

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

<b>AGENDA ITEM:</b>	2.1 <del>3.4</del>
<b>HEARING DATE:</b>	November 13, 2025 (Continued from October 9, 2025)
<b>CASE NUMBER:</b>	<u>ZAP1621MA24 – 123 E. Baseline, LLC (Representative: Ed Bonadiman)</u>
<b>APPROVING JURISDICTION:</b>	City of Perris
<b>JURISDICTION CASE NO:</b>	ADPR24-05043 (Administrative Development Plan Review)
<b>LAND USE PLAN:</b>	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zones A and B2
Noise Levels:	70 - 75 CNEL

**MAJOR ISSUES:** *The applicant requested a continuance to the November 13, 2025, hearing, as their engineer was unable to attend the meeting, and the Commission approved the continuance to the November 13, 2025, hearing, where the applicant's engineer could attend the hearing.*

*The applicant is now requesting a continuance off-calendar to allow for additional time to address the outstanding issues.*

The proposed project is inconsistent with the following airport land use compatibility criteria for Zone A:

- Although no physical parking spaces are proposed within Compatibility Zone A, the project does propose drive aisle asphalt surfacing for vehicle turning, which vehicles would contain people.
- The project proposes 25 foot tall light standards that have not yet been submitted or reviewed by the FAA OES for potential hazard to air navigation.
- The applicant proposes an approximately 11,718 square foot bio-retention basin in Compatibility Zone A. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such bio retention basins are prohibited in Zone A as it has the potential to provide food, shelter, nesting and perching for wildlife, which are considered a hazard to flight.

**RECOMMENDATION:** *Staff recommends that the Commission CONTINUE the matter off-calendar per the applicant's request for additional time to address the outstanding issues. Staff recommends that the Commission find the proposed Administrative Development Plan Review INCONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, based on the fact that the project proposes a parking lot drive aisle, landscaping, light standard, and a bio-retention basin within Zone A.*

**PROJECT DESCRIPTION:** 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.

**PROJECT LOCATION:** The site is located easterly of Patterson Avenue, southerly of Nandina Avenue, and northerly of Harley Knox Boulevard, approximately 700 feet westerly of the southerly end of Runway 14-32 at March Air Reserve Base.

**BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport (March ALUCP), the site is located within Compatibility Zones A (1.75 acres of which 0.40 acres is located in the Air Force Clear Zone) and B2 (2.90 acres) which limits average intensity to 100 people per acre. Zone A prohibits all assemblages of people.

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:

- Office – 1 person per 200 square feet.

The project proposes a 265 square foot guard shack, accommodating a total occupancy of 1 person, resulting in an average intensity of less than 1 person per acre, which is consistent with the average acre intensity criterion for Zone B2 of 100 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 standard vehicle and 1.0 persons per trailer truck). Based on the number of parking spaces provided (69 truck trailer and 2 car), the total occupancy would be 72 people, resulting in an average intensity of 18 people per acre, which is consistent with the average acre intensity criterion for Zone B2 of 100 people per acre.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B2 limits maximum 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. Zone A prohibits all assemblages of people.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity includes a 265 square foot guard shack, accommodating 1 person, which is consistent with the Compatibility Zone B2 single acre intensity criterion of 250 people.

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zones A Clear Zone and B2 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 2018 Airport Installation Compatible Use Zones (AICUZ) study identifies that a 0.40 acre portion of the project site is located within the Air Force Clear Zone. Appendix A of the AICUZ provides Land Use Compatibility Tables for the Clear Zone, which cite “automobile parking” as a prohibited use in the Clear Zone. The applicant has designated this 0.40 acre Clear Zone area as having no construction or development (other than 8 foot tall tube steel perimeter fencing), and as such appear to be consistent with the AICUZ.

Approximately 1.35 acres of the site is located within the Airport Compatibility Zone A (outside of the Air Force’s 0.40 acre Clear Zone). The applicant has provided parking lot drive aisle, landscaping, light standards, and a bio-retention basin within Compatibility Zone A. Compatibility Zone A prohibits all non-aeronautical structures, assemblages of people, objects exceeding FAR Part 77 height limits, all storage of hazardous materials, and hazards to flight.

- Although no physical parking spaces are proposed within Compatibility Zone A, the project does propose drive aisle asphalt surfacing for vehicle turning, which vehicles would contain people.
- The project proposes 25 foot tall light standards that have not yet been submitted or reviewed by the FAA OES for potential hazard to air navigation.
- The applicant proposes an approximately 11,718 square foot bio-retention basin in Compatibility Zone A. Pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such bio retention basins are prohibited in Zone A as it has the potential to provide food, shelter, nesting and perching for wildlife, which are considered a hazard to flight.

Historically, the Commission has tried to keep these types of uses out of Zone A in order to protect the public’s safety. Nearly 40% of off-runway general aviation accidents occur near airports in this zone (Table 3A Compatibility Zone Factors RCALUCP). As such, the applicant was informed to keep Compatibility Zone A clear of these uses, which they declined to do, and requested to go to public hearing.

Additionally, the applicant has submitted Easement Tract J-1007-E-2 for the property, and contends “they should be allowed to enjoy and develop the property below the Glide Angle Plane. Since everything is below 10’ tall I don’t see any restriction”.

The U.S. Airforce has an easement over Tract J-1007-E-2, which provides the U.S. Airforce the following rights on that land:

- a. Continuing perpetual right to cut to ground level and remove trees, bushes, shrubs, or any other perennial growth or undergrowth infringing upon or extending into or above the Glide Angle Plane.
- b. Continuing perpetual right to cut to ground level, remove, and prohibit the growth of such trees, bushes, shrubs, or any other perennial growth or undergrowth which could in the future infringe upon or extend into or above the Glide Angle Plane.

- c. Remove, raze, or destroy those portions of buildings, other structures, and land infringing upon or extending into or above the Glide Angle Plane.
- d. Prohibit the future construction of buildings or other structures from infringing upon or extending into or above the Glide Angle Plane.

The Glide Angle Plane is described as a trapezoidal plane extending over the runway approach zone starting at an elevation equivalent to the center line elevation at the end of the runway and sloping upward from the narrower end at a rate of 1 foot vertically for each 50 feet horizontally. The height limitation elevation of the glide angle plane over and above the above described land shall be approximately, as to Tract J-1007-E-2, along the northeasterly boundary 10 feet, the northwesterly corner 28 feet and the southwesterly corner 42 feet. All of the height limitation elevations mentioned are approximate and computed above ground level. Therefore, there should not be any foliage, buildings or structures that extend into or above the calculated Glide Angle Plane for Tract J-1007-E-2. However, the easement does not exempt ALUCP criteria. Also, there is no conflict between the ALUCP criteria and the easement because the more stringent restriction would apply. The ALUCP is a regulatory framework designed to safeguard the public and airport operations, and it often imposes stricter restrictions than other land use controls, such as easements, to achieve their objective. For example, in *Muzzy Rancho Co. v. Solano County Airport Land Use Comm.* (2008) 164 Cal.App.4<sup>th</sup> 1, the court emphasized that ALUCs are not prohibited from adopting land use plans that impose greater restrictions than federal or military standards if such measures are necessary to prevent encroachment and ensure compatibility with airport operations. The California Airport Land Use Planning Handbook also supports the adoption of higher standards to protect airport operations and surrounding communities. In cases where both an easement and an ALUCP apply, the stricter restriction is likely to govern because it better fulfills the legislative intent of protecting public safety and ensuring the orderly development of airport operations. ALUCPs are designed to imposed comprehensive and enforceable land use controls to protect public safety and airport operations, and they often take precedent over narrower restrictions imposed by easements.

The project's proposed parking lot drive aisle, landscaping, light standards, and bio-retention basin are considered prohibited uses in Compatibility Zone A, and therefore inconsistent with the March ALUCP criteria.

**The applicant has also submitted a comment letter from the Air Force to the City of Perris dated April 18, 2024, and is summarized here:**

- 1. That the project does not extend into the Zone A Clear Zone or any area within 1,000 feet of the centerline of the runway.**
- 2. Limit light interference by ensuring no lighting shall be installed in Zone A or within 1,000 feet of the centerline runway, and that all lighting outside those areas should be downward facing to limit light emissions.**
- 3. Limit Bird Animal Strike Hazard (BASH) through project design so as not to attract birds that could pose a hazard to flight operations.**
- 4. That the Base be notified of any proposed electromagnetic radiation components so the Base can assess its potential conflict or interference with Base operations.**

**5. Requirement of an aviation easement in favor of March Joint Powers Authority, as well as compliance with the requirements of a notice concerning the vicinity of the Base.**

The project already includes the standard ALUC conditions of approval for light emission (COA #1), BASH protection (COA #5), and provision of an aviation easement (COA #3), electromagnetic radiation (COA #9).

The Air Force comments helps supports the ALUC staff's assessment that the project area within the ALUC Zone A 1,000 feet from the centerline of the runway must be kept clear of all prohibited objects (light standards, incompatible basins, truck drive aisle/assemblage of people).

As of the time this staff report was prepared, comments from the Air Force to the ALUC regarding this project were still pending.

Prohibited and Discouraged Uses: The applicant's proposal of a parking lot, drive aisle, landscaping, and bio-retention basin, are identified as prohibited uses in Compatibility Zone A (see above analysis), and therefore inconsistent with the ALUCP criteria.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being within the 70 -75 CNEL range, where warehouse uses are identified as marginally acceptable. While the proposed a truck and trailer storage facility is not a noise-sensitive use and would not require special measures to mitigate aircraft-generated noise, such measures may be required to achieve reduced interior noise levels of 45 dBA CNEL in office areas as required pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as office uses are identified as normally unacceptable, unless noise is mitigated requiring special noise insulation construction, which the project has been conditioned for the office areas.

Part 77: The elevation of Runway 14-32 at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of approximately 700 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,495 feet AMSL. The project site elevation of 1,493 feet AMSL, with a maximum structure light standard height of 25 feet, the top point elevation would be 1,518 feet AMSL. Therefore, review of this building by the FAA Obstruction Evaluation Service (FAA OES) was required. The applicant has yet to submit Form 7460-1 with the FAA OES. Therefore, without review by the FAA OES, the proposed light standard structure heights could potentially be a hazard to air navigation.

Open Area: None of the Compatibility Zones for the March 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 (Section 2.3.2 of FAA Advisory Circular 5200-33C). The project is located 700 feet from the runway, and therefore would be subject to the above requirement.

The applicant proposes an approximately 11,718 square foot bio-retention basin in Compatibility Zone A, and therefore has the potential to provide food, water, and shelter for hazardous wildlife. Pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such bio retention basins are prohibited in Zone A as it has the potential to provide food, shelter, nesting and perching for wildlife, which are considered a hazard to flight, and therefore inconsistent with the March ALUCP criteria.

**CONDITIONS (in the event of an overrule):**

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 non-residential 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 A pursuant to DoDI 4165.57 Appendix 2, Table 1.
  - (h) Other hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority or its successor in interest, or provide evidence that such easement has 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 and/or tenants of the property.
  5. 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 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](http://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. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
7. This project has been evaluated for 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. 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.
9. 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.

10. 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.

# 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)

# 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**

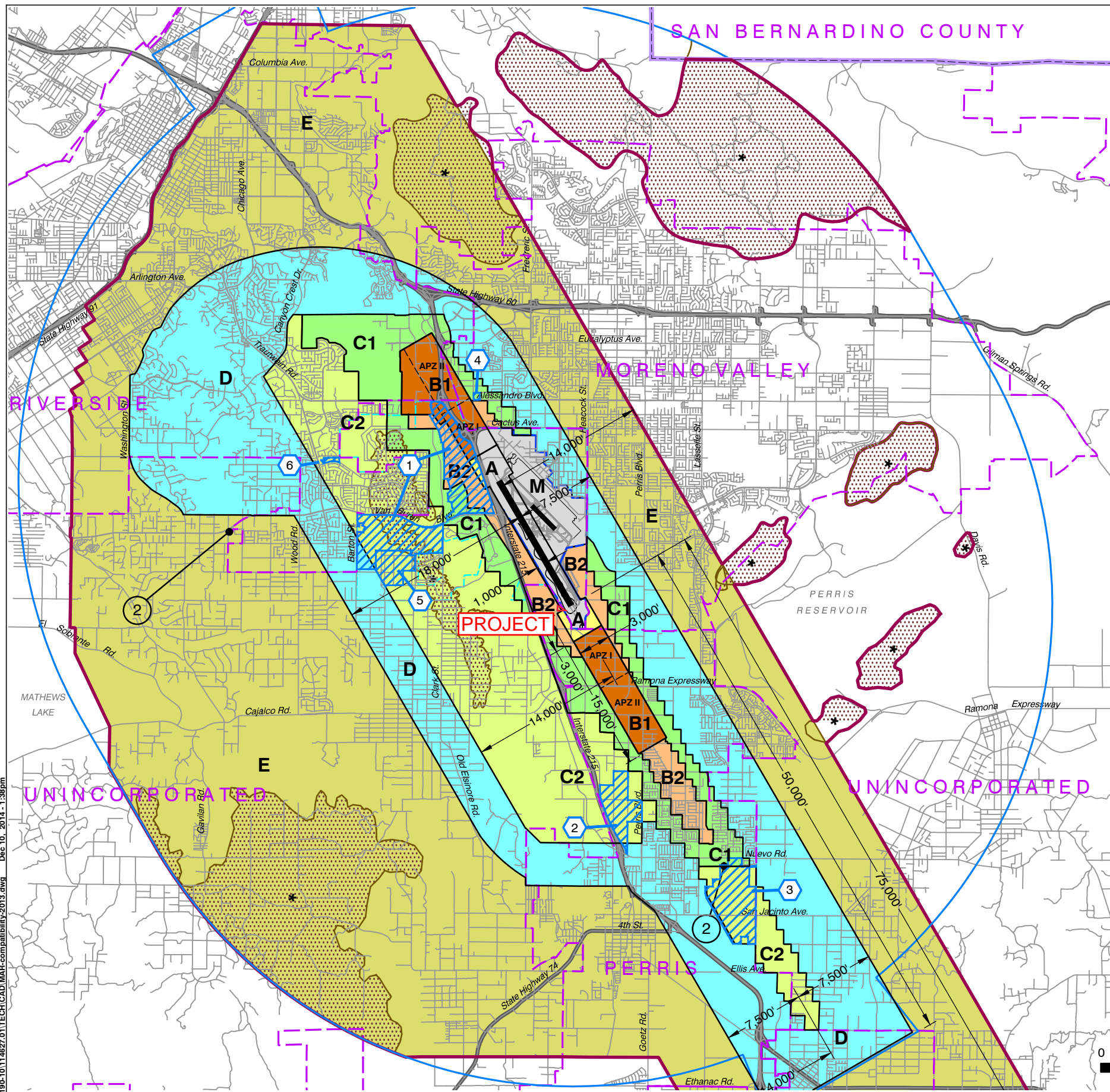
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**LEGEND**

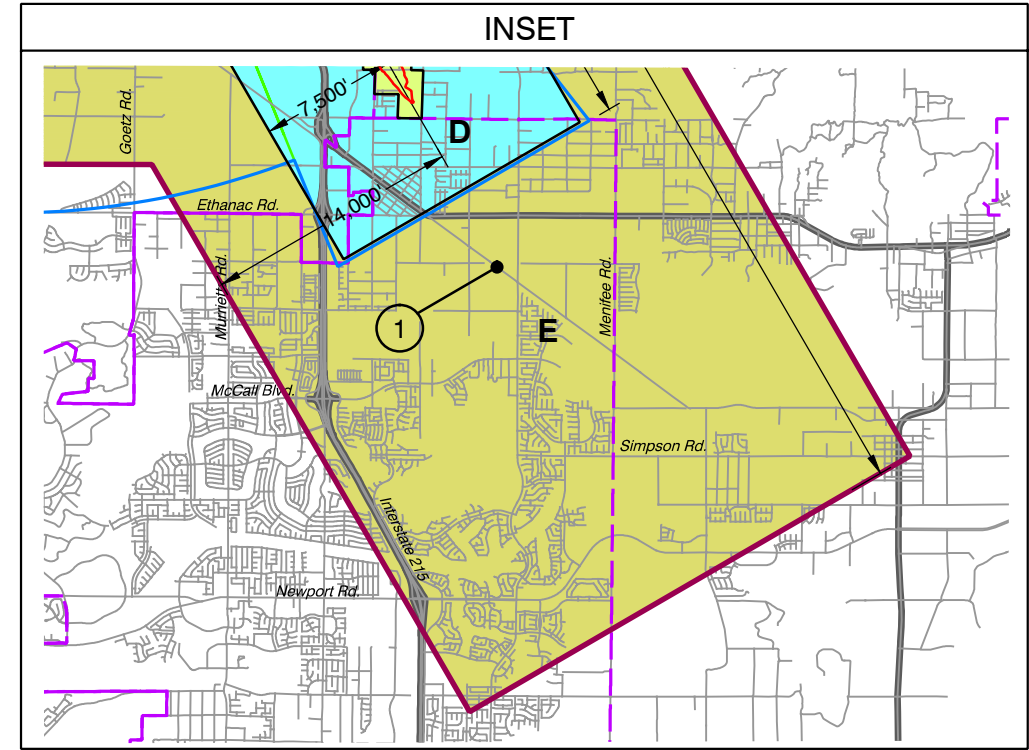
**Compatibility Zones**

- 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**

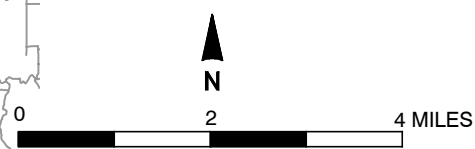
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 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.



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

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



Base map source: County of Riverside 2013

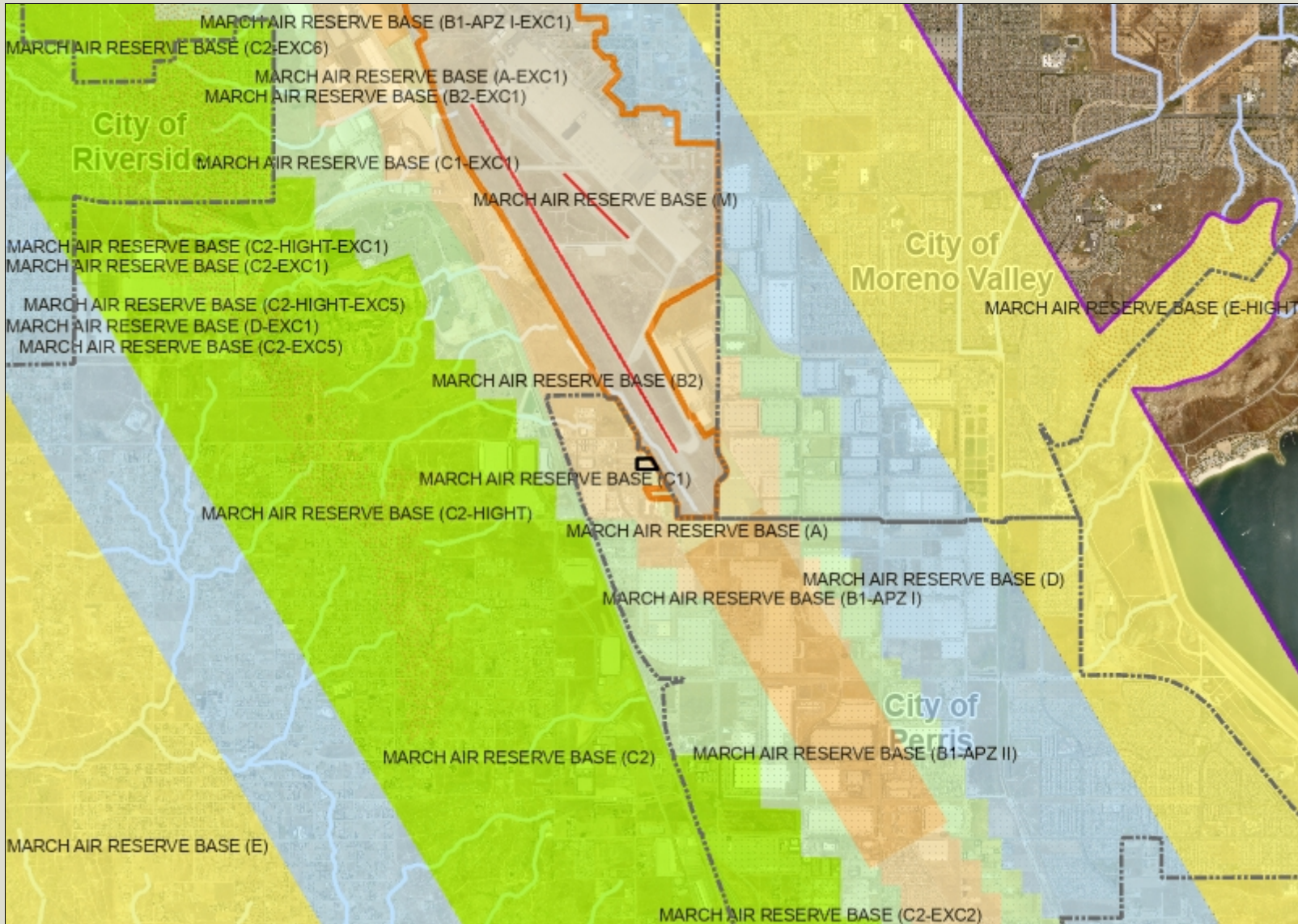
SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm Prepared by Mead & Hunt, Inc. (June 2013)

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 INTERNATIONAL
- 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



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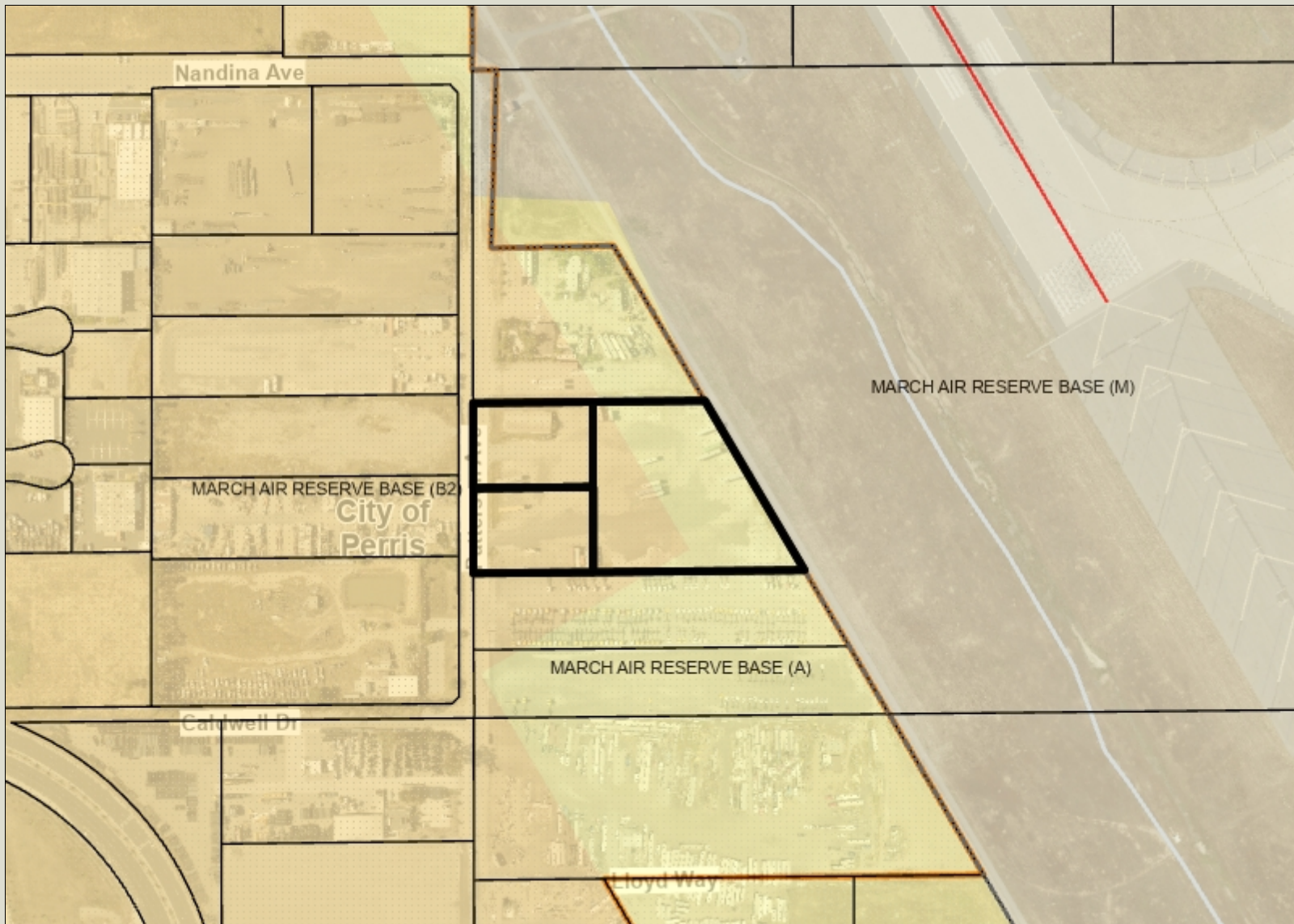


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### Notes

# 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
  - 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



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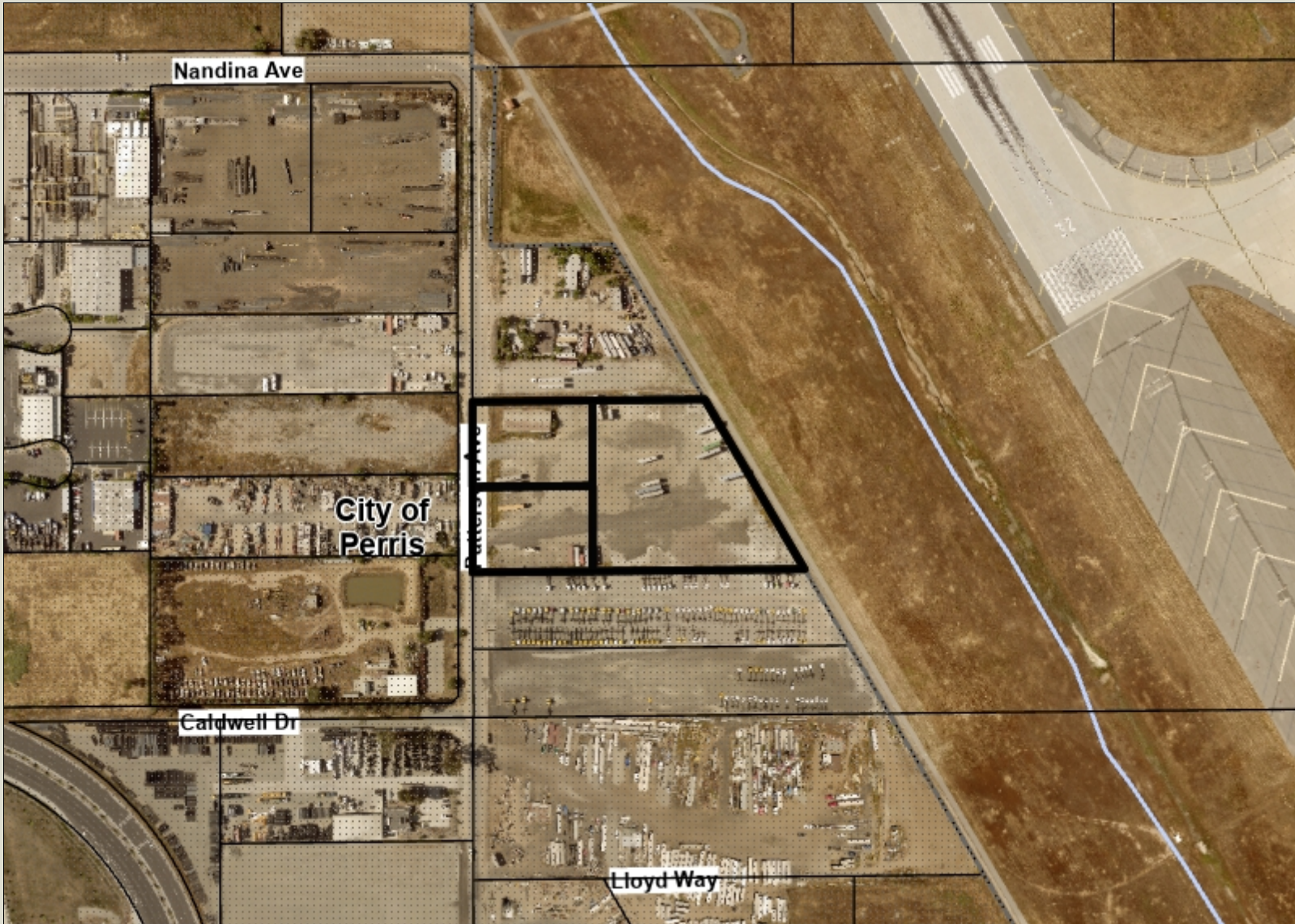


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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- County Centerline Names
- Blueline Streams
- City Areas
- World\_Street\_Map



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## Notes

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# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- Blueline Streams
- City Areas
- World\_Street\_Map



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## Notes



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# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcels, Public
- County Centerline Names
- Blueline Streams
- City Areas
- World\_Street\_Map



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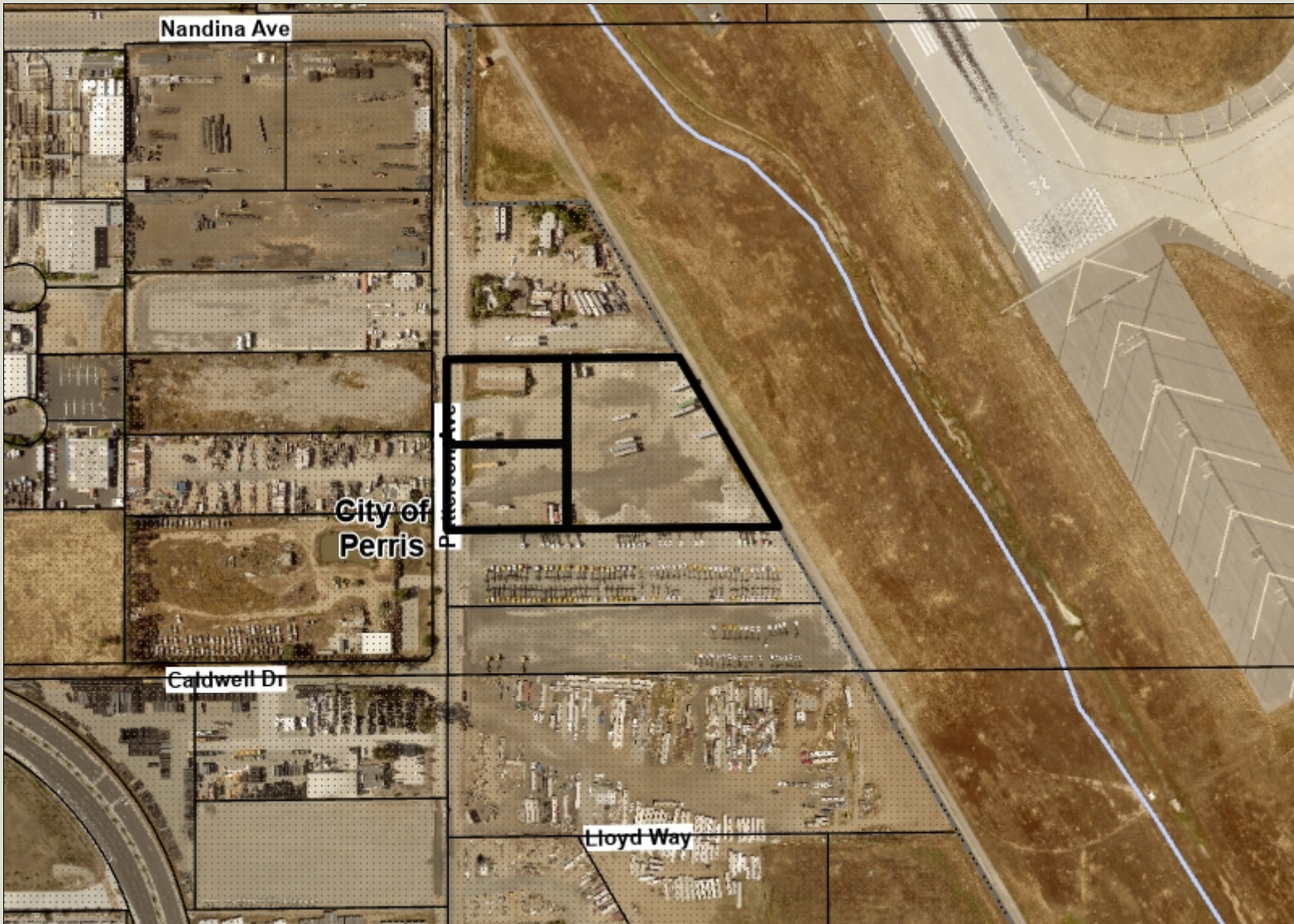
## Notes



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# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- County Centerline Names
- Blueline Streams
- City Areas
- World\_Street\_Map



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## Notes

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# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- County Centerline Names
- Blueline Streams
- City Areas
- World\_Street\_Map



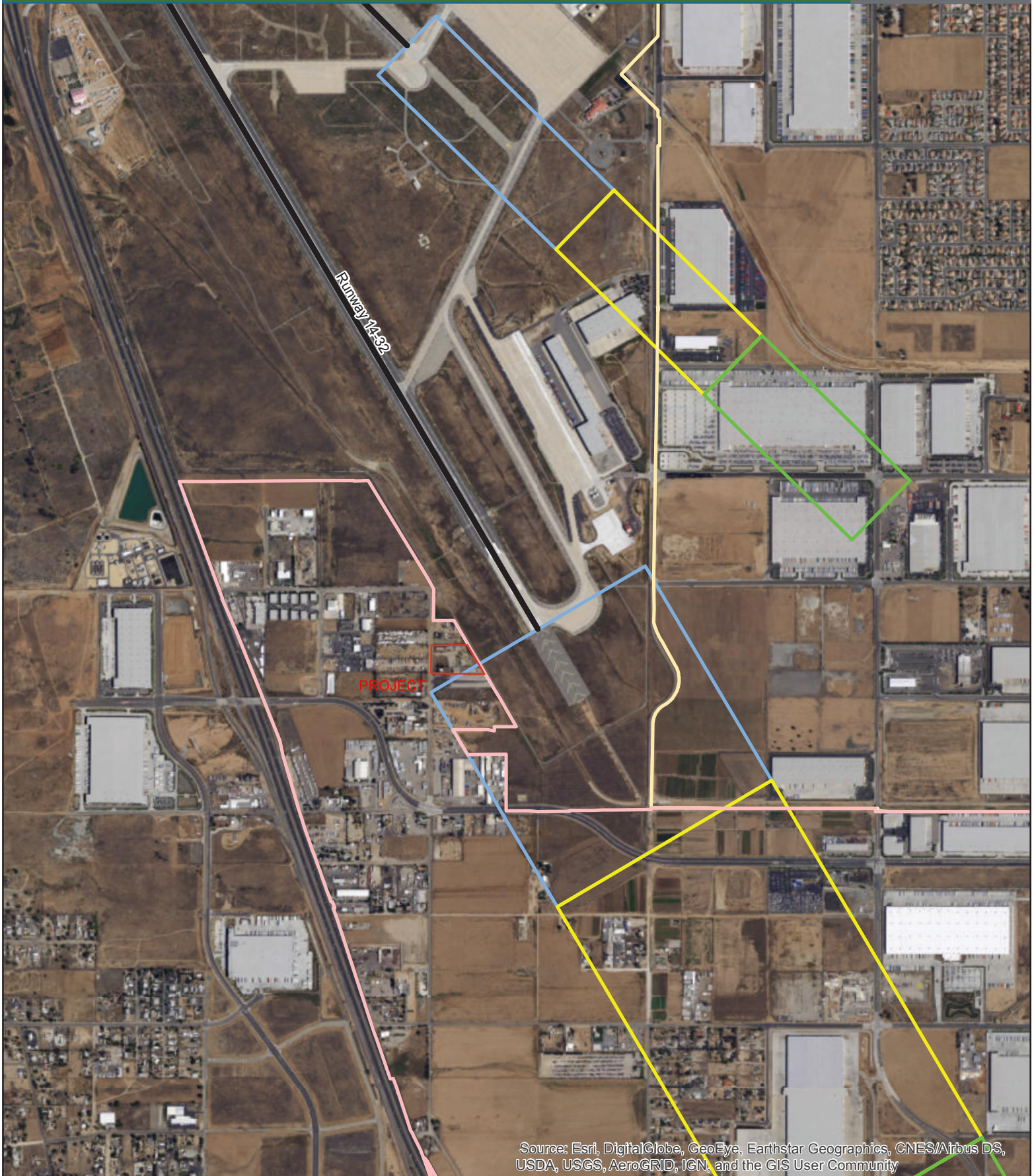
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0 192 385 Feet

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## Notes



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- Runway
- City of Perris
- City of Moreno Valley
- APZ I
- APZ II
- CZ



1 inch = 0.29 miles



**DEPARTMENT OF THE AIR FORCE  
AIR FORCE RESERVE COMMAND**

18 April 2024

Captain Nathaniel V. Le  
Staff Judge Advocate  
HQ AFRC/JA OL/JA – March ARB  
2145 Graeber Street, Building 470  
March ARB, CA 92518

VIA EMAIL: nperez@cityofperris.org  
Nathan Perez  
Senior Planner  
Department of Development Services – Planning Division  
City of Perris  
Perris, CA 92570

Re: Administrative Development Plan Review 24-05043

Dear Mr. Perez:

I am the Operating Location Staff Judge Advocate at March Air Reserve Base (March ARB) I was recently made aware of a proposal to legalize a truck and trailer storage facility on 7.42 acres situated east of Patterson Avenue and north of Harley Knox Boulevard (APNs 294-200-001, 294-200-003 294-200-004 & 294-200-005), referred to as City of Perris Administrative Development Plan (ADPR) 24-05043. This letter serves to provide March ARB's comments on ADPR 24-05043.

**SUMMARY OF COMMENTS**

As explained in more detail below, March ARB requests that the project plan not include the area designated as Zone A (Clear Zone) in the 2014 March ARB /Inland Port Land Use Compatibility Plan (2014 MARB/IPA LUCP) and City of Perris Zoning Code or any area within 1,000 feet of the centerline of the runway. To ensure that the land uses proposed in ADPR 24-06042 do not extend into these areas in the future, March ARB recommends physical controls, such as fencing be installed to ensure that these areas remain clear. Additionally, to limit light interference from the proposed project, no lighting should be installed in the Zone A or within 1,000 feet of the centerline of the runway and all lighting outside those areas should be downward facing to limit light emissions that could impair pilot's vision. To reduce the threat of Bird Animal Strike Hazard (BASH), March ARB also recommends that the project be designed and maintained to not attract birds that could pose a hazard to flight operations. March ARB also requests that the applicant notify my designated representative of any uses on ADPR 24-05043 that have an electromagnetic radiation component so that March ARB can assess whether it poses a potential conflict or interference with March ARB operations. Additionally, if approved, City Code would require an aviation easement in favor of March Joint Powers Authority (JPA), as well as compliance with the requirements of a notice concerning the vicinity of March ARB.

**BACKGROUND**

March ARB is a 2,300+ acre joint use air installation located in western Riverside County which has its origins before the end of the World War I. Currently, March ARB's primary mission is to provide airlift support for the United States Air Force and to train in tactical airlift and airdrop of personnel and supplies in combat, air refueling, and aeromedic evacuation. The host wing, the Air Force Reserve Command's

452nd Air Mobility Wing, includes several flying units, including the 452nd Operations Group, the 452nd Mission Support Group, includes the 729th Airlift Squadron, and the 336th Air Refueling Squadron. There are more than 50,000 flight operations annually at March ARB, and more than half of these (31,000+) are conducted by host wing, tenant, and transient military aircraft. Large transport (C-17 Globemaster) and tanker aircraft (KC-135 Stratotanker) comprised the largest numbers of aircraft operations on the military side of the joint use airstrip.

March ARB has been identified as the preferred alternative for basing the KC-46A aircraft, the next generation aerial refueling and airlift aircraft. See KC-46A Main Operating Base 5 (MOB 5) Beddown Environmental Impact Statement (EIS) at 2-9 - 2-10, available at <https://cdxapps.epa.gov/cdx-enepa-II/public/action/eis/details?eisId=449264>. The new KC-46A will provide updated technology to enhance operations and increase mission effectiveness to support the military and allies who rely on tanker range and flexibility. The First KC-46A aircraft is estimated to arrive at the selected location in 2025. The basing would require significant facility and infrastructure improvements, as well as a net increase of 71 personnel.

March ARB is a strong economic driver for the region, employing over 8,500 military personnel, as well as some 1,500 local civilians and contractors, and supporting nearly 200 Department of Defense programs. The base provides more than \$500 million in economic impact to the region. <https://www.riverside-chamber.com/JobCreation.cfm>

#### **AIR INSTALLATION COMPATIBLE USE ZONING (AICUZ) PROGRAM**

Over time, urban and suburban growth has moved closer to Air Force installations. Air Force Handbook (AFH) 32-7084, Air Installation Compatible Use Zoning Program Manager's Guide, at 5 (November 2, 2017), accessible at: [https://static.e-publishing.af.mil/production/1/af\\_a4/publication/afh32-7084/afh32-7084.pdf](https://static.e-publishing.af.mil/production/1/af_a4/publication/afh32-7084/afh32-7084.pdf). This growth can interfere with or encroach on flight missions. (*Id.* at 5-6.) As a result, the U.S. Department of Defense (DoD) established the AICUZ Program to protect the health, safety, and welfare of communities near air installations, while ensuring the continued viability of the military flying missions. AFH 32-7084 at 6. The AICUZ program applies to all U.S. military air installations. The AICUZ program applies to all military air installations in the United States. DoD Instruction (DoDI) 4165.57, [AICUZ] (December 13, 2021), at 3, accessible at <https://www.esd.whs.mil/directives/issuances/dodi/>.

Central to the AICUZ program is the installation-specific AICUZ Study. AFH 32-7084 at 8. AICUZ studies are prepared by the Air Force to assist local communities planning development near air installations through development of land use controls. *Id.* An initial AICUZ study was completed for March ARB in 1988, which was then updated in 2005 and 2018. March ARB 2018 AICUZ at 1-2 – 1-3, accessible at: <https://www.march.afrc.af.mil/>.

AICUZ has three primary concerns: (1) land use compatibility; (2) noise concerns due to military flight and other operations; (3) flight hazards and interference with navigation posed by the height of objects, visual and electromagnetic interference and bird wildlife aircraft strike hazards. AFH 32-3084 at 8 - 15.

With respect to land use compatibility, the military conducted studies of historic accident and operations data throughout the military. AFH 32-3084 at 8; March AICUZ Study at 5-1. The studies showed that most aircraft mishaps occur on or near the runway. March ARB AICUZ Study at 5-1. Based on these studies, DoD identified three safety zones, the Clear Zone and Accident Potential Zones I & II as areas (other than the runway itself) where an aircraft accident is most likely to occur. The Clear Zone, the safety zone with the highest accident potential, is the area immediately beyond the end of a runway extending outward 3,000 feet with a width of 3,000 feet.

The AICUZ program includes land use recommendations for the Clear Zone and Accident Potential Zones in chart format, that are based on the Federal Highway Administration's Standard Land Use Coding Manual. AFH 32-7084 at 15. These charts identify many types of specific land uses and identifies which land uses are compatible or not compatible for each safety zone within the Clear Zone. Most land uses, including automobile parking are not compatible with air operations within the Clear Zone. AFH 32-7084 at 57 – 62; DoDI 4165.57 at 16 – 22; March ARB AICUZ Study at Exh. A.

With respect to noise, the Air Force prepares an analysis of the weighted noise level noise that measures the number of events (takeoffs, landings, engine runups, etc.), the total noise energy and time of day to develop values measured in a metric called the Community Noise Equivalent Level (CNEL). March ARB AICUZ Study at 4-4. The Air Force prepares contours to assess the compatibility of aircraft operations with the surrounding area. *Id.* Noise contours connect points of equal value, and when overlaid on local land use maps, can help identify areas of incompatible land uses and assist communities in planning for future development around an air installation. *Id.*

There are several considerations with respect to flight hazards and interference with navigation posed by the height of objects, visual and electromagnetic interference and BASH concerns.

DoD and the Federal Aviation Administration (FAA) identify several imaginary surfaces and planes and transition surfaces which define the airspace needed to remain free of obstructions around an airfield. *Id.* at 4-7. Obstruction-free imaginary surfaces ensure safe flight approaches, departures and pattern operations. *Id.* Obstructions include natural terrain and man-made features such as buildings and other vertical obstructions to airspace navigation. *Id.* Notably, the imaginary surface called the Primary Surface is a rectangular area centered on the runway, extending 200 feet beyond the ends of the runway and 2,000 feet wide, centered on the runway (1,000 feet on either side of the runway centerline). *Id.* at 5-9. Objects can create a flight hazard if they penetrate these imaginary surfaces. AFH 32-7084 at 12. Air Force guidance recommends that local jurisdictions require developers to either submit a Notification of Proposed Construction or Alteration pursuant to Federal Aviation Regulation Part 77 (<https://www.faa.gov/airports/central/engineering/part77>) to FAA or require that such developers show that the projects meet the height restriction criteria of FAA part 77. *Id.*

Visual interference means sources of smoke, steam, dust and lighting that can impede a pilot's vision during takeoff, landing or other periods of low-altitude flight. March ARB AICUZ Study at 5-12. Light emissions, notably bright lights, either direct or reflected, in the airfield vicinity can impair a pilot's vision, especially at night. AFH 32-7084 at 14. Sources of direct or reflected light emissions are a land use compatibility issue when aircrew, maintainers, air traffic controllers or airfield operations personnel are unable to obtain necessary distance of view, distinguish airfield surfaces, markings or lighting, cannot see other air traffic or obstructions; or cannot properly train due to artificial light sources affecting nighttime training activities. *Id.* Light sources can include spotlights, streetlights, laser light shows, fireworks, buildings with reflective glass surfaces, and some solar energy technologies. *Id.*

Electromagnetic interference is a form of interference or conflict with flight operations that interrupts, obstructs or otherwise degrades or limits the effective performance of electronics/electrical equipment associated with flight operations. March ARB AICUZ Study at 5-13 – 5-14. Military aircraft and their associated systems are highly dependent on complex electronic systems for navigation and other critical flight and mission-related functions. *Id.* at 5-14; AFH 32-7084 at 15.

BASH considerations relates to the hazards to flight operations attributable to wildlife, notably large birds. To reduce the potential for BASH, the Air Force recommends land uses that attract birds not be located near air installations.

The Air Force achieves the national AICUZ policy goals by promoting compatible development within the AICUZ area of responsibility by, among other things, encouraging State and local governments to adopt and implement comprehensive planning processes and land use controls that ensure compatible development around military airfields. DoDI 4165.57 at 3; AFH 32-3084 at 6.

In accordance with the California State Aeronautic Act, the Riverside County Airport Land Use Commission (ALUC) prepared the 2014 MARB/IPA LUCP. In 2016, the City of Perris has adopted the March ARB/IP Airport Overlay Zone in Chapter 19.51 to the City's Zoning Code. City Code Chapter 19.51.

The purpose and intent of the City of Perris' Airport Overlay Zoning District includes:

- ensuring that land uses and development within the Airport Overlay Zone (AOZ) are compatible with the 2014 MARB/IPA LUCP
- establishing regulations and review criteria for land use and development within the AOZ
- prohibiting development, uses or activities that could represent a hazard to existing or future flight operations at March ARB. City Code 19.51.010.
- prohibiting the establishment of incompatible land uses and further expansion of incompatible land uses to avoid or minimize exposure of persons to potential hazards associated with current and future March ARB operations

City Zoning Code at 19.51-1.

According to the City Code, ADPR 24-06043 is located in the Airport Influence Area, specifically Zone A (Clear Zone) and Zone B2 (High Noise Zone). *Id.* at 19.51.020. Zone A is the area identified in the March ARB AICUZ study as the Clear Zone outside the installation boundary. *Id.* Zone B2 (High Noise Zone) is an area within the 65 Community Noise Equivalent Level (CNEL) noise contour.

Under the City Code, all ministerial and discretionary actions within the AOZ are to be reviewed for consistency with the Airport Overlay Zoning District regulations. *Id.* at 19.51.040(A). When reviewing such a proposal, the City must find that the project, use or activity complies with:

- the noise compatibility policies of the AOZ;
- the Basic Compatibility Criteria Table (Table 1) and Compatibility Map (Figure 1) of the AOZ; airspace protection policies of the AOZ; and
- overflight policies of the AOZ

City Code at 19.51.040(B).

The City Code identifies hazard to flight include physical (tall objects), visual and electronic forms of interference, land uses that pose a BASH concern. *Id.* at 19.51-11. The City Code also explains that March ARB must be notified of any land use having an electromagnetic radiation component to assess potential conflict with March ARB operations. *Id.* at 19.51-9 & -11. Additionally, with regard to height considerations, the City Code identifies that under federal law, a project proponent must file a Part 77 notice with FAA if a proposed structure is more than 200 feet above ground level or exceeds one foot for every 100 feet from the edge of the nearest point of the runway for a distance up to 20,000 feet. *Id.* at 19.51-12. Filing a FAA Part 77 notification will initiate an aeronautical study that will ensure that the project will not create an unsafe condition for air navigation. *Id.* The City Code also provides that a project should not be approved until FAA issues a determination of no hazard and any conditions in that determination are met. *Id.*

Additionally, Approvals of projects situated in Zone B2 also require an avigation easement issued to March Joint Powers Authority consistent with the California Airport Land Use Planning Handbook. *Id.* & 19.51.100.

The area in question is also subject to the Perris Valley Commerce Center Specific Plan, which among other things, expressly makes vehicle-related outdoor storage and other facilities prohibited in the AOZ. Perris Valley Commerce Center Specific Plan (Amendment 12, February 2022) at Table 2.0-2.

**SPECIFIC COMMENTS ON ADPR 24-05043:**

**Zone A:** The portions of ADPR 24-05043 that are within Zone A, which are not compatible with March ARB air operations. As such, March ARB requests that if approved the City of Perris require that ADPR 24-05043 not include Zone A and require installation of physical controls such as fencing be installed to demark these boundaries to ensure that the proposed land uses in ADPR- 24-05043 or any other potentially incompatible land uses do not occur in Zone A in the future.

**Height Considerations:** Part of the ADPR 24-05043 may be located in the Primary Surface, or within 1,000 feet of the runway centerline. March ARB requests that if approved, the City of Perris require that ADPR 24-05043 exclude the area within 1,000 feet from the runway centerline as it would be situated in the Primary Surface. Additionally, similar to Zone A, March ARB recommends installation of physical controls such as fencing be installed to demark these boundaries to ensure that the proposed land uses in ADPR- 24-05043 or any other potentially incompatible land uses do not occur in this area in the future.

**FAA Filing:** As explained in Air Force guidance and the City Code, a project proponent must file a FAA Part 77 notice with FAA if a proposed structure is more than 200 feet above ground level or exceeds one foot for every 100 feet from the edge of the nearest point of the runway for a distance up to 20,000 feet. *Id.* at 19.51-12. Consequently, due to the proximity to the runway, March ARB recommends that the City require proof of filing and an FAA no hazard determination on such notice or require the developer to demonstrate that no part of the project will meet or exceed the height criteria in FAA Part 77.

**Lighting:** March ARB requests that no lighting be installed in Zone A or within 1,000 feet of the runway centerline. Additionally, lighting outside those areas should not be high-intensity and be directed downward to minimize interference with flight missions.

**Electromagnetic Interference:** As a result, March ARB requests that City approval be conditioned upon the application notify my designated representative of any uses on ADPR 24-05043 that have an electromagnetic radiation component so that March ARB can assess whether it poses a potential conflict or interference with March ARB operations and report back to the City.

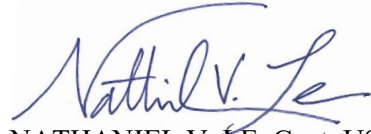
**BASH Concerns:** Flood control facilities should be designed to hold water for no more than 48 hours following a storm and be completely dry in-between storms. FAA Circular 150/5200-33B; 2014 MARB/IPA LUCP at 10; City Zoning Code at 19.51-11, -13.

**Avigation Easement:** As per the City Code, if approved by the City, approval must be conditioned upon entering an avigation easement of appropriate form in favor of March JPA.

**Notice of Airport in Vicinity:** Consistent with the AOZ, the applicant will need to prepare all necessary materials for the and provide such notice to potential purchasers.

March Air Reserve Base remains dedicated to maintaining positive and effective relationships with community partners for the benefit of Perris, Riverside County, and all of Southern California. I thank you for the opportunity to provide input regarding this project. Since I have only been aware of this project for a short period of time, March ARB reserves the right to provide additional comments on support and explanations on ADPR 24-05043.

Should you have any questions or would like to discuss this issue further, please feel free to contact me at: [nathaniel.le.1@us.af.mil](mailto:nathaniel.le.1@us.af.mil).

A handwritten signature in blue ink that reads "Nathaniel V. Le". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

NATHANIEL V. LE, Capt, USAF  
Staff Judge Advocate

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RECORD MARCH AIR FORCE BASE

RECORD 5957 8875

TRACTS J-1006-E, J-1007-E-1,  
J-1007-E-2 and J-1009-E

I. R. S. \$ 0.55

DOCUMENTARY

CLEARANCE EASEMENT

This indenture made this 9 day of September, 1955, by and between IRA W. CLARK and PAULINE M. CLARK, Husband and wife

for his heirs, executors, administrators, successors and assigns, hereinafter called the Grantor, party of the first part, and the United States of America, and its assigns, party of the second part.

Witnesseth that the Grantor for and in consideration of the sum of **FOUR HUNDRED SEVENTY-FIVE AND NO/100** Dollars (\$ 475.00 ), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the United States of America and its assigns, a perpetual and assignable easement for the establishment, maintenance, and use of an aircraft approach zone, hereinafter more particularly described, for the approaches to the runway at March Air Force Base, in Riverside County, State of California, in, on, over, across and above the following described parcels of land in said County and State, to-wit:

TRACT J-1006-E

**PARCEL "A":** That portion of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 3 South, Range 4 West, San Bernardino Meridian in the County of Riverside, State of California, described as follows, basis of bearings being California Coordinate System, Zone 6 (Chapter 1307, Statutes of 1947):

Beginning at the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence along the East line of said land North 0° 19' 06" East 126.11 feet; thence North 30° 06' 43" West 553.49 feet to the Southwesterly line of the land designated as Parcel A and described in an Easement Deed to the United States of America, recorded in Book 1521, page 595 of Official Records in the office of the County Recorder of said County; thence along said Southwesterly line South 22° 59' 14" East 657.10 feet to the South line of said Northwest 1/4; thence North 89° 59' 24" East 20.37 feet to the point of beginning.

Containing 0.55 acre, more or less.

TRACT J-1007-E-1

**PARCEL "B":** Those portions of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, described as follows, basis of bearings being California Coordinate System, Zone 6 (Chapter 1307, Statutes of 1947):

Beginning at the Northwest corner of said Northwest 1/4 of the Southeast 1/4; thence along the North line of said Southeast 1/4 North 89° 59' 24" East 49.57 feet; thence South 1° 09' 54" West 157.60 feet; thence North 22° 59' 14" West 171.14 feet to the North line of said Northeast 1/4 of the Southwest 1/4; thence North 89° 59' 24" East 20.37 feet to the point of beginning.

Containing 0.12 acre, more or less.

TRACT J-1007-E-2

**PARCEL "C":** That portion of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, described as follows, basis of bearings being California Coordinate System, Zone 6 (Chapter 1307, Statutes of 1947):

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Commencing at the Northwest corner of said Southeast 1/4; thence North 89° 59' 24" East 49.67 feet along the North line of said Southeast 1/4; thence South 1° 09' 54" West 376.08 feet; thence South 89° 40' 55" East 97.34 feet to the TRUE POINT OF BEGINNING; thence continuing South 89° 40' 55" East 153.35 feet; thence South 30° 06' 43" East 804.42 feet to the Southeasterly boundary of the land designated as Tract J-1001-E and described in Exhibit "A" attached to an Easement Deed to the United States of America, recorded in Book 1507, page 529 of Official Records, in the office of the County Recorder of said County; thence along said Southeasterly line South 59° 53' 17" West 232.50 feet; thence North 22° 59' 14" West 888.93 feet to the true point of beginning.

Containing 3.68 acres, more or less.

TRACT J-1009-E

PARCEL "D": That portion of the Southeast 1/4 of Section 36, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, described as follows, basis of bearings being California Coordinate System, Zone 6 (Chapter 1307, Statutes of 1947):

Beginning at a point in the South line of said Section 36, said point being South 89° 46' 13" West 1330.05 feet from the Southeast corner of said Section; thence North 30° 06' 43" West 1889.98 feet to the most Southerly corner of the land designated as Tract J-1001-E and described in Exhibit "A" attached to an Easement Deed to the United States of America, recorded in Book 1507, page 529 of Official Records in the office of the County Recorder of said County; thence North 59° 53' 17" East 280.00 feet; thence South 30° 03' 45" East 1213.07 feet, more or less, to the East line of the Southwest 1/4 of said Southeast 1/4; thence along said East line South 0° 25' 24" West 535.71 feet, more or less to the said South line of Section 36; thence South 89° 46' 13" West 9.03 feet, more or less, to the point of beginning.

EXCEPTING therefrom that portion of the East 6 acres of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section lying within the above described boundaries.

Containing 6.32 acres, more or less.

Subject to existing easements for public roads and highways, public utilities, railroads and pipelines.

The easement and rights hereby granted consist of the following rights over the above described land:

- (a) The continuing perpetual right to cut to ground level and remove trees, bushes, shrubs, or any other perennial growth or undergrowth infringing upon or extending into or above the Glide Angle Plane hereinafter described.
- (b) The continuing perpetual right to cut to ground level, remove, or prohibit the growth of such trees, bushes, shrubs, or any other perennial growth or undergrowth which could in the future infringe upon or extend into or above the Glide Angle Plane hereinafter described.
- (c) The right to remove, raze, or destroy those portions of buildings, other structures, and land infringing upon or extending into or above the Glide Angle Plane hereinafter described.
- (d) The right to prohibit the future construction of buildings or other structures from infringing upon or extending into or above the Glide Angle Plane hereinafter described.

Reserving, however, to the Grantor, his heirs, executors, administrators, successors, and assigns all right, title, interest, and privileges as may be exercised and enjoyed without interference with or abridgment of the easement and rights hereby granted.

The Grantor covenants and agrees with the United States of America and its assigns to pay all taxes and assessments on said land promptly when due and to warrant and defend said easement and rights to the United States of America and its assigns against the lawful claims and demands of all persons whatsoever.

#### RUNWAY APPROACH ZONE

The runway approach zone is described as follows: Beginning at a point in the line of prolongation of the center line of the runway of the March Air Force Base, level with and 1000 feet distant from the end of said runway; thence to the right forming an interior angle of  $90^{\circ} 00' 00''$  with the line of prolongation of the center line of the runway, 750 feet to a point; thence to the left forming an interior angle of  $97^{\circ} 07' 30''$  with the last mentioned line, 10,077.82 feet to a point; thence to the left forming an interior angle of  $82^{\circ} 52' 30''$  with the last mentioned line, 4000 feet to a point; thence to the left forming an interior angle of  $82^{\circ} 52' 30''$  with the last mentioned line, 10,077.82 feet to a point 750 feet from the point of beginning; thence to the left forming an interior angle of  $97^{\circ} 07' 30''$  with said last mentioned line, 750 feet to the point of beginning.

#### GLIDE ANGLE PLANE

The glide angle plane is a trapezoidal plane extending over the runway approach zone starting at an elevation equivalent to the center line elevation at the end of the runway and sloping upward from the narrower end at a rate of 1 foot vertically for each 50 feet horizontally.

The height limitation elevation of the glide angle plane over and above the above described land shall be approximately, as to Tract J-1006-E, along the northeasterly boundary 10 feet, and in the balance of the area from 10 feet to 20 feet; as to Tract J-1007-E-1, from 12 feet to 20 feet; as to Tract J-1007-E-2, along the northeasterly boundary 10 feet, the northwesterly corner 28 feet and the southwesterly corner 42 feet; as to J-1009-E, along the northeasterly line 10 feet, to 50 feet along the southwesterly line. All of the height limitation elevations herein mentioned are approximate and computed above ground level.

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In witness whereof the parties of the first part have hereunto set their hands and seals the day and year first above written.

WITNESSES:

*Ira W. Clark*

IRA W. CLARK

*Pauline M. Clark*

PAULINE M. CLARK

STATE OF CALIFORNIA )  
Los Angeles) SS  
COUNTY OF RIVERSIDE )

On 9 September, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **IRA W. CLARK and PAULINE M. CLARK,**

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

*Walter J. Henry*

Notary Public  
in and for said County and State

My Commission Expires Jan. 31, 1956

310/18

*Walter J. Henry*  
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SECURITY-TITLE INSURANCE COMPANY  
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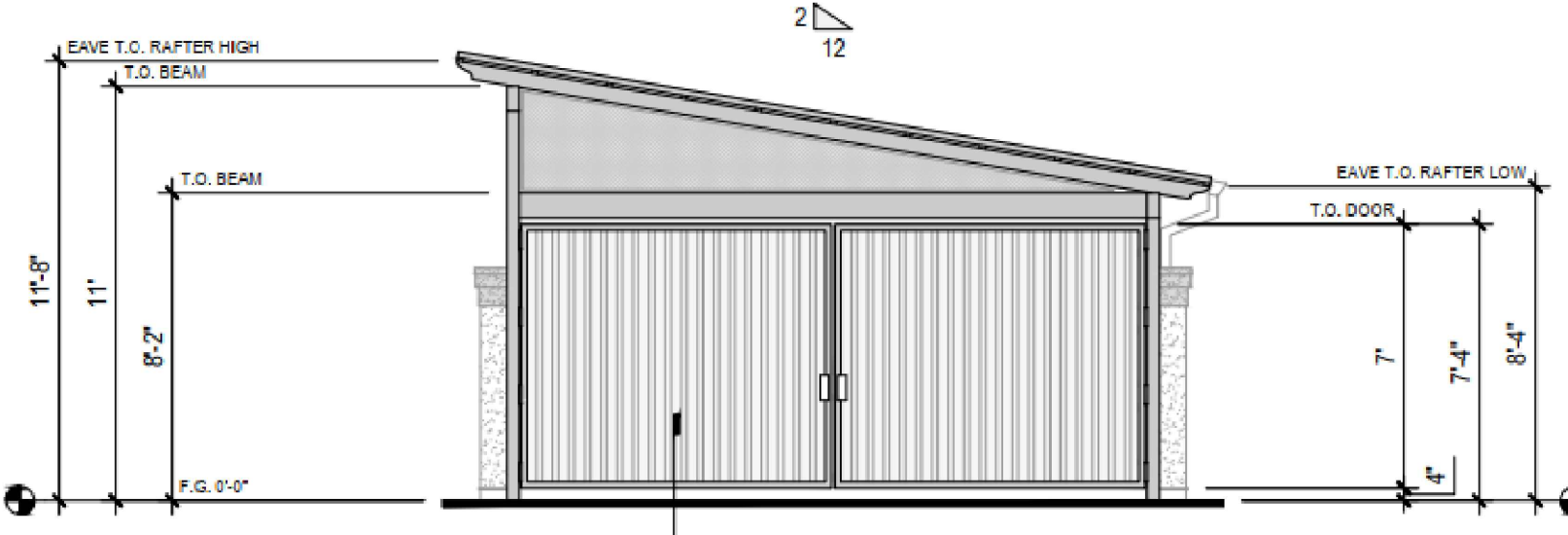
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*Walter J. Henry*

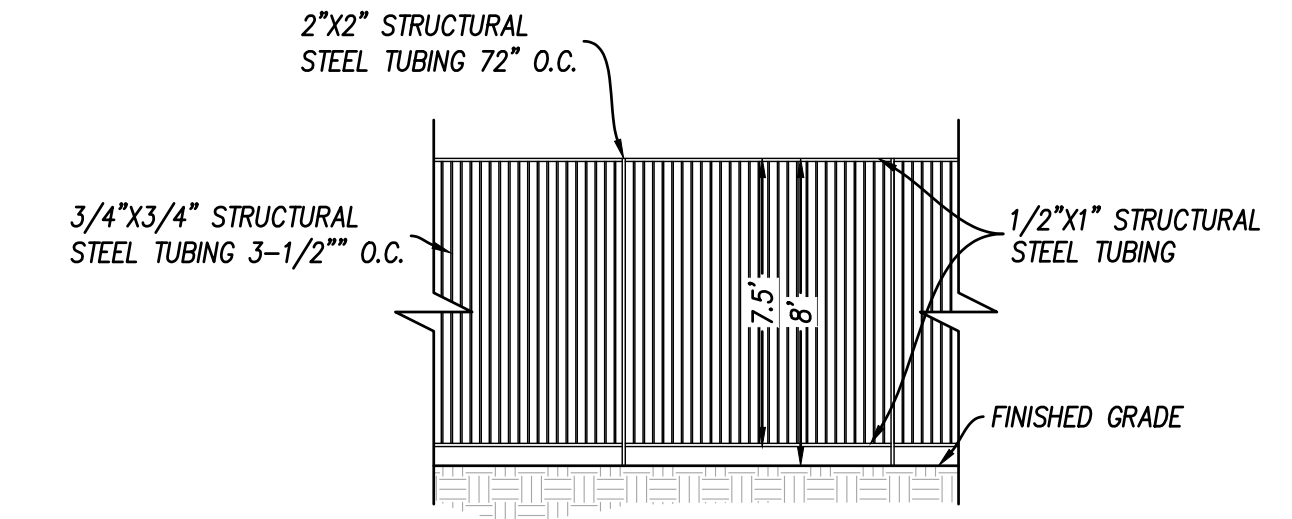
# SITE / PRELIMINARY GRADING PLAN

## 5087 PATTERSON AVENUE

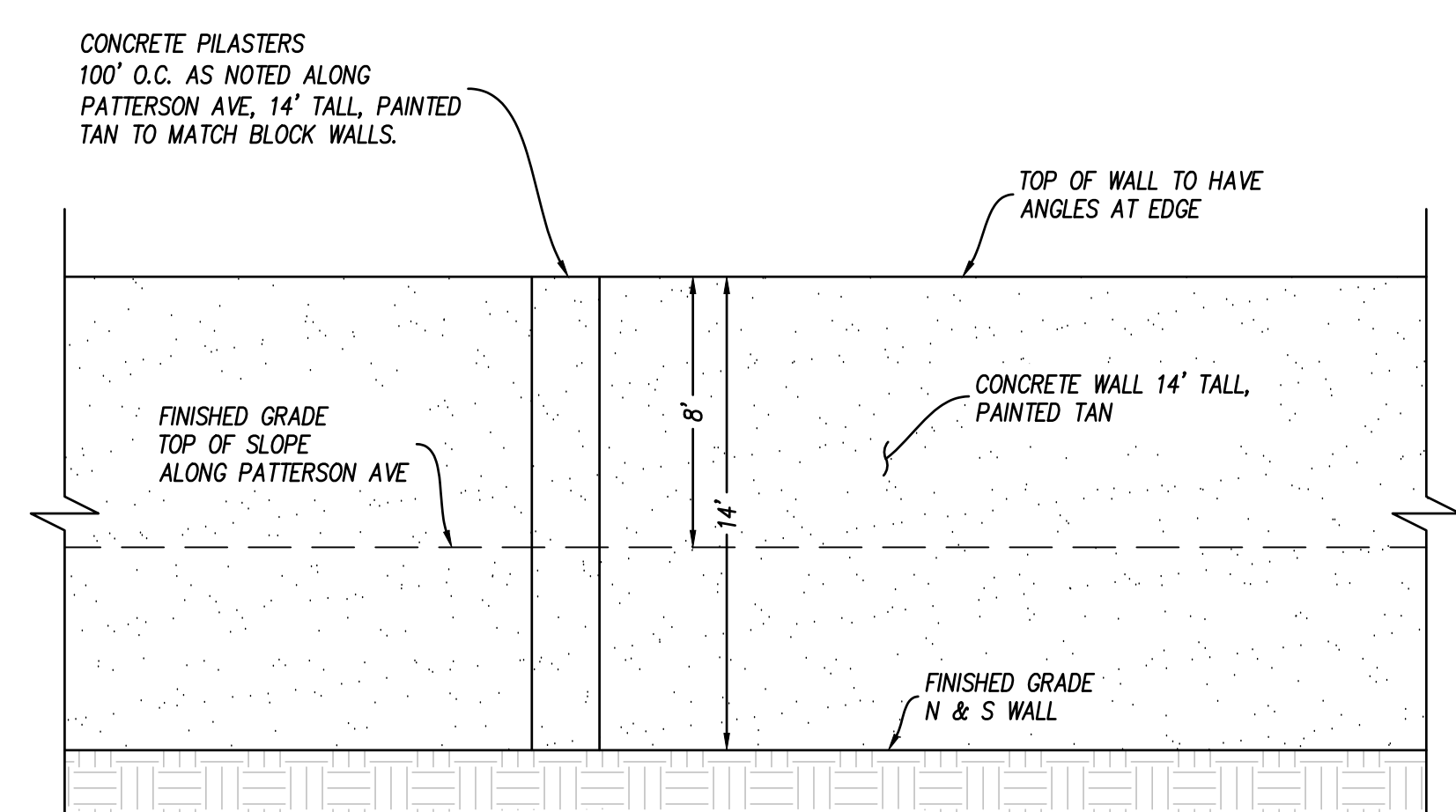
### IN THE CITY OF PERRIS, CALIFORNIA



**TRASH ENCLOSURE**  
N.T.S.



**8' HIGH TUBULAR STEEL FENCE**  
N.T.S.



**14' HIGH SCREEN WALL**  
N.T.S.

**OWNER/APPLICANT**

1235 E. BASELINE LLC.  
668 N. COAST HWY #402  
LAGUNA BEACH, CA 92651-1513  
PHONE: (949) 246-8000

**PROPERTY INFORMATION**

ASSESSOR'S PARCEL NO:	294-200-003, 004 & 005
GROSS ACREAGE:	176,070 SF / 4.04 AC
NET ACREAGE:	175,020 SF / 4.02 AC
EXISTING ZONING:	PVCC-GI
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TRAILER PARKING LOT
WATER PURVEYOR:	EASTERN MUNICIPAL WATER DISTRICT (951) 928-6107
WATER PURVEYOR:	METROPOLITAN WATER - MILLS (213) 217-7663
SEWER PURVEYOR:	EASTERN MUNICIPAL WATER DISTRICT (951) 928-6107
GAS PURVEYOR:	SOCAL GAS - HEMET (RAMONA) (909) 335-7955
ELECTRICITY PURVEYOR:	UTILIQUEST FOR SCE DISTRICT - MENIFEE (909) 503-5565
TELEPHONE PURVEYOR:	UTILIQUEST FOR FRONTIER - MENIFEE (877) 530-0911
SCHOOL DISTRICT:	VAL VERDE UNIFIED SCHOOL DISTRICT

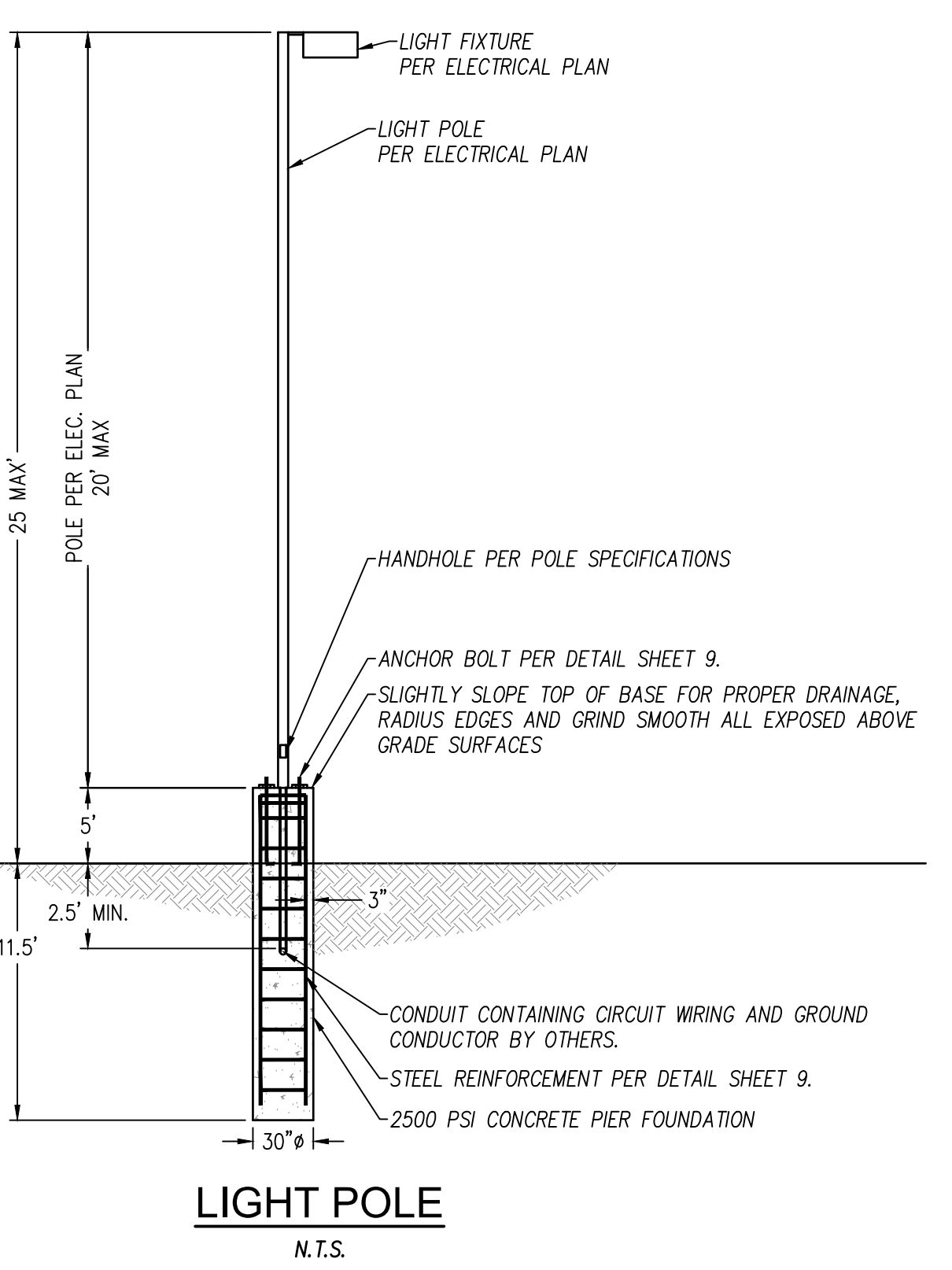
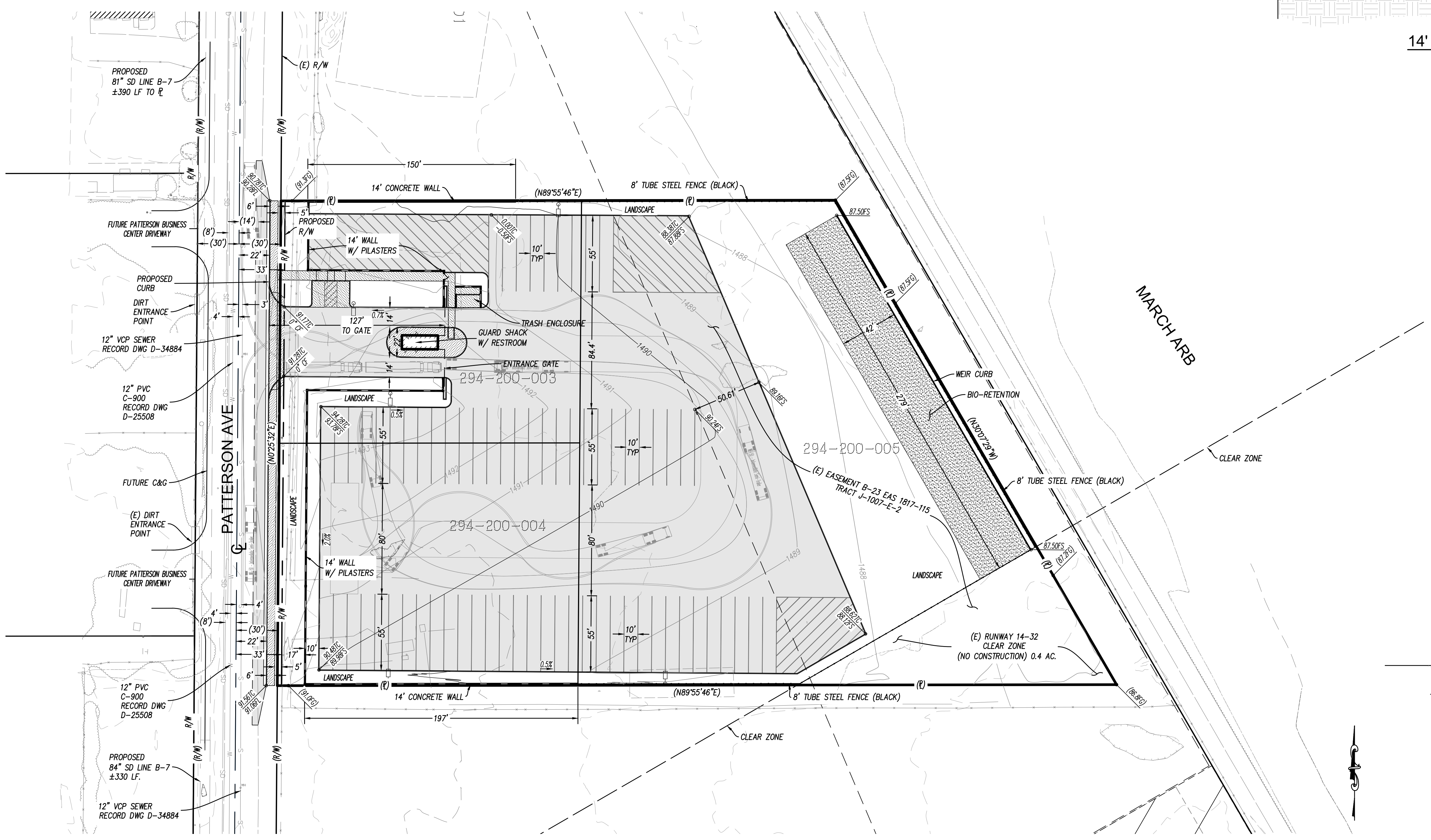
**PROJECT COVERAGE**

SUBJECT	PROPOSED	%
BUILDING(S)	280 SF	0.15%
IMPERVIOUS LANDSCAPE	110,256 SF	62.99%
LANDSCAPE	64,504 SF	36.86%
TOTALS	175,020 SF	100% (4.02 AC)

**EARTHWORK QUANTITIES:**

CONSTRUCTION MAY VARY:  
CUT 481 CUBIC YARDS  
FILL 3,401 CUBIC YARDS  
IMPORT 2,820 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.



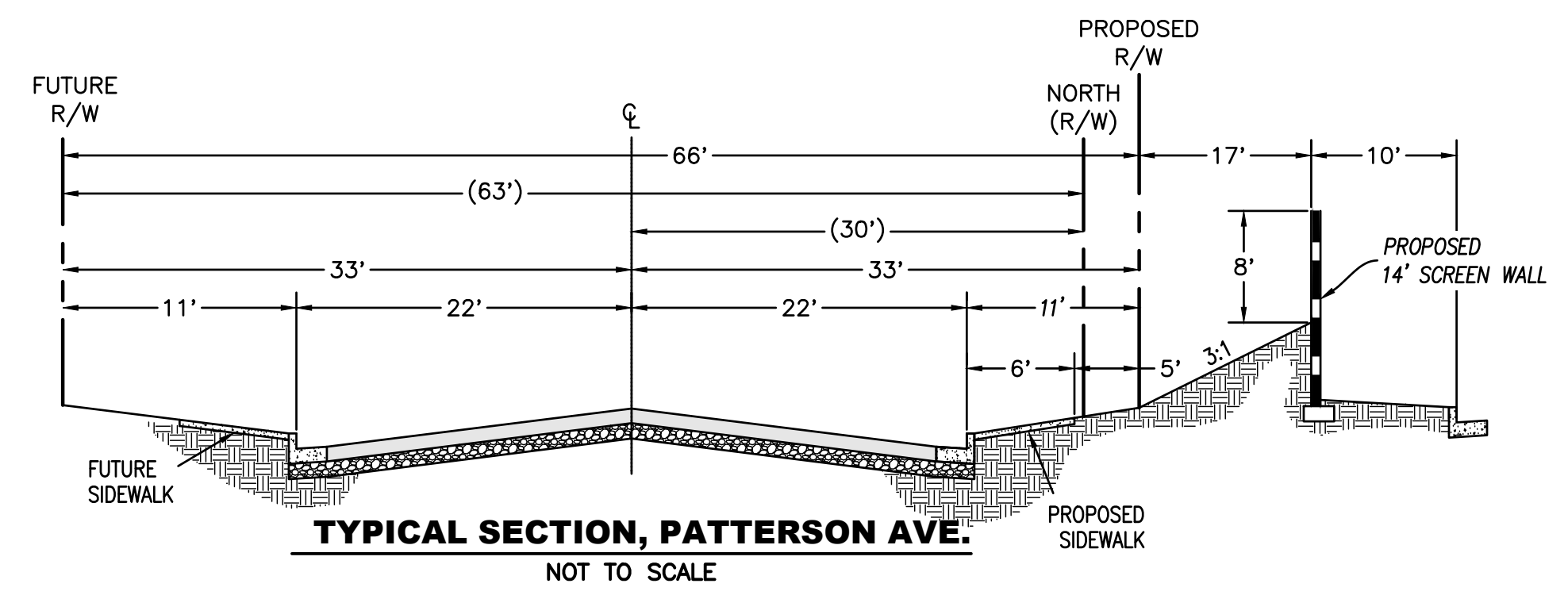
**LIGHT POLE**  
N.T.S.

**PARKING:**

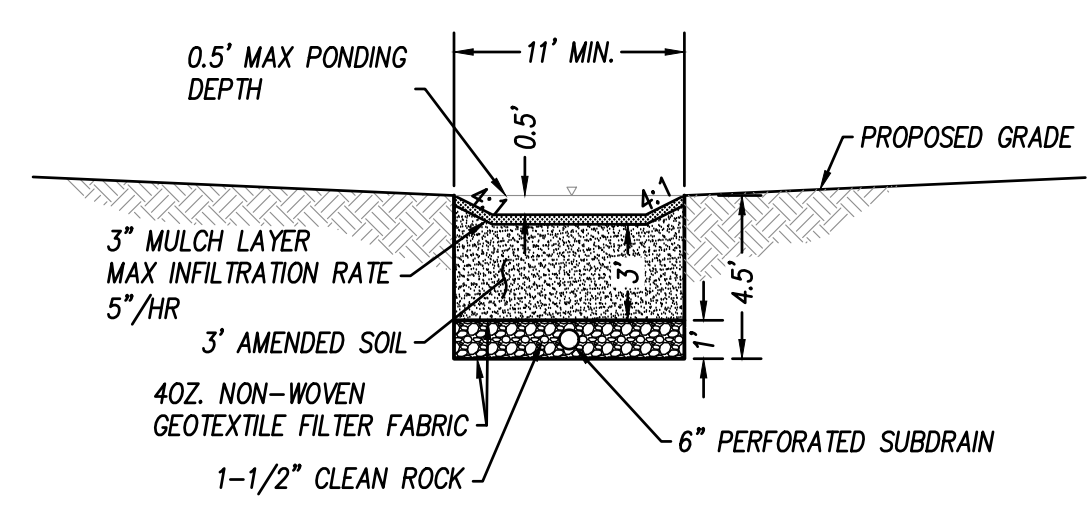
STANDARD CAR	1 SPACES
ACCESSIBLE CAR	1 SPACE
TRAILER STALLS 10' X 55'	69 SPACES
TOTAL:	71 SPACES

**LEGEND**

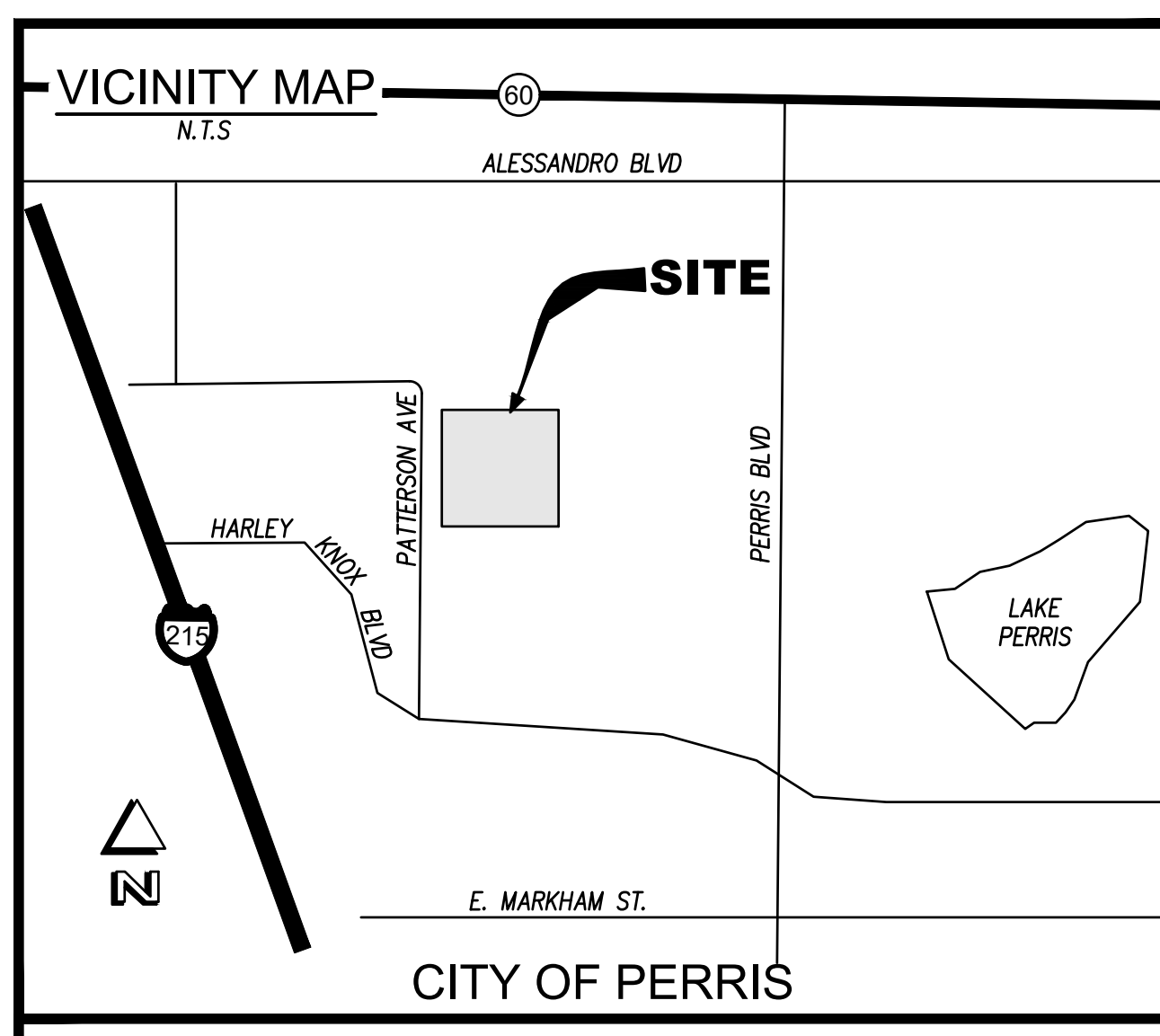
AC ASPHALTIC CONCRETE SURFACE	EXISTING CONCRETE SURFACE
BVC BEGIN VERTICAL CURVE	PROPOSED CONCRETE SURFACE
CB CATCH BASIN	PROPOSED AC PAVEMENT
CL CENTER LINE	
EVC END OF VERTICAL CURVE	
FF FINISH FLOOR	
FG FINISH GRADE	
FH FIRE HYDRANT	
FL FLOWLINE	
FS FINISHED SURFACE	
GB GRADE BREAK	
GW GUY WIRE	
INV INVERT OF PIPE	
MH MANHOLE	
N.T.S. NOT TO SCALE	
PP POWER POLE	
TC TOP OF CURB	
TF TOP OF FOOTING	
TW TOP OF WALL	
TYP TYPICAL	
W TUBE STEEL	



**TYPICAL SECTION, PATTERSON AVE.**  
NOT TO SCALE



**DETAIL - BIORETENTION BASIN**  
N.T.S.

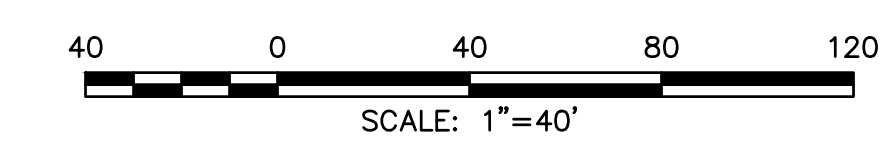


**BONADIMAN** ENGINEERS - G.I.T. - SURVEYING - PLANNING  
TEL: (909) 885-3806  
234 NORTH ARROWHEAD AVE  
SAN BERNARDINO, CA 92408  
FAX: (909) 381-1721  
www.bonadiman.com

**SITE PLAN**  
5087 PATTERSON AVENUE  
PERRIS, CA 92571  
APN(S): 294-200-003, 004 & 005

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: 1235 E BASELINE, LLC.  
DRAWN BY: JTS SCALE: 1" = 40'  
CHECKED BY: JTS JOB NO: 245181 SHEET: 1 OF 1 **SP1**  
DISREGARD PRINTS BEARING EARLIER REVISION DATES 08-18-25



JOB #: 214934 DRAWING NAME: 245181 SP-Rev2.dwg PLOT DATE: 08/18/2025 8:27AM

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://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](http://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.**

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

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://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](mailto: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, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** October 9, 2025

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

**CASE DESCRIPTION:**

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).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

<b>ALUC STAFF ONLY</b>			
ALUC Case Number:	<u>ZAP1621 MA24</u>	Date Submitted:	<u>10/2/24</u>
AIA:	Airport <u>MARCH</u>	Zone:	Zone <u>A, b2</u>
		Public Hearing	<input checked="" type="checkbox"/>
		Staff Review	<input type="checkbox"/>
<b>Applicant</b>			

Applicant Full Name: 1235 Baseline, LLC

Applicant Address: 893 W. 16th Street Newport Beach, CA 92663

Phone: (949) 246-6000 Email: d.otting@yahoo.com

**Representative/ Property Owner Contact Information**

Representative: Maria Elena Kennedy Email: mariakennedy2017@gmail.com

Phone: (626) 374-8910

Address: 9042 Camellia Court Rancho Cucamonga, CA 91737

Property Owner: 1235 Baseline, LLC Email: d.otting@yahoo.com

Phone: (949) 246-6000

Address: 893 W. 16th Street Newport Beach, CA 92663

**Local Jurisdiction Agency**

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

Staff Contact: Nathan Perez Email: nperez@cityofperris.org

Address: 135 N. D Street Perris, CA 92570

Local Agency Case No.: ADPR 24-05043

**Project Location**

Street Address: 5087 Patterson Avenue (Collector-66'/44') Gross Parcel Size: 4.02 ACN

Assessor's Parcel No.: 294-200-003-004-005

**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) 1453 ft

Height of Building or structures: 14'

What type of drainage basins are being proposed and the square footage: \_\_\_\_\_

## 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

## STAFF REPORT

**AGENDA ITEM:** 3.1

**HEARING DATE:** 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.

**RECOMMENDATION:** Staff recommends that the Commission CONTINUE the matter to the 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. 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](http://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**



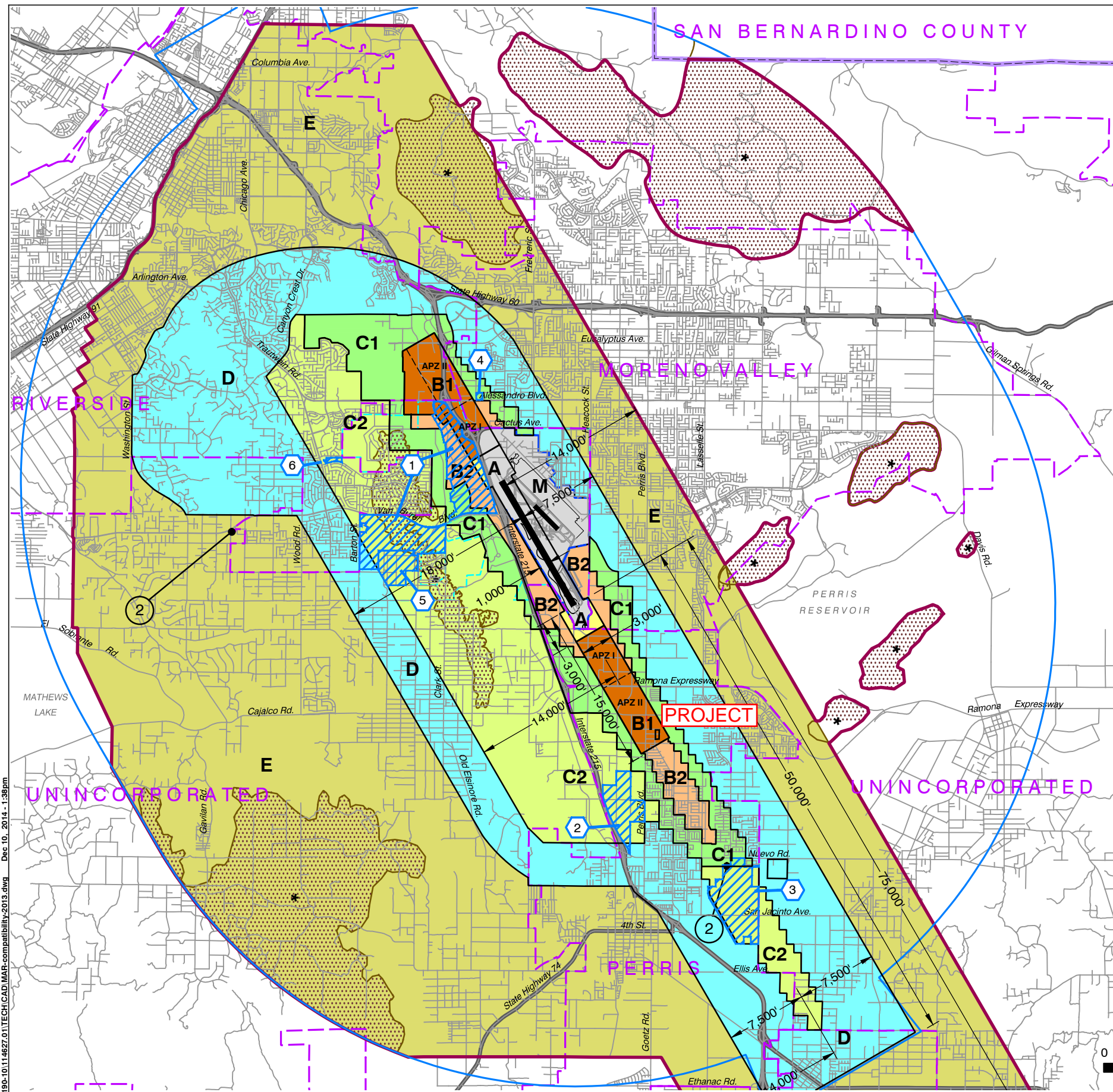
**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**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**

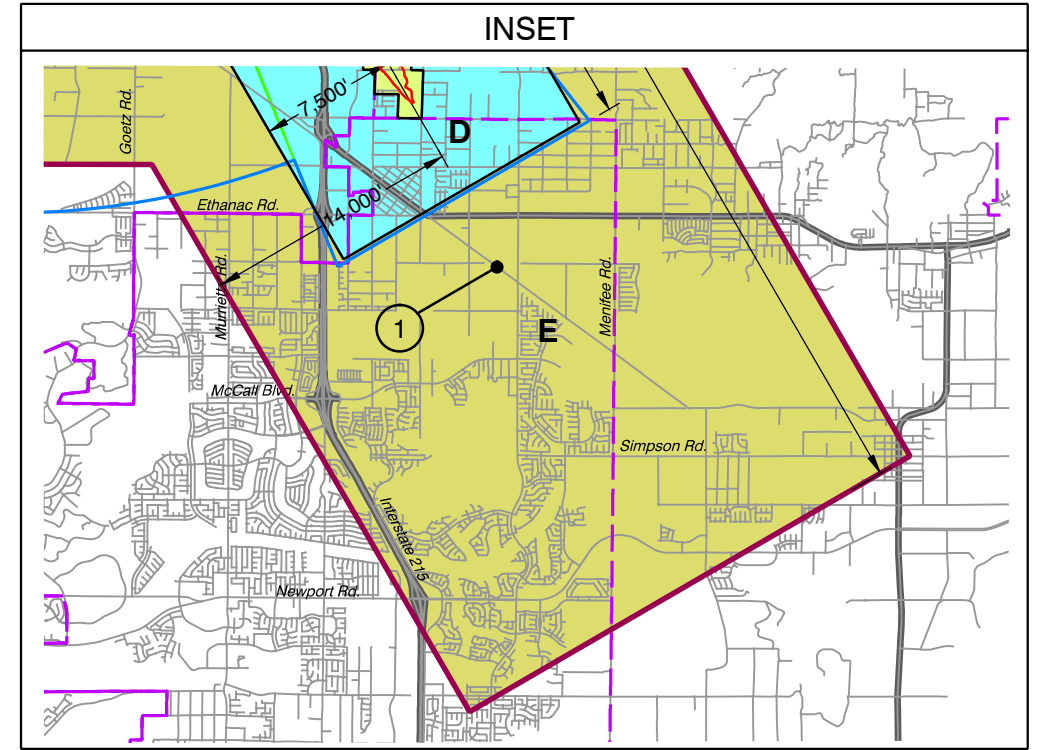
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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)

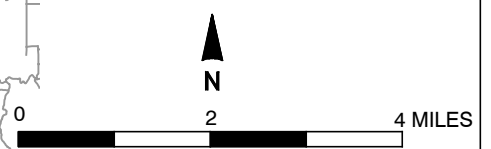
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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



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

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

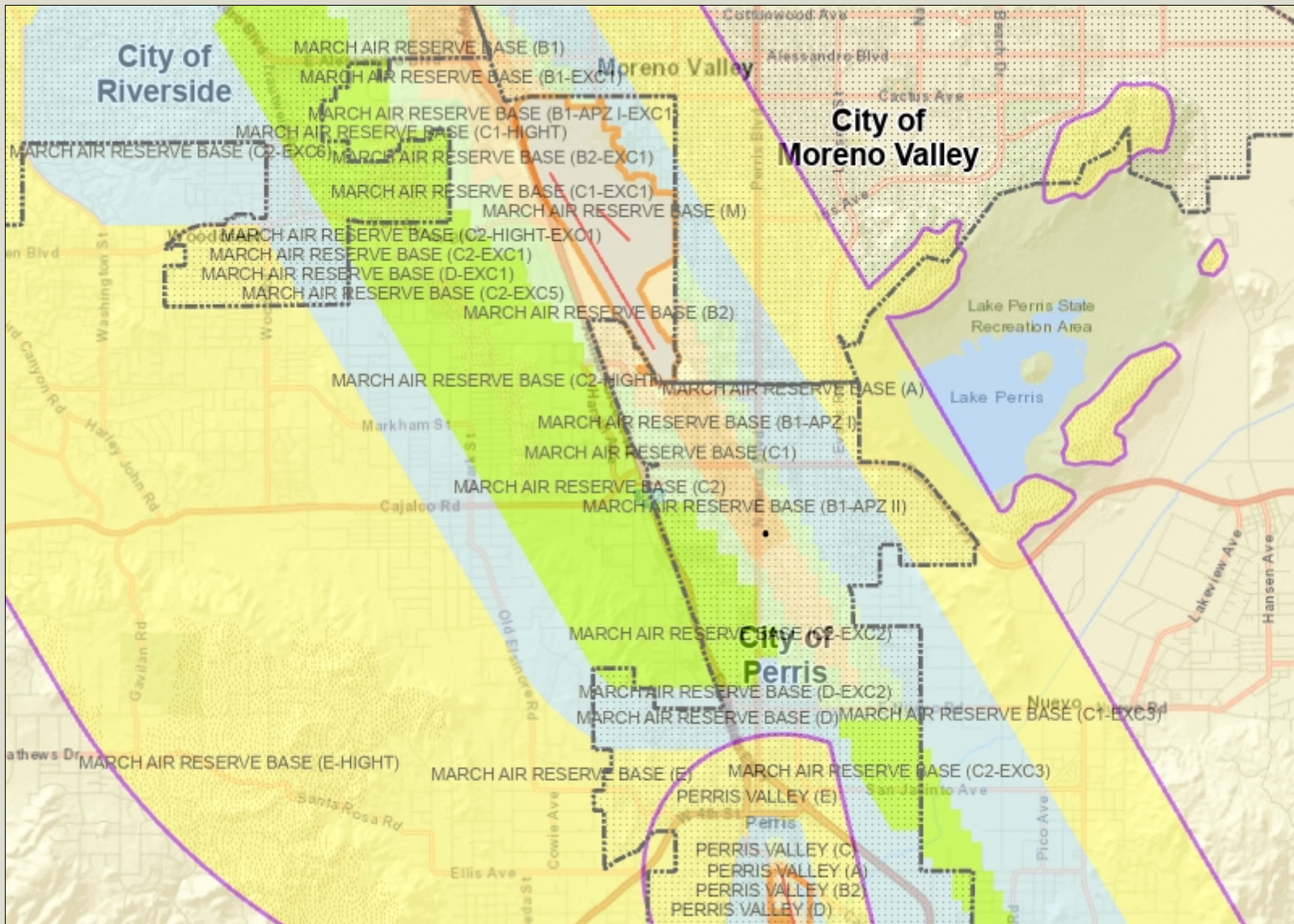
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

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

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 INTERNATIONAL
- 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



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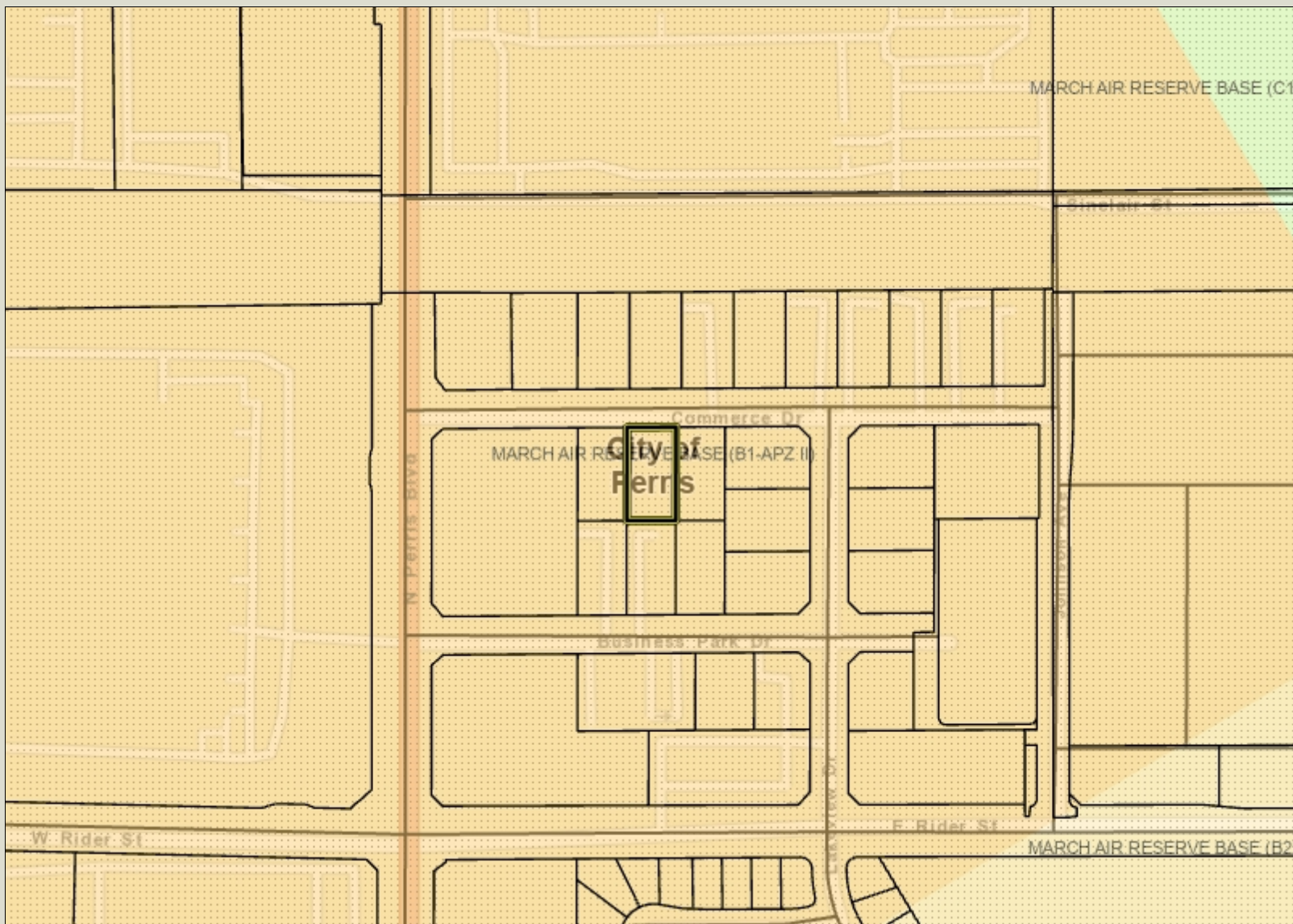


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### Notes

# 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



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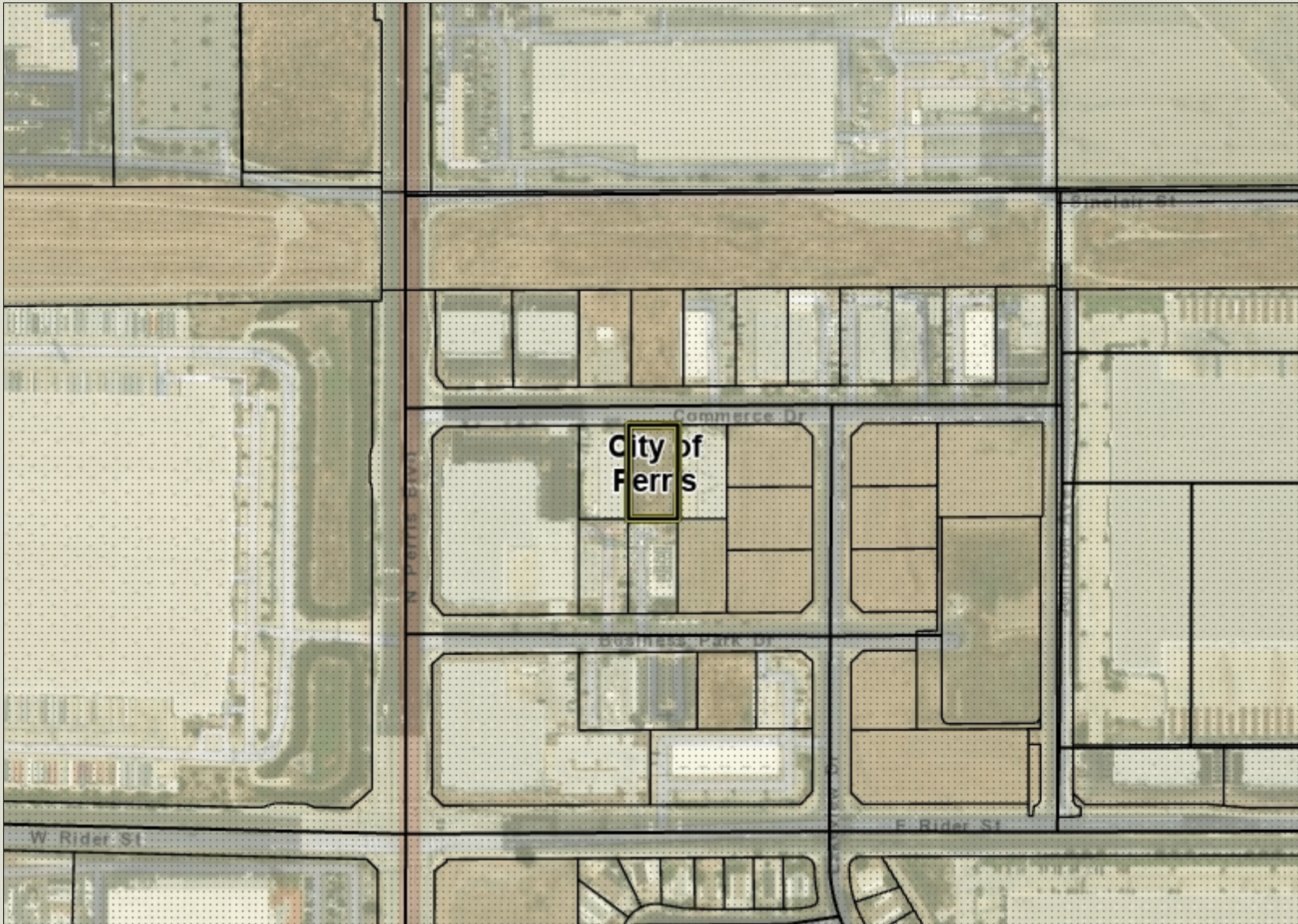


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© Riverside County GIS

### Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerlines
- Blueline Streams
- City Areas
- World\_Street\_Map



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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 its 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 for 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-stripped 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 (.8lb/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 bats, 3 112" 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 Devco 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.

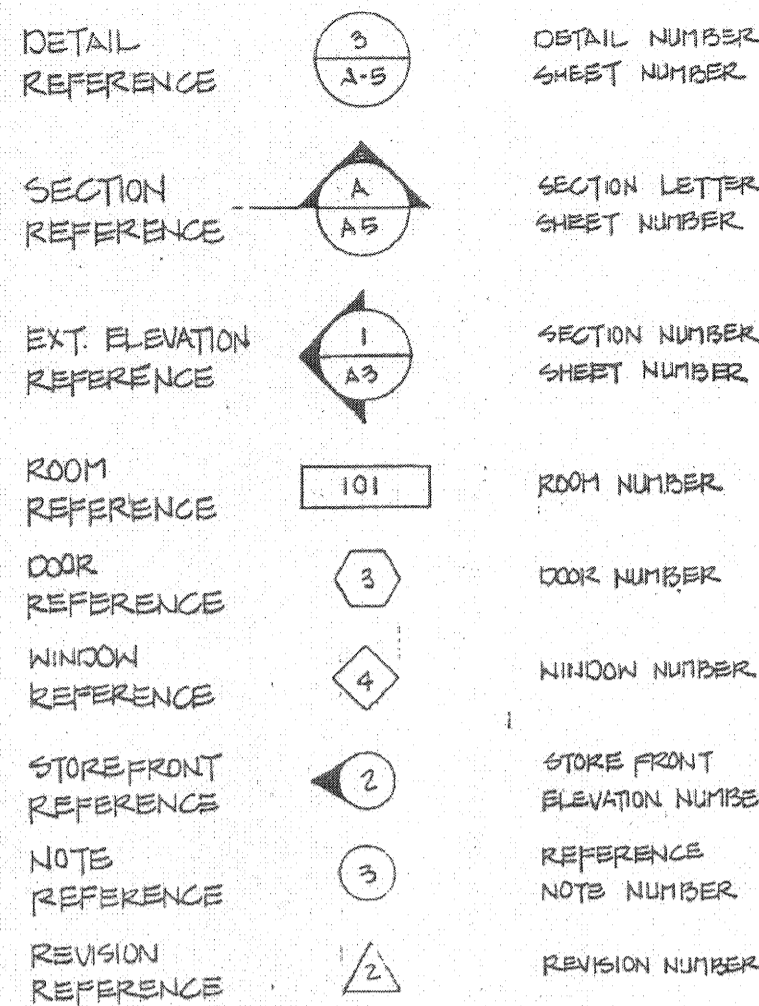
**GYPSUM WALLBOARD:**

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**

Table with 2 columns: Field Name and Value. Fields include CODE USED, OCCUPANCY, ZONING, BUILDING AREA, SITE COVERAGE, etc.

**ABBREVIATIONS**

Table with 4 columns: Abbreviation, Full Name, Abbreviation, Full Name. Lists various construction abbreviations like AGOUS., ADJ., ALUM., etc.

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

**SHEET INDEX**

Table with 4 columns: NO., DESCRIPTION, NO., DESCRIPTION. Lists sheet numbers and titles such as A1 TITLE SHEET - GENERAL NOTES, E1 ELECTRICAL NOTES, etc.

Seal

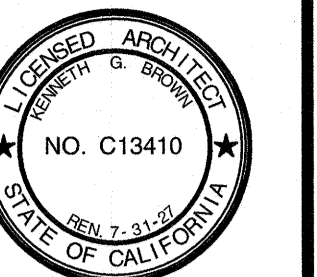


Table with 2 columns: No., Revision.

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

Sheet Title

Kenneth G. Brown & Co. ARCHITECTURE - SPACE PLANNING

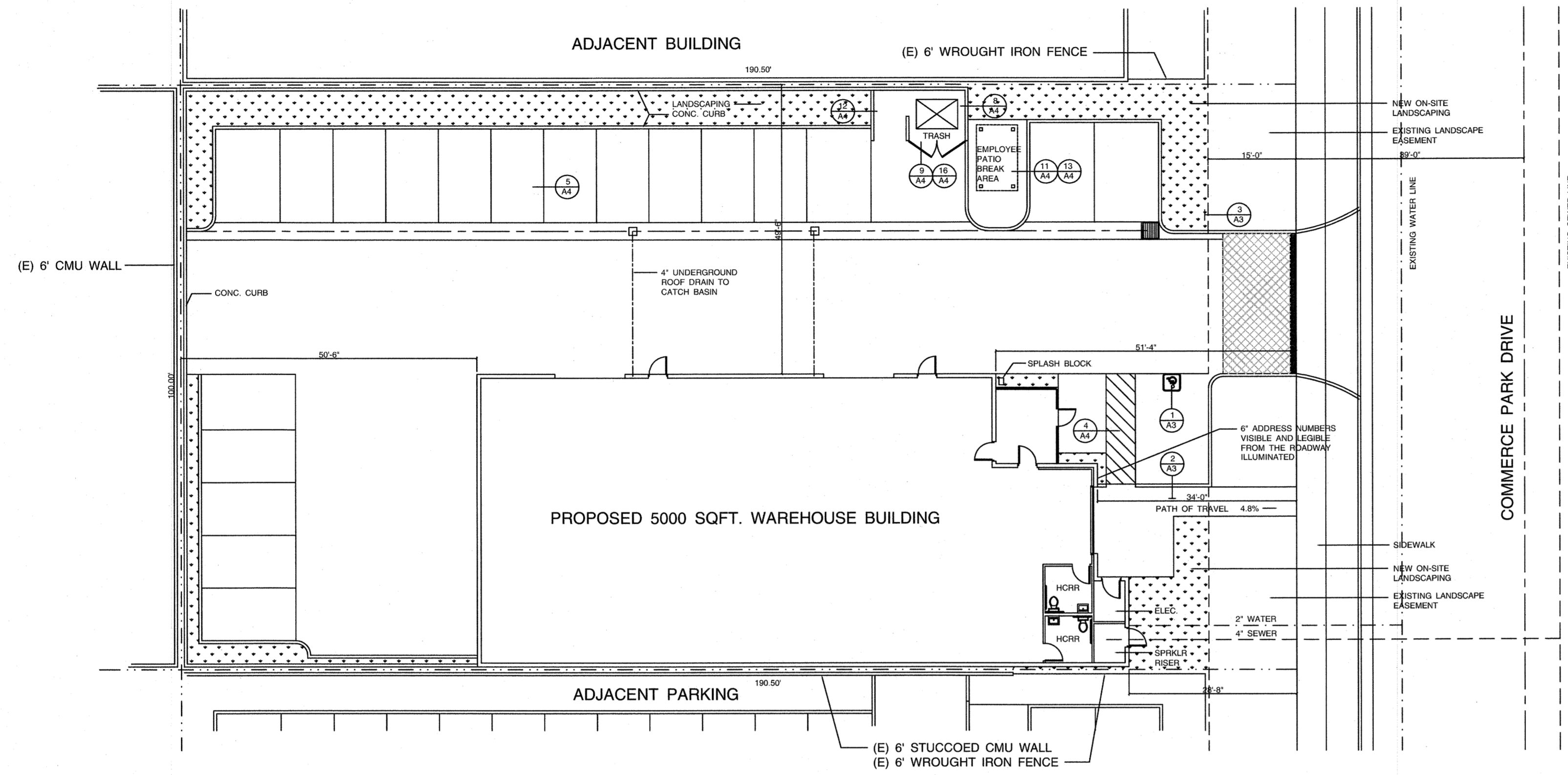
(949) 981-5106 kenbrownarcht@hotmail.com

29061 Modjeska Pk. Ln. Trabuco, Cyn., CA. 92679

Date Scale Drwn By Job No.

Sheet No.

A1

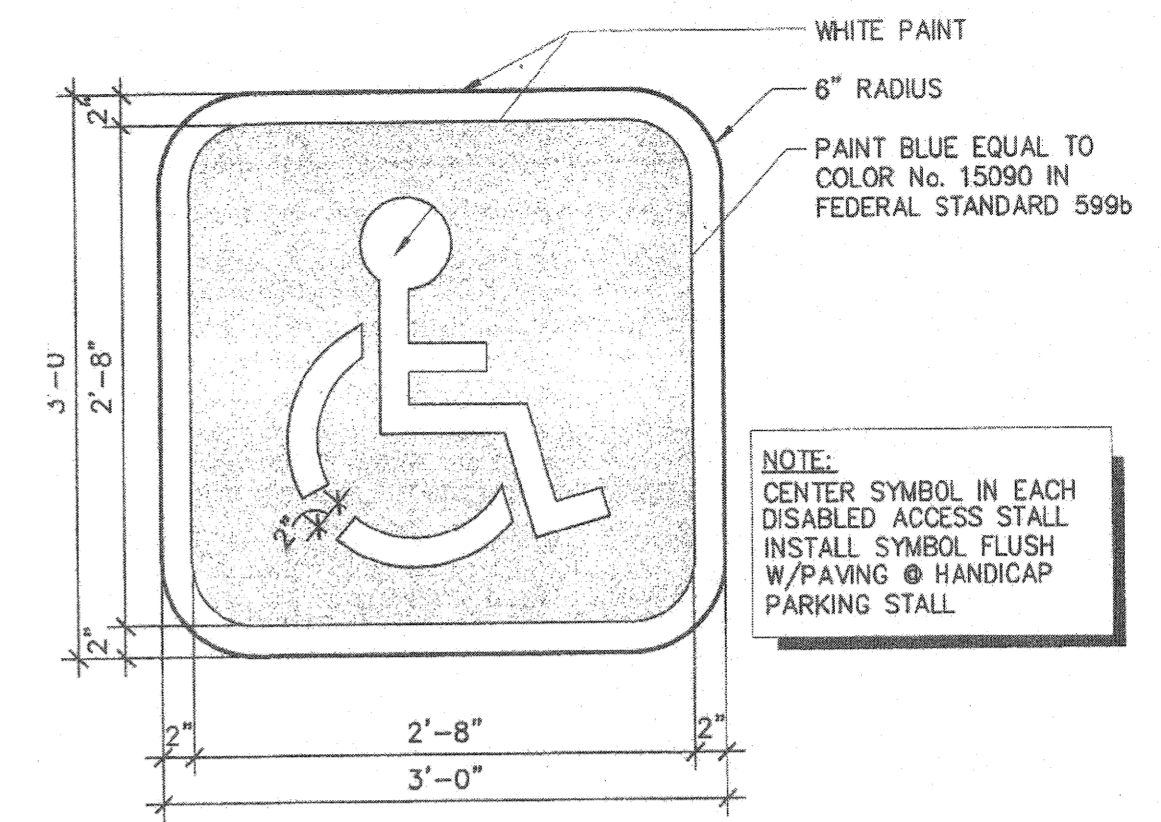


CODE USED	2022 ED. CBC, 2022 ED. CFC
OCCUPANCY	S1 WAREHOUSE
ZONING	LIGHT INDUSTRIAL
LOT DESCRIPTION	TRACT 24045-1, LOT 11
TYPE OF CONSTRUCTION	TYPE V-B SPRINKLERED
BUILDING AREA	5000 SQFT.
SITE COVERAGE	26.2%
DESCRIPTION OF WORK	NEW CONCRETE BLOCK INDUSTRIAL BLDG.
PLANS COMPLY WITH	2022 ED. CALIFORNIA 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 PAVING/HARDSCAPE	4,478 SQFT. 23.5% SITE COVERAGE 9,572 SQFT 50.2% SITE COVERAGE

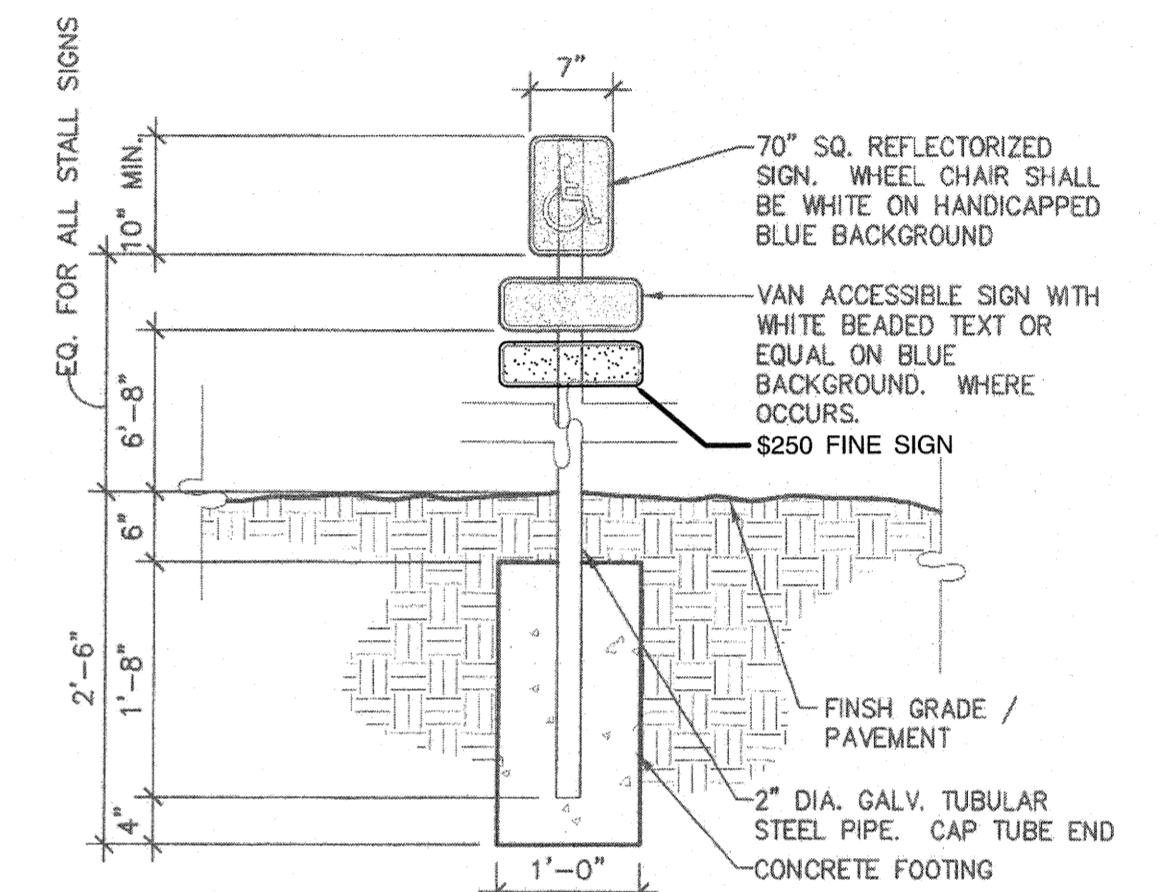


ARCHITECTURAL PLAN  
SITE PLAN

SCALE 1" = 10'-0"

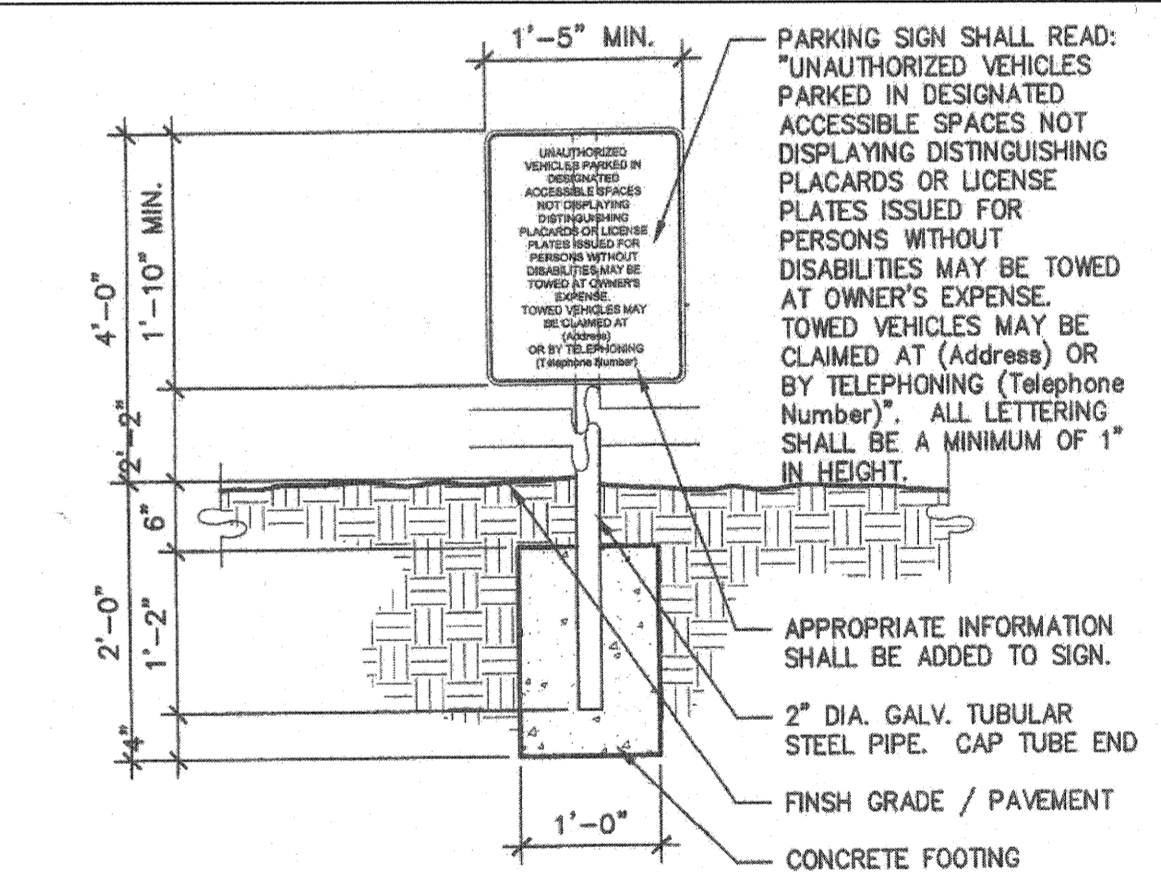


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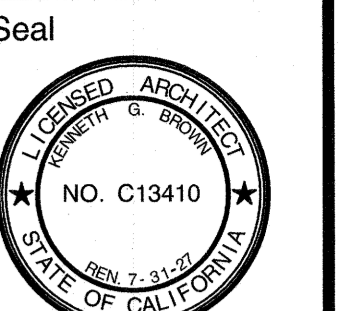
NOTE - ADD "MINIMUM \$250 FINE" TO POLE SIGN

2



3

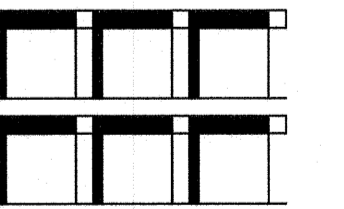
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No.	Revision

NEW CONSTRUCTION PLANS FOR:  
**Synergy Companies**  
Lot 11, Commerce Park Drive, Perris, CA.

**Kenneth G. Brown & Co.**  
ARCHITECTURE - SPACE PLANNING  
28061 Modjeska Pk. Ln.  
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(949) 981-5106  
kentrbrwnarch@holmail.com



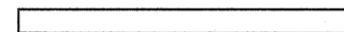
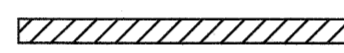
Date 4/11/2025  
Scale  
Drwn By  
Job No.  
Sheet No.

A3

**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.

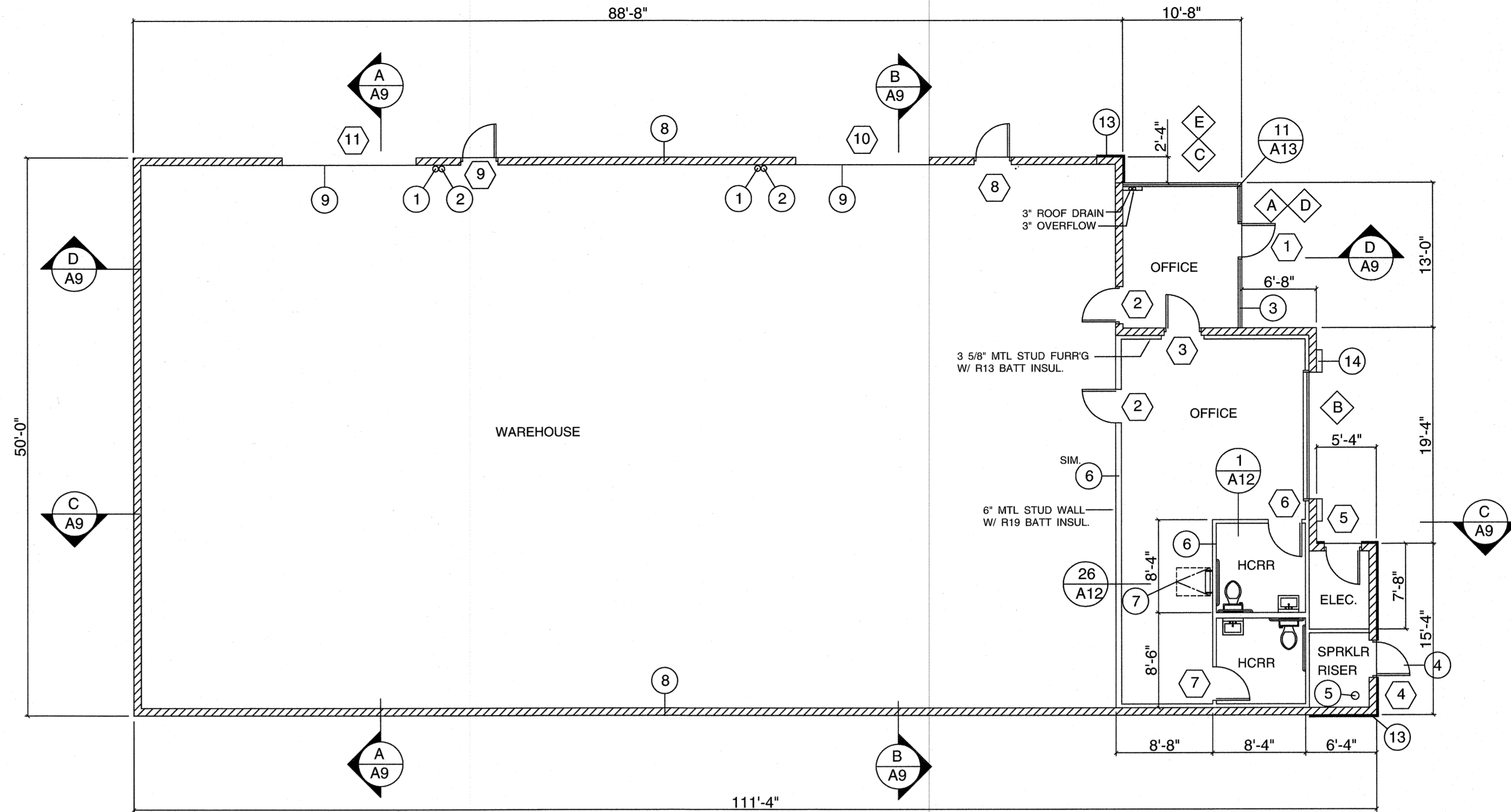
INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.3 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2, SHALL BE PERMITTED 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**

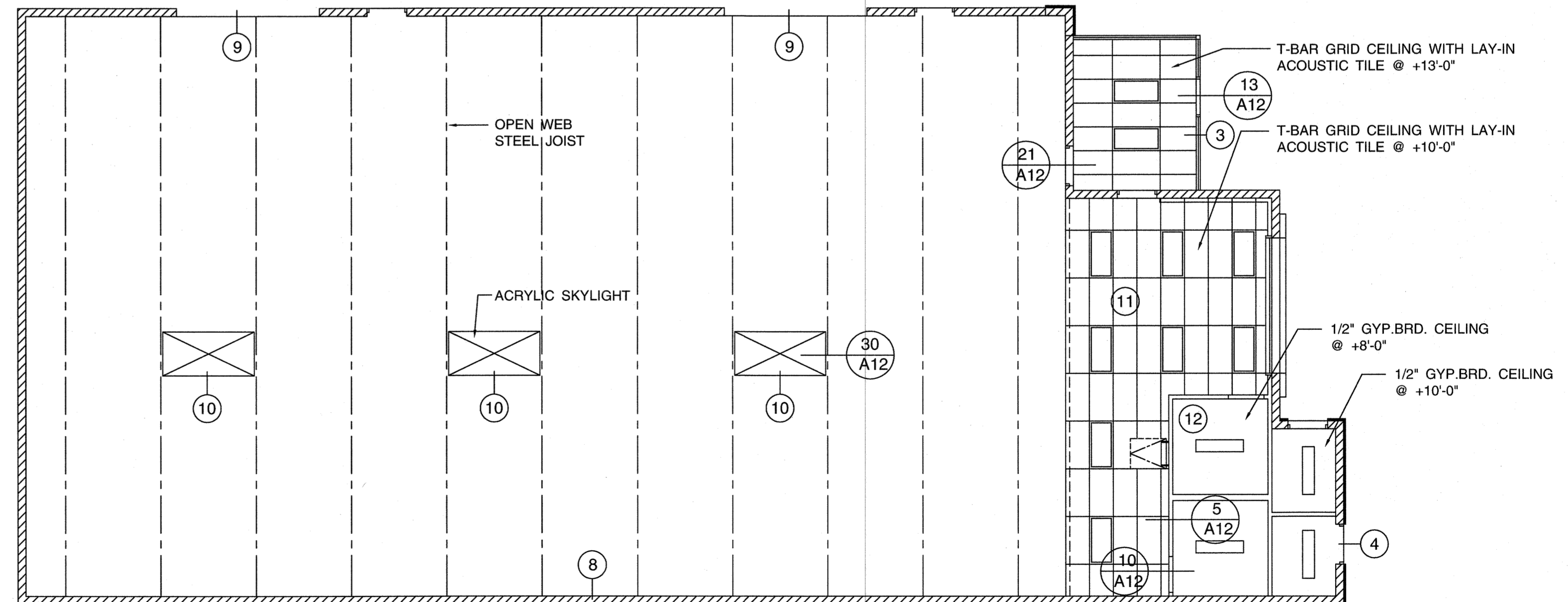
SCALE 1/8" = 1'-0"

**ENERGY NOTES:**

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

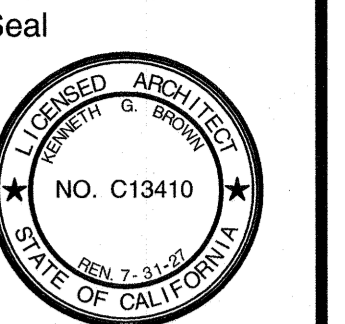
IN THE OFFICE AREA, ALL 8" MASONRY WALLS SHALL HAVE 3 5/8" FURRING FOR R13 INSUL.

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



**REFLECTED CEILING**

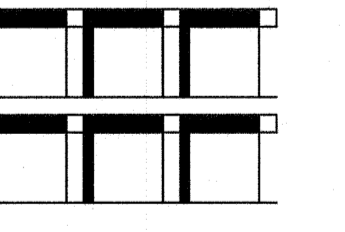
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No.	Revision

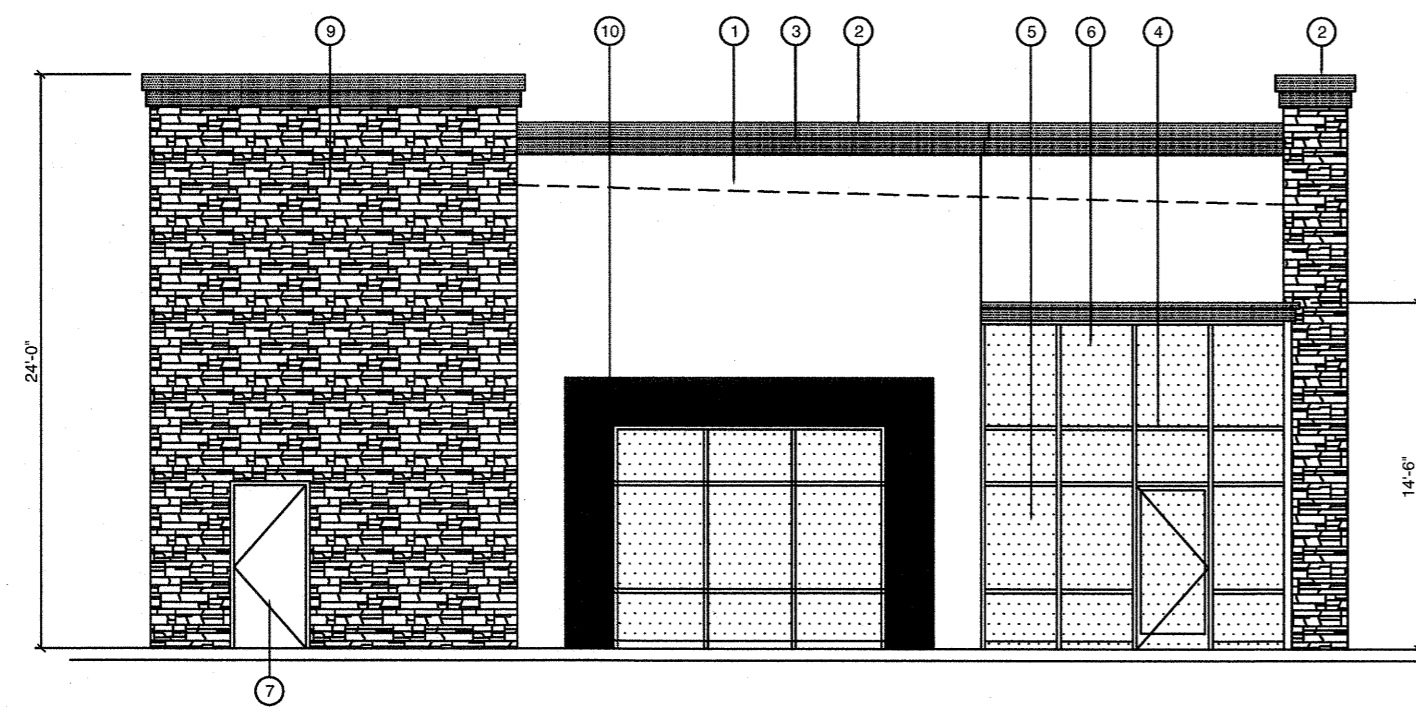
NEW CONSTRUCTION PLANS FOR:  
**Synergy Companies**  
 Lot 11, Commerce Park Drive, Perris, CA.  
 Sheet Title

**Kenneth G. Brown & Co.**  
 ARCHITECTURE - SPACE PLANNING  
 29051 Modjeska Pl., Ln.  
 Trabuco Cyn, CA 92679  
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 kenbrownarch@icloud.com

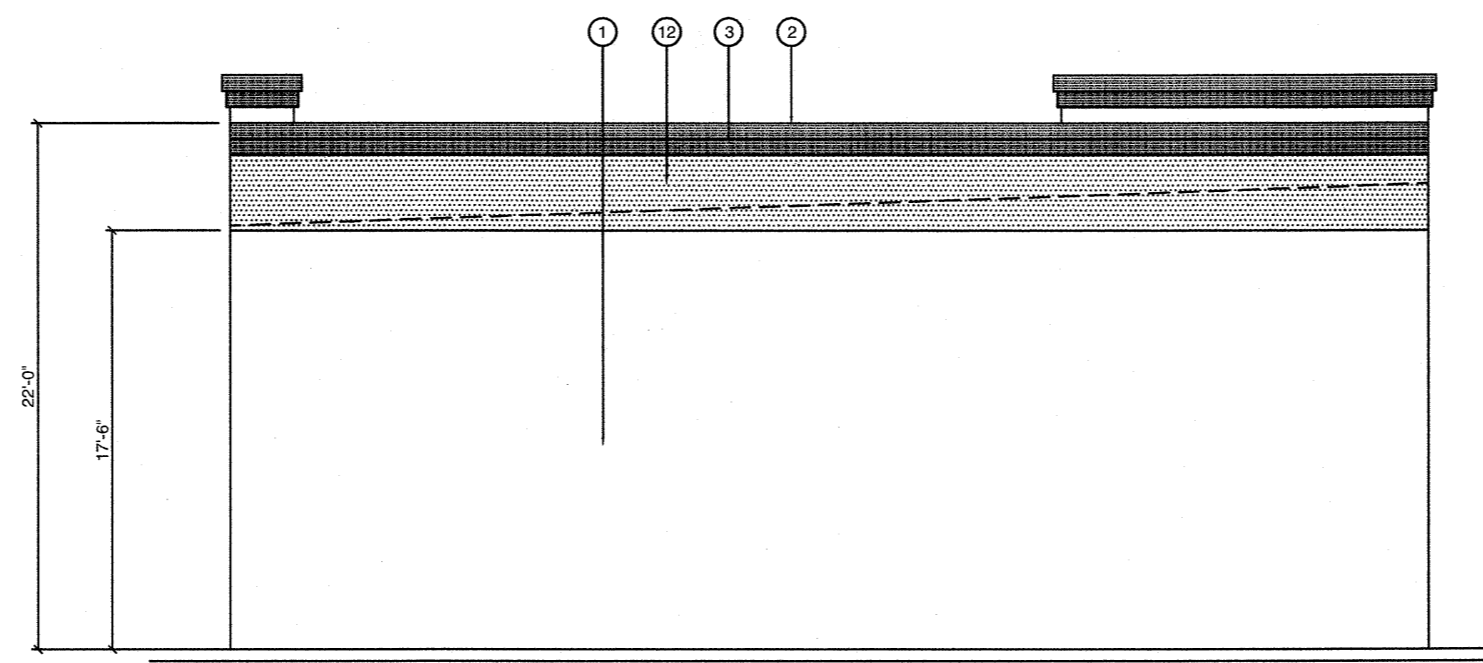


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Sheet No.	

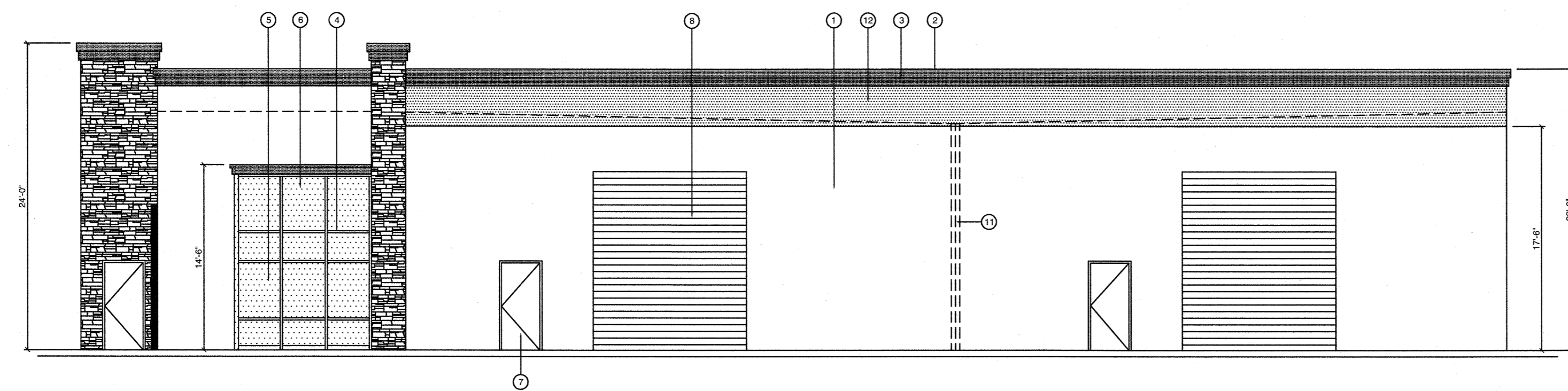
**A5**



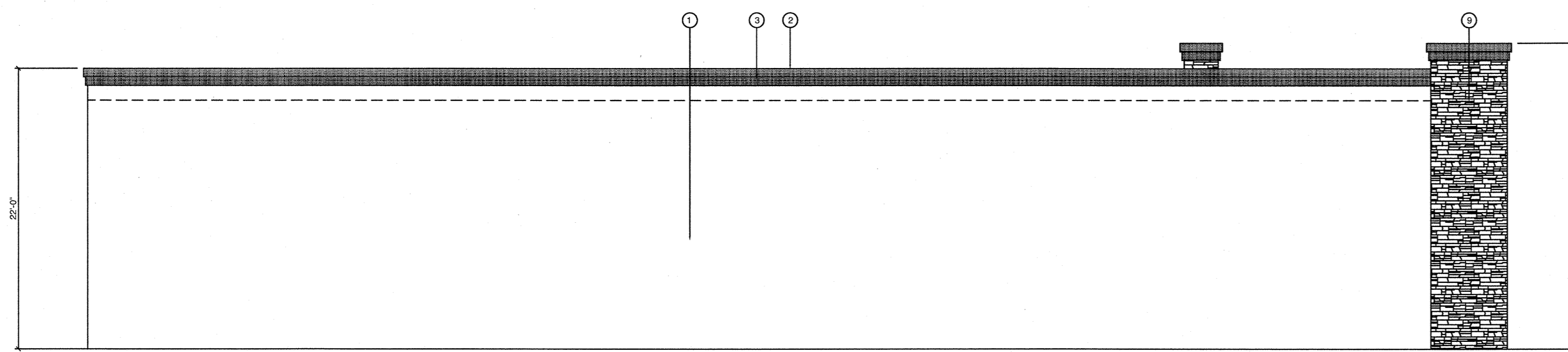
FRONT ELEVATION SCALE 1/8" = 1'-0"



REAR ELEVATION



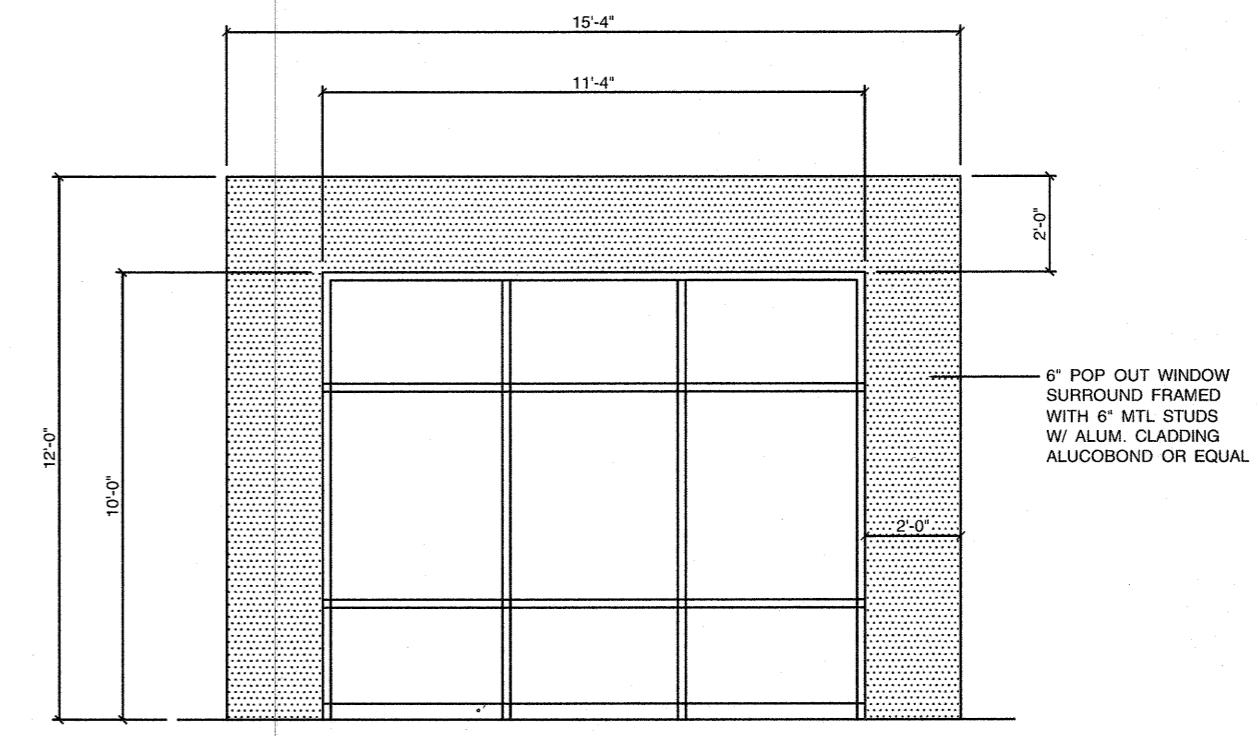
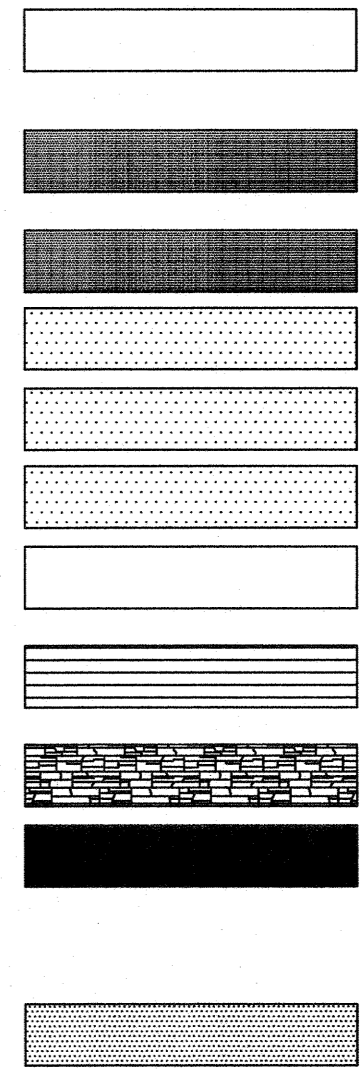
SIDE ELEVATION



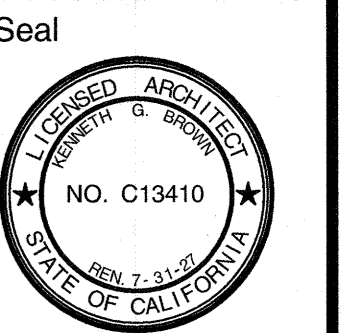
SIDE ELEVATION

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



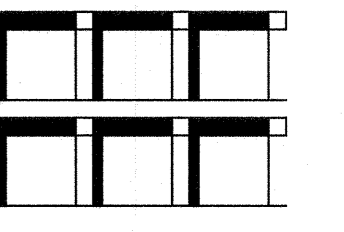
FRONT ELEVATION



No.	Revision

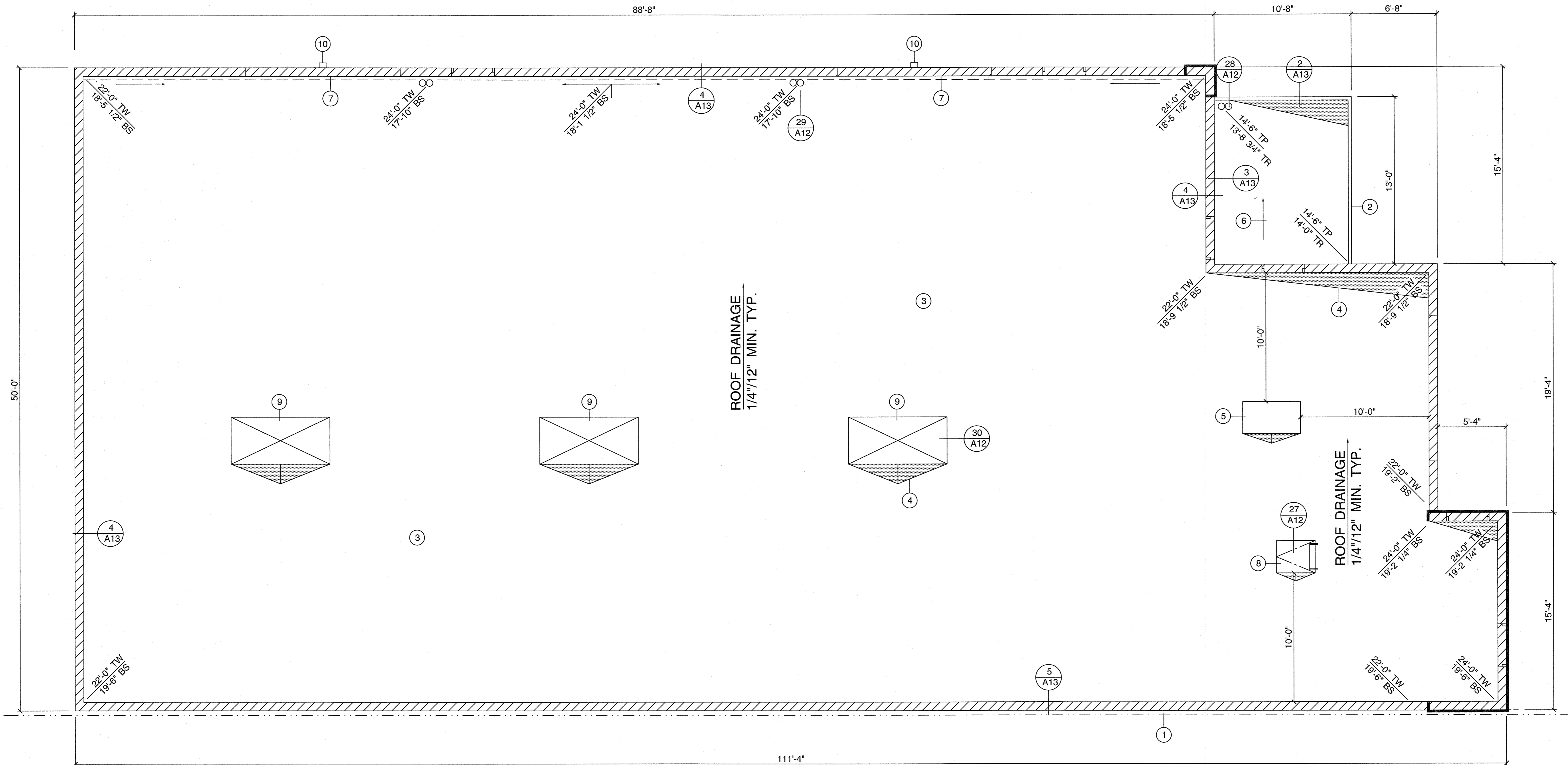
NEW CONSTRUCTION PLANS FOR:  
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 Lot 11, Commerce Park Drive, Perris, CA.  
 Sheet Title

**Kenneth G. Brown & Co.**  
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 Trabuco Cyn., CA. 92679 kentrbrwnrch@hotmail.com



Date	4/11/2025
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Job No.	
Sheet No.	

**A7**



ROOF DRAINAGE  
1/4"/12" MIN. TYP.

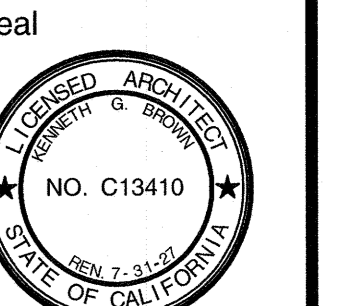
ROOF DRAINAGE  
1/4"/12" MIN. TYP.

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

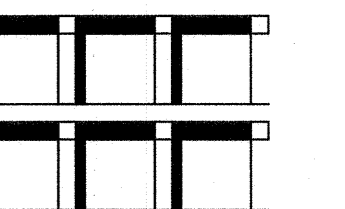
SCALE 1/4" = 1'-0"



No.	Revision

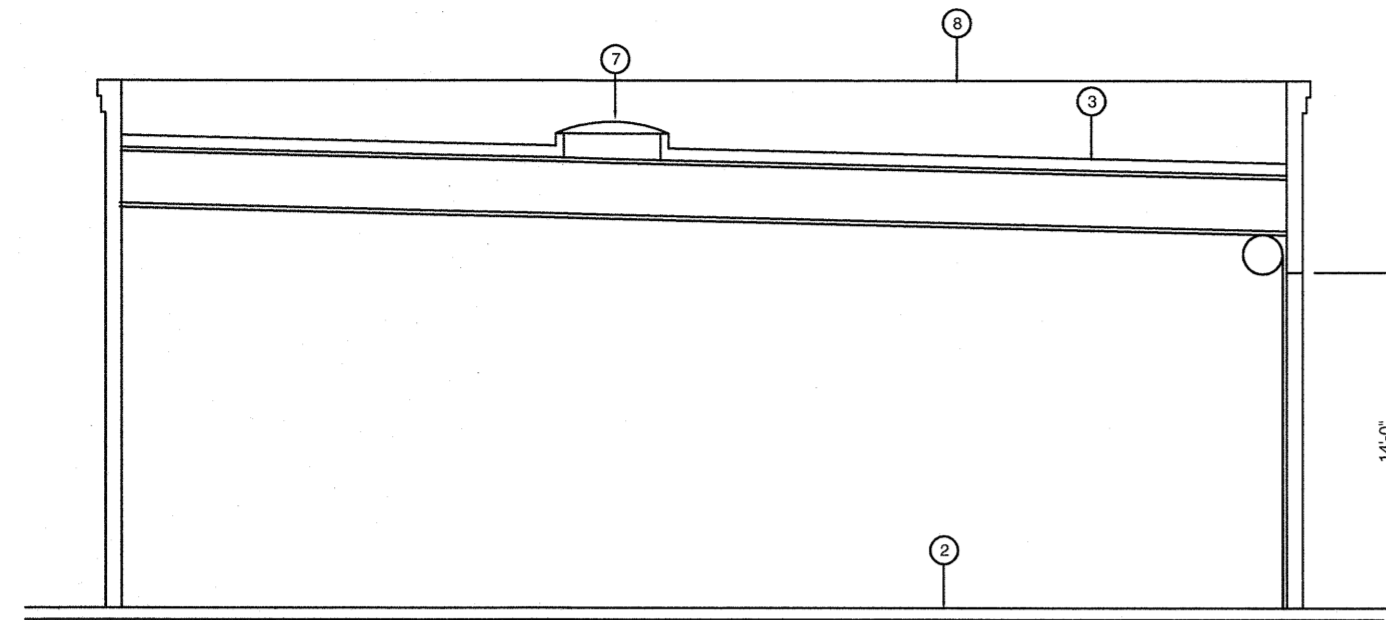
NEW CONSTRUCTION PLANS FOR:  
**Synergy Companies**  
Lot 11, Commerce Park Drive, Perris, CA.  
Sheet Title

**Kenneth G. Brown & Co.**  
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(949) 981-5106  
kenbrownarch@hotmail.com

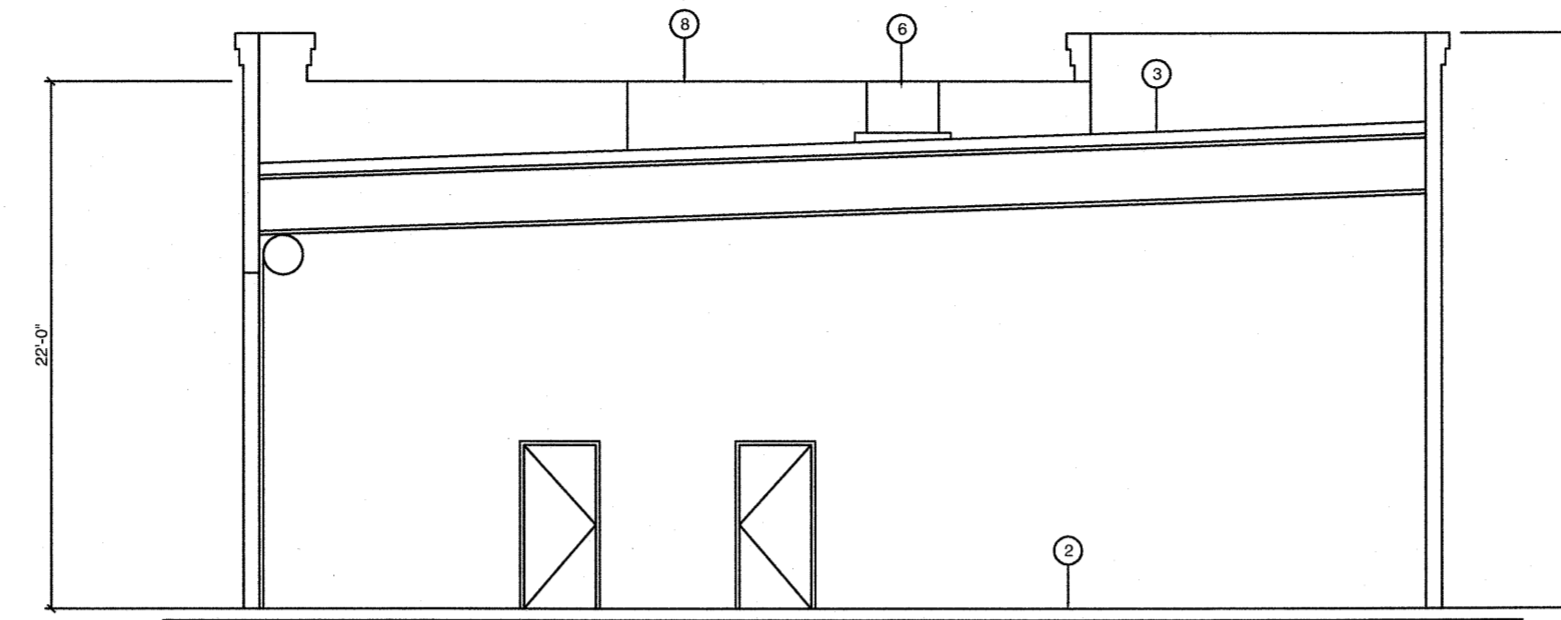


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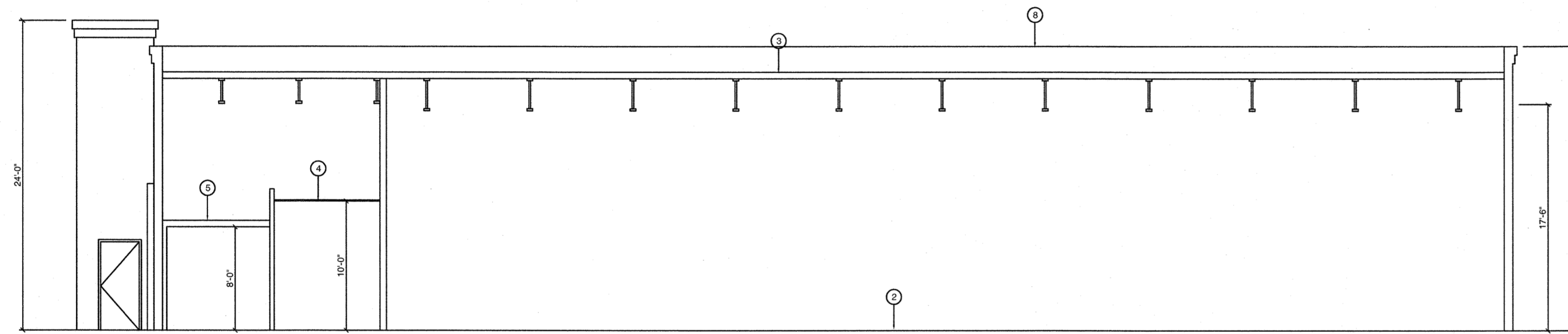
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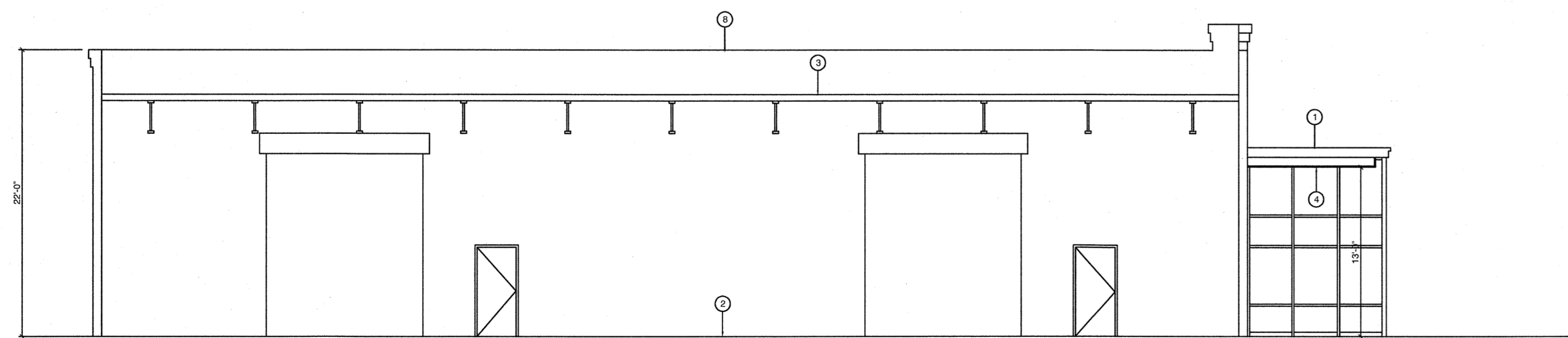
SOUTH SECTION A-A SCALE 1/8" = 1'-0"



NORTH SECTION B-B



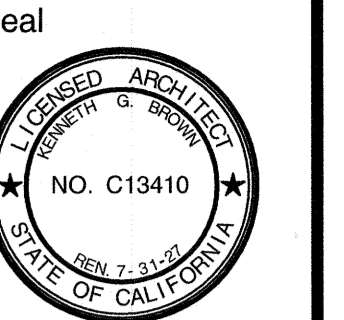
EAST - SECTION C-C



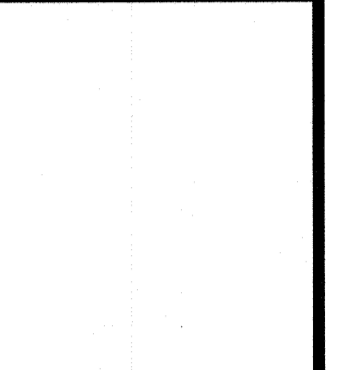
WEST - SECTION D-D

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

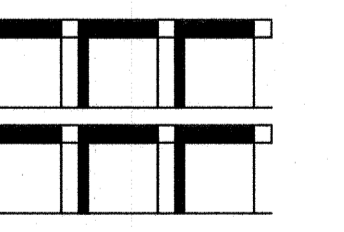


No.	Revision



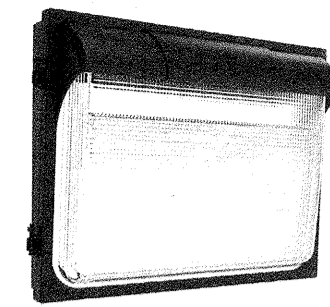
NEW CONSTRUCTION PLANS FOR:  
**Synergy Companies**  
 Lot 11, Commerce Park Drive, Perris, CA.  
 Sheet Title

**Kenneth G. Brown & Co.**  
 ARCHITECTURE - SPACE PLANNING  
 29061 Medjeska Pk. Ln.  
 Trabuco Cyn, CA. 92679  
 (949) 981-5106  
 kenbrowmarch@hotmail.com



Date	4/11/2025
Scale	
Drwn By	
Job No.	
Sheet No.	

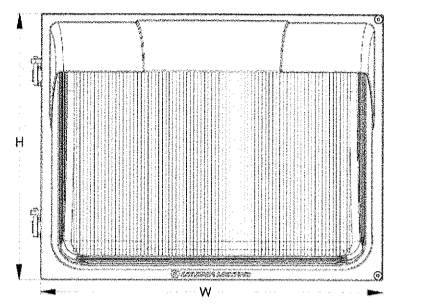
**A9**



### TWX3 LED LED Wall Luminaire

#### Specifications

Depth: 5.0"  
 Height: 14.0"  
 Width: 18.0"  
 Weight: 21 lbs (without options)



Category	
Notes	
Type	

**Introduction**  
 TWX LED wall pack family, a ground-up design that has the low initial cost customers demand while providing superior performance and a traditional form. The TWX3 LED is energy efficient, saving up to 84% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX3 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX3 LED ALO luminaires can replace anything from a 100W to 400W metal halide luminaire.

#### TWX LED Family Overview

Luminaire	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
TWX1 LED	MVOLT (120-277V)	YES	1,600	2,950	—
TWX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,250	4,400	5,250
TWX3 LED	MVOLT (120-277V), 347V	YES	8,800	10,650	12,900

#### Ordering Information

EXAMPLE: TWX3 LED ALO 40K MVOLT DDBXD

Series	Package	Color/Temperature	Voltage	Options	Options	Options	
TWX3 LED	P1	8,800 lumens	30K 3000K	MVOLT (120-277V)	PE	PhotoCell, Baton Type	
	P2	10,650 lumens	40K 4000K	347	DOBBD	Dark bronze	
	P3	12,900 lumens	50K 5000K		DBLBD	Black	
	P4	13,850 lumens			DWRBD	White	
ALO	2,900-13,850 lumens			DNABD	Natural aluminum	DOBTD	Textured dark bronze
						DBLTD	Textured black
						DWRTD	Textured white
						DNATD	Textured natural aluminum

#### Accessories

\*4000K BEYOND 3000K

#### FEATURES & SPECIFICATIONS

##### INTENDED USE

The TWX3 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 400W MH fixture, providing the same footprint on the wall. TWX3 is ideal for higher mounting height applications such as industrial buildings, warehouses and schools.

##### CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hood-down applications.

##### FINISH

Exterior painted parts are protected by a zinc-nickel Super Durable TFC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 2-mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

##### OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The G-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

##### ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to housing to maximize heat dissipation and promote long life (up to L70/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%.

##### INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by other) or for surface wiring via one of three 1/2" threaded entry hubs.

##### LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for 25°C minimum ambient. DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC-qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

##### WARRANTY

Seven (7) year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com  
 © 2020-2022 Acuity Brands Lighting, Inc. All rights reserved. TWX3 LED Rev. 11/20/22

#### Performance Data

##### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Package	Power (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (ft)	Beam Diameter (m)
P1	65W	8.450	120	8,800	135	8,800
P2	79W	10,200	129	10,650	135	10,650
P3	97W	12,200	127	12,900	133	12,900
P4/ALO	108W	13,250	123	13,850	128	13,850

##### Electrical Load

Package	Power (W)	Power (VA)	Power (VA)	Power (VA)	Power (VA)
P1	65W	0.538	0.310	0.269	0.233
P2	79W	0.656	0.379	0.328	0.284
P3	97W	0.806	0.465	0.403	0.349
P4/ALO	108W	0.900	0.519	0.450	0.390

##### Adjustable Lumen Output (ALO) Table

Power (W)	Power (VA)	Power (VA)	Power (VA)
8*	100W	13,850	
7	102W	13,250	400W
6	85W	11,400	
5	71W	9,900	
4	57W	8,200	250W
3	44W	6,450	
2	29W	4,500	150/175W
1	18W	2,900	100W

\* Factory default setting is #8

##### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temp (°C)	Ambient Temp (°F)	Lumen Output Factor
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

##### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing based on IESNA LM-80-08 and projected per IESNA TM-21-11. To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

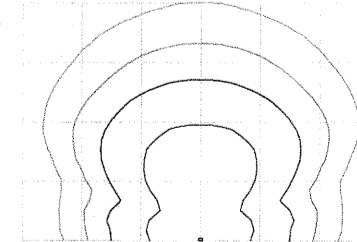
Operating Hours	LMF	LMF	LMF	LMF
0	25,000	50,000	60,000	100,000
1.0	>0.95	>0.90	>0.88	>0.81

#### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

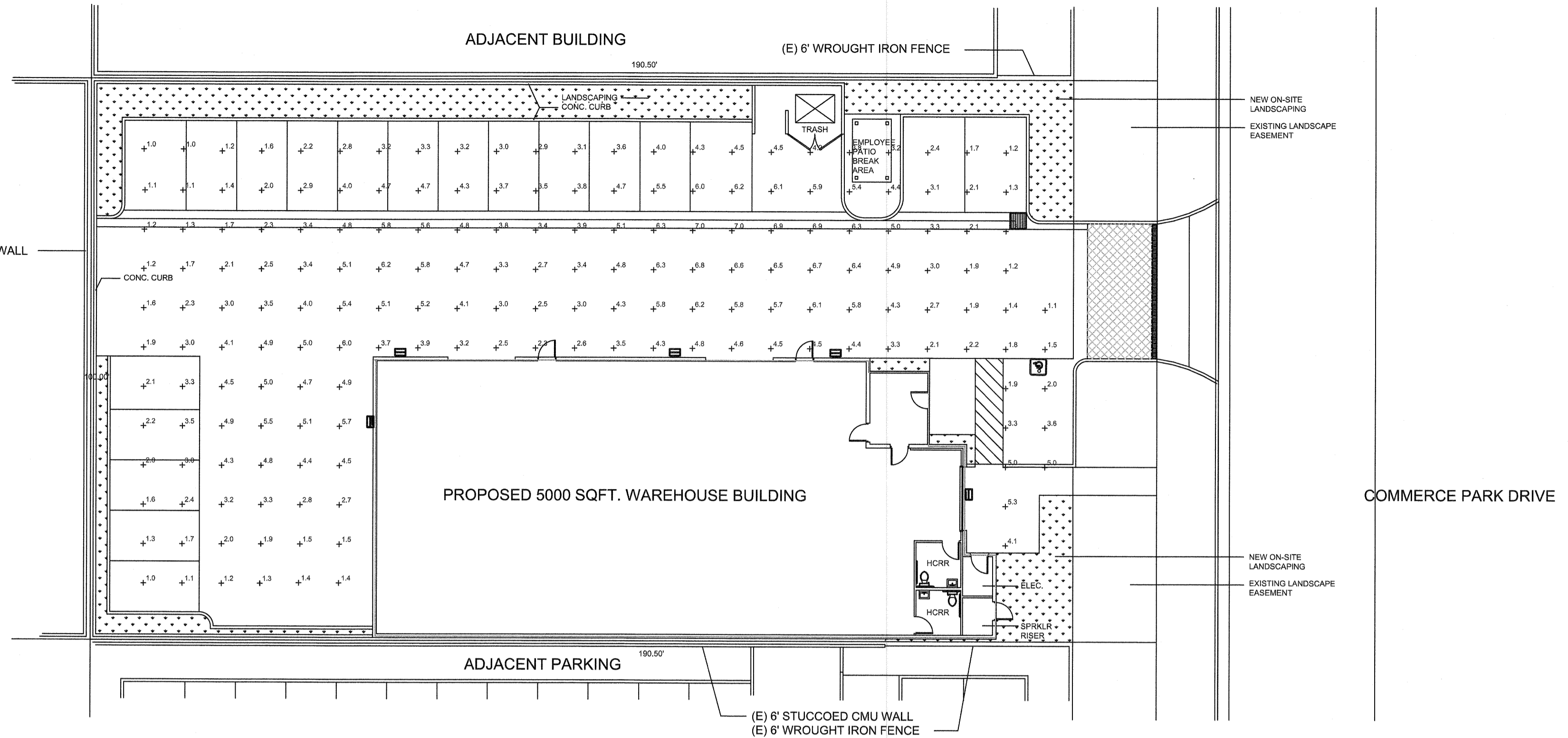
##### LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



MH = 18"  
 Grid = 18" x 18"  
 FOV line = 0.25k, 0.5k, 1.0k, 3.0k

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1 EXTERIOR LIGHTING PHOTOMETRIC  
 1/16"=1'-0"

#### PHOTOMETRIC STATISTICS:

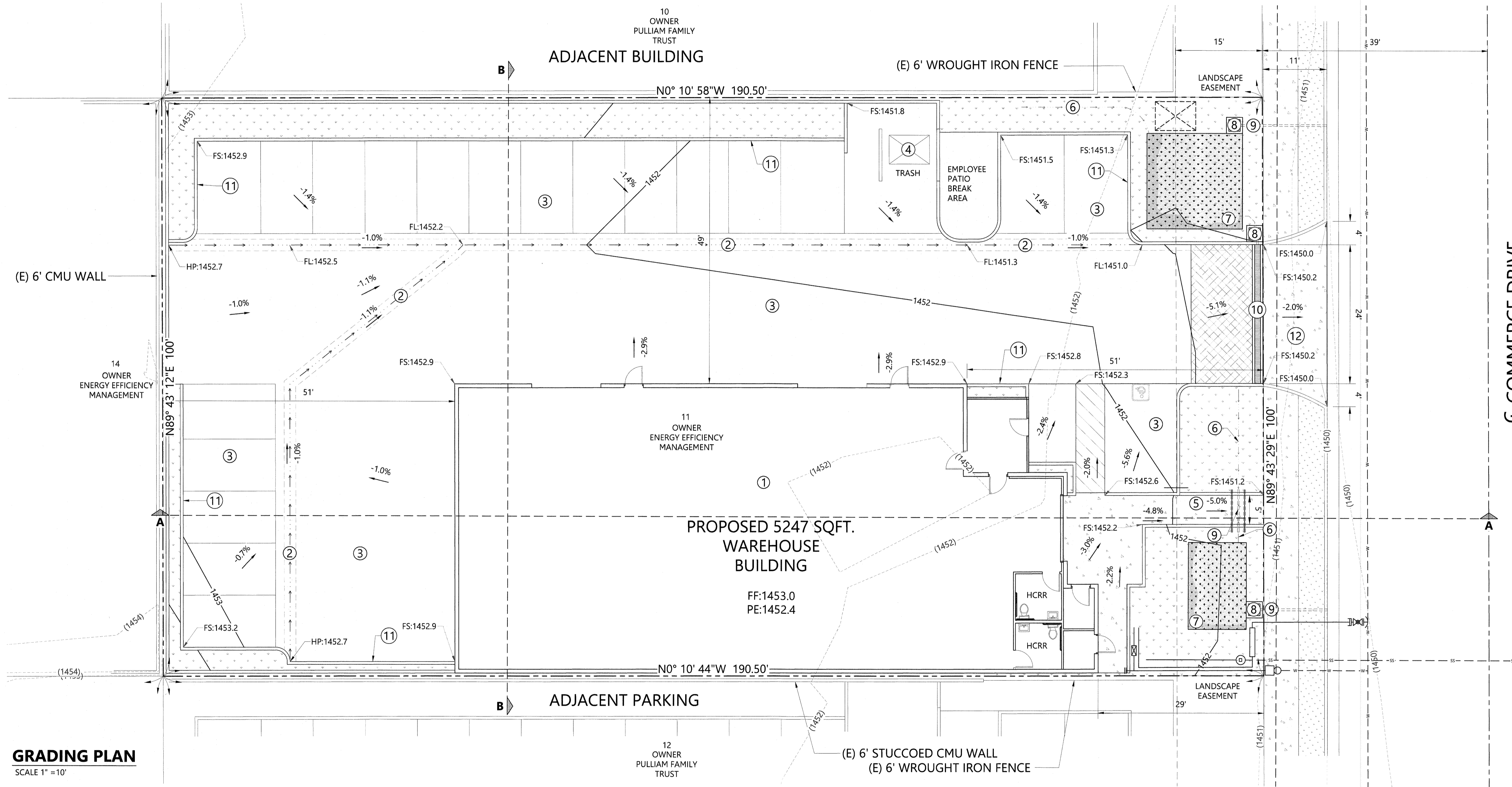
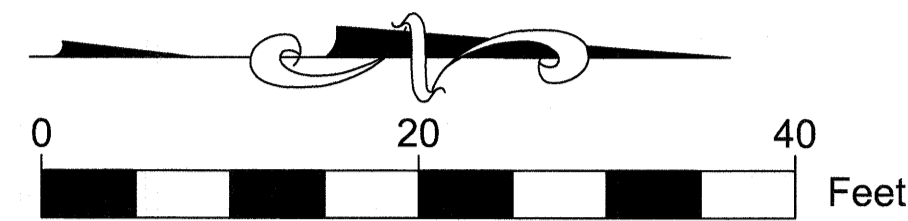
Calc Zone [Exterior Area]  
 Average 3.7 fc  
 Maximum 7.0 fc  
 Minimum 1.0 fc  
 Max/Min 7.0:1  
 Average/Min 3.7:1

LABEL	CATALOG NUMBER	DESCRIPTION	LAMP LUMENS	WATTS
A	TWX3 LED P4 50K	TWX3 LED WITH P4 - PERFORMANCE PACKAGE 5000K	13876.62	108.00

DATE	
REVISION	
NO.	
 7/14/2025 <b>blueberry, inc.</b> MEP+T24 ENGINEERS e-mail: info@blueberryinc.com Tel: (949)945-9614 www.blueberryinc.com 23 ORCHARD ROAD, SUITE 250 LAKE FOREST, CA 92630  OWNER/CLIENT: NORMAN PULIAM QUALITY MANAGER 951-217-1230 NORMQM@GMAIL.COM PROJECT ADDRESS: LOT 11, COMMERCE DR., PERRIS, CA 92571 PROJECT TITLE: <b>SYNERGY LOT 11</b> SHEET TITLE: ELECTRICAL EXTERIOR LIGHTING PHOTOMETRIC PLAN PROJECT NO.: 2509522 DATE: 7/14/2025 SCALE: AS SHOWN DRAWING NO. <b>E210</b> NOT FOR CONSTRUCTION of	

I:\Drawings\Commercial\2025\2509522\_Synergy\Lot 11\03 - Exterior Lighting\Photometric\1 - Project\11-2 - 2025 Project\2509522\_Synergy\Lot 11\03 - Exterior Lighting\Photometric\1 - Project\11-2 - 2025 Project\2509522\_Synergy.dwg  
 Plotted: Monday, July 14, 2025 9:30 AM

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



**ABBREVIATION:**

CL	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
[Pattern]	LANDSCAPE
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	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 04" 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

**GRADING PLAN**  
SCALE 1" = 10'

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

PROJECT ID GRD-2025-PR	BENCHMARK: FD. 3" BRASS DISK IN TOP OF HEADWALL AT N.E. CORNER PERRIS BLVD. AND RAMONA EXPY. AS REPLACEMENT BY ACTION SURVEYS OF M-29 ELEVATION = 1455.05
DRAWING NUMBER GRD-2025-PR-02	

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

**CITY OF PERRIS APPROVALS**

APPROVED BY: \_\_\_\_\_  
 CONTRACT CITY ENGINEER  
 DATE: \_\_\_\_\_

UNDER THE DIRECTION OF:  
  
 JESS C. SOTIO R.C.E.C. 83381

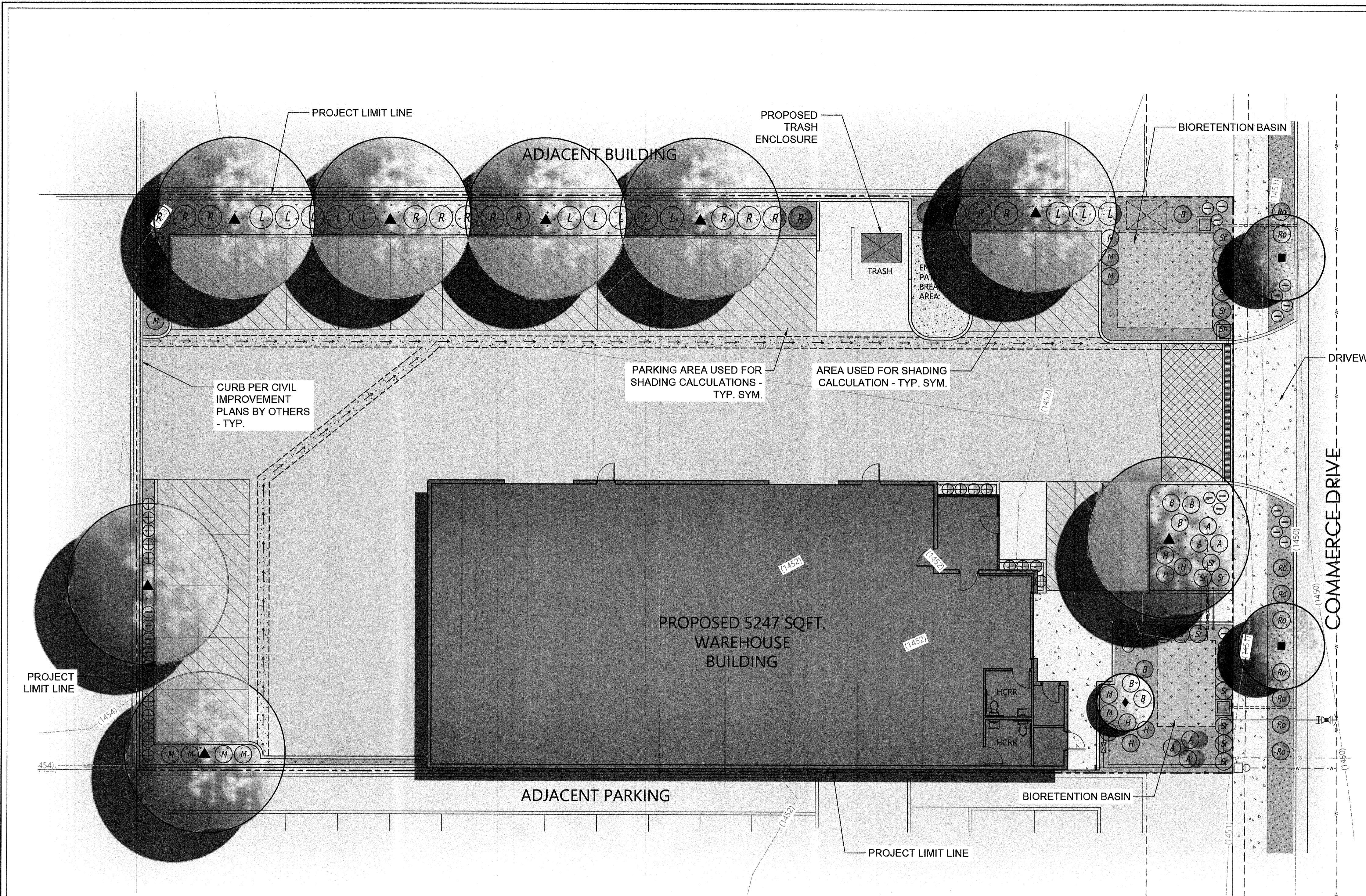
**FUTRONO ENGINEERING INC.**  
 PLANS PREPARED UNDER THE SUPERVISION OF:  
  
 JESS C. SOTIO R.C.E. No. CB3381 (EXP. 03/31/2027) 07-21-2025 DATE

**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	▲	GEDERA 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	S	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.	FLATS @ 12" O.C.	422 SF
		CAREX TUMULICOLA / FOOTHILL SEDGE	OR 1 GAL.	
		JUNCUS PATENS / CALIFORNIA GRAY RUSH		
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	128.00	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				
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**

<b>Regular Landscape Areas</b>	
Total ETAF x Area	867.29
Total Area	2,895.00
Average ETAF	0.30

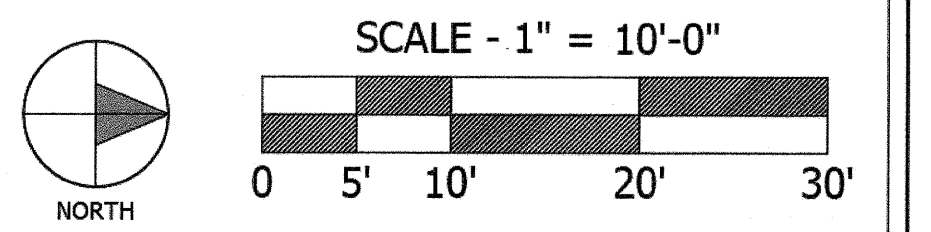
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

<b>All Landscape Areas</b>	
Total ETAF x Area	867.29
Total Area	2,895.00
Average ETAF	0.30

<b>Parking Lot Shading Calculations</b>	
Total Parking Stall Area (SF)	3,132
Total Shading Area Provided (SF)	1,889
% Shading Provided	60%

<b>Landscape Calculations</b>	
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%



**PLANTING NOTES**

- 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.
- 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.
- LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
- ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
- 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.
- ALL TREES SHALL BE LOCATED AS FOLLOWS:
  - 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.
  - MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
  - MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
  - MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
  - 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.
- 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.
- REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
- 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.
- 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 FRABLE 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.
- ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
- 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.
- 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.



**WELAND DESIGN GROUP, INC.**  
 LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT  
 28924 OLD TOWN FRONT STREET, SUITE 202  
 SAN JOSE, CA 95134  
 P (844) WELAND 7000 F (650) 975-3426  
 EMAIL - KTAKAKI@W-D-G.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



DATE: 08/12/2025  
 SCALE: SEE SHEET  
 JOB #21-057a  
 DRAWN: KT / NL / WW  
 SHEET: LP-01  
 1 OF 1

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://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](http://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](http://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](mailto: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, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** November 13, 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 BI-AP211

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 ft<sup>2</sup>

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).

## 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 September 16, 2025, through October 15, 2025, as authorized pursuant to ALUC Resolution No. 2011-02, ALUC Director Paul Rull reviewed one case and issued a determination of consistency.

ZAP1101RG25 pertains to City of Jurupa Valley Case No. Master Application 25068 (Zoning Code Amendment ZCA25003), a proposal to amend chapter 9.240.490 of the Jurupa Valley Municipal Code pertaining to the sale of alcoholic beverages and a determination that the ordinance is exempt from California Environmental Quality Act pursuant CEQA. 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 Jurupa Valley.

ALUC Director Paul Rull issued a determination of consistency for this project on September 23, 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 11-13-25.doc



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

September 23, 2025

Tamara Campbell, Assistant Planner  
City of Jurupa Valley Planning Department  
8930 Limonite Avenue,  
Jurupa Valley, CA 92509

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Steve Sanchez  
La Quinta

**COMMISSIONERS**  
  
John Lyon  
Riverside

Michael Lewis  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

**STAFF**

**Director**  
Paul Rull

Simon Housman  
Jackie Vega  
Yesenia Casas

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

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

File No.: ZAP1101RG25  
Related File No.: Master Application 25068 (Zoning Code Amendment 25001)  
APN: Citywide

Dear Ms. Campbell,

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 Jurupa Valley Case No. Master Application 25068 (Zoning Code Amendment ZCA25003), a proposal to amend chapter 9.240.490 of the Jurupa Valley Municipal Code pertaining to the sale of alcoholic beverages and a determination that the ordinance is exempt from California Environmental Quality Act pursuant CEQA.

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 Jurupa Valley.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob 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.

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

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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**Sec. 9.240.490. Alcoholic beverage sales.**

- A. *Intent.* The City Council has enacted the following provisions to provide minimum development standards for alcoholic beverage sales in the city. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of city residents by furthering awareness of laws relative to drinking.
- B. *Permitted zoning for sale of alcoholic beverages for on-premises and off-premises consumption.* The sale of alcoholic beverages for on-premises and off-premises consumption shall only be allowed in the following zones provided a ~~conditional use permit~~ has been approved pursuant to Section 9.240.280: R-A, A-1, R-R, R-2, R-2A, R-3, R-3A, R-4, R-5, R-D, C-1/C-P, C-P-S, C-R, C-T, C-N, C-O, I-P, B-P, M-SC, M-M, M-H, and R-VC.

~~C. *Applicability.* Except as provided in subsection C.(2) of this section, a conditional use permit shall be required for all proposed alcoholic beverage sale establishments located in the city that sell alcoholic beverages for on- or off-premises consumption.~~

~~D. *Development standards.*~~

- ~~(1) *Applicability.* Except as provided in subsection C.(2) of this section, a conditional use permit shall be required for all proposed alcoholic beverage sale establishments located in the city that sell alcoholic beverages for on- or off-premises consumption.~~
- ~~(2) *Exemptions.* A conditional use permit shall not be required for the sale of alcoholic beverages at a retail commercial establishment which:~~
- ~~(a) Contains at least twelve thousand (12,000) square feet of interior floor space and is primarily engaged in the sale of groceries or at least ten thousand (10,000) square feet of interior floor space and dedicates at least ten (10) percent of the floor area for non-alcoholic beverage sales; and~~
  - ~~(b) Does not sell motor vehicle fuels.~~
- ~~(3) *Traffic impacts.* Alcoholic beverage sale establishments shall not be situated in such a manner that vehicle traffic from the establishment may reasonably be believed to be a potential hazard to a school, church, public park, or playground.~~
- ~~(4) *Separation requirements.* No new on-sale or off-sale alcoholic beverage establishment shall be located within one thousand (1,000) feet of an existing on-sale or off-sale alcoholic beverage establishment and/or within one thousand (1,000) feet of residentially zoned property, public or private schools, day care facilities, home day care facilities, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:~~
- ~~(a) A restaurant with alcohol sales for on-site consumption without a bar or a restaurant with an ancillary bar with less total square footage than the restaurant eating area;~~
  - ~~(b) An alcoholic beverage manufacturer, such as a craft brewery, with an ancillary tasting room or craft brewery with a full-service restaurant;~~
  - ~~(c) An alcoholic beverage sale establishment (both on-sale and off-sale) are proposed as part of a "Mixed-use Development;"~~
  - ~~(d) An alcoholic beverage sale establishment (both on-sale and off-sale) are proposed as part of a new commercial project consisting of four (4) or more buildings;~~
  - ~~(e) An alcoholic beverage sale establishment (both on-sale and off-sale) located within the boundaries of the "Pedley Town Center," "Glen Avon Town Center" or "Rubidoux Town Center" as delineated in the city of Jurupa Valley General Plan;~~

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(f) An alcohol beverage sales establishment for on-site consumption operating in conjunction with one (1) of the following uses:

- (i) Sports arena or entertainment venue;
- (ii) Veterans club, lodge halls, or other non-profit organization clubs;
- (iii) Hotel or resort hotels;
- (iv) Golf courses with standard length fairways; and
- (v) Country clubs.

(53) *Hearing notice.* Notice of public hearings shall be mailed or delivered at least ten (10) days prior to the hearing to (a) all property owners as shown on the latest equalized assessment roll within one thousand (1,000) feet of the project boundaries, (b) any operators of elementary and secondary schools within one thousand (1,000) feet of the real property that is the subject of the hearing, and (c) any entity operating a public park or playground within one thousand (1,000) feet of the project boundaries. The Community Development Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. The contents of the notice shall include the information specified in Section 9.05.080. For purposes of this subsection, distances shall be measured between the closest property lines of the affected locations.

(64) *Concurrent sale of motor vehicle fuels and beer and wine.* The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- (a) Only beer and wine may be sold.
- (b) The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- (c) No displays of beer, wine or other alcoholic beverages shall be located within ~~five (5)~~ ten (10) feet of any building entrance, ~~exit~~ or checkout counter.
- (d) Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- (e) No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- (f) Employees selling beer and wine between the hours of ten (10:00) p.m. and two (2:00) a.m. shall be at least twenty-one (21) years of age.
- (g) No sale of alcoholic beverages shall be made from a drive-~~in~~ thru window.
- (h) No single can or bottle of alcoholic beverage less than or equal to ~~forty (40)~~ thirty-two (32) ounces shall be sold for off-premises consumption. In addition, no single bottle of wine less than 750 milliliters shall be sold for off-premise consumption.
- (i) No alcoholic beverage packages containing less than six (6) cans or bottles to a case may be sold.

- (j) The individual managing the alcoholic beverage establishment is responsible for the immediate removal of any person(s) found to be loitering as defined by state law.
- (k) All exterior access points to the building shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.

(7E) *Findings* In addition to the required findings for public convenience and necessity determinations and conditions of approval as set forth in Section 9.240.280, the Planning Commission shall make the following findings in approving ~~the a conditional use permit for the~~ operation of an on- or off-premises alcoholic beverage sale establishment:

~~(a) Required findings for proposed establishments with the sale of alcoholic beverages for on-premises or off-premises consumption.~~

~~(i1) The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.~~

~~(#2) The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverage sales activity establishments.~~

~~(##3) The proposed establishment meets the locational requirements of subsection 9.240.490CD-(43).~~

~~(iv) The location of the proposed establishment is not within a high crime area, which is determined by the County Sheriff's Department. The Community Development Director has determined that the site is not located in an area experiencing criminal activity at a higher than average rate occurring elsewhere in the City based on the incidence of public nuisance complaints, crime statics provided by the Riverside County Sheriff's Department, citations issued by the City's Code Enforcement Division and consulted with the Alcohol Beverage Control Board.~~

~~(v4) The proposed establishment is located in a census tract with capacity for additional licenses unless a determination of public convenience or necessity will be issued with the conditional use permit.~~

(8F) *Findings for conditional use permit suspension or revocation.*

(a1) In addition to the grounds for revocation of a conditional use permit contained in subsection 9.240.340\_A. (Findings and Procedure for Revocation of Variances and Permits), an alcoholic beverage sales establishment's conditional use permit may be suspended for up to one (1) year or revoked in accordance with the procedures in Section 9.240.340 for failure to comply with one (1) or more of the following requirements:

~~(ia) Operational standards.~~

~~(#b) Development standards.~~

~~(##c) Condition(s) of approval imposed through their conditional use permit.~~

(b2) Any conditional use permit issued pursuant to the provisions of this section shall expire, be terminated and cease to apply to a property when the following occurs:

- (ia) The use has ceased its operation for a period of one hundred eighty (180) or more calendar days; and
  - ai. If there is thereafter filed any application or requested transaction with the State Alcoholic Beverage Control ("ABC"), whereby the laws of the state require notice thereof to be filed with the city, and allow the filing of a protest thereon by the city (including person-to-person transfer of existing licenses); or
  - aj. Where after such one-hundred-eighty-calendar-day period, the existing license shall have ceased to apply to such establishment; or
- (ib) Where the existing license shall have been surrendered to ABC for a period exceeding one-hundred-eighty-calendar days.

(9G) *Investigative procedures of potential violation of conditions of approval, operational standards, and development standards.* ~~If a complaint is received that an establishment is in violation of any operational standards or condition(s) of approval Upon the city's receipt of a complaint from the public, County Sheriff, City Official or any other interested person that an activity is in violation of the operational standards and/or conditions of approval,~~ set forth in this section, the following procedure shall be followed:

- (a1) An enforcement officer shall assess the nature of the complaint and its validity by conducting an on-premises observation and inspection of the premises to assess the use's compliance with operational standards and/or conditions of approval.
- (b2) If the enforcement officer determines that the use is in violation of the operational standards, development standards and/or conditions of approval, the enforcement officer shall give written notice of the violation to the owner and/or operator of the establishment and seek to remedy the violation under the city's administrative citation procedures contained in Chapter 1.16 and 1.20 of this Code. The first notice of violation shall be given in accordance with Section 1.16.090 of this Code. If, however, the enforcement officer, in his or her sole discretion, determines that the violation is not capable of correction, presents a serious threat to public health or safety, or otherwise warrants expedited action, he or she may, in lieu of following the administrative citation procedure, refer the matter directly to the Planning Commission for a hearing at which the establishment's conditional use permit may be suspended, modified, or revoked.
- (c3) Any administrative citation issued under this section shall be issued, processed, and enforced in compliance with all of the provisions of Chapters 1.16 and 1.20 of this Code, unless otherwise expressly provided by this section. If the owner or operator receiving an administrative citation contests the citation and a hearing is held pursuant to Chapters 1.16 and 1.20, the hearing officer may, in addition to exercising all powers designated in Chapters 1.16 and 1.20, make a recommendation to the Planning Commission to suspend, modify, or revoke the establishment's conditional use permit if in the judgment of the hearing officer, based upon information then before the hearing officer, such action is necessary to ensure compliance with this section. Such recommendation may include the suggestion of additional or amended reasonable conditions on the use, including, without limitation, the operational standards listed in subsection E.J. of this section and the development standards listed in subsection G.D. of this section.
- (d4) If a hearing before the Planning Commission is conducted on a potential violation in the manner prescribed in Section 9.240.340, it shall determine whether the use is in compliance with the operational standards and/or conditions of approval and/or performance standards if applicable. Based on this determination, the Planning Commission may suspend or revoke the use's conditional use permit or impose additional or amended conditions on the use, including, without limitation, the operational standards listed in subsection E.J. of this section and the development standards listed in subsection G.D. of this section, based upon the information then

before it. In reaching a determination as to whether a use has violated the operational standards or conditions of approval, or as to the appropriateness of suspending or revoking of a conditional use permit, or the imposition of additional or amended conditions on a use, the Planning Commission may consider the following:

- (i)a) The length of time the use has been out of compliance with the operation standards, development standards, and/or conditions of approval.
- (i)b) The impact of the violation of the operation standards, development standards, and/or conditions of approval on the community.
- (i)c) Any information regarding the owner of the use's efforts to remedy the violation of the operational standards, development standards, and/or conditions of approval. "Efforts to remedy" shall include, without limitation:
  - a.i. Timely calls to the County Sheriff's that are placed by the owner and/or operator of the establishment, his or her employees, or agents.
  - a.ii. Requesting that those persons engaging in activities causing violations of the operational standards, development standards, and/or conditions of approval cease those activities, unless the owner or operator of the use, or his or her employees or agents feels that their personal safety would be threatened in making that request.
  - a.iii. Making improvements to the establishment's property or operations, including, without limitation, the installation of lighting sufficient to illuminate the area within the use's property line, the installation of security cameras, the clearing of window obstructions, the cleaning of sidewalks, and the abatement of graffiti within three (3) days.
- (e)5) If in the judgement of the Planning Commission, the operations of the owner or operator of the establishment constitute a nuisance, the owner or operator is unable or unwilling to abate the nuisance and the nuisance is shown to be a threat to the public health and safety of the surrounding neighborhood, the Planning Commission may suspend, modify, or revoke the use's conditional use permit. All determinations, decisions, and conditions made or imposed regarding the use shall run with the land.
- (f)6) The decision of the Planning Commission shall be final and conclusive, unless appealed in writing to the City Council within ten (10) days of the Planning Commission's action.

~~(10)H~~ *Appeal from suspension or revocation of conditional use permit.* Any applicant or other person aggrieved by a decision of the Planning Commission from a suspension or revocation of a conditional use permit pursuant to this section may appeal the decision to the City Council pursuant to Section 9.05.100 of this Code.

~~D~~. *Additional development requirements.* Additional development standards may be required as conditions of approval.

~~E~~. *Operational standards applicable to proposed establishments with on-premises or off-premises consumption of alcoholic beverages and proposed modifications to such establishments (including gas stations) with or without conditional use permits.*

- (1) All proposed establishments (and modifications to existing establishments approved with conditional use permits) with the sale of alcoholic beverages for on-premises and off-premises consumption shall be designed, constructed, and operated to conform to all of the following operational standards:
  - (a) That ~~the proposed establishment #~~ does not result in adverse effects to the health, peace, or safety of persons residing or working in the surrounding area.

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- (b) That the proposed establishment ~~it~~ does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- (c) That the proposed establishment ~~it does~~ not result in repeated nuisance activities within the premises or in close proximity of the premises, including, without limitation, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or law enforcement detentions and arrests.
- (d) That an off-sale consumption establishment complies with the following alcohol sale limitations:
- (i) No wine shall be displayed, sold, or given away in containers of less than seven hundred fifty (750) milliliters, except multipack containers of wine, and multipack wine coolers containing no more than six (6) percent alcohol by volume.
  - (ii) No wine shall be displayed, sold, or given away with an alcoholic content greater than fifteen (15) percent by volume unless in corked bottles and aged at least two (2) years.
  - (iii) No distilled spirits shall be displayed, sold, or given away in containers of less than three hundred seventy-five (375) milliliters, including, without limitation, airline bottles, except pre-mixed cocktails.
  - (iv) No distilled spirits shall be displayed, sold or distributed in three hundred seventy-five (375) milliliters hip flask containers.
  - (v) No beer, ale, or malt liquor shall be offered for sale in a container with a volume greater than thirty-two (32) ounces. This restriction is not intended to prohibit the sale of such beverages in kegs or other types of containers, with a volume of two (2) or more gallons, which are clearly designed to dispense multiple servings.
  - (vi) No sale, distribution or giving away of alcoholic beverages shall be made from a drive-thru or walk-up window.
  - (vii) No display, sale, distribution or giving away of beer or wine, wine coolers or similar alcoholic beverages shall be made from an ice tub, barrel, or similar container.
  - (viii) No displays of beer, wine or other alcoholic beverages shall be located within ten (10) feet of any building entrance or exit. All display of alcoholic beverages shall be at least five (5) feet from the store entrance.
- (e) That it complies with the following public nuisance prevention measures:
- (i) *Adequate lighting.* The exterior areas of the premises, including on-site parking area and pedestrian paths, shall be provided with sufficient lighting in a manner that provides adequate illumination for alcohol establishment patrons while not spilling onto surrounding properties or streets. A photometric study may be required to demonstrate compliance.
  - (ii) *Waste management.* Adequate waste receptacles shall be provided on site and in the building. The premises shall be kept free of the accumulation of litter or waste. Removal of waste or litter from the waste receptacles shall occur at a minimum of once each day the business is open.
  - (iii) *Loitering.* The following measures shall be required:

- 
- a. No fixtures or furnishings that encourage loitering and nuisance behavior shall be permitted on the exterior of the building where alcoholic beverage sales occur. This includes, without limitation, chairs, seats, stools, benches, tables, and crates, etc. located outside of the building.
  - b. Except for on-sale establishments, no video or other electronic games shall be located in an alcoholic beverage establishment.
  - c. No pay phones shall be permitted on the exterior of the building where alcoholic beverage sales occur.
- (iv) *Prohibited advertising display or signage.* Exterior advertising of alcoholic products, tobacco and paraphernalia, or similarly controlled products, as defined in Section 5.68.020 of this Code, are prohibited.
- (v) *Required signage.* The following signs shall be required to be prominently posted in a readily visible manner on an interior wall or fixture, and not on windows, in English and Spanish:
- a. "California State Law prohibits the sale of alcoholic beverages to persons younger than 21 years of age;"
  - b. "No Loitering or Public Drinking;"
  - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment (not required for on-sale establishment)."
  - d. All signage as required by state and federal laws for the sale of alcoholic beverages for either on-site or off-site sales.
- (vi) *Presentation of documents.* A copy of any applicable conditions of approval and the ABC license shall be required to be kept on the premises and presented to any enforcement officer or authorized state or county official upon request.
- (vii) *Mitigating alcohol related problems.* The establishment shall be required to operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including, without limitation, sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug-dealing, drug use, loud noise and litter.
- (viii) *Drug paraphernalia.* Any on-site or off-sale alcohol establishment shall be prohibited from selling drug/tobacco paraphernalia products as defined in California Health and Safety Code Sections 11014.5 and 11364.5. "Drug paraphernalia" means all equipment products and materials of any kind that are used intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act commencing with California Health and Safety Code Section 11000.
- (ix) *Prohibited vegetation.* Exterior vegetation shall not be planted or maintained to create a hiding place for persons on the premises.
- (x) *Window obstructions.* To ensure a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance, no more than fifteen (15) percent of windows and entry doors shall be blocked by signs, vending machines, shelves, racks, storage, etc.

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(xi) *Posting of documents.* A copy of these operational standards, any applicable alcoholic beverage control agency regulations or city operating conditions, and any training requirements shall be posted in at least one (1) prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment.

(2) Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

~~F.K.~~ *Deemed approved alcoholic beverage sales regulations.*

(1) *Deemed approved status.* Except as otherwise provided in this section, any permitted or conditionally permitted on- and off-premises alcoholic beverage establishments, and any legal nonconforming off-premises alcoholic beverage establishments lawfully operating prior to December 4, 2021, pursuant to an ABC license that authorizes the retail sale of alcoholic beverages for off-premises consumption shall thereafter be an establishment with deemed approved status in accordance with this subsection F.(1). In addition, any alcoholic beverage establishment exempt from the requirement to obtain a conditional use permit pursuant to subsection C.(2) of this section that lawfully commences operations prior to, on, or after December 4, 2021, shall be an establishment with deemed approved status for purposes of this section.

(2) *Deemed approved performance standards.* The provisions of this subsection F.(2) shall be known as the deemed approved performance standards. The purpose of these standards is to control dangerous or objectionable environmental effects of alcoholic beverage sales activities. These standards shall apply to all deemed approved alcoholic beverage sales activities that hold deemed approved status pursuant to this section. An on-premises and off-premises alcoholic beverage sales activity shall retain its deemed approved status only if it conforms to all of the following deemed approved performance standards:

- (a) All public nuisance provisions as established in Subsection E.(1)(e) of this section.
- (b) The alcoholic beverage sales establishment shall not cause adverse effects to the health, peace, or safety of persons residing or working in the surrounding area.
- (c) The alcoholic beverage sale establishment shall not jeopardize or endanger the public health, or safety of persons residing or working in the surrounding area.
- (d) The alcoholic beverage sale establishment shall not allow repeated nuisance activities within the premises or in close proximity of the premises, including, without limitation, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, or lewd conduct.

(3) *Grounds for deemed approved status suspension, revocation, or termination.*

- (a) An alcoholic beverage sales establishment's deemed approved status may be suspended for up to one (1) year, modified or revoked by the Planning Commission after holding a public hearing in the manner prescribed in Section 9.240.340, for failure to comply with the performance standards set forth in subsection ~~F.K.~~(2) of this section. Notice of such hearing by the Planning Commission at which it will consider the modification, suspension, or revocation of an establishment's deemed approved status shall be in writing and shall state the grounds therefore. Notice shall be mailed by first-class mail and certified mail return receipt requested at least ten (10) days before the date of the hearing.

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- (b) The occurrence of any of the following shall terminate the deemed approved status of the alcoholic beverage sales activity after notice and a hearing by Planning Commission in accordance with Section 9.240.340, and require the issuance of a conditional use permit in order to continue the alcoholic beverage sales activity:
- (i) An existing alcoholic beverage sales activity changes its activity so that ABC requires a different type of license.
  - (ii) There is a substantial change in the mode or character of the operation.
  - (iii) As used herein, the phrase "substantial modification to the mode or character of operation" includes, without limitation, the following:
    - a. The off-sale alcoholic beverage sales activity establishment increases the floor or land area or shelf space devoted to the display or sales of any alcoholic beverage.
    - b. The off-sale alcoholic beverage sales activity establishment extends the hours for the sales of alcoholic beverages.
    - c. The off-sale alcoholic beverage sales activity establishment proposes to reinstate alcohol sales after the ABC license has either revoked or suspended for a period of one hundred eighty (180) days or greater by ABC.
    - d. The off-sale alcoholic beverage sales activity voluntarily discontinues active operation for more than one hundred eighty (180) consecutive days or ceases to be licensed by ABC.
  - (iv) A "substantial change in the mode of character of operation" shall not include:
    - a. Re-establishment, restoration or repair of an existing off-sale alcoholic beverage sales activity on the same premises after the premises have been rendered totally or partially inaccessible by a riot, insurrection, toxic accident, or act of God, provided that the re-establishment, restoration, or repair, does not extend the hours of operation of the sale of alcoholic beverages, or adds to the capacity, floor or land area, or shelf space devoted to alcoholic beverages of any establishment that sells any alcoholic beverages for off-premises consumption.
    - b. Temporary closure for not more than one hundred eighty (180) days in cases of vacation or illness or for purposes of repair, renovation, or remodeling if that repair, renovation, or remodeling does not change the nature of the premises and does not extend the hours of operation of any establishment, or add to the capacity, floor or land area, or shelf space devoted to alcoholic beverages of any establishment that sells any alcoholic beverages for off-premises consumption, provided notice is provided to the city. The Planning Commission may, upon request of an owner of an alcoholic beverage sales establishment that is made prior to the expiration of one hundred eighty (180) days, grant one (1) or more extensions to the period of temporary closure, none of which may exceed sixty (60) days, and together not to exceed one hundred eighty (180) days.
  - (v) Once it is determined by the city that there has been a discontinuance of active operation for one hundred eighty (180) consecutive days or a cessation of the ABC licensing, it may be resumed only upon the granting of a conditional use permit as provided in subsections D. to J. C. to E. of this section. In the event that any active operation is discontinued on a

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property for a period of one hundred eighty (180) consecutive days, such discontinuance shall be presumed to be abandonment of the use by the property owner. At any time after any active operation is discontinued for a period of one hundred eighty (180) consecutive days or more, the city Manager, or his or her designee, shall notify the property owner in writing of the determination of presumed abandonment of the active operation. The property owner shall be notified by the city of the termination of the deemed approved status and shall be informed of the property owner's right to appeal the city's decision to the Planning Commission. Pursuant to Section 9.240.080, the property owner may appeal the determination to the Planning Commission, which may overturn the determination only upon making a finding that the evidence supports the property owner's position that the nonconforming use was not discontinued for a period of one hundred eighty (180) consecutive days or more.

- (4) *Investigative procedures of potential violation of performance standards by establishment with deemed approved status.* Upon the city's receipt of a complaint from the public, Riverside County Sheriff's Department, City Official, or any other interested person that a deemed approved use is in violation of the performance standards set forth in this section, the following procedure shall be followed:
- (a) An enforcement officer shall assess the nature of the complaint and its validity by conducting an on-premises observation and inspection of the premises to assess the use's compliance with performance standards.
  - (b) If the enforcement officer determines that the deemed approved use is in violation of the performance standards, the enforcement officer shall give written notice of the violation to the owner and/or operator of the establishment and seek to remedy the violation under the city's administrative citation procedures contained in Chapters 1.16 and 1.20 of this Code. The first notice of violation shall be given in accordance with Section 1.16.090 of this Code. If, however, the city Manager, in his or her sole discretion, determines that the violation is not capable of correction, presents a serious threat to public health or safety, or otherwise warrants expedited action, he or she may in lieu of following the administrative citation procedure, refer the matter directly to the Planning Commission for a hearing at which the deemed approved use's deemed approved status may be suspended, modified, or revoked.
  - (c) Any administrative citation issued under this section shall be issued, processed, and enforced in compliance with all of the provisions of Chapters 1.16 and 1.20 of this Code, unless otherwise expressly provided by this section. If the owner or operator receiving an administrative citation contests the citation and a hearing is held pursuant to Chapters 1.16 and 1.20, the hearing officer may, in addition to exercising all powers designated in Chapters 1.16 and 1.20, make a recommendation to the Planning Commission to suspend, modify, or revoke the deemed approved use's deemed approved status if in the judgment of the hearing officer, based upon information then before the hearing officer, such action is necessary to ensure compliance with this section. Such recommendation may include the suggestion of additional or amended reasonable conditions on the use, including, without limitation, the operational standards listed in subsection ~~FJ~~ of this section and the development standards listed in subsection ~~ED~~ of this section.
  - (d) If a hearing is conducted on a potential violation in the manner prescribed in Section 9.240.340, the Planning Commission shall determine whether the deemed approved use is in compliance with the performance standards. Based on this determination, the Planning Commission may suspend or revoke the deemed approved use's deemed approved status or impose additional or amended conditions on the use, including, without limitation, the conditions listed in the operational standards listed in subsection ~~FJ~~ of this section and the development standards listed in subsection ~~ED~~ of this section, based on information then before it. In reaching a

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determination as to whether a use has violated the performance standards, or as to the appropriateness of suspending or revoking a deemed approved use's deemed approved status, or imposing additional or amended conditions on the use, the Planning Commission may consider:

- (i) The length of time the deemed approved use has been out of compliance with the performance standards.
  - (ii) The impact of the violation of the performance standard(s) on the community.
  - (iii) Any information regarding the owner of the deemed approved use's efforts to remedy the violation of the performance standard(s).
- (e) "Efforts to Remedy" shall include, without limitation:
- (i) Timely calls to the [Riverside County Sheriff's office Department](#) that are placed by the owner and/or operator of the deemed approved use, his or her employees, or agents.
  - (ii) Requesting that those persons engaging in activities causing violations of the performance standard(s) cease those activities, unless the owner of the deemed approved use, or his or her employees or agents feels that their personal safety would be threatened in making that request.
  - (iii) Making improvements to the deemed approved use's property or operations, including, without limitation, the installation of lighting sufficient to illuminate the area within the use's property line, the installation of security cameras, clear unobstructed windows, clean sidewalks, and graffiti abated within three (3) days.
- (f) If in the judgment of the Planning Commission, the operations of the owner or operator of the deemed approved use constitute a nuisance, the owner is unable or unwilling to abate the nuisance and the nuisance is shown to be a threat to the public health and safety of the surrounding neighborhood, the Planning Commission may suspend, modify, or revoke the use's deemed approved status. If suspended, any continued sale of alcoholic beverages sales for on-premises or off-premises consumption shall require a conditional use permit approved by the Planning Commission.
- (g) The decision of the Planning Commission shall be final and conclusive, unless appealed in accordance with the provisions of Sections 9.05.100 and 9.05.110 of this title.
- (5) *Appeal from suspension, modification, or revocation of deemed approved status.* Any applicant or other person aggrieved by a decision of the Planning Commission from a suspension, modification, or revocation of an establishment's deemed approved status pursuant to this section may appeal the decision to the City Council pursuant to Sections 9.05.100 and 9.05.110 of this title.
- G. *Determination of public convenience or necessity.*
- (1) *Statement of policy.* Pursuant to California Business and Professions Code Division 9, Chapter 6, Article 1 (commencing with Section 23950), ABC is charged with the responsibility under state statute to review and issue licenses for the sale and/or manufacture of alcoholic beverages. If issuance of a proposed license, excluding licenses for non-retail, hotel, motel, restaurant and manufacturing establishments, would result in or add to an undue concentration of licenses, the city may make a determination of public convenience or necessity for the license within ninety (90) days of receipt of an application. It is the responsibility of the applicant to justify the public convenience or necessity for alcohol sales. Issuance of a letter of determination of public convenience or necessity is a discretionary action to be decided by the Planning Commission after reviewing the submittal of an application for a determination of public convenience or necessity.

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- (2) *Determination of public convenience or necessity.* The City Council has established procedures for the determination of public convenience or necessity and has delegated the responsibility for making such determinations to the city Planning Commission. The Planning Commission will consider a request from an applicant to make a determination whether or not a case for public convenience or necessity exists.
- (3) *Applications.* Applications for issuance of a letter of determination of public convenience or necessity shall be made in writing to the Community Development Department. To assist the city in making the determination, the applicant must provide a typed and detailed letter stating how public convenience or necessity would be served by issuance of the applied for license. The letter should include the following information:
- (a) The type of license requested from ABC;
  - (b) Whether the requested license is an existing license;
  - (c) Name, address and telephone number of applicant;
  - (d) Name, address and telephone number of proposed business;
  - (e) A written statement of justification, including:
    - (i) The primary purpose of the business;
    - (ii) Whether the sale of alcohol is an essential part of the primary purpose of the business;
    - (iii) Days and hours of operation;
    - (iv) The percentage of the business anticipated being alcohol sales;
    - (v) Whether there be concurrent sales of motor vehicle fuels and alcoholic beverages for off-premises consumption; and
    - (vi) The reasons or justifications for approving a determination of public convenience or necessity for an additional license.
  - (f) A floor plan indicating the location and dimensions of space allocated for alcohol, the type and dimensions of storage areas and units, and the location for the sale of alcohol;
  - (g) Any safety measures or mitigations that may benefit the health, safety and welfare of the community;
  - (h) Any documentation on over-concentration and/or crime rates or conditions received from ABC;
  - (i) If the applicant operated at other locations, the name and address of each location;
  - (j) Any letters of support from the community for the sale of alcohol; and
  - (k) Any additional information as determined by the Community Development Department.
- (4) *Public hearing.* A public hearing shall be held on the application in accordance with the provisions of Section 9.240.250 and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (a) The Planning Commission shall serve as the approving body subject to a public hearing, as required by Section 9.240.250.
  - (b) The Community Development Department shall route the application to the appropriate departments, including the Crime Prevention Unit of the Police Department, for input and recommendations.
  - (c) Once an application has been deemed complete, the Community Development Director shall consider and make a recommendation to approve, approve with conditions or deny the permit.

The city wishes to balance the number of on-premises and off-premises establishments with the convenience of the local store consumers. The following criteria will be used when considering the approval of an off-premises consumption license:

- (i) The retail location must consist of at least seven thousand (7,000) square feet of gross floor area.
  - (ii) No more than ten (10) percent of the floor area may be devoted to alcoholic beverage sales.
  - (iii) At least ten (10) percent of the floor area must be devoted to food sales.
  - (iv) ~~If the location of the proposed establishment is within a high crime rate area, which is determined by the County Sheriff's Department. The Community Development Director has determined that the site is not located in an area experiencing criminal activity at a higher than average rate occurring elsewhere in the City based on the incidence of public nuisance complaints, crime statics provided by the Riverside County Sheriff's Department, citations issued by the City's Code Enforcement Division and consulted with the Alcohol Beverage Control Board.~~
  - (iv) The subject project and building and proposed use has ~~ve~~ no outstanding building and health code violations or code enforcement activity.
  - (vi) The site is properly maintained including building improvements, landscaping and lighting.
  - (vii) The proposed business is located more than one thousand (1,000) feet from a public or private school (pre-school through twelfth grade), as measured from any point upon the outside walls of the building or building lease space containing the proposed business to the nearest property line of the school.
  - (viii) The proposed business is not located along a regular path of pedestrian travel by school children to a public or private school (pre-school through twelfth grade).
- (d) The recommendation shall be forwarded to the Planning Commission which shall act to approve, approve with conditions, or deny the application within ninety (90) days from submittal.
- (5) *Findings.* The Planning Commission shall make the following findings in making a determination of public convenience or necessity and approving or conditionally approving an application for issuance of a letter of determination of public convenience or necessity:
- (a) That the proposed use will not be detrimental to the health, safety and welfare of the community;
  - (b) That the proposed use would enhance the economic viability of the area in which it is proposed to be located;
  - (c) That the proposed use is compatible with the surrounding area;
  - (d) That the background of the proposed licensee and the history of the premises or any premises the applicant has operated in the past were not detrimental to the health, safety and welfare of the community; and
  - (e) That the applicant will agree, in writing, to the conditions placed upon the application.
- (6) *Conditions of approval.* The Planning Commission may impose such conditions as are necessary to protect the health, safety and welfare of the community and fulfill the findings required for the determination of public convenience or necessity.
- M.H.** Annual alcohol sales regulatory fee.

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- (1) The intent and purpose of this section is to impose a regulatory fee upon all on-sale and off-sale establishments that sell alcoholic beverages and that either hold deemed approved status pursuant to this section or obtained a conditional use permit after December 4, 2021. This fee shall provide for the enforcement and regulation of the conditions of approval, operational standards, development standards, and other applicable regulations set forth in this section with regard to off-sale alcohol establishments.
  - (2) The annual alcohol sales regulatory fee shall be established by resolution of the City Council. The fee shall be calculated so as to recover the total cost of both administration and enforcement of the performance standards and other applicable regulations set forth under this section upon all off-sale alcohol establishments that either hold deemed approved status pursuant to this section or obtained a conditional use permit after the December 4, 2021, including, for example, notifying establishments of their deemed approved status, administering the program, establishment inspection and compliance checks, documentation of violations, conducting hearings, and prosecution of violators, but shall not exceed the cost of the total program. All fees shall be used to fund the program. Fees are nonrefundable except as may be required by law.

I. *Annual on-sale and off-sale alcoholic beverage sales establishment inspection.*

- (1) The city's Code Enforcement Department shall have the power and authority to enter an on-sale and off-sale alcoholic beverage sales establishment during regular business hours to inspect the premises to determine compliance with the provisions of this chapter.
- (2) All on-sale and off-sale alcoholic beverage sales establishments, including on-sale and off-sale alcoholic beverage sales establishments with deemed-approved status, shall be subject to an annual inspection by a city code enforcement officer pursuant to the authority in subsection ~~N~~(1).

J. *Alcoholic beverage sales activity penalties.*

- (1) Any person or establishment violating any of the provisions of this section or who causes or permits another person to violate any provision of this section may be charged with an infraction or a misdemeanor, and shall be subject to the provisions of the general penalty clause as set forth in Chapter 1.15 of this Code.
- (2) In addition to the penalties provided in this section, any use or condition caused or permitted to exist in violation of any of the provisions of these regulations shall be and is declared to be a public nuisance and may be abated as such by the city.
- (3) Nothing in this section shall be construed to prevent the city from pursuing any and all other legal remedies that may be available, including, without limitation, civil actions filed by the city Attorney seeking any and all appropriate relief such as civil injunctions and penalties.
- (4) Notwithstanding Chapters 1.15, 1.16, 1.20, and 1.25, or any other section of this Code to the contrary, any person, entity, or organization that violates the provisions of this section may be subject to civil penalties up to one thousand dollars (\$1,000) for each day said violation is in existence.
- (5) Any violator shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of these regulations is committed, continued, permitted, or caused by such violator and shall be punishable accordingly.
- (6) In addition to the punishment provided by law a violator is liable for such costs expenses and disbursements paid or incurred by the city or any of its contractors in correction, abatement, and prosecution of the violation. Re-inspection fees to ascertain compliance with previously noticed or cited violations may be charged against the owner of the establishment conducting the deemed approved use or owner of the property where the establishment is located. The enforcement officer shall give the owner or other responsible party of such affected premises a written notice showing the

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itemized cost of such chargeable service and requesting payment thereof. Should the bill not be paid in the required time, the charges shall be places as a lien against the property.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2014-01, § 1, 3-20-2014; Ord. No. 2015-19, § 1, 12-17-2015; Ord. No. 2021-09, § 4, 4-15-2021; Ord. No. 2021-21, § 47, 11-4-2021)



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
October 9, 2025**

DRAFT

10-9-25

COMMISSIONERS PRESENT: Vernon Poole, Larry Froehlich, Steve Manos, Steve Sanchez, Michael Lewis, and Beth Larock

COMMISSIONERS ABSENT: Michael Geller, and Maartin Rossouw

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Michael Geller – Absent**  
**Motion: Steve Sanchez**  
**Second: Michael Geller**

**ZAP1140FV25 – Southwest Healthcare (Representative: Heliplanners)** – City of Wildomar Case No. PA20-0116 (Conditional Use Permit). A proposal to demolish an at-grade heliport at the existing Inland Valley Medical Center, and establish a new 4,225 square foot metal elevated heliport 18-feet in height on 5.64 acres, approximately 900 feet southwest of the previous location on the medical campus. The heliport will not have aircraft storage, maintenance, or refueling capabilities. The heliport has been designed per Federal Aviation Administration (FAA) Advisory Circular 150/5390-2D Heliport Design. It will accommodate helicopters up to and including the Sikorsky UH-60 Black Hawk and variants. Designated flightpaths are aligned approximately west and southeast, away from airspace obstructions and occupied structures. The applicant will also submit the Heliport Site Approval Permit application to Caltrans Aeronautics following ALUC review (Outside of any Airport Influence Area). Paul Rull at (951) 955-6893, or e-mail at [PRull@rivco.org](mailto:PRull@rivco.org)

3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Michael Geller – Absent**  
**Motion: Michael Lewis**

**ZAP1660MA25 – LS BTR Development, LLC (Representative: Lewis Management Corp.)** – City of Riverside Case Nos. PC-2025-00541[Specific Plan Amendment, General Plan Amendment, Rezone, Development Review, and Tentative Tract Map]. A proposal to construct a 156-Unit multi-family residential development with amenities on 9.13-acres, located on the northwest corner of Gateway Drive and Canyon Park Drive. The applicant also proposes to amend the Canyon Springs Business Park Specific Plan to create the Mixed-Use-Urban Zone. The applicant also proposes to amend the General Plan Land Use designation from Commercial (C) to Mixed-Use-Urban. The applicant also proposes to change the sites zoning

**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Yesenia Casas, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [YCasas@rivco.org](mailto:YCasas@rivco.org)

**AIRPORT LAND USE COMMISSION MEETING  
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October 9, 2025**

**Second: Steve Sanchez** from Office to Mixed-Use-Urban. Lastly, the applicant proposes to merge 9.13-acres into one single lot for condominium purposes. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

3.3 Staff report recommended: **CONSISTENT**  
**ZAP1661MA25 – Core 5 Industrial Partners, LLC (Representative: T&B Planning, Inc.)** – City of Menifee Case Nos. PLN24-0195 (Plot Plan), TPM39292 (Tentative Parcel Map), PLN24-0197 (General Plan Amendment), PLN23-0174 (Change of Zone), PLN23-175 (Specific Plan Amendment). A proposal to construct a 1,792,902 square foot warehouse building with office space on 44.41-acres, located easterly of Sherman Road and southerly of Ethanac Road. The applicant also proposes to amend the Menifee North Specific Plan to change the boundary by adding APNs 331-110-024,025, and 026 and designating as Planning Area 2-Industrial. The applicant also proposes to amend the General Plan land use designation of APNs 331-110-024, -025, and -026 from Heavy Industrial (HI) to Menifee North Specific Plan Industrial (SP). Lastly, the applicant also proposes to change APNs 331-110-024, -025, -026 from (HI) to Menifee North Specific Plan Industrial. (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Michael Geller – Absent**

**Motion: Michael Lewis**  
**Second: Steve Sanchez**

3.4 Staff report recommended: **INCONSISTENT**  
**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). Paul Rull at (951) 955-6893, or e-mail at [PRull@rivco.org](mailto:PRull@rivco.org)

Staff recommended at hearing: **CONTINUED TO 11/13/25**

ALUC Commission Action: **CONTINUED TO 11/13/25 (Vote 6-0)**  
**Michael Geller – Absent**

**Motion: Russell Betts**  
**Second: Michael Lewis**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**  
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Update on March Air Reserve Base Compatible Use Study (CUS)

**VIDEO:**

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**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
October 9, 2025**

6.0 **APPROVAL OF MINUTES**

Michael Lewis motioned to approve the September 9, 2025 minutes. Seconded by Steve Sanchez.  
(Vote 6-0) Michael Geller - Absent

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

Paul Rull, ALUC Director, informed the Commissioners that ALUC Secretary, Yesenia Casas, is now a full-time employee as an Executive Assistant I.

8.0 **COMMISSIONER'S COMMENTS**

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:05 a.m.

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**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Yesenia Casas, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [YCasas@rivco.org](mailto:YCasas@rivco.org)