. One-family dwelling;

13. Two-family dwelling;

14. Multiple dwelling;

15. Supportive housing;

16. Transitional housing;

17. Second dwelling unit/accessory dwelling unit;

18. Junior accessory dwelling unit.

19. Schools, either public or private, but not including business or trade schools.

(Ord. 666 § 2, 2008; Ord. 731 § 8, 2014; Ord. 862 § 2, 2022)

§ 9.24.040. Prohibited uses.

Uses not listed in this chapter are expressly prohibited, including, but not limited to:

A. Drive-thru facility;

B. Industrial;

C. Auto sales and service;

D. Recreational vehicle campground;

E. Manufacturing.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.050. Residential density.

A. One-family, two-family and multiple dwellings shall be permitted at a range of three to six and one half dwelling units per acre on any legally created lot (net lot area).

B. Fractions less than a whole unit shall not be considered an allowable unit.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.055. Non-residential intensity.

Intensity of all non-residential uses shall be determined by the required discretionary action as set forth in Section 9.24.030.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.060. Project area requirements.

Minimum lot area for any project to be developed within the RR district shall be two and one-half acres.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.065. Minimum lot width and depth requirements.

Minimum lot width and depth shall be two hundred fifty feet each.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.070. Yard requirements.

All yards shall comply with Section 9.94.110(C), "Yards."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.080. Building site coverage.

A. Maximum building site coverage for a hotel, motel, condo hotel, or timeshare use shall be no more than sixty percent.

B. Maximum building site coverage for all other uses shall be no more than forty percent.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.085. Building height.

A. Maximum building height for non-lodging facilities shall not exceed twenty-six feet; where the building is within thirty feet of property zoned RE, R1 or R2, the building height shall not exceed sixteen feet. The planning commission may permit an increase in the height up to twenty-six feet upon a finding that such an increase above sixteen feet will not adversely affect adjacent properties.

B. Maximum building height for a lodging facility shall not exceed the heights shown below, "Maximum Building Height" and at distances shown in "Distance A" and "Distance B." Building height may result in a step-back design.

Maximum Building Height	Distance A*	Distance B**
16 feet	Up to 30 feet	————
26 feet	Over 30 feet to 100 feet	Up to 50 feet
40 feet	Over 100 feet to 200 feet	Over 50 feet to 125 feet
50 feet***	Over 200 feet	Over 125 feet

* Distance A: Distance from that portion of a building and RE, R1 or R2 district boundary.

** Distance B: Distance from that portion of a building and a residential district boundary other than RE, R1 or R2, or to a non-lodging building in the RR district.

*** The city council may approve a height greater than fifty feet for that portion of a building greater than two hundred feet from the district boundary upon making a finding that such an increase will not adversely affect adjacent properties.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.090. Parking.

All off-street parking shall comply with Chapter 9.58, "Off Street Parking."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.100. Access to parking (driveways).

All access to parking shall comply with section 9.94.110(C), "Yards."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.110. Fencing.

All fencing requirements shall be determined by the required discretionary action as set forth in Section 9.24.030.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.120. Open space.

For residential uses, open space shall be consistent with Section 9.94.110(G), "Open Space—Residential." For nonresidential uses, open space shall be consistent with Section 9.94.110(H), "Open Space Required— Nonresidential."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.130. Landscaping.

All landscaping shall comply with Section 9.94.110(I), "Landscaping Standards."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.140. Dwelling unit size.

The minimum dwelling unit size, based on number of bedrooms, are as follows:

Bedrooms	Minimum Dwelling Unit Size
4 or more	1,350 sq. ft.
3	1,100 sq. ft.
2	900 sq. ft.
1	750 sq. ft.
0	600 sq. ft.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.150. Trash enclosures.

All trash enclosures shall comply with Section 9.94.110(K), "Refuse Areas" and constructed to the requirements of Chapter 9.88.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.160. Storage space.

Storage space shall comply with Section 9.94.110(J), "Storage of Recreational Vehicles, Trailers and Boats."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.170. Signs.

All signs shall comply with Section 9.94.110(L), "Signs."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.180. Placement of buildings.

Placement of buildings shall comply with Section 9.94.110(M), "Placement of Buildings."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.190. Pedestrian walkways.

All pedestrian walkways shall comply with Section 9.94.110(N), "Pedestrian Walkways."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.200. Building construction requirements.

All building construction requirements shall comply with Section 9.94.110(O), "Building Construction Requirements."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.210. Planned unit development lots.

All planned unit development lots shall comply with Section 9.94.110(P), "Planned Unit Development Lots Requirements."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893.**

Cathedral City Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Cathedral Planner Dominique Camps at 760-324-5464.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Yesenia Casas at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **December 15, 2025**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1110PS25 – King's Schools of the Desert (Representative: William Karg) Cathedral City Case Nos. ZOA25-0001 (Zoning Ordinance Amendment), CUP25-0003 (Conditional Use Permit). A proposal to construct a 27,121 square foot gymnasium building with classrooms and three classroom buildings totaling 9,049 square feet on an existing school site on 5.26-acres, located at 67675 Bolero Road, westerly of San Domingo Drive, and northerly of Carey Road. The applicant also proposes to amend the zoning ordinance to amend the sites zoning for Resort Residential (RR) to allow schools (Airport Compatibility Zones D and E of the Palm Springs Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1110PS25 Date Submitted: 9/30/25

AIA: Palm Springs Zone: D & E Public Hearing ☐ Staff Review ☐

Applicant

Applicant Full Name: King's Schools of the Desert

Applicant Address: 67675 Bolero Road, Palm Springs, CA 92264

Phone: 760-324-5464 **Email:** bkarg@kingsschools.com

Representative/ Property Owner Contact Information

Representative: William Karg **Email:** bkarg@kingsschools.com

Assistant Director of Facilities Engineering Phone: 760-324-5464

Address:

Property Owner: Don DeLair **Email:** delair@kingsschools.com

Headmaster Phone: 760-324-5464

Address: 67675 Bolero Road, Palm Springs, CA 92262

Local Jurisdiction Agency

Agency Name: Cathedral City Phone: 760-770-0380

Staff Contact: Dom Camps **Email:** DCamps@cathedralcity.gov

Address: 68700 Avenida Lalo Guerrero Cathedral City, CA 92234

Local Agency Case No.: Zoning Ordinance Amendment 25-0001

Project Location

Street Address: 67675 Bolero Rd Gross Parcel Size.: 5.26 acres

Assessor's Parcel No.: 681-310-019 & 681-310-040

Solar

Is the project proposing solar Panels? Yes ☐ No ☑ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 328 feet

Height of Building or structures: The tallest building will be the gymnasium 28'7" on the west campus.

What type of drainage basins are being proposed and the square footage: These will be underground storage @6107 sq ft

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$4,250	$2,827	$2,310	$1,537
Community Plan or Area Plan (County or City)	$4,250	$2,762	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,750	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,508	N/A	$1,363
General Plan Amendment	$1,531	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,531	$1021	$832	$554
Non-Impact Legislative Project (as determined by staff)	$483	N/A	$375	N/A
Tract Map	$1,742	$1,170	$947	$636
Conditional Use Permit or Public Use Permit	$1,531	$1,021	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,531	$1,021	$832	$554
Parcel Map	$1,531	$1,021	$832	$554
Environmental Impact Report*	$3,506	$2,338	$1,906	$1,271
Other Environmental Assessments*	$1,922	$1,275	$1,044	$693
Building Permit or Tenant Improvement	$659	$447	$359	$243

Effective May 13, 2024, an additional fee of $219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals

A. During the period of October 16, 2025, through Novemebr 15, 2025, as authorized pursuant to ALUC Resolution No. 2011-02, ALUC Director Paul Rull reviewed one case and issued a determination of consistency.

ZAP1102RG25 pertains to City of Perris Case Nos. GPA25-00002 (General Plan Amendment), ZTA25-00006 (Zone Text Amendment), a proposal to amend Chapter 10.40 Truck Routes of the Perris California Code of Ordinances to add one truck route along Case Road between Bonnie Drive and Watson Road and remove three truck routes along Ellis Avenue between McPherson Road and Goetz Road, Ellis Avenue between the Ellis Realignment Overpass and Sherman Road, and along San Jacinto Avenue between I-215 and Dunlap Road.

ALUC Director Paul Rull issued a determination of consistency for this project on November 6, 2025.

5.2 Update on March Air Reserve Base Compatible Use Study Implementation
Presentation by Special Project Director Simon Housman or his designee.

X:\ALUC Administrative Items\Admin. 2025\ADmin Item 12-15-25.doc

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

November 6, 2025

Rafael Garcia, Project Planner
City of Perris Planning Department
135 North D Street
Perris, CA 92570

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

File No.:	ZAP1102RG25
Related File No.:	GPA25-00002 (General Plan Amendment), ZTA25-00006 (Zone Text Amendment)
APN:	Citywide

Dear Mr. Garcia,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Perris Case Nos. GPA25-00002 (General Plan Amendment), ZTA25-00006 (Zone Text Amendment), a proposal to amend Chapter 10.40 Truck Routes of the Perris California Code of Ordinances to add one truck route along Case Road between Bonnie Drive and Watson Road and remove three truck routes along Ellis Avenue between McPherson Road and Goetz Road, Ellis Avenue between the Ellis Realignment Overpass and Sherman Road, and along San Jacinto Avenue between I-215 and Dunlap Road.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Perris.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2011 Perris Valley Land Use Compatibility Plan, and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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Riverside, CA 92501
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CHAPTER 10.40. TRUCK ROUTES[1]

Sec. 10.40.010. Establishment need.

It is for the best interests of the people of the city and the orderly handling of traffic that truck routes be established within the city for trucks, tractors, trailers and other vehicles exceeding a maximum gross weight limit of five tons.

(Code 1972, § 10.40.010; Ord. No. 310, § 1, 1967; Ord. No. 743, § 1, 1988)

Sec. 10.40.020. Truck routes designated.

The following streets and highways in the city are hereby designated truck traffic routes and shall be identified and posted with appropriate signs:

(1) Interstate 215: From its northerly city limits to its southerly city limits.

(2) Western Way: From its northerly city limits to Harley Knox Boulevard.

(3) Harley Knox Boulevard: From Interstate 215 to Redlands Avenue.

(4) Indian Avenue: From Northern City limits to Placentia Avenue.

(5) Perris Boulevard: From its northerly city limit to Harley Knox Boulevard.

(6) Redlands Avenue: From Harley Knox Boulevard to Rider Street.

(7) Morgan Street: From Interstate 215 to Redlands Avenue.

(8) Rider Street: From Interstate 215 to Perris Boulevard.

(9) Placentia Avenue: From Interstate 215 to Perris Boulevard.

(10) State Highway 74 (Fourth Street): From its westerly city limits to ~~its easterly city limits~~ I-215.

(11) Ellis Avenue: From ~~its westerly city limits~~ Goetz Road to ~~its easterly city limits~~ Ellis Avenue overpass.

(12) Goetz Road: From the San Jacinto River to Ellis Avenue.

(13) Case Road: "G" Street to I-215 freeway (Bonnie Drive).

(14) Case Road: Bonnie Drive to Watson Road.

(15) Ethanac Road: From Barnett Road to the easterly city limits.

(Code 1972, § 10.40.020; Ord. No. 905, § 1(part), 1992; Ord. No. 912, § 1, 1992; Ord. No. 1413, § 3, 1-11-2022)

[1]State law reference(s)—Cities authorized to prohibit the use of certain streets by heavy vehicles, Vehicle Code § 35701.

Sec. 10.40.030. Use of truck routes required; exception.

(a) Whenever any truck route has been duly established pursuant to this chapter and so designated by appropriate signs, the operation of any vehicle exceeding a maximum gross weight of five tons shall drive on such route or routes and none other.

(b) Nothing in this section shall prohibit the operator of any vehicle exceeding the various maximum gross weights established by this section coming from a truck route established hereunder from having ingress and egress by direct route to and from restricted streets when necessary for the purpose of making pickups and deliveries of goods, wares or merchandise from or to any building or structure located on such restricted streets or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure upon such restricted streets for which a building permit has previously been obtained therefor.

(Code 1972, § 10.40.030; Ord. No. 310, § 3, 1967; Ord. No. 743, § 2, 1988; Ord. No. 905, § 1(part), 1992; Ord. No. 1413, § 4, 1-11-2022)

Sec. 10.40.040. Enforceability.

The operation of any vehicle exceeding a maximum gross weight limit of five tons on any street or highway not designated in section 10.40.030(b), shall be in violation of this Code and punishable as set forth in chapters 1.16, 1.17 and/or 1.18 in the discretion of the city and as against any responsible person as defined in section 1.04.010 of this Code.

(Code 1972, § 10.40.040; Ord. No. 905, § 1(part), 1992; Ord. No. 1413, § 5, 1-11-2022)

AIRPORT LAND USE COMMISSION MEETING
MINUTES
November 13, 2025

11-13-2025

COMMISSIONERS PRESENT: Vernon Poole, Michael Geller, Richard Stewart, Steve Manos, Steve Sanchez, Michael Lewis, and Beth LaRock.

COMMISSIONERS ABSENT: John Lyon

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended:
CONTINUE THE MATTER OFF-CALENDAR PER APPLICANT'S REQUEST

Staff recommended at hearing:
CONTINUE THE MATTER OFF-CALENDAR PER APPLICANT'S REQUEST

ALUC Commission Action:
CONTINUE THE MATTER OFF-CALENDAR PER APPLICANT'S REQUEST (Vote 7-0)

Motion: Steve Manos
Second: Michael Geller

ZAP1621MA24 – 123 E. Baseline, LLC (Representative: Ed Bonadiman) – City of Perris Case No. ADPR24-05043 (Administrative Development Plan Review). A proposal to establish a truck and trailer storage facility on 4.04 acres, consisting of 69 truck trailer parking spaces, 2 car spaces and a 265 square foot guard shack, located easterly of Patterson Avenue, southerly of Nandina Avenue, and northerly of Harley Knox Boulevard (Airport Compatibility Zones A and B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Planner: Paul Rull at (951) 955-6893, or e-mail at PRull@rivco.org

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended:
CONTINUE TO DECEMBER 15, 2025

Staff recommended at hearing:
CONTINUE TO DECEMBER 15, 2025

ALUC Commission Action:
CONTINUE TO DECEMBER 15,2025 (Vote 7-0)

ZAP1664MA25 – DBA Quality Management (Representatives: Charles Norman Pulliam)- City of Perris Case No. DPR25-00005 (Development Plan Review). A proposal to construct a 5,000 square foot warehouse building with office area on 0.44-acres, located on the southeast corner of Commerce Drive and Perris Boulevard. (Airport Compatibility Zone B1 APZ II of the March Air Reserve Base/Inland Port Airport Influence Area). Planner: Jackie Vega at (951) 955-0982, or e-mail at JaVega@rivco.org

VIDEO:
A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Yesenia Casas, ALUC Executive Assistant I, at (951) 955-5132 or E-mail at YCasas@rivco.org

Motion: Michael Geller
Second: Richard Stewart

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals - Information Only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

6.0 **APPROVAL OF MINUTES**
Commissioner Steve Sanchez motioned to approve the October 9, 2025 minutes. Seconded by Michael Lewis
(Vote 6-1)
-1 Michael Geller / Abstained.

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
Director Paul Rull, congratulated Jackie Vega on her promotion to Senior Planner.
Senior Planner Jackie Vega gave a presentation on the UPS Plane crash in Kentucky.
Director Paul Rull reminded the commission about our new public hearing date for Monday, December 15th at 9:30a.m.

8.0 **COMMISSIONER'S COMMENTS**
Commissioner Richard Stewart expressed that the letter of support to March JPA is no longer needed.

9.0 **ADJOURNMENT**
Steve Manos, Chair adjourned the meeting at 10:04 a.m.

VIDEO:
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