

Appendix E

Airport Land Use Commission Development Review
Director's Determination
Riverside County Airport Land Use Commission
June 1, 2022



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

June 1, 2022

Ryan Griffiths, Project Planner
City of Perris Planning Department
101 N. D Street
Perris CA 92570

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Steve Manos
Lake Elsinore

VICE CHAIR
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Paul Rull

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

www.rcaluc.org

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

File No.: ZAP1025PV22
Related File No.: CUP21-05080 (Conditional Use Permit)
APN: 330-080-006
Airport Zone: Zone D (Perris Valley); Zone E (March)

Dear Mr. Griffiths:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Perris Case No. CUP21-05080 (Conditional Use Permit), a proposal to construct a modular trailer rental yard including a 6,115 square foot industrial building on 5.97 acres, located northerly of Mapes Road, westerly of Goetz Road, easterly of A street, and southerly of Artlo Avenue.

The site is located within Compatibility Zone D of the Perris Valley Airport Influence Area, where non-residential intensity is restricted to 100 people per average acre and 300 people per single acre. The project proposes a 6,115 square foot building, which consist of 2,500 square feet of warehouse area, 360 square feet of office area, 135 square feet of storage area, and 1,400 square feet of assembly area, accommodating an occupancy of 101 people, resulting in an average intensity of 21 people per acre, and a single acre intensity of 101 people, both of which are consistent with Zone D average acre criterion of 100 people per acre, and single acre criterion of 300 people. The project is also located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where non-residential intensity is not restricted.

The elevation of Perris Valley Airport’s Runway 15-33 at its southerly terminus is 1,413 feet above mean sea level (AMSL). At a distance of approximately 2,643 feet from the runway to the site, Federal Aviation Administration (FAA OES) review would be required for any structures with top of roof exceeding 1,439 feet AMSL. The project site elevation is 1,420 feet AMSL, with a proposed building height of 25 feet, resulting in a top point elevation of 1,445 feet AMSL. Therefore, review of the building by the FAA Obstruction Evaluation Service (FAA OES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-8123-OE to this project. The aeronautical studies revealed that the proposed building would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. Therefore, FAA OES issued a “Determination of No Hazard to Air Navigation” letter on May 27, 2022. The FAA OES conditions have been incorporated into ALUC’s conditions listed below.

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 nearest portion of the project is located 2,643 feet from the runway, and therefore would be subject to the above requirement. The project utilizes infiltration trenches and are permitted in Zone D. 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 basins are suitable for use on airports and within the airport influence area. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
 - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

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

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
6. The project has been evaluated for construct a modular trailer rental yard with a 6,115 square foot industrial building consisting of 2,500 square feet of warehouse area, 360 square feet of office area, 135 square feet of storage area, and 1,400 square feet of assembly area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP criteria, at the discretion of the ALUC Director.
7. 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.
8. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (2022-AWP-8123-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.

9. The proposed buildings shall not exceed a height of 25 feet above ground level and a maximum elevation at top point of 1,441 feet above mean sea level.
10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
11. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 25 feet in height and a maximum elevation of 1,441 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity
FAA Aeronautical Study

cc: CSLM Construction Inc. (applicant/representative/owner)
Pat Conatser, Airport Manager, Perris Valley Airport
ALUC Case File

X:\AIRPORT CASE FILES\Perris Valley\ZAP1025PV22\ZAP1025PV22.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

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: _____



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

Aeronautical Study No.
 2022-AWP-8123-OE

Issued Date: 05/27/2022

Cornelius Marinescu
 CSLM Construction
 5753 Santa Ana Canyon Road
 Suite 137
 Anaheim, CA 92807

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

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

Structure: Commercial Use Building CSLM Construction Yard
 Location: Perris, CA
 Latitude: 33-45-28.08N NAD 83
 Longitude: 117-13-34.36W
 Heights: 1416 feet site elevation (SE)
 25 feet above ground level (AGL)
 1441 feet above mean sea level (AMSL)

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

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

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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

This determination expires on 11/27/2023 unless:

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

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

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

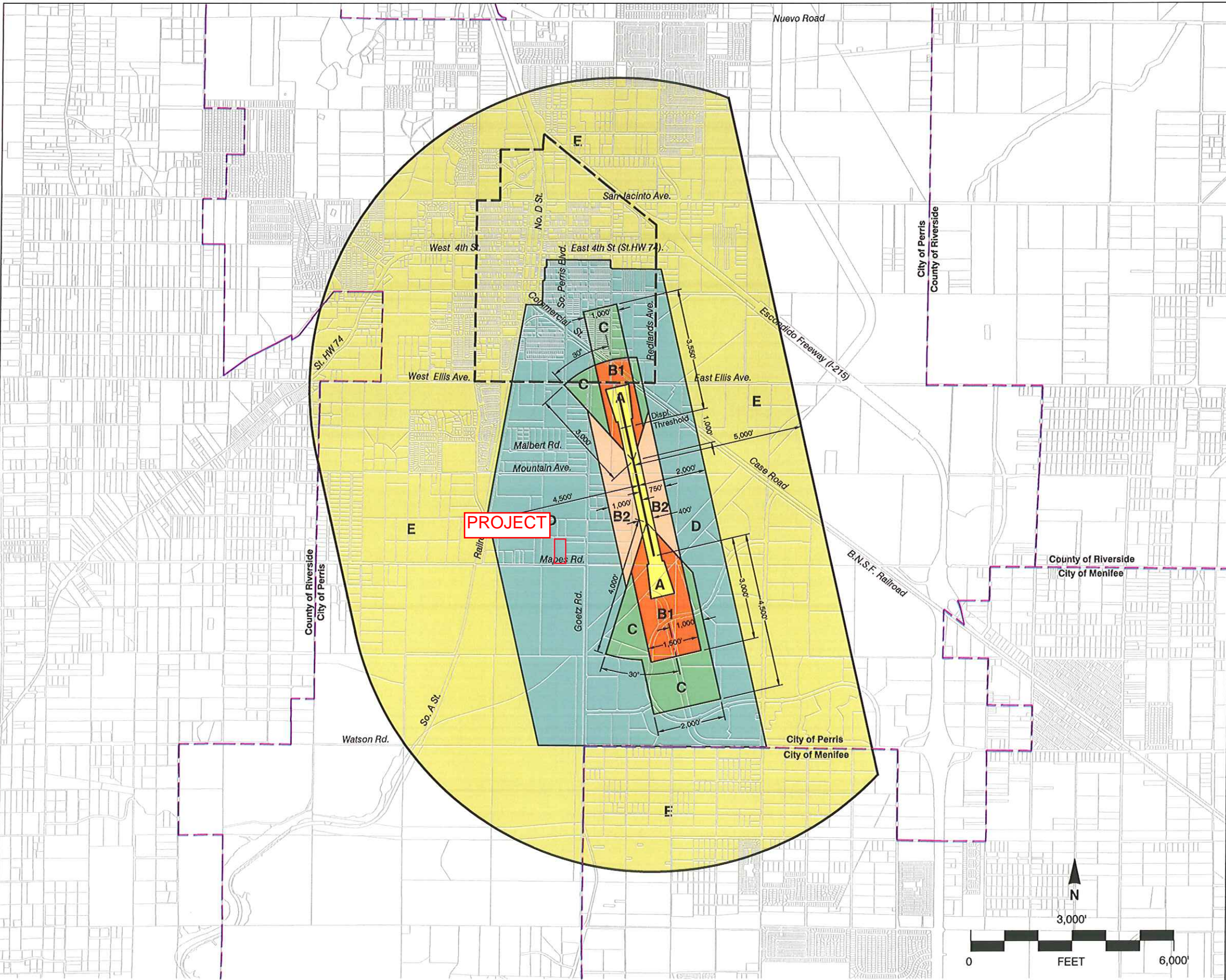
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-8123-OE.

Signature Control No: 524974549-533805010

Nicholas Sanders
Technician

(DNE)



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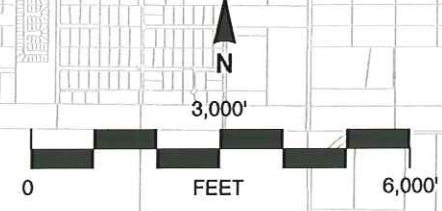
Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits
- Downtown Specific Plan

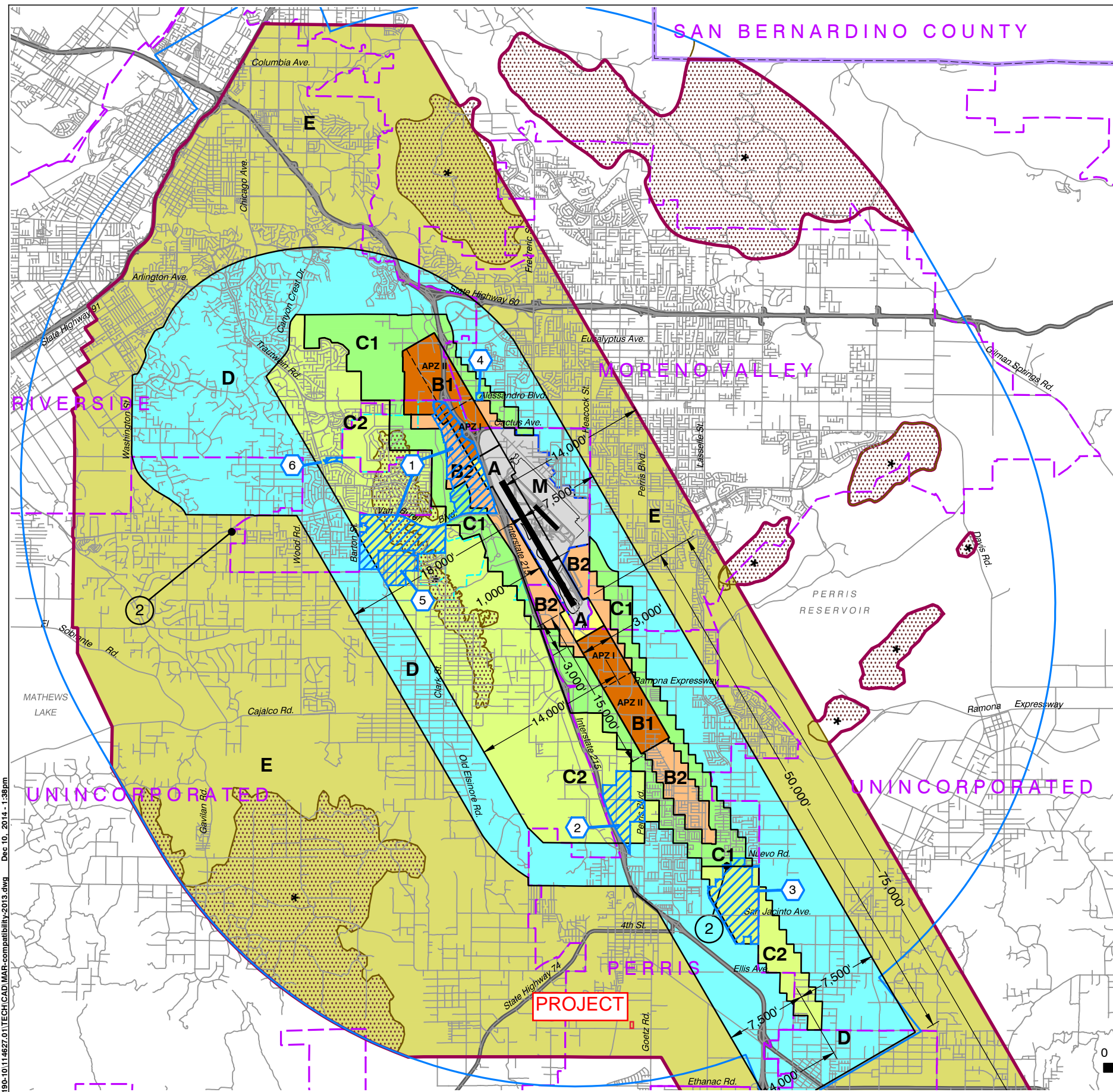
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (July 2010 Draft)



Map PV-1

Compatibility Map
Perris Valley Airport

Prepared by Mead & Hunt, Inc. (June 2010)



LEGEND

Compatibility Zones

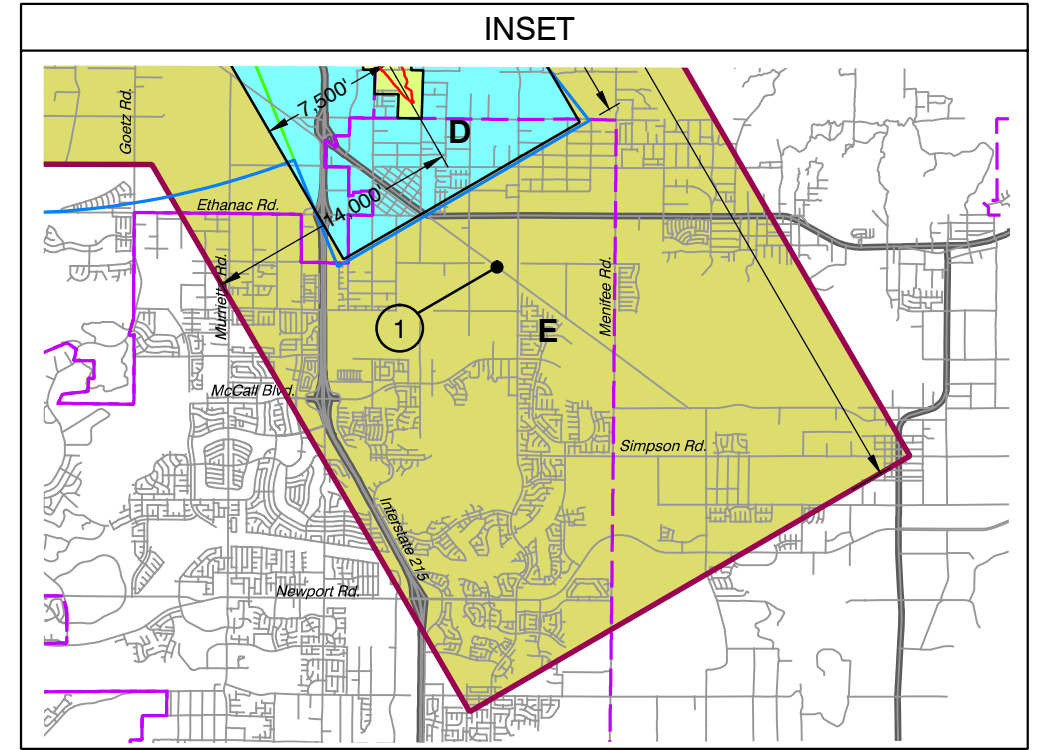
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

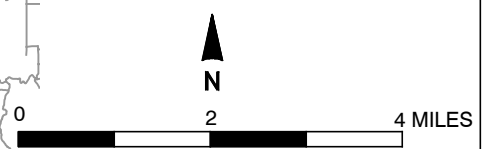
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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

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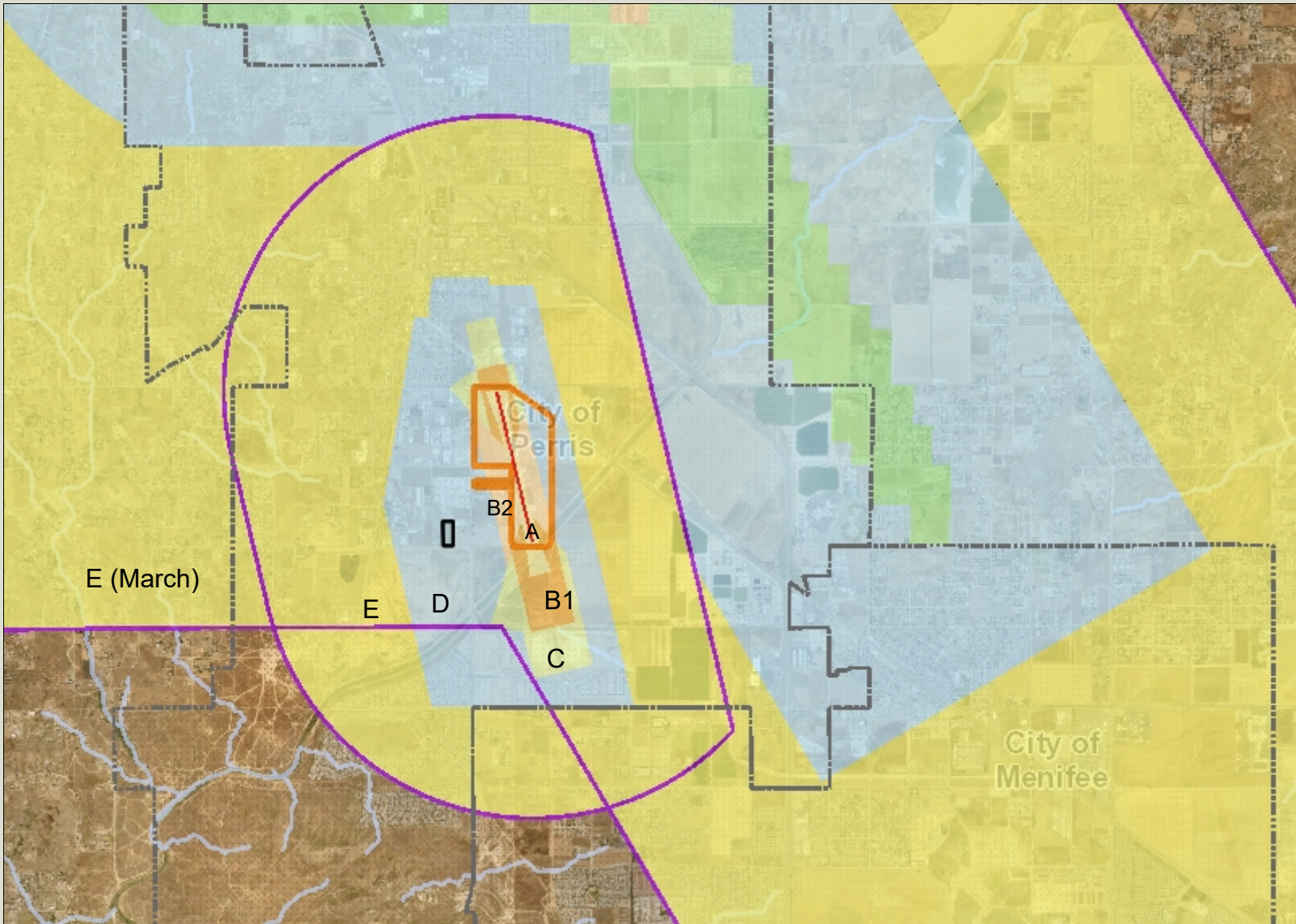
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

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

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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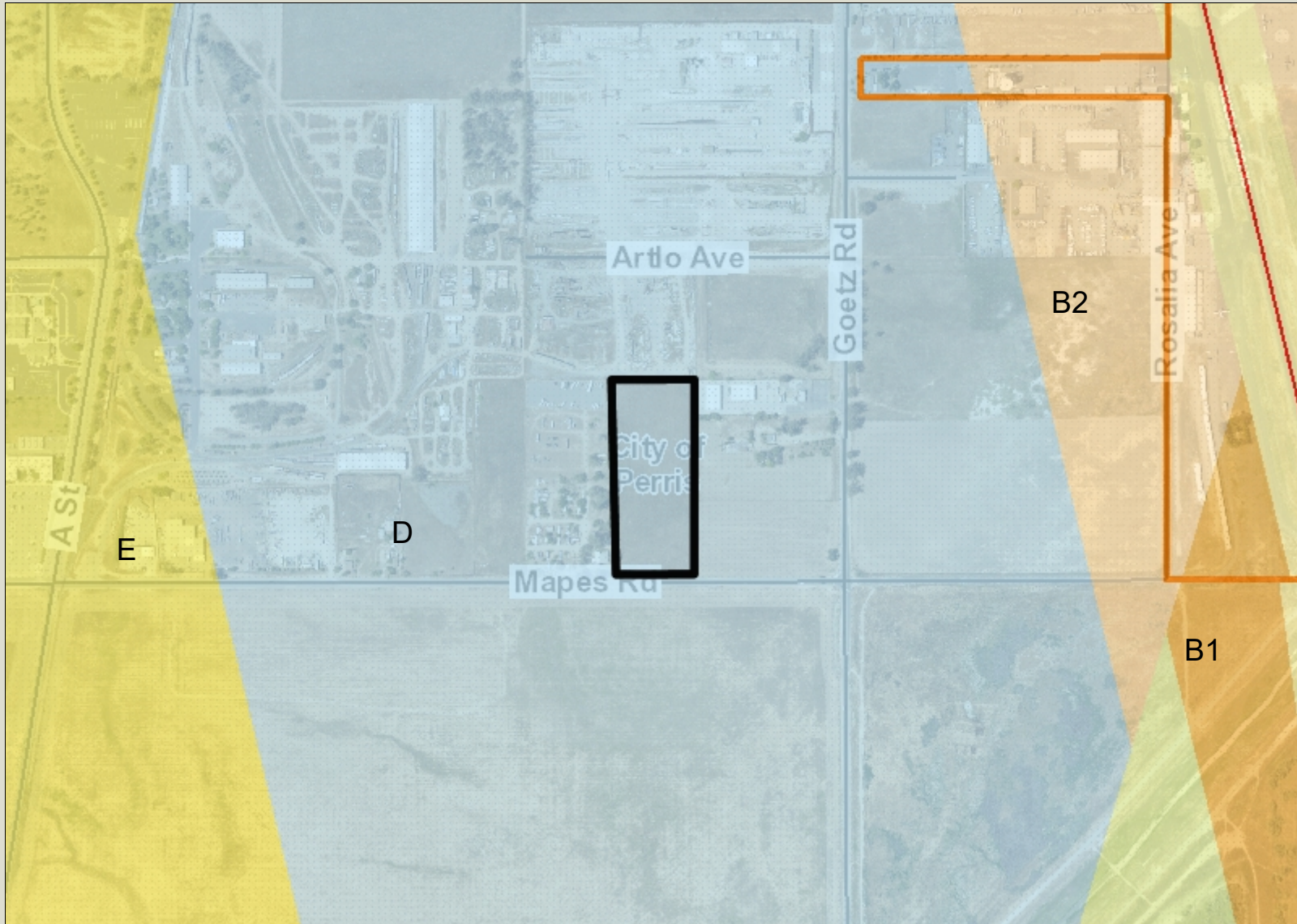


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Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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0 770 1,539 Feet

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Notes

Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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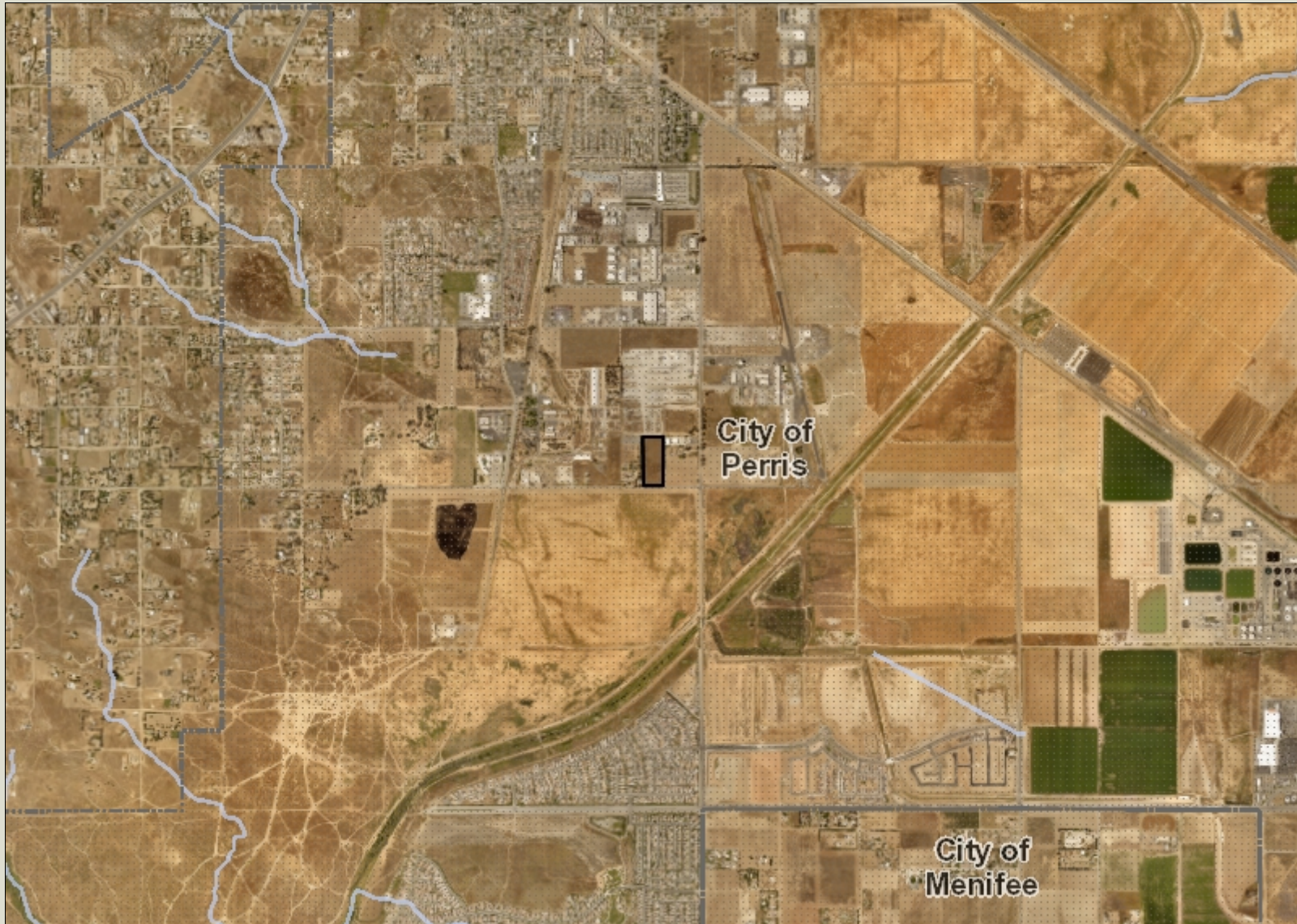
Notes

0 770 1,539 Feet

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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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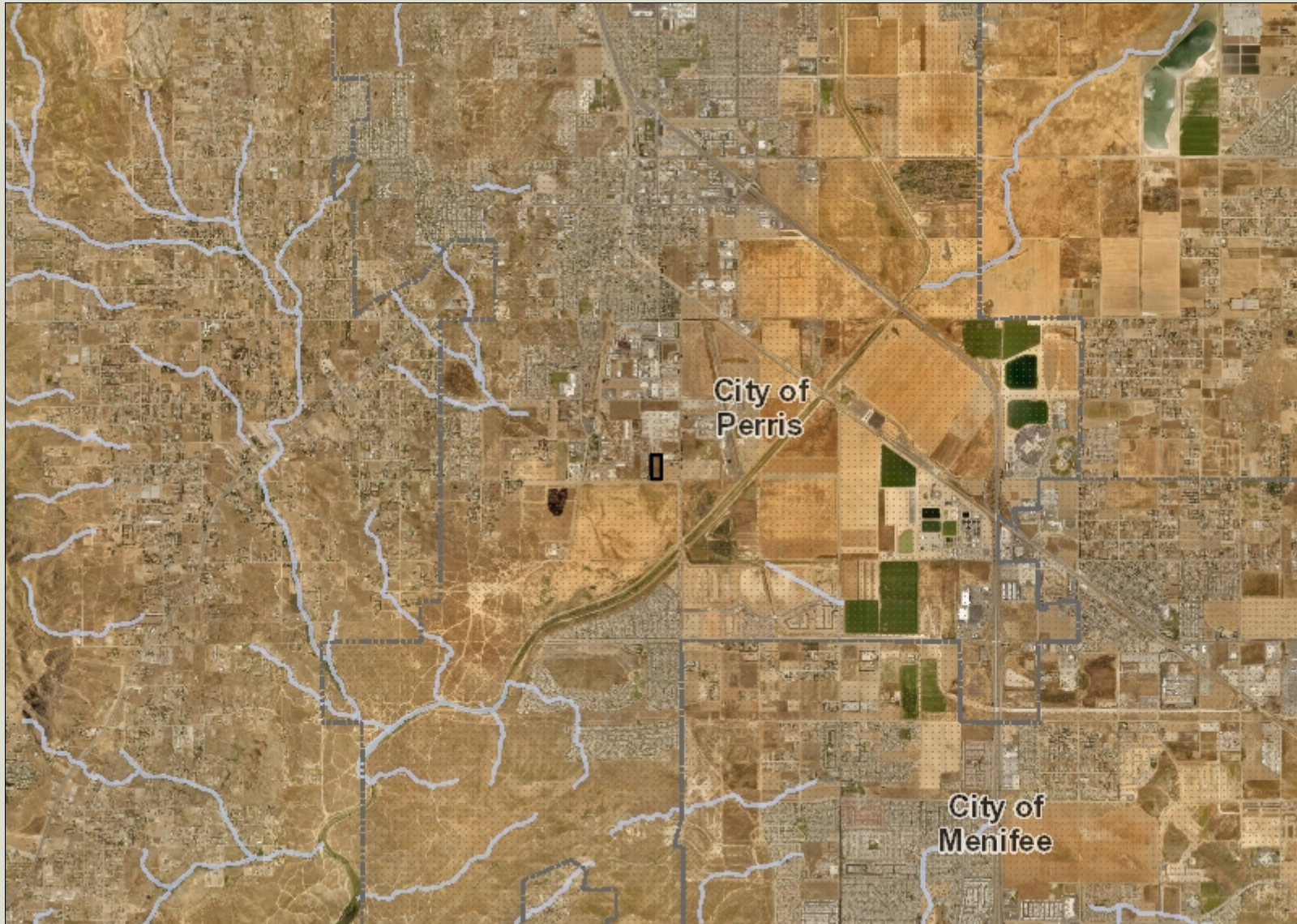


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes



Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
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539

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Notes

PROJECT SUMMARY

A. GENERAL INFORMATION

- NOTE:
 1. TENANT SIGNAGE WILL BE SUBMITTED AT A LATER DATE.
 2. NO PROTECTED OR NATIVE TREES ARE FOUND ON THE SITE.

PROJECT ADDRESS: MAPES ROAD, PERRIS CA 92570
 APN: 330-080-006
 ZONING: LIGHT INDUSTRY
 LOT DIMENSIONS: SEE MAP
 LOT SIZE: 5.97 ACRES
 LEGAL DESCRIPTION: -
 SUBDIVISION: -
 EXISTING USE: VACANT LOT

OWNER OF RECORD:
CSLM CONSTRUCTION INC.
 Cornelius Marinescu
 5753 Santa Ana Canyon Ste #137
 Anaheim, CA 92807

APPLICANT:
T.J. Build LLC
 13841 ROSWELL AVENUE, SUITE A,
 CITY OF CHINO, CA 91710
 Tel: 951.415.9622
 Email: jimmysylee@gmail.com
 CONTACT: JIMMY LEE

SCOPE OF WORK :

DEVELOP THE PROPERTY WITH AN ONE-STORY OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING ALONG WITH A SCREEN AREA TO STORE MODULAR TRAILERS.

BUILDING(S) INFORMATION :

PROJECT PROPOSED: NEW 1-STORY WAREHOUSE/OFFICE
 BLDG. OCCUPANCY: GROUP S-1 (2,500 SF)
 GROUP B (3,615 SF)

CONSTRUCTION TYPE: TYPE VB, (W/ R-13D FIRE SPRINKLERS)
 PROPOSED BLDG HT: 1-STORY / 24'-6"
 FLOOR AREA:

1,440 SF. LOBBY/RECEPTION/MEETING
 2,175 SF. OFFICE
 2,500 SF. WAREHOUSE
 6,115 SF.

TOTAL FLOOR AREA : 6,115 SF.

OCCUPANT LOAD DETERMINATION PER TABLE 1004.1.2 :

OCCUPANT LOAD:
 OFFICE (B): 3,615 SF/ 200=18.075
 WAREHOUSE (S): 2,500 SF/ 5,000=0.5

REQUIRED AND PROPOSED YARD SETBACKS :

YARD LOCATION	REQUIRED	PROPOSED
FRONT YARD:	15'-0" AVERAGE	15'-0"
SIDE YARD:	0'	10'-11" MIN.

LOT COVERAGE INFORMATION :

	AREA	COVERAGE(%)
GROSS LOT SIZE:	260,053 Sq.Ft.	
NET LOT SIZE (AFTER DEDICATION):	254,636 Sq.Ft.	100%
BUILDING:	6,115 Sq.Ft.	2.40 %
OUTDOOR STORAGE AREA:	186,736 Sq.Ft.	73.33 %
PARKING/CIRCULATION:	35,010 Sq.Ft.	13.75 %
LANDSCAPE:	26,775 Sq.Ft.	10.52 %

PARKING SPACES ANALYSIS :

	REQUIRED	PROVIDED	FORMULA
OFFICE:	12.05	18	3,615 SF / 300 = 12.05
WAREHOUSE:	5.00	10	2,500 SF / 500 = 5.00
(TOTAL):	17.05	28	

28 PARKINGS = 24 STANDARD + 4 HANDICAP

B. CODES INFORMATION

- 2019 CALIFORNIA BUILDING CODE- TITLE 24, PART 2
- 2019 CALIFORNIA ELECTRICAL CODE- TITLE 24,PART3
- 2019 CALIFORNIA MECHANICAL CODE-TITLE 24, PART 4
- 2019 CALIFORNIA PLUMBING CODE-TITLE 24, PART 5
- 2019 CALIFORNIA ENERGY CODE-TITLE 24, PART 6
- 2019 CALIFORNIA FIRE CODE-TITLE 24, PART 6
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- Applicable Federal, State, County and City Ordinances

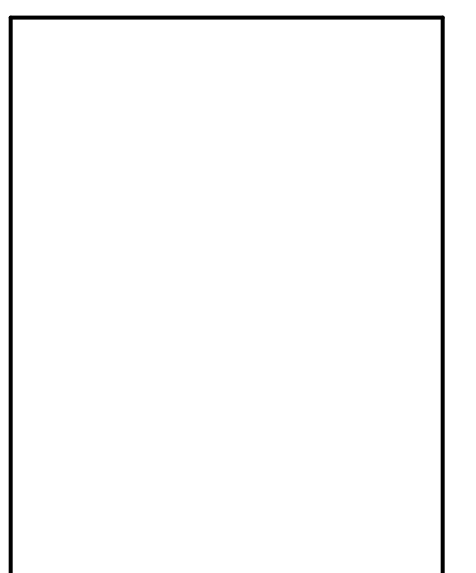
SHEET SCHEDULE

SHEET	PLAN TITLE	REVISION	LAST ISSUE
A0	SITE PLAN / PROJECT DATA	-	-
A0.1	ENLARGED SITE PLAN	-	-
A0.2	FIRE ACCESS PLAN	-	-
A1	PROPOSED BUILDING FLOOR PLANS	-	-
A2	PROPOSED BUILDING ELEVATIONS	-	-
A2C	PROPOSED BUILDING ELEVATIONS-COLOR	-	-
L1	PROPOSED CONCEPTUAL LANDSCAPE PLAN	-	-
C1	PROPOSEDPRELIMINARY GRADING PLAN	-	-

CSLM CONSTRUCTION INC.
 MAPES ROAD
 PERRIS, CA 92570
 APN 330-080-006
 CASE NO. CUP-21-05080

REVISIONS:

NO.	DESCRIPTION
1	



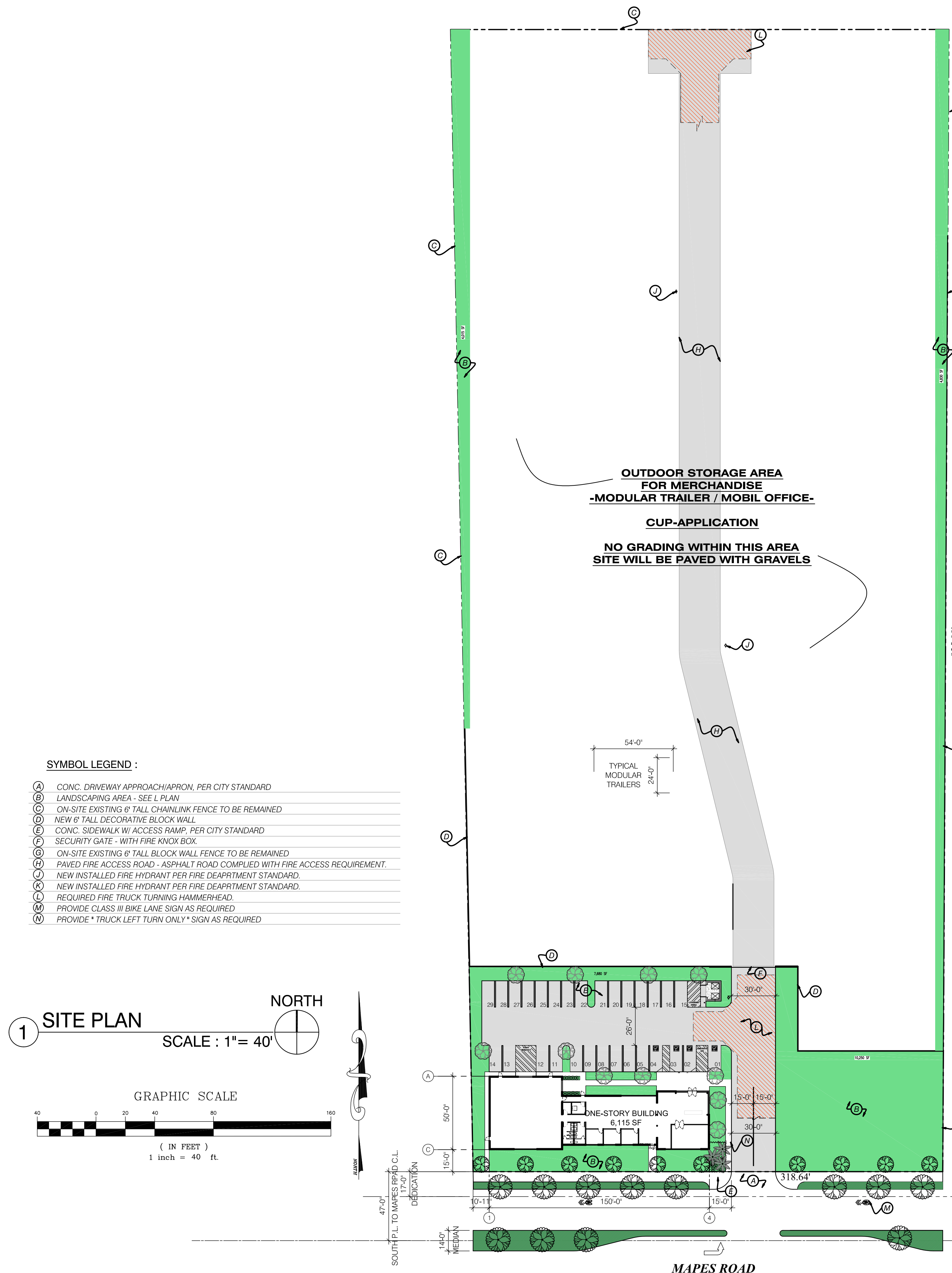
PROJECT DATA
OVERALL SITE PLAN

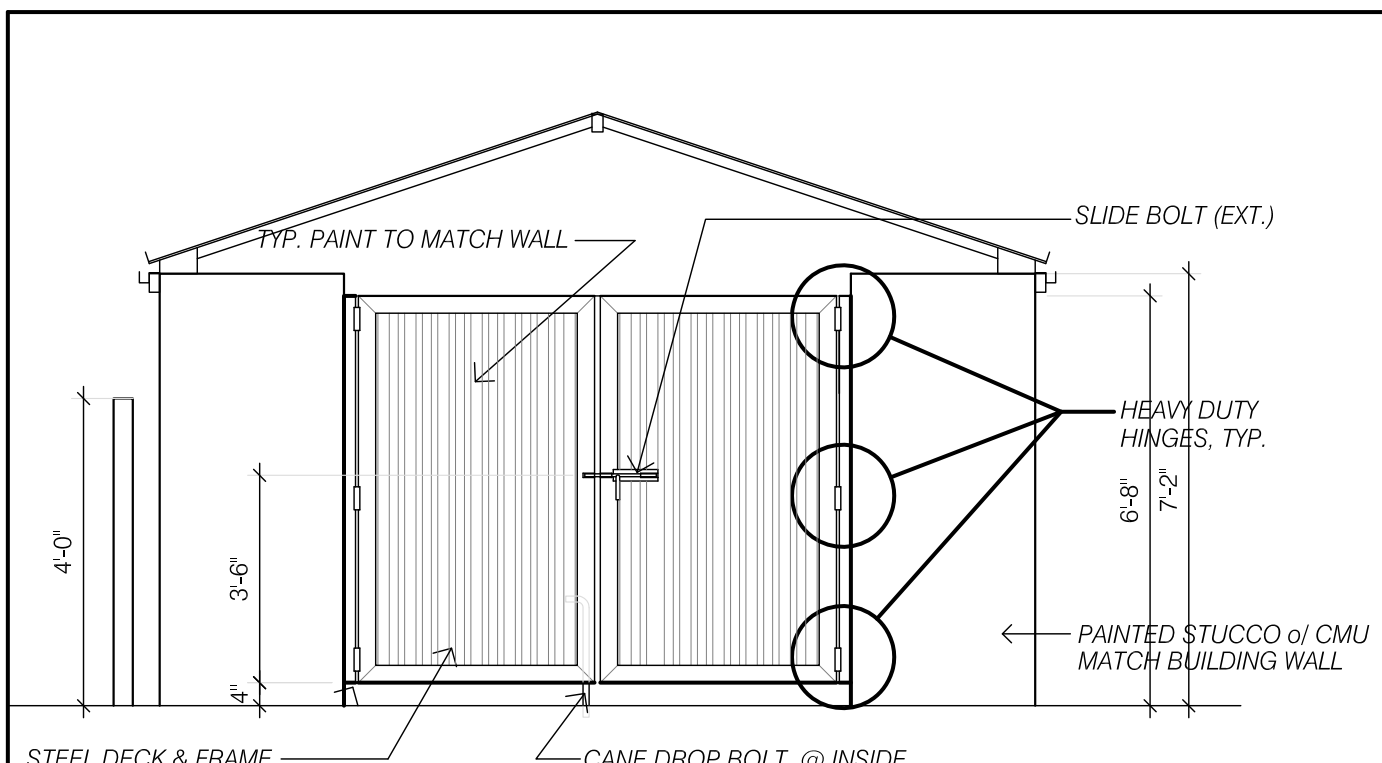
CUP-21-05080

DATE: Feb 28, 2022
 PRINTED: AS NOTED

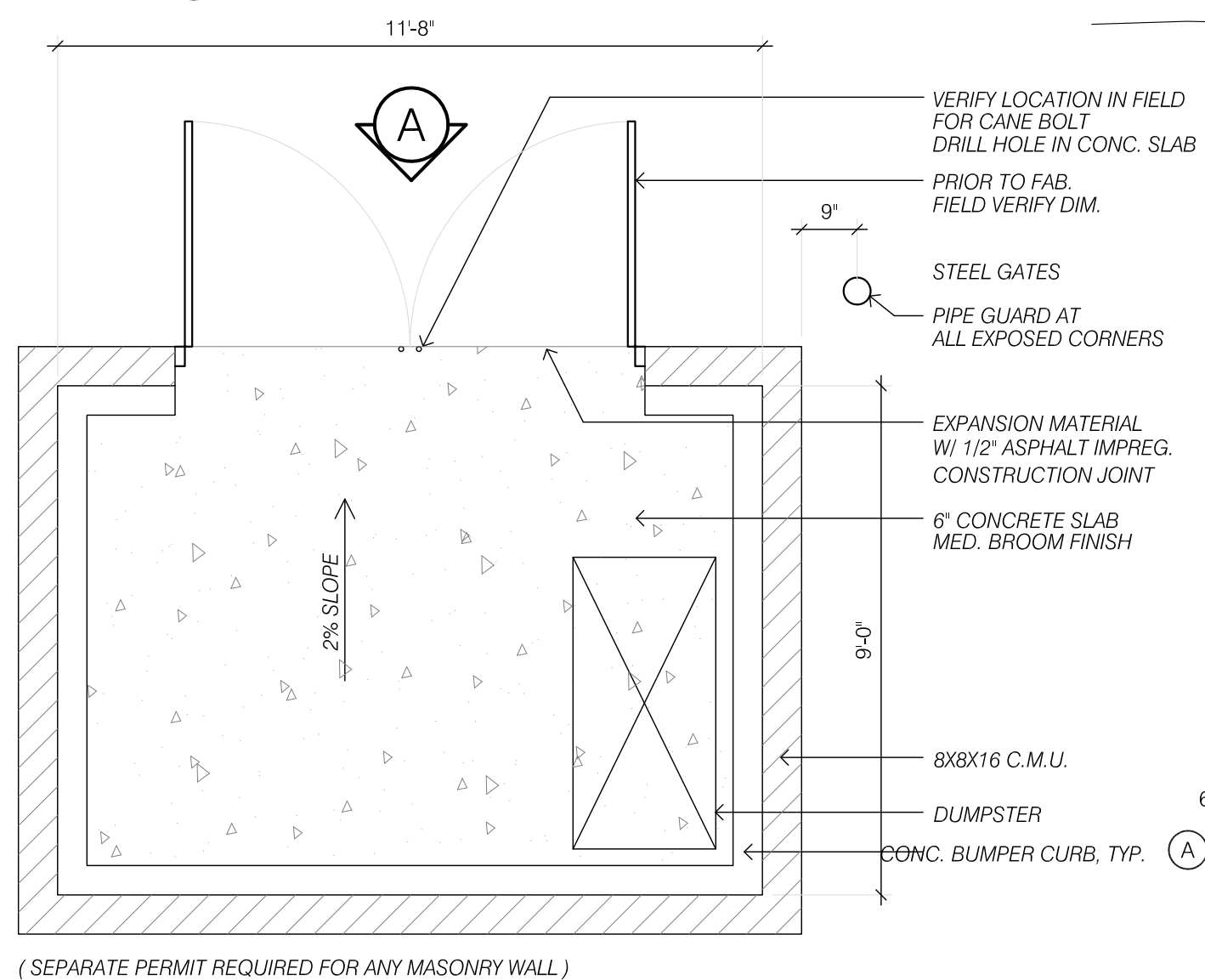
DRAWN: J. L.
 JOB NO. 2118

SHEET A0

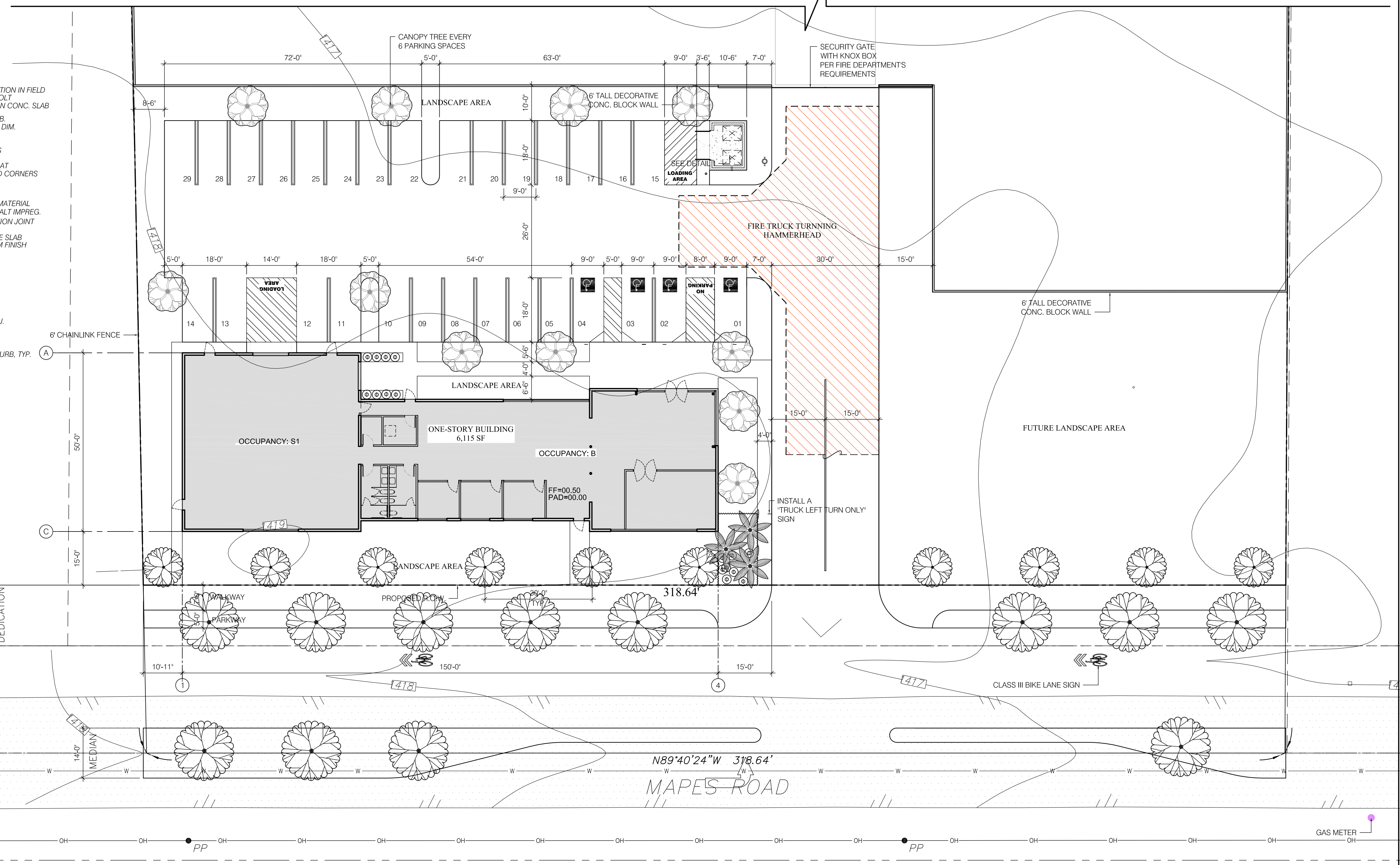




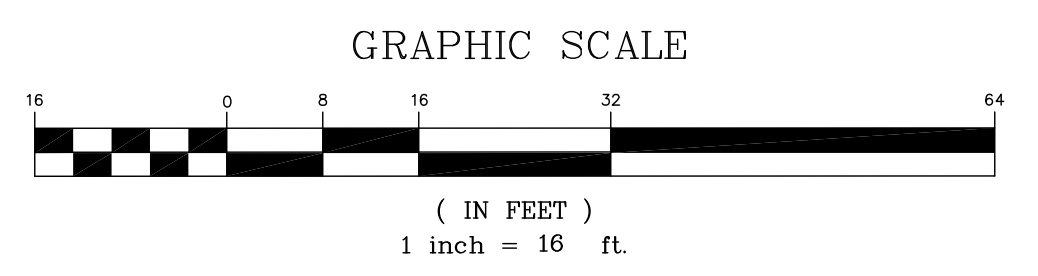
A FRONT ELEVATION



1 TRASH ENCLOSURE
SCALE : N.T.S.



1 ENLARGED SITE PLAN
SCALE : 1/16" = 1'-0"



CSLM CONSTRUCTION INC.
 MAPES ROAD
 PERRIS, CA 92570

REVISIONS:

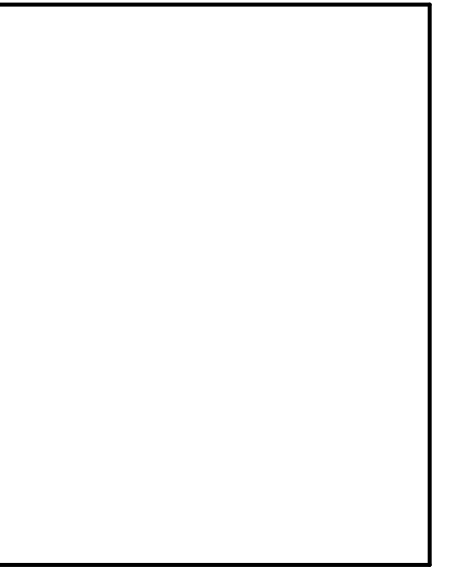
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ENLARGED SITE PLAN

CUP-21-05080
 DATE PRINTED:
 DATE: Feb 28, 2022
 SCALE: AS NOTED
 DRAWN: J. L.
 JOB NO. 2118
 SHEET **A0.1**

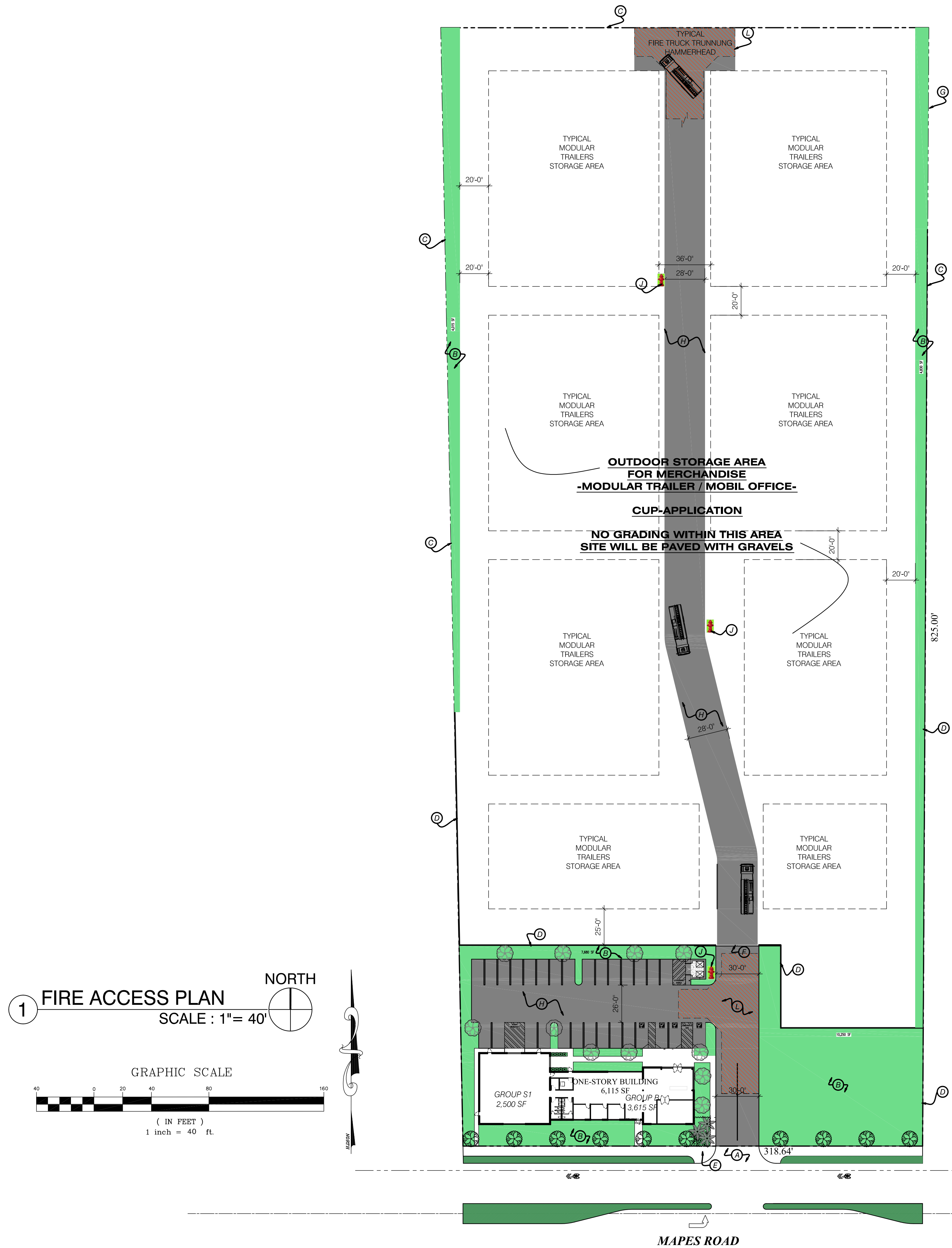
REVISIONS:

1	



FIRE ACCESS PLAN

CUP-21-05080
DATE PRINTED:
DATE: Feb 28, 2022
SCALE: AS NOTED
DRAWN: J. L.
JOB NO. 2118
SHEET



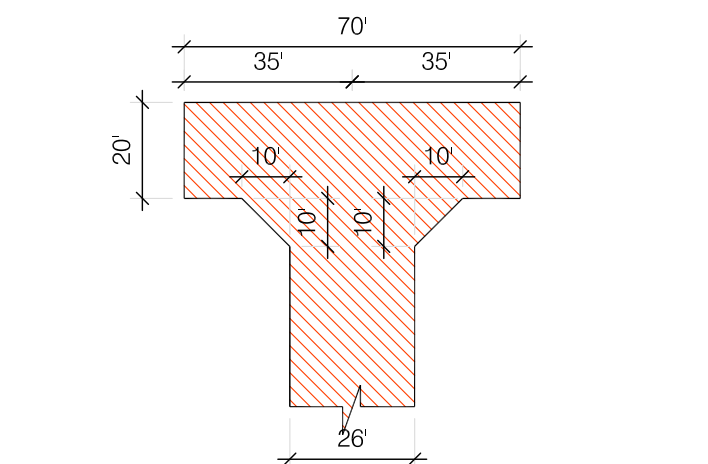
ALLOWABLE BLDG FLOOR AREA JUSTIFICATION :
AREA ANALYSIS IS BASED ON NON-SEPARATED OCCUPANCIES -CBC 508.3.2

BUILDING - 1-STORY MIXED OCCUPANCIES (GROUP S1 AND GROUP B @1st FLR;
TYPE VB CONSTRUCTION WITH APPROVED AUTOMATIC SPRINKLER SYSTEM 13-D THROUGHOUT
THE ALLOWABLE AREA PER STORY SHALL BE BASED ON THE MOST RESTRICTIVE PROVISIONS FOR EACH OCCUPANCY. PER 506.4.1

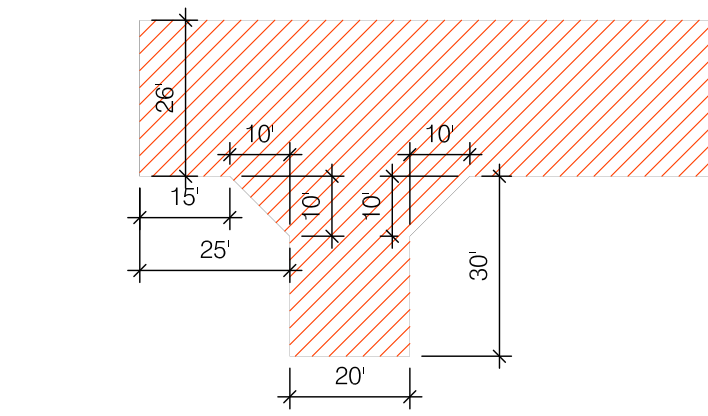
PROPOSED GROUP S1 @1st FLR = 2,500 SF -ALLOWED
PROPOSED GROUP B @1st FLR = 3,615 SF -ALLOWED

SYMBOL LEGEND :

- (A) CONC. DRIVEWAY APPROACH/APRON, PER CITY STANDARD
- (B) LANDSCAPING AREA - SEE L PLAN
- (C) ON-SITE EXISTING 6' TALL CHAINLINK FENCE TO BE REMAINED
- (D) NEW 6' TALL DECORATIVE BLOCK WALL
- (E) CONC. SIDEWALK W/ ACCESS RAMP, PER CITY STANDARD
- (F) SECURITY GATE - WITH FIRE KNOX BOX
- (G) ON-SITE EXISTING 6' TALL BLOCK WALL FENCE TO BE REMAINED
- (H) PAVED FIRE ACCESS ROAD - ASPHALT ROAD COMPLIED WITH FIRE ACCESS REQUIREMENT.
- (I) NEW INSTALLED FIRE HYDRANT PER FIRE DEPARTMENT STANDARD.
- (K) NEW INSTALLED FIRE HYDRANT PER FIRE DEPARTMENT STANDARD.
- (L) REQUIRED FIRE TRUCK TURNING HAMMERHEAD.



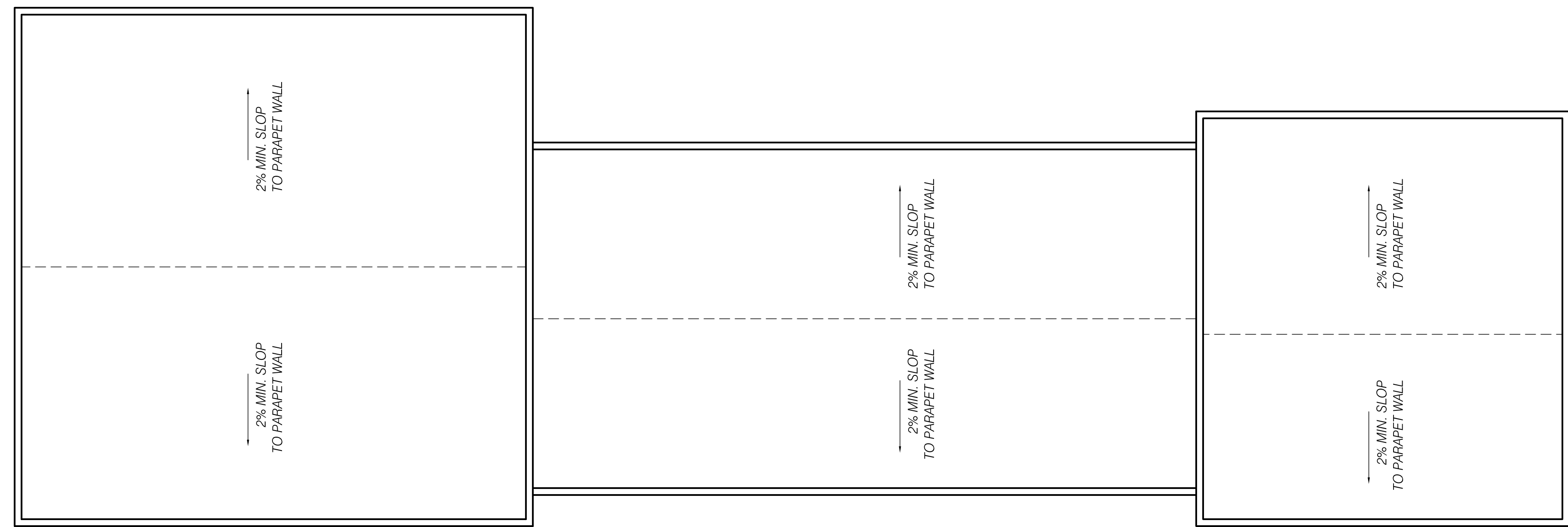
**INTERMEDIATE TURN AROUND
FIGURE A**



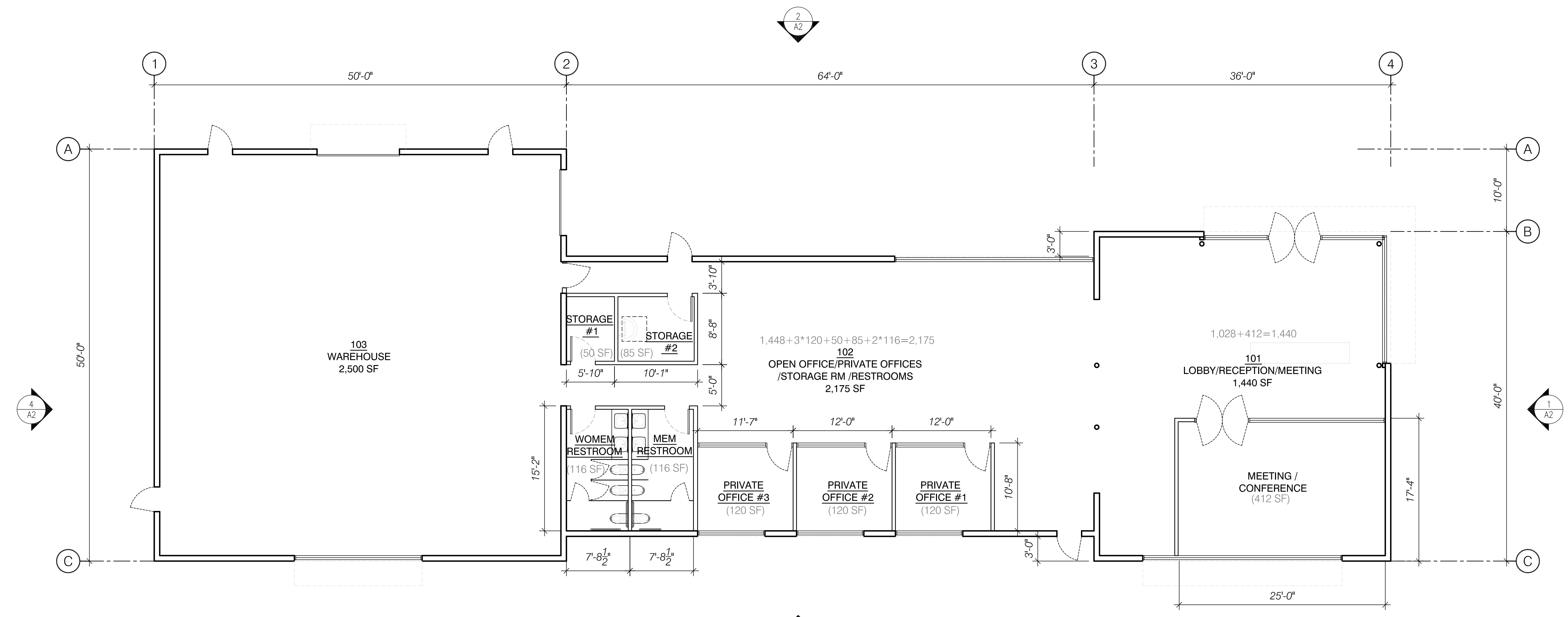
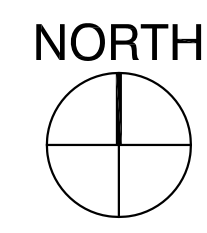
**INTERMEDIATE TURN AROUND
FIGURE B**

REVISIONS:

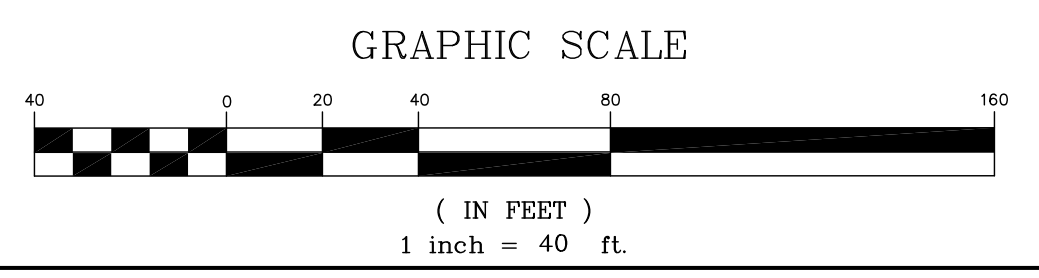
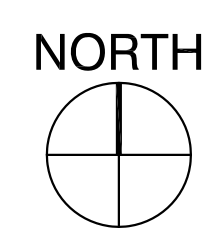
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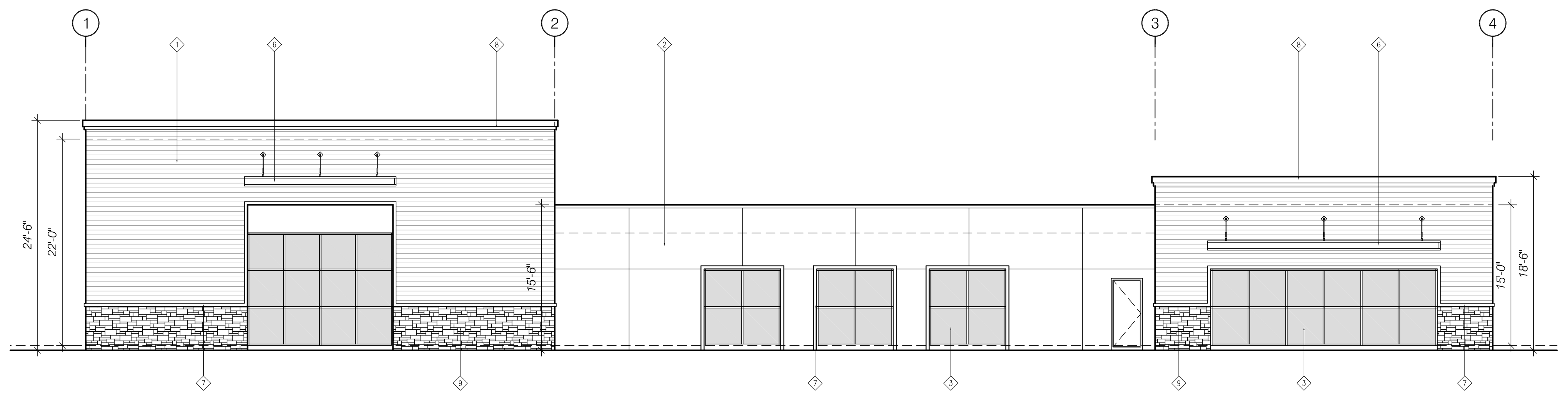


1 ROOF PLAN
 SCALE : 1/8" = 1'-0"

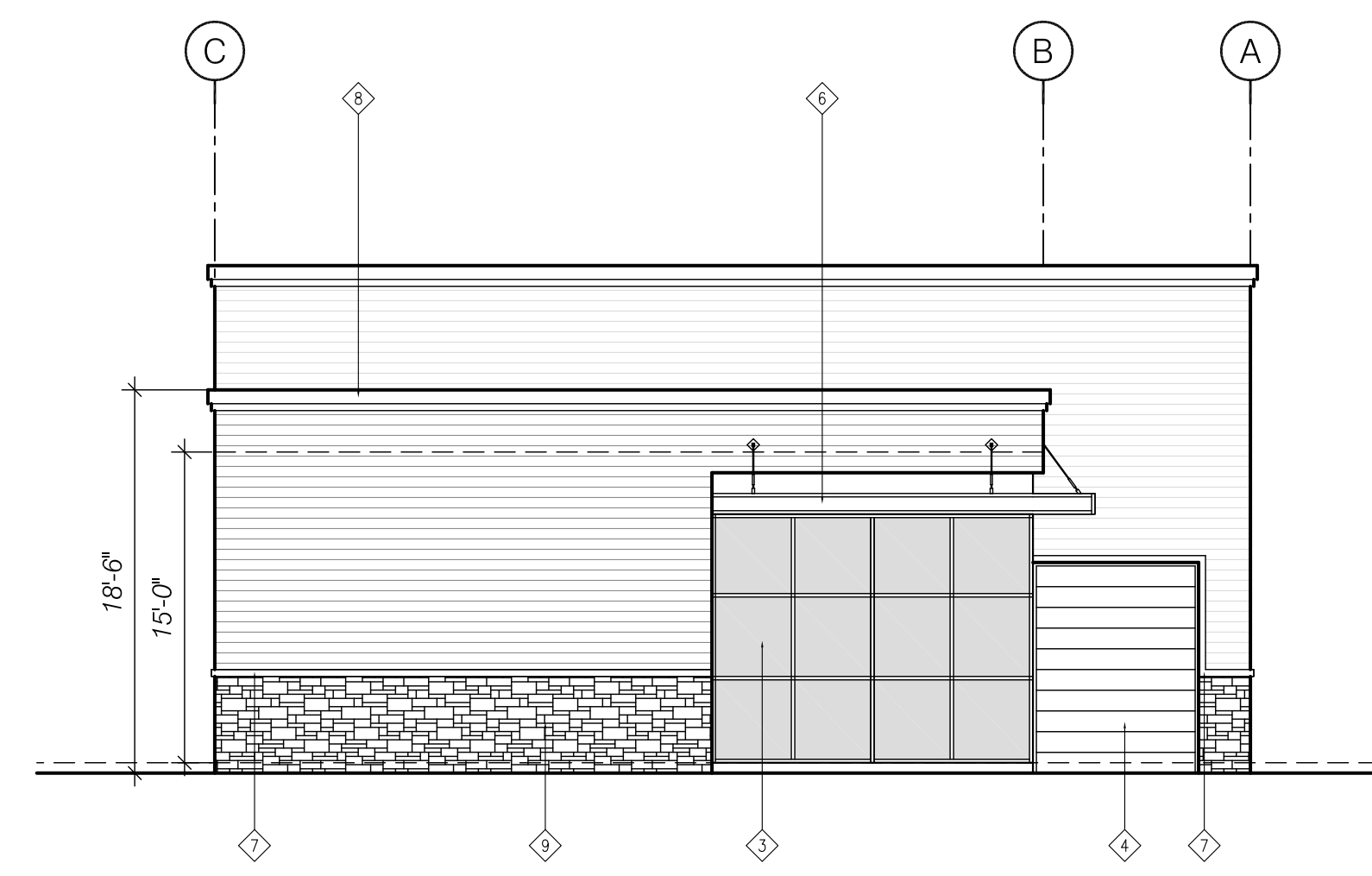


2 FLOOR PLAN
 SCALE : 1/8" = 1'-0"





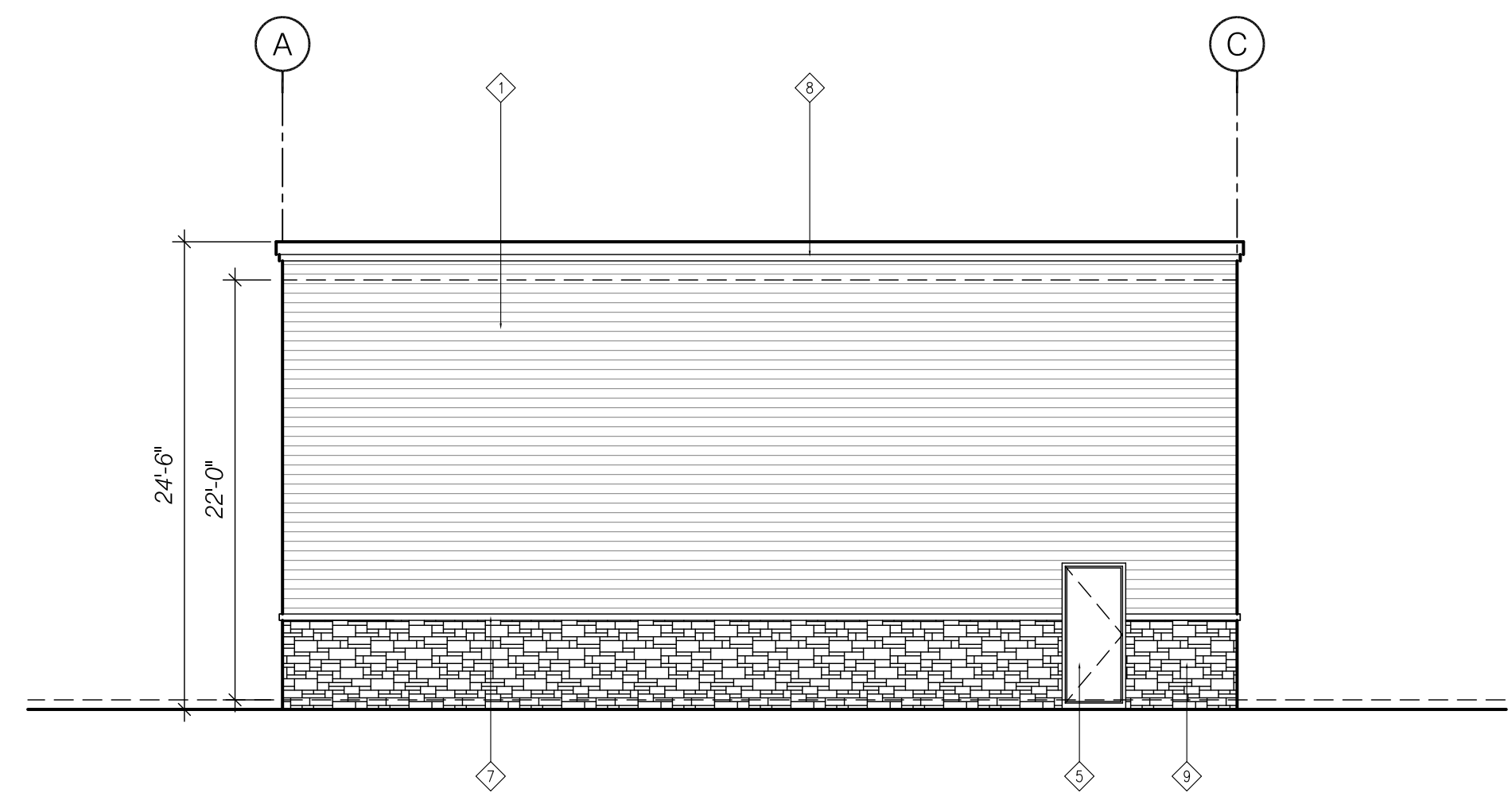
3 SOUTH ELEVATION
 SCALE : 1/8"=1'-0"



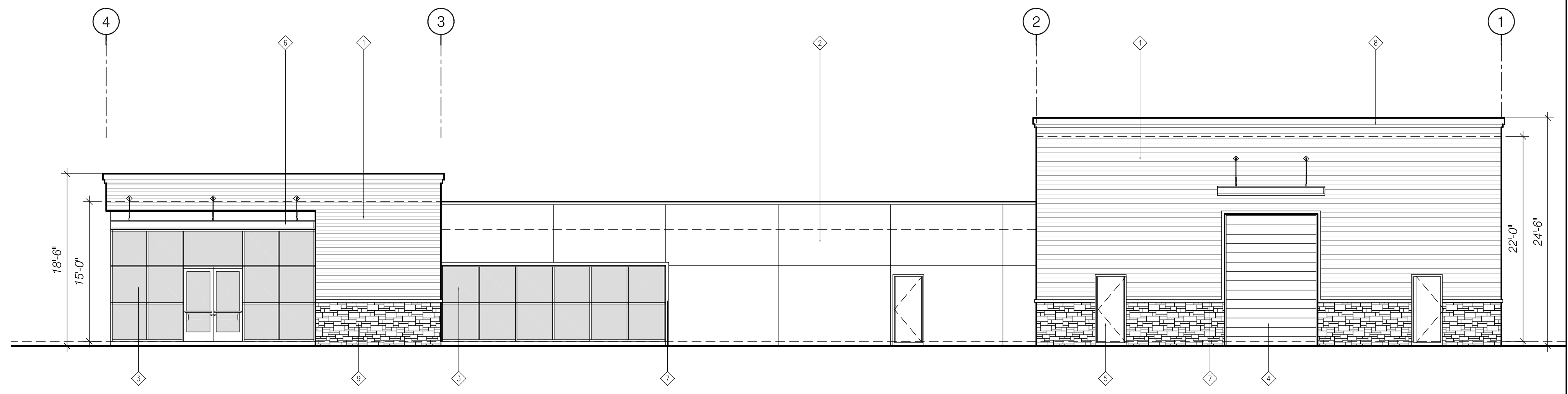
1 EAST ELEVATION
 SCALE : 1/8"=1'-0"

MATERIAL LEGEND

1. * METLSPAN SANTA FE * SYSTEM (42" HORIZ.) FLUTED
2. * METLSPAN SANTA FE * SYSTEM (42" HORIZ.) SMOOTH.
3. MEDIUM REFLECTIVE GLASS.
4. METAL ROOL-UP DOOR - CLOOR MATCHES WALL.
5. METAL EXIT DOOR.
6. ALUMINUM AWING -PAINTED DARK BROWN
7. ACCENT WINDOW TRIMS - PAINTED DARK BROWIN
8. BUILDING PARAPET WALL TRIM - PAINTED DARK BROWN
9. CULTURE STONE VENEER BASE



4 WEST ELEVATION
 SCALE : 1/8"=1'-0"

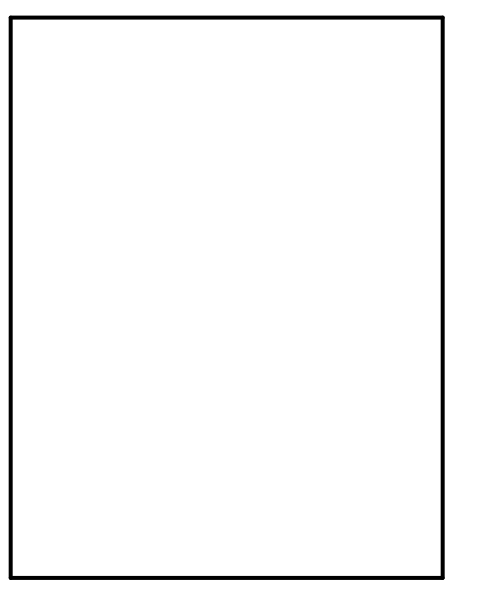


2 NORTH ELEVATION
 SCALE : 1/8"=1'-0"

CSLM CONSTRUCTION INC.
 MAPES ROAD
 PERRIS, CA 92570
 APN 330-080-006
 CASE NO. CUP-21-05080

REVISIONS:

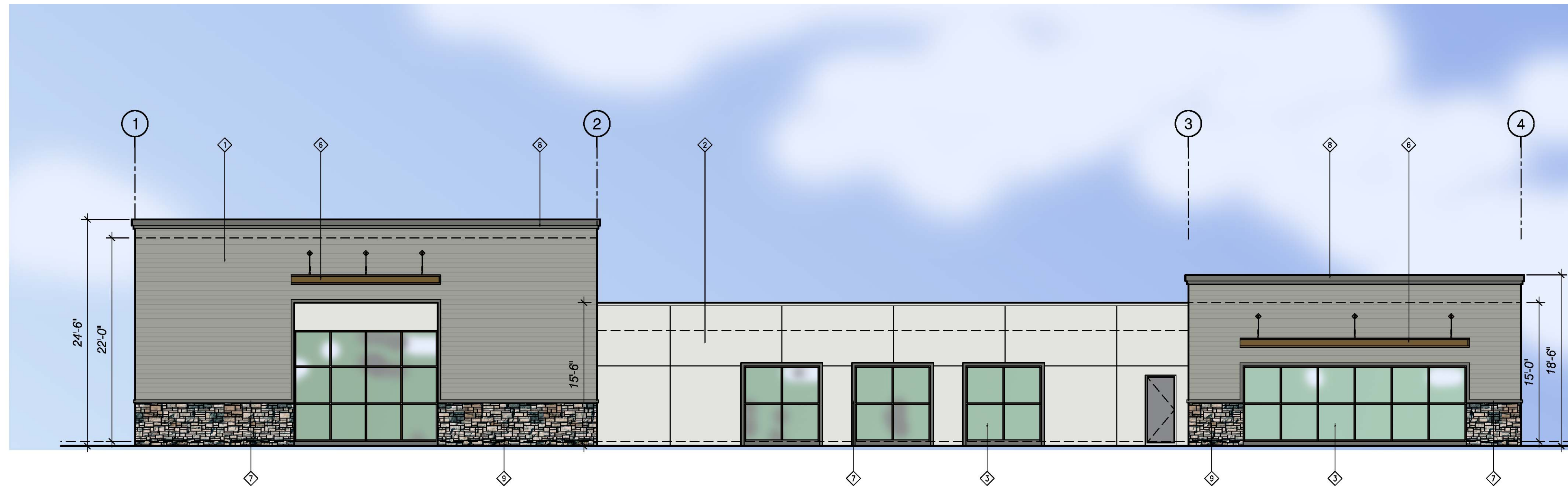
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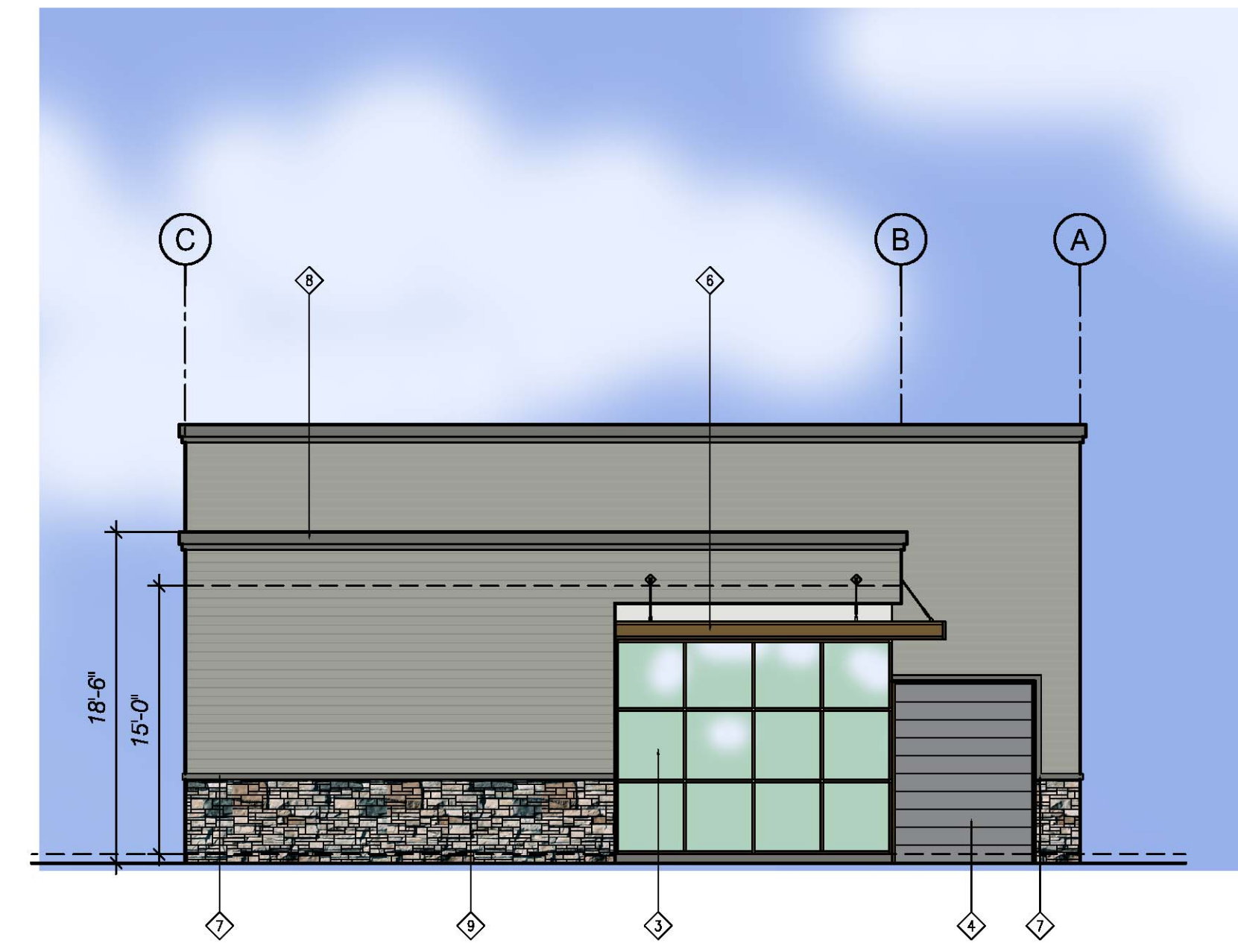
BUILDING ELEVATIONS

CUP-21-05080

DATE PRINTED:	
DATE:	Feb 28, 2022
SCALE:	AS NOTED
DRAWN:	J. L.
JOB NO.:	2118
SHEET	



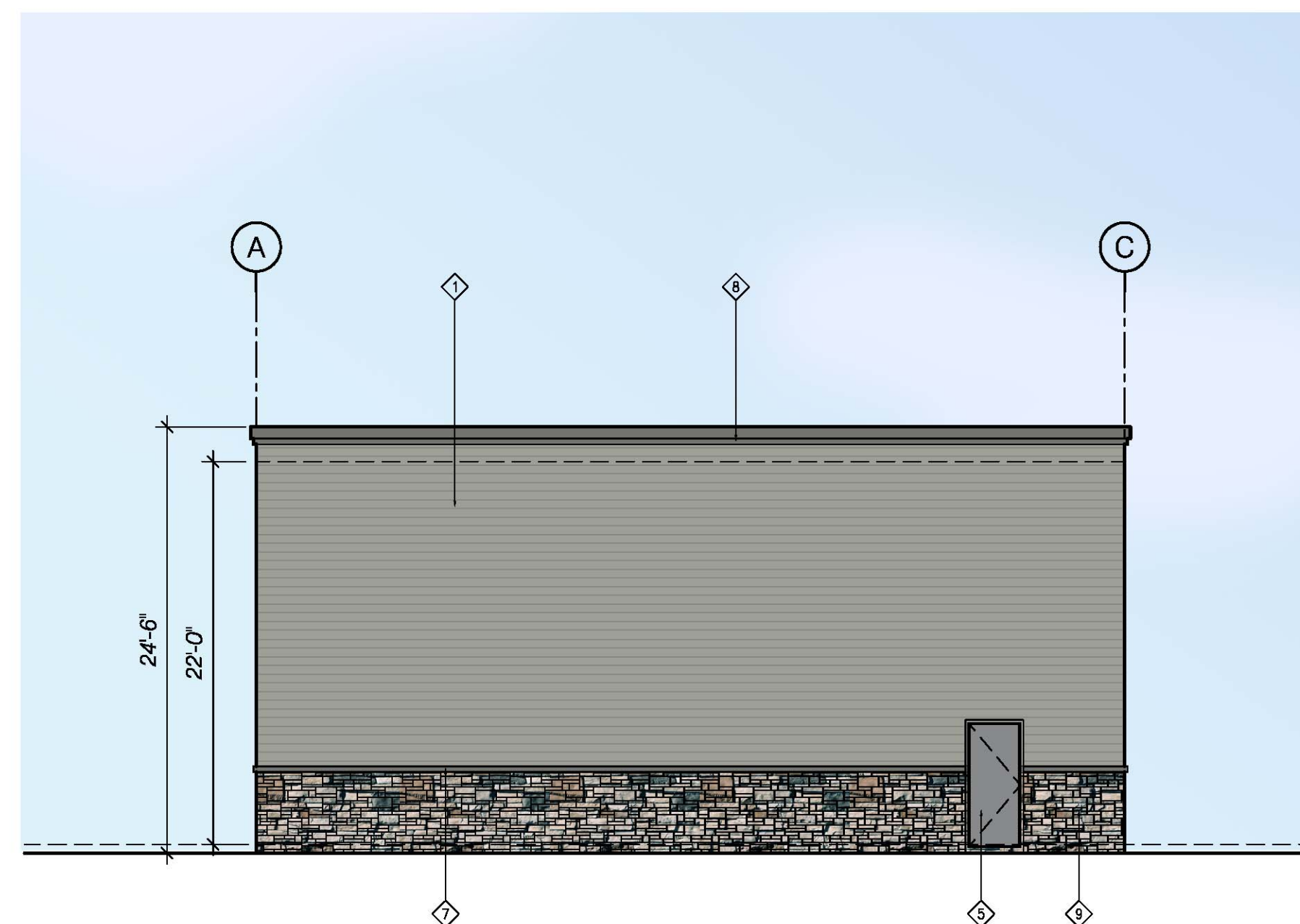
3 SOUTH ELEVATION
SCALE : 1/8"=1'-0"



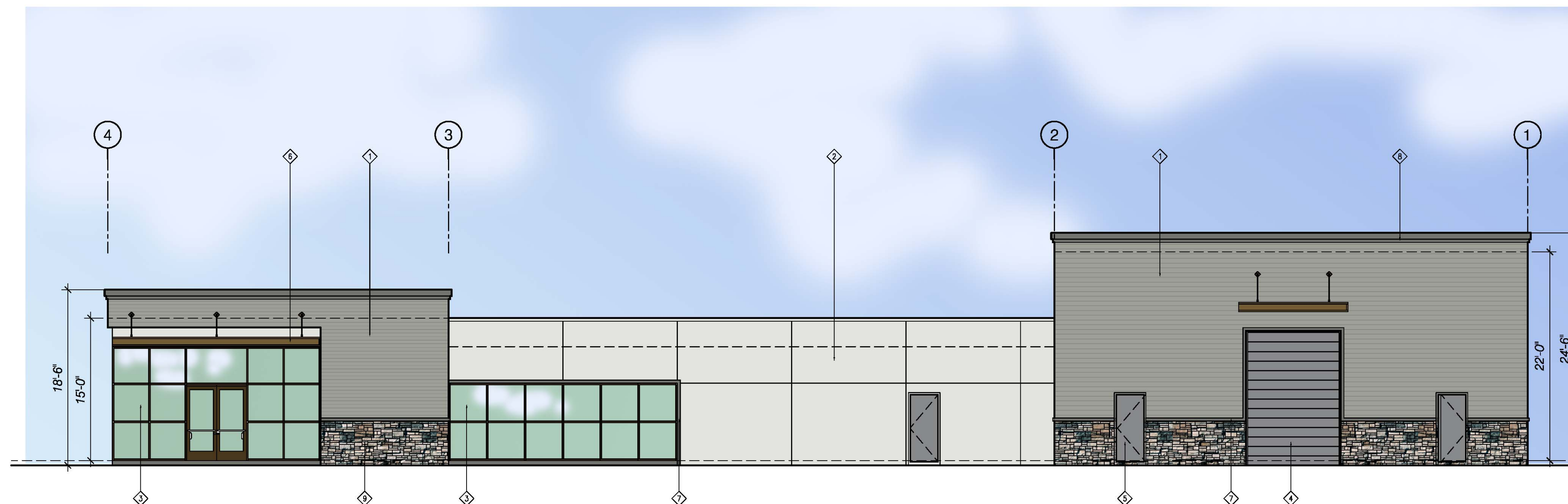
1 EAST ELEVATION
SCALE : 1/8"=1'-0"

MATERIAL LEGEND

1. * METLSPAN SANTA FE * SYSTEM (42" HORIZ.) FLUTED
2. * METLSPAN SANTA FE * SYSTEM (42" HORIZ.) SMOOTH.
3. MEDIUM REFLECTIVE GLASS.
4. METAL ROOL-UP DOOR - CLOOR MATCHES WALL.
5. METAL EXIT DOOR.
6. ALUMINUM AWING-PAINTED DARK BROWN
7. ACCENT WINDOW TRIMS - PAINTED DARK BROWN
8. BUILDING PARAPET WALL TRIM - PAINTED DARK BROWN
9. CULTURE STONE VENEER BASE



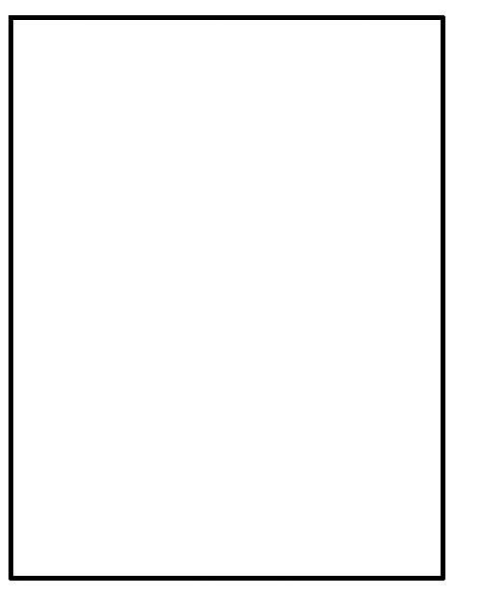
4 WEST ELEVATION
SCALE : 1/8"=1'-0"

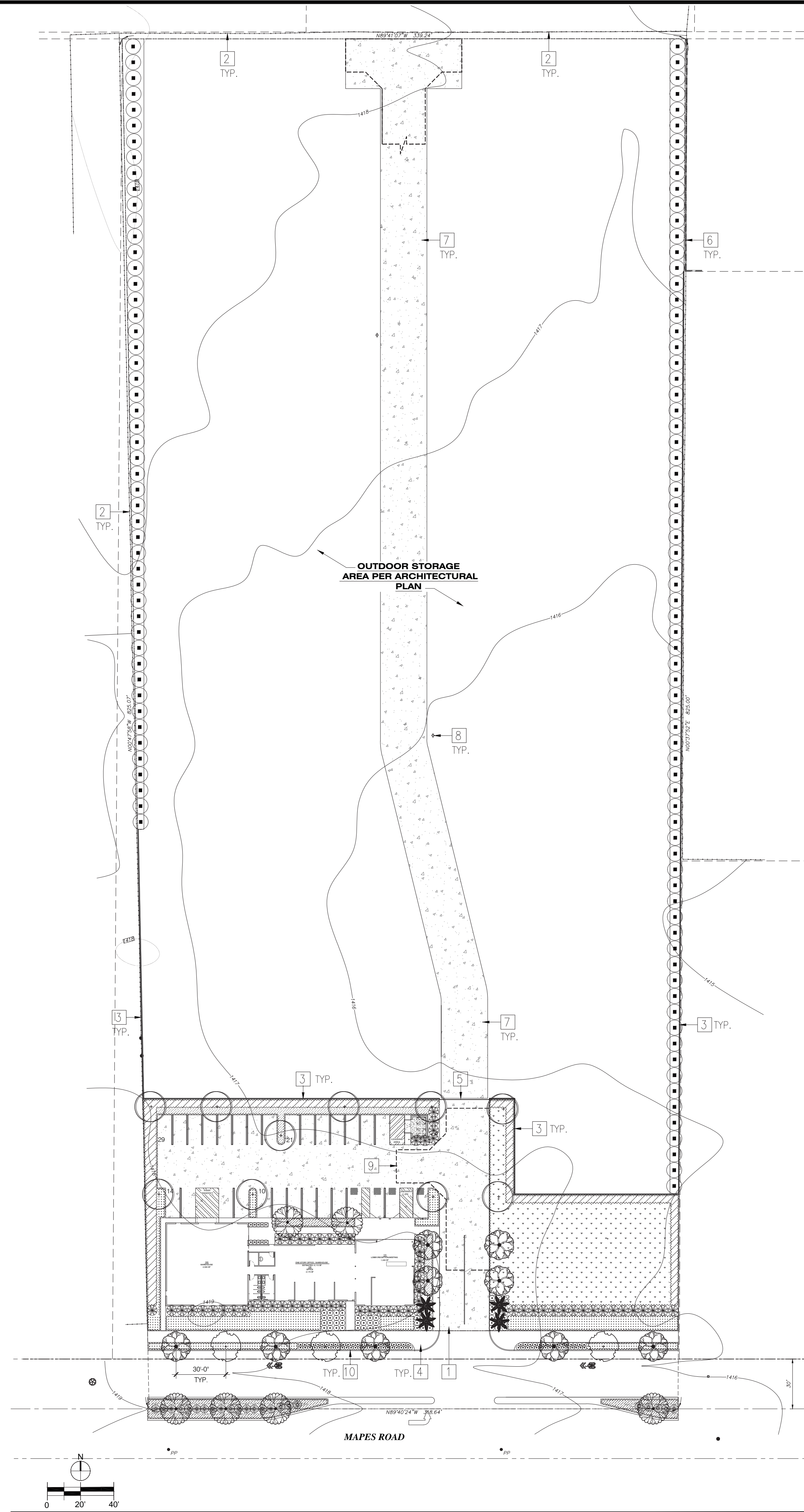


2 NORTH ELEVATION
SCALE : 1/8"=1'-0"

REVISIONS:

1	





A LANDSCAPE PLAN 1"=40'

HARDSCAPE LEGEND

KEY NOTE	COLOR / FINISH
1	CONC. DRIVEWAY APPROACH/APRON PER ARCH.
2	ON-SITE EXISTING 6' TALL CHAINLINK FENCE TO BE REMAINED
3	NEW 6' TALL DECORATIVE BLOCK WALL, PER ARCH.
4	CONC. SIDEWALK W/ ACCESS RAMP, PER ARCH.
5	SECURITY GATE - WITH FIRE KNOX BOX PER ARCH.
6	ON-SITE EXISTING 6' TALL BLOCK WALL FENCE TO REMAIN
7	PAVED FIRE ACCESS ROAD - ASPHALT ROAD PER ARCH.
8	NEW INSTALLED FIRE HYDRANT
9	FIRE TRUCK TURNING HAMMERHEAD.
10	CONCRETE CURB, PER ARCH.

PLANTING LEGEND

TREE SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
T1	3	24" BOX	RHUS LANCEA AFRICAN SUMAC	LOW .5
T2	9	24" BOX	CHITALPA 'PINK DAWN' PINK DAWN CHITALPA	LOW .5
T3	6	24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE	MODERATE .5
T4	4	8' BTH	PHOENIX DACTYLIFERA DATE PALM	MODERATE .5
T5	10	15 BOX	RHUS LANCEA AFRICAN SUMAC	LOW .5

SHRUB

S1	91	5 GAL	SALVIA GREGII 'FURMAN'S RED' AUTUMN SAGE	LOW .2
S2	23	5 GAL	HESPERALOE PARVIFLORA RED YUCCA	LOW .2
S3	66	5 GAL	WESTRINGIA FRUTICOSA COASTAL ROSEMARY	LOW .2
S4	54	5 GAL	LANTANA MONTEVIDENSIS 'NEW GOLD' NEW GOLD TRAILING LANTANA	LOW .2
S5	123	5 GAL	PODOCARPUS GRACILIOR FERN PINE	LOW .2
S6	87	5 GAL 6" O.C.	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	LOW .2

GROUND COVER

GC1	TRIANGULAR SPACING	3' O.C. 1 GAL	LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA	LOW .2
GC2	TRIANGULAR SPACING	3' O.C. 1 GAL	ROSEMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	LOW .2
GC3	TRIANGULAR SPACING	4' O.C. 1 GAL	MYOPORUM PARVIFOLIUM N.C.N.	LOW .2

NOTE:
 1. CONTRACTOR BID THE QUANTITY AND SIZE OF TREES OR SHRUBS. OWNER AND DESIGNER MAY CHANGE THE TYPE OF SHRUBS AND ARRANGEMENT OF SHRUBS PER ACTUAL SITE CONDITION TO ACHIEVE THE BEST DESIGN APPEARING. ANY ALTERNATE PLANTS MUST MATCH WATER USE REQUIREMENTS OF THE HYDROZONE, PER APPROVED IRRIGATION PLAN.
 2. REFER TO ARCHITECTURAL SITE PLAN AND DETAILS FOR HARDSCAPE.
 3. PROVIDE 3" THICK BARK MULCH UNDER ALL GROUND COVER / SHRUB TYP., SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER.

OWNER/ DEVELOPER:

CSLM CONSTRUCTION INC.

PHONE: (714) 863-7686

EMAIL: CMMODULAR@YAHOO.COM

SHEET INDEX:

L-1 LANDSCAPE SITE PLAN

L-2 LANDSCAPE ENLARGEMENT PLAN

REVISIONS	BY
CD 12-08-21	
02-28-22 04-12-22	

JYC
 LANDSCAPE
 ARCHITECTURE
 PHONE: (951) 817-6825
 Email: jennytye@yahoo.com



CONCEPTUAL LANDSCAPE PLAN
 FOR "CUP-21-05080"

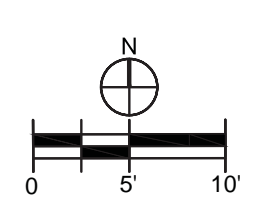
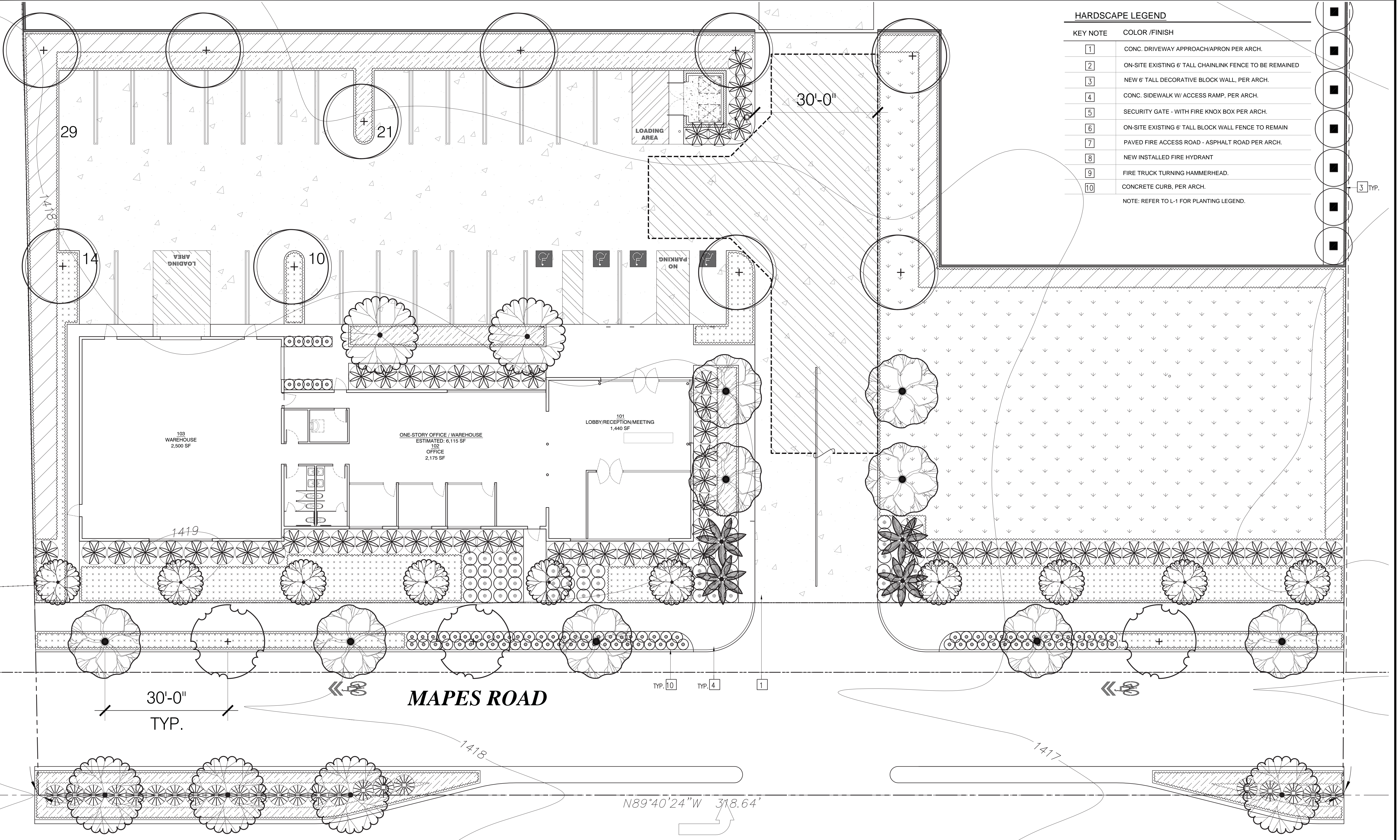
CSLM CONSTRUCTION INC.
 MAPES ROAD
 PERRIS, CA 92570
 APN 330-080-006

DATE	04-12-22
SCALE	PER PLAN
DRAWN	
JOB	211022
SHEET	

HARDSCAPE LEGEND

KEY NOTE	COLOR /FINISH
1	CONC. DRIVEWAY APPROACH/APRON PER ARCH.
2	ON-SITE EXISTING 6' TALL CHAINLINK FENCE TO BE REMAINED
3	NEW 6' TALL DECORATIVE BLOCK WALL, PER ARCH.
4	CONC. SIDEWALK W/ ACCESS RAMP, PER ARCH.
5	SECURITY GATE - WITH FIRE KNOX BOX PER ARCH.
6	ON-SITE EXISTING 6' TALL BLOCK WALL FENCE TO REMAIN
7	PAVED FIRE ACCESS ROAD - ASPHALT ROAD PER ARCH.
8	NEW INSTALLED FIRE HYDRANT
9	FIRE TRUCK TURNING HAMMERHEAD.
10	CONCRETE CURB, PER ARCH.

NOTE: REFER TO L-1 FOR PLANTING LEGEND.



A | LANDSCAPE ENLARGEMENT PLAN 1"=10'

REVISIONS	BY
CD	12-08-21
02-28-22	04-12-22

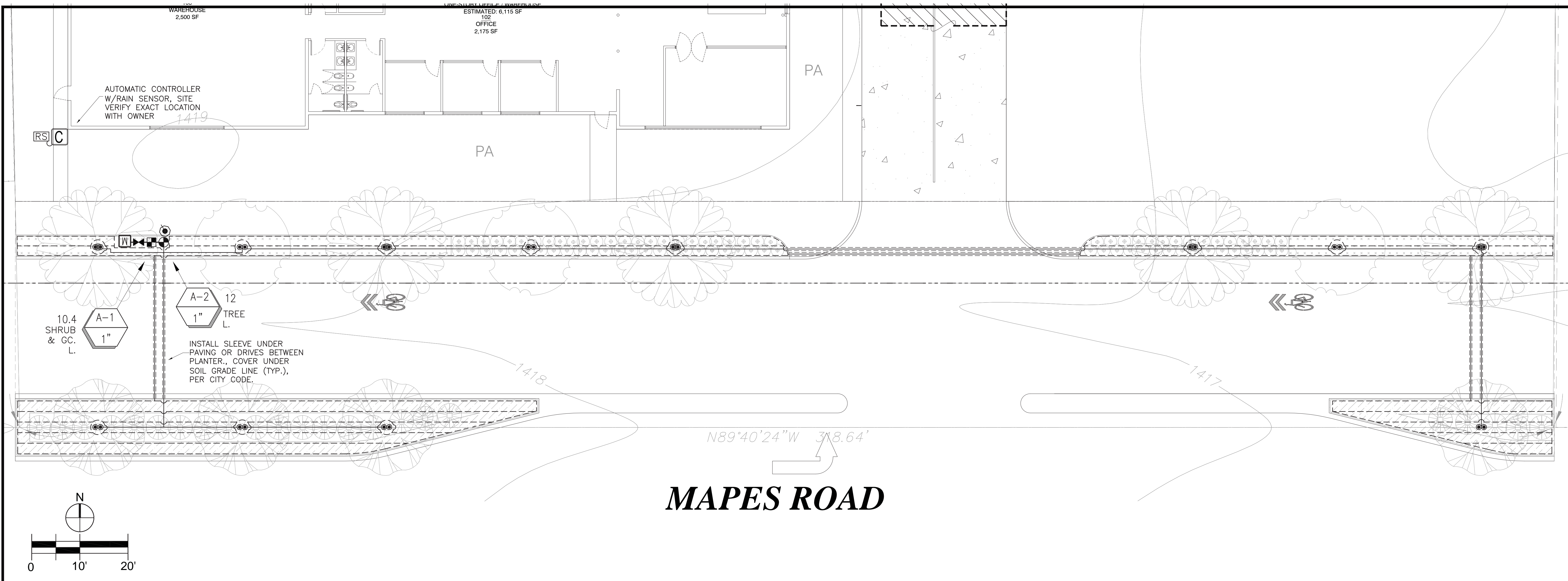


JYC
LANDSCAPE
ARCHITECTURE
PHONE: (951) 317-6825
Email: jerryjyc@yahoo.com

SHEET TITLE:
LANDSCAPE PLAN
FOR "CUP-21-05080"

PROJECT NAME:
CSLM CONSTRUCTION INC.
MAPES ROAD
PERRIS, CA 92570
APN 330-080-006

DATE: 04-12-22
SCALE: PER PLAN
DRAWN:
JOB: 211022
SHEET: **L-2**
OF 2 SHEETS



A | OFF-SITE IRRIGATION PLAN 1"=20'

WATER EFFICIENT LANDSCAPING WORKSHEET							
Mapes Road, Perris, CA 92570, APN 330-080-006							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (Eto) Rate = 55.6 inches per year							
The Eto for the area is based on the State Department of Water Resource, Reference Evapotranspiration rate (Eto) for the City of Riverside - Appendix A of the State MWVLO							
Hydrozone# & Planting Description	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
A-1	0.2	Drip	0.81	0.25	2,591.0	639.8	22,053.6
A-2	0.2	Spray	0.75	0.27	108.0	28.8	992.8
					Totals	2,699.0	668.6
					(A)	(B)	
Special Landscape Areas (SLAs) - Includes areas irrigated with recycled water							
None				1	--	--	
					Totals	(C)	(D)
						ETWU Total	23,046.4
						Maximum Allowed Water Allowance (MAWA)^e	51,172.0
^a Hydrozone #/Planting Description	^b Irrigation Method	^c Irrigation Efficiency	^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area				
E.g. overhead spray	0.75 for spray head	0.81 for drip	where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year				
1) front lawn	or drip						
2) low water use plantings							
^e MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential area							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	(B)	668.6					
Total Area	(A)	2,699.0	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Average ETAF	B ÷ A	0.25					
All Landscape Areas							
Total ETAF x Area	(B+D)	669					
Total Area	(A+C)	2,699					
Sitewide ETAF	(B+D) ÷ (A+C)	0.25					

IRRIGATION LEGEND

SYMBOLS	DESCRIPTION	MFG. & MODEL	DETAILS/ SHEET
P.O.C.	POINT OF CONNECTION		
W	5/8" WATER METER (CITY WATER SOURCE PHONE:(909)395-2678)	INSTALL NEW 'T' FOR LANDSCAPE SITE VERIFY METER SIZE	-
K	GATE VALVE	SITE VERIFY. 'NIBCO' T-113 OR EQUAL.	02/ L4
C	AUTOMATIC CONTROLLER	RAINBIRD ESP-TM2, 12-STATION, LNK WIFI MODULE, WALL MOUNTED CONTROLLER	03/ L4
RS	RAIN SENSOR	RAINBIRD WR-2 WIRELESS RAIN SENSOR SITE VERIFY LOCATION.	04/ L4
---	SLEEVE	PURPLE SCH-40 PVC, SIZE X2 PIPE SIZE	05/ L4
---	PRESSURE MAINLINE	PURPLE PVC IRRIGATION MAINLINE, 2" AND ABOVE - CL315 PVC, UP TO 1.5" - SCH40 PVC, 18" MINIMUM COVER	05/ L4
---	NON-PRESSURE LATERAL LINE	PURPLE SCH-40 PVC, SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN - 12" MINIMUM COVER	05/ L4
---	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS		-
⊙	1" RAIN BIRD 3RC QUICK COUPLING VALVE W/ ACME THREAD FOR RECYCLE WATER IN CITY APPROVED BOX		08/ L4
⊕	RAIN BIRD PEB REMOTE CONTROL VALVE IN CITY APPROVED BOX, SIZE PER PLAN		06/ L4
⊞	DRIP VALVE, RAIN BIRD XCZ-75-PRF 3/ 4" (5 TO 5 GPM), XCZ-100-PRF 1" (3 TO 15 GPM) CONTROL ZONE KIT 'PURPLE LID' IN ROUND VALVE BOX,		07/ L4
⊚	DRIP MANUAL FLUSH VALVE WITH MINIMUM 6" TUBING, INSTALL ONE PER DRIP VALVE AT LOW POINT OF EACH ZONE		13/ L4

IRRIGATION HEAD SYMBOLS
RAIN BIRD NONPOTABLE PRODUCT, PURPLE CLIP-ON COVER FOR HEATS, PURPLE LID FOR VALVE BOX

SYMBOL	NOZ.	MANF.	MODEL NO.	RAD.	PATTERN	PSI	FLOW GPM
⊙	-	RAINBIRD	1402	5'	-	30	.5
---	-	RAINBIRD	SURFACE DRIPLINE XFS-04-12-500	-	18" O.C.	30	.4 GPH

* NOTE: SHRUB SPRAY HEAD DIRECTLY AGAINST WALLS MAY USE 18" RISER INSTEAD OF 12" POP UP BODY.

- NOTE:
- CONTRACTOR MAY SELECT IRRIGATION COMPONENTS FROM ALTERNATIVE MANUFACTURER WITH EQUAL PERFORMANCE.
 - PROVIDE UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS.
 - ALL IRRIGATION PIPE SHALL BE PURPLE PIPE WITH "RECYCLED WATER" LETTERS PRINTED ON THE PIPE
 - ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE "RECYCLED WATER" TAGS AND HEAT BRAND ALL BOX LIDS ACCORDINGLY.
- 1.04 SHRUB & GC. L. A-3 3/4" FLOW/ GALLON PER MIN. CONTROL VALVE STATION NUMBER VALVE SIZE HYDROZONE DESCRIPTION (L- LOW WATER USE, M.-MODERATE WATER USE, WST.-WARM SEASON TURF)

POC, CONTROLLER AND MAINLINE NOTES

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO HOUSE SERVICE LINE DIRECTLY DOWNSTREAM OF THE WATER METER. DETERMINE FINAL LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL GATE VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. EXTEND MAINLINE TO REMOTE CONTROL VALVES AS SHOWN. FINAL VALVE LOCATIONS TO BE APPROVED IN THE FIELD BY THE OWNER. INSTALL ALL VALVES PER LOCAL CODES. CONTRACTOR SHALL VERIFY STATIC PRESSURE PRIOR TO START OF INSTALLATION. IF A PRESSURE RELATED ISSUE IS IDENTIFIED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

CONTROLLER
INSTALL IRRIGATION CONTROLLER AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. THE OWNER IS TO PROVIDE 120V AC POWER TO THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

MAINLINE
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART BELOW.

SLEEVE	WIRES	PIPE
1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	9-16 WIRES	1/2" PIPE
2" SLEEVE	17-26 WIRES	3/4" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE

WATER CONSERVATION CERTIFICATION STATEMENT:

"I HEREBY CERTIFY, AS THE LANDSCAPE ARCHITECT/ LICENSED LANDSCAPE PROFESSIONAL OF RECORD THAT THE INFORMATION PROVIDED HEREIN MEETS THE REQUIREMENTS AND STANDARDS AS OUTLINED IN THE MUNICIPAL CODE SECTION 19.7 AND THE ADOPTED DESIGN GUIDELINES FOR THE DEVELOPMENT OF THIS PROJECT."

LANDSCAPE ARCHITECT: JENNY YE LICENSE: CA 5059 SIGNATURE DATE 02-28-22

RECLAIM WATER NOTES:

- THE INSTALLATION OF THE RECYCLED WATER SYSTEM SHALL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF RECYCLED WATER SYSTEMS WITHIN THE CITY OF ONTARIO.
- ALL ON-SITE RECYCLED AND POTABLE WATER PIPING INSTALLED ON PROJECT SHALL BE IDENTIFIED IN ACCORDANCE WITH CITY'S REGULATIONS AND IRRIGATION SPECIFICATIONS.
- ALL IRRIGATION EQUIPMENT (VALVE BOXES, IRRIGATION HEADS AND ROTORS, IRRIGATION VALVES, ETC.) SHALL HAVE PURPLE TAGS / CAPS TO IDENTIFY RECYCLED WATER IRRIGATION SYSTEM.
- ALL PRESSURE MAINLINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN A 10 FEET MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING. WHERE RECYCLED AND POTABLE WATER PRESSURE MAINLINE PIPING CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED BELOW THE POTABLE WATER PIPING IN A PVC CLASS 200 PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 5 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING.
- ALL VALVE COVERS FOR ON-SITE RECYCLED WATER SHALL BE PURPLE IN COLOR AND HEAT BRANDED WITH THE WORDS "RECYCLED WATER"
- ALL MAINLINE VALVES SHALL BE ACCESSIBLE DURING PROJECT DEVELOPMENT. ALL VALVE STEM TOPS HAVING OVER FOUR (4) FEET COVER ARE TO HAVE AN EXTENSION INSTALLED AND PINNED TO THE VALVE OPERATING NUT
- WARNING SIGNS AND LABELS SHOULD READ "THIS SITE IS IRRIGATED WITH RECLAIMED WATER", AND SHOULD BE IN BOTH ENGLISH AND IN SPANISH. THE SIGNS SHOULD INCLUDE THE INTERNATIONAL SYMBOL FOR DO NOT DRINK. MINIMUM TWO SIGNS PER METER.
- CONTRACTOR SHALL NOTIFY CITY TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

OFF-SITE LANDSCAPE AREA

HYDROZONE	SQ. FT.
LOW WATER USE PLANTING	2,699
TOTAL AREA:	2,699

REVISIONS	BY
CD 12-08-21	
02-28-22	

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com



OFF-SITE IRRIGATION PLAN
FOR "CUP-21-05080"

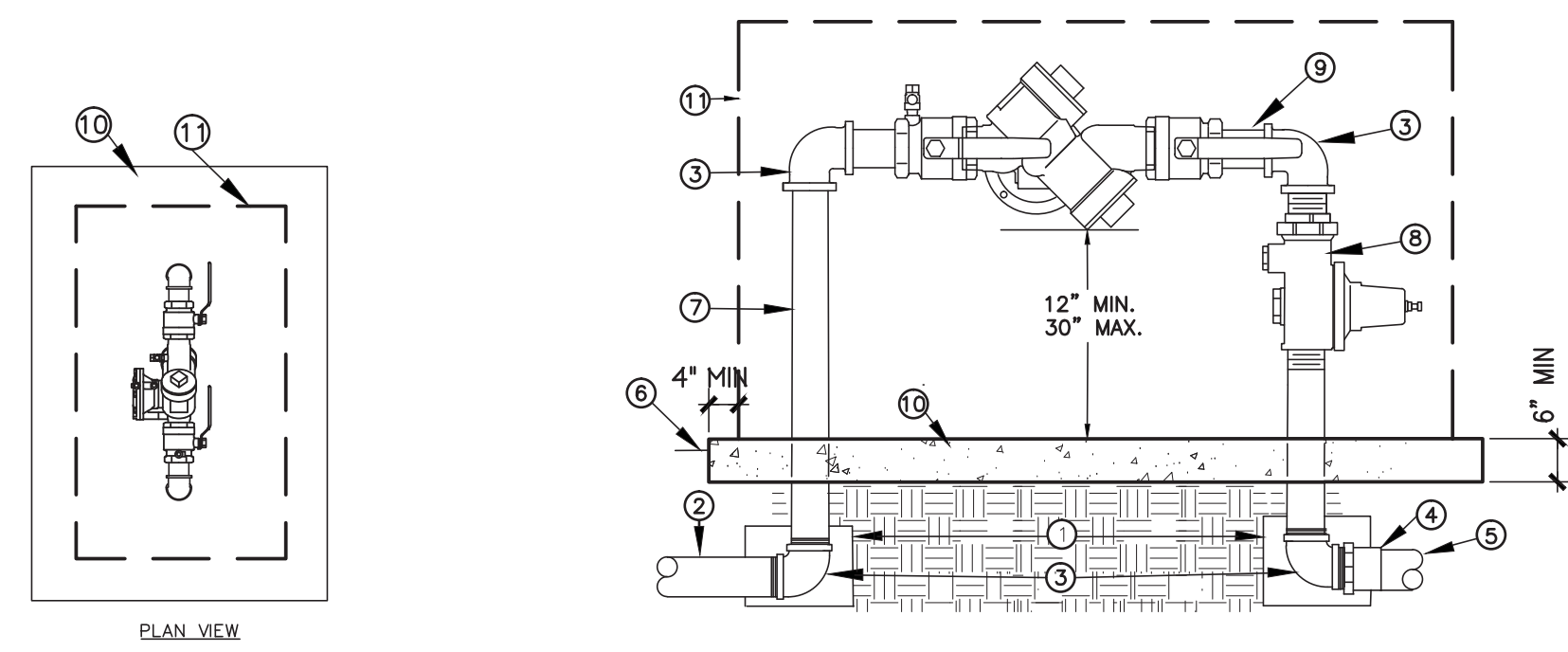
SHEET TITLE:

PROJECT NAME: CSLM CONSTRUCTION INC.
MAPES ROAD
PERRIS, CA 92570
APN 330-080-006

DATE	02-28-22
SCALE	PER PLAN
DRAWN	
JOB	21022
SHEET	

L-3

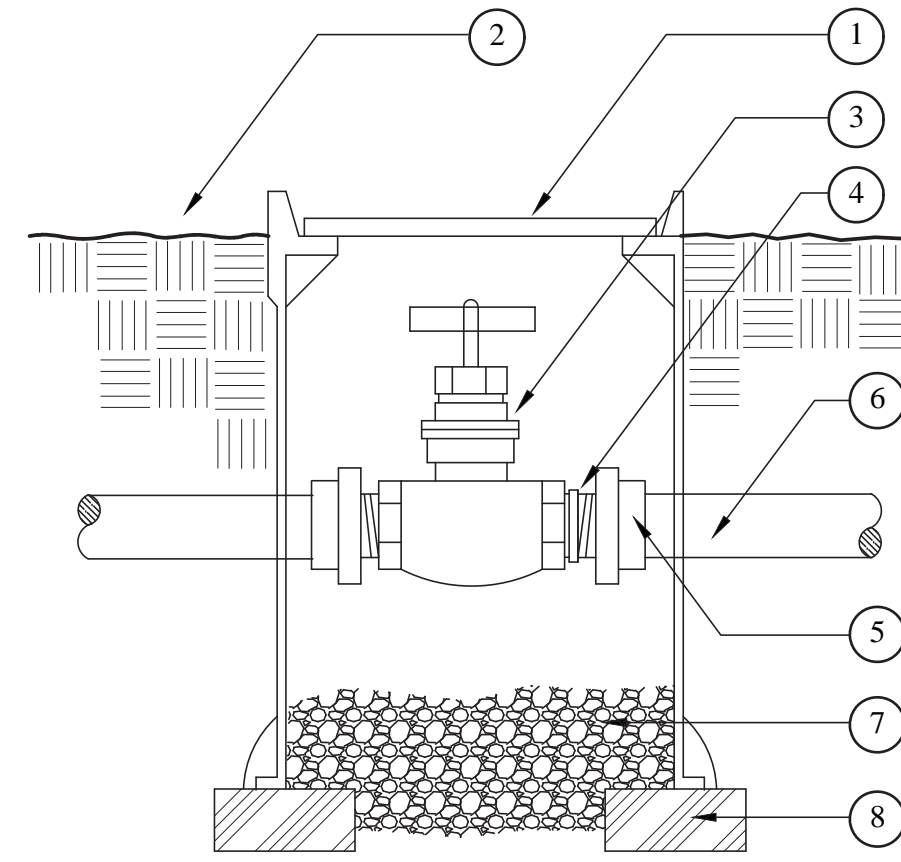
OF 4 SHEETS



- 1 12"x12"x12" MINIMUM CONCRETE THRUST BLOCK
- 2 TO "POINT OF CONNECTION" - ADAPT AS NECESSARY
- 3 BRASS 90 DEGREE ELL - T&T
- 4 PVC SCH 40 MALE ADAPTER - SIZE AS REQUIRED
- 5 PVC MAINLINE PER LEGEND - SIZE PER PLAN
- 6 FINISH GRADE
- 7 BRASS NIPPLE - T&T - LENGTH AS REQUIRED
- 8 PRESSURE REGULATOR, PER LEGEND
- 9 BRASS NIPPLE - T&T - 4" MINIMUM LENGTH
- 10 CONCRETE PAD
- 11 ALUMINUM BACKFLOW ENCLOSURE WITH WEATHER RESISTANT INSULATION, SIZE & ANCHOR BOLTS AS PER ENCLOSURE SPECS.

NOTES: INSTALL BACKFLOW PREVENTER PER LOCAL CODES, HEALTH DEPARTMENT STANDARDS, AND MANUFACTURER'S DIRECTIONS. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. WHERE BACKFLOW DEVICE SIZE IS SMALLER THAN MAINLINE, ENTIRE APPARATUS TO BE SIZE OF MAINLINE. BUSH DOWN ONLY AT THE BACKFLOW DEVICE. FINAL LOCATION OF DEVICE TO BE DETERMINED IN THE FIELD. SCREEN WITH SHRUBS AS POSSIBLE.

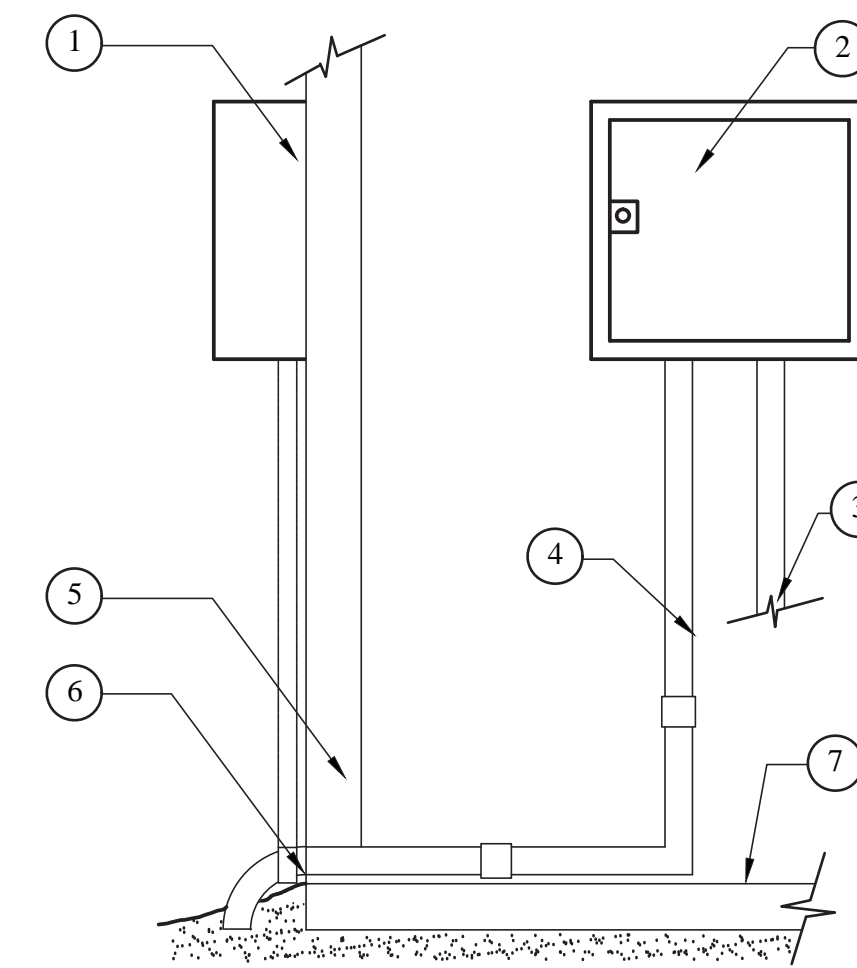
01 BACKFLOW AND PRESSURE REGULATOR 3/4"-1'-0"



- 1 APPROVED ROUND VALVE BOX WITH PURPLE LID W/ LOCKING TOP. HEAT BRAND "G.V." WITH 1/2" WIDE LETTERS.
- 2 FINISH GRADE
- 3 LINE SIZE GATE VALVE
- 4 PVC SCH. 80 NIPPLE
- 5 PVC ADAPTER
- 6 PVC MAINLINE SIZE AS NOTES ON PLAN
- 7 1 CU. PEA GRAVEL
- 8 2x4 REDWOOD BLOCK/ BRICK

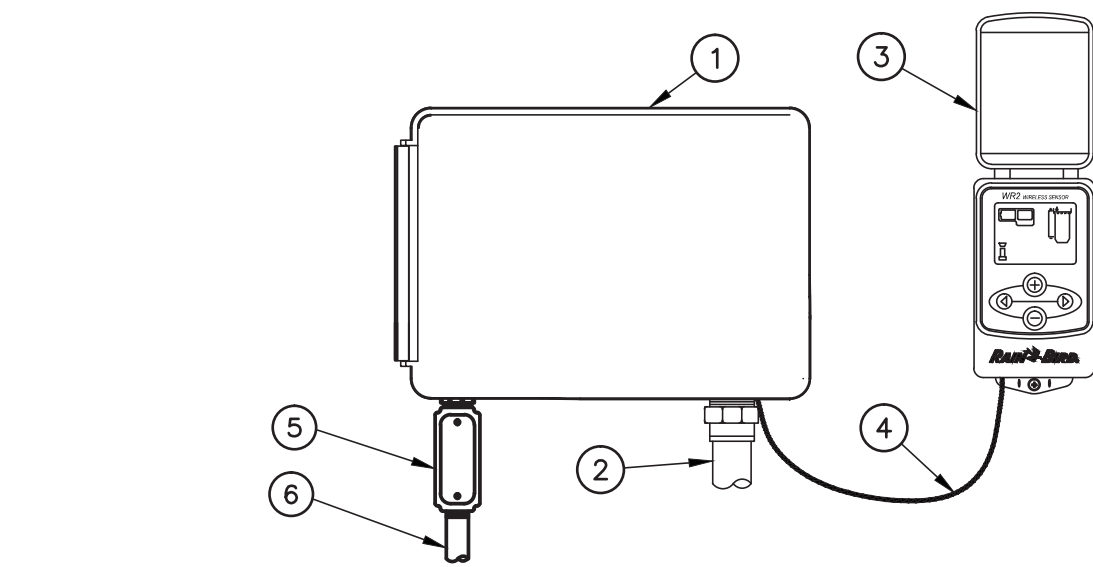
NOTE:
1. VALVES UP TO 2" DIA. SHALL HAVE MALLEABLE IRON TEE HANDLES; VALVES LARGER THAN 2" SHALL HAVE SQUARE OPERATING NUTS.
2. PURPLE PIPE SHALL BE USED THROUGHOUT THE PIPE NETWORK FOR RECLAIMED WATER.

02 GATE VALVE 3/4"-1'-0"



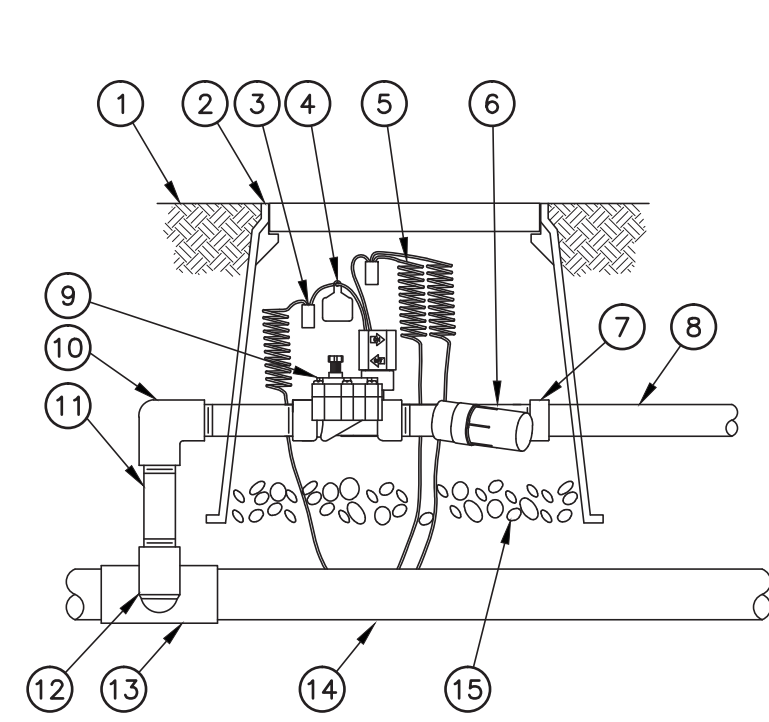
- 1 EXTERIOR MOUNTED CONTROLLER. SEE IRRIGATION PLAN FOR LOCATION.
- 2 INTERIOR MOUNTED CONTROLLER. SECURE TO WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 3 120 VOLT WIRE IN CONDUIT
- 4 CONTROL WIRES IN PVC CONDUIT
- 5 WALL
- 6 SWEEP ELL
- 7 FLOOR

03 CONTROLLER 3/4"-1'-0"



- 1 CONTROLLER:
- 2 CONDUIT AND FITTINGS FOR VALVE WIRES
- 3 WIRELESS SENSOR CONTROLLER INTERFACE
- 4 CABLE HARNESS FOR CONTROLLER INTERFACE
- 5 JUNCTION BOX
- 6 CONDUIT TO POWER SUPPLY

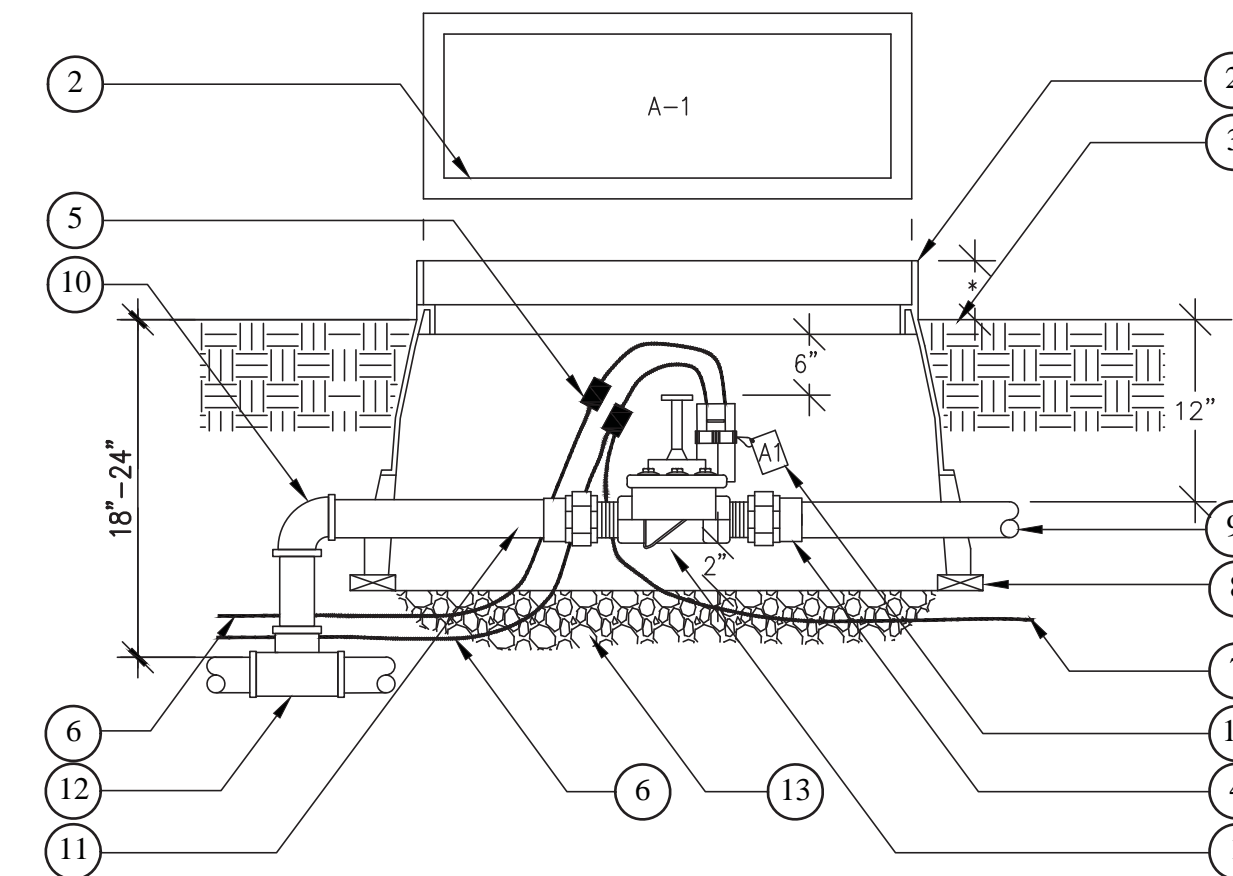
04 WIRELESS RAIN SENSOR



- 1 LATERAL LINE
- 2 FINISH GRADE
- 3 ELEC. CONDUIT OR WIRING
- 4 PRESSURE MAIN LINE
- 5 CLEAN SAND BACKFILL (IF INDICATED) MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.

NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES.
2. BUNDLE & TAPE CONTROL WIRES AT 10" INTERVALS.
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30 DEGREE. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE.
6. PIPE DEPTH FOR 2"-1/2" AND LARGER SHALL BE 24" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

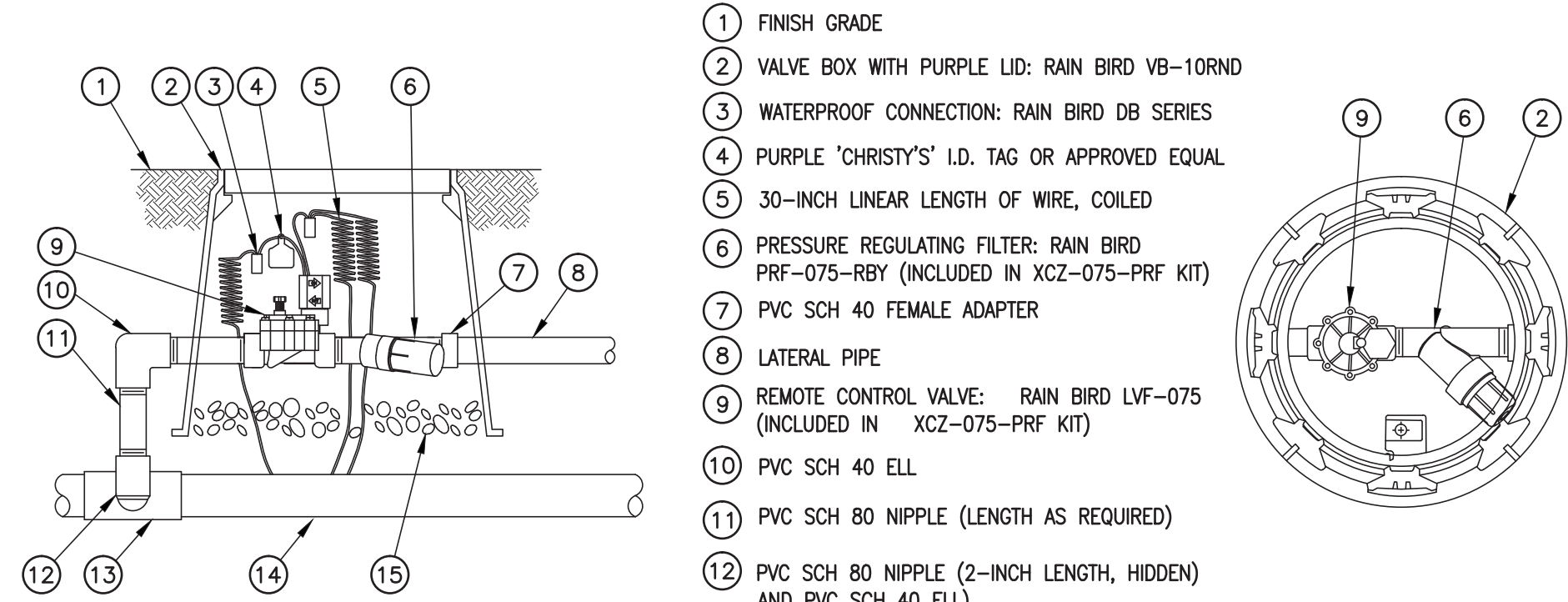
05 TRENCHING SECTION



- 1 ELECTRIC CONTROL VALVE PER LEGEND
- 2 12"x18" PLASTIC VALVE BOX WITH BOLT-DOWN PURPLE LID - HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS
- 3 FINISH GRADE
- 4 PVC SCH 40 MALE ADAPTER - SIZE AS REQUIRED - TYP. OF 2
- 5 WATERPROOF WIRE CONNECTOR WITH 36" COILED EXPANSION LOOP
- 6 WIRES FROM CONTROLLER
- 7 COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER
- 8 COMMON BRICK - 4 REQUIRED
- 9 PVC LATERAL LINE PER LEGEND
- 10 PVC SCH 40 ELL - SxS
- 11 PVC MAINLINE PER LEGEND
- 12 SCH 40 PVC MAINLINE FITTING
- 13 3/4" GRAVEL - 6" DEEP
- 14 PURPLE "CHRISTY'S" I.D. TAG OR APPROVED EQUAL

NOTES: TEE OFF MAINLINE TO BE SAME SIZE AS LATERAL LINE EXITING VALVE. ONLY REDUCE PIPE SIZE AT VALVE.
* 1/2" IN TURF, 2" IN PLANTER

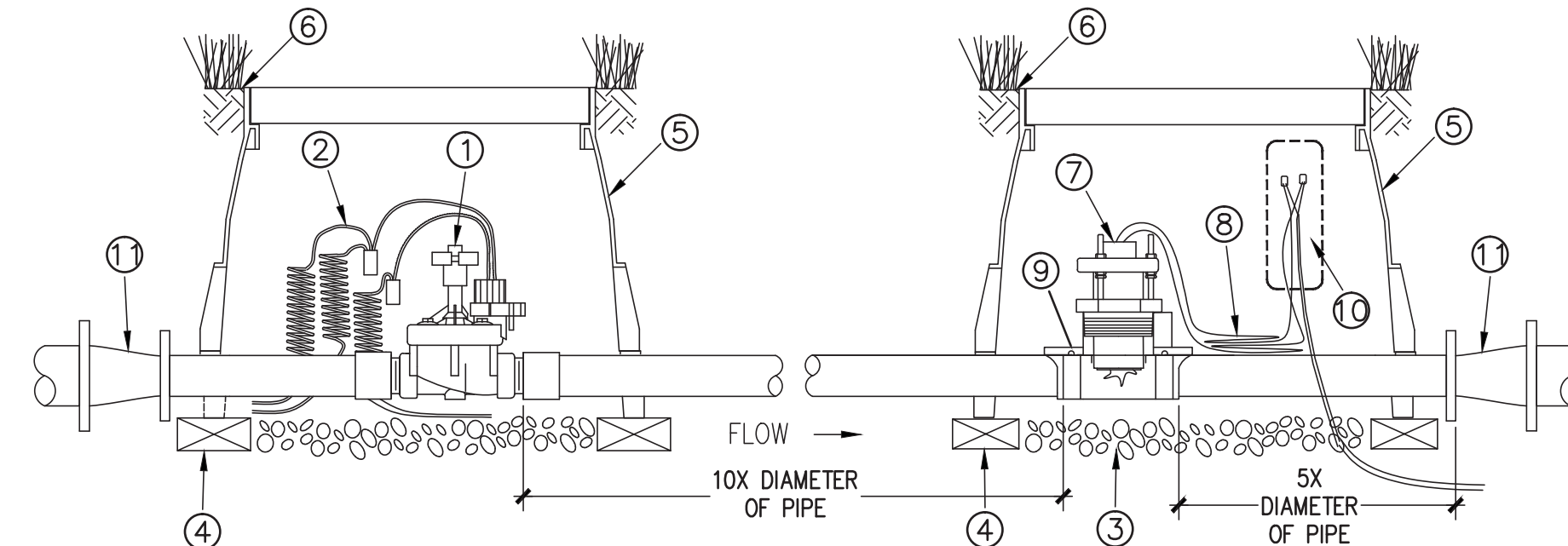
06 CONTROL VALVE



- 1 FINISH GRADE
- 2 VALVE BOX WITH PURPLE LID: RAIN BIRD VB-10RND
- 3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 4 PURPLE "CHRISTY'S" I.D. TAG OR APPROVED EQUAL
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
- 7 PVC SCH 40 FEMALE ADAPTER
- 8 LATERAL PIPE
- 9 REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC MAINLINE, PURPLE FOR RECLAIMED WATER
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

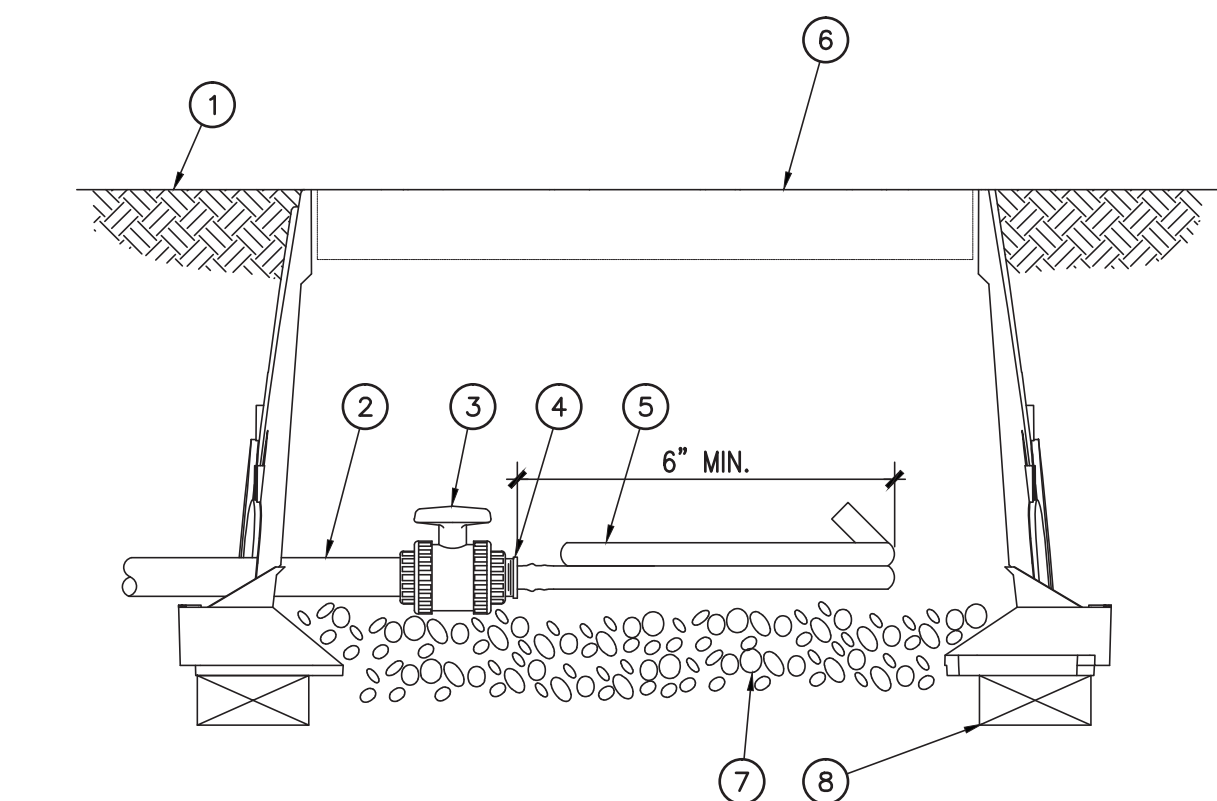
SIDE VIEW

TOP VIEW



- 1 MASTER VALVE, REFER TO LEGEND
- 2 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
- 3 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 4 BRICK (1 OF 4)
- 5 RECTANGULAR VALVE BOX WITH BOLT-DOWN PURPLE LID, W/ HEAT BRAND "MV" / "FS" ON LID IN 2" HIGH CHARACTERS.
- 6 FINISH GRADE
- 7 RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
- 8 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT OCU/SATELLITE CONTROLLER ASSEMBLY
- 9 DOUBLE-STRAP SADDLE
- 10 SPLICE/ WIRING PER MANUFACTURER SPECIFICATION
- 11 CONCENTRIC REDUCER

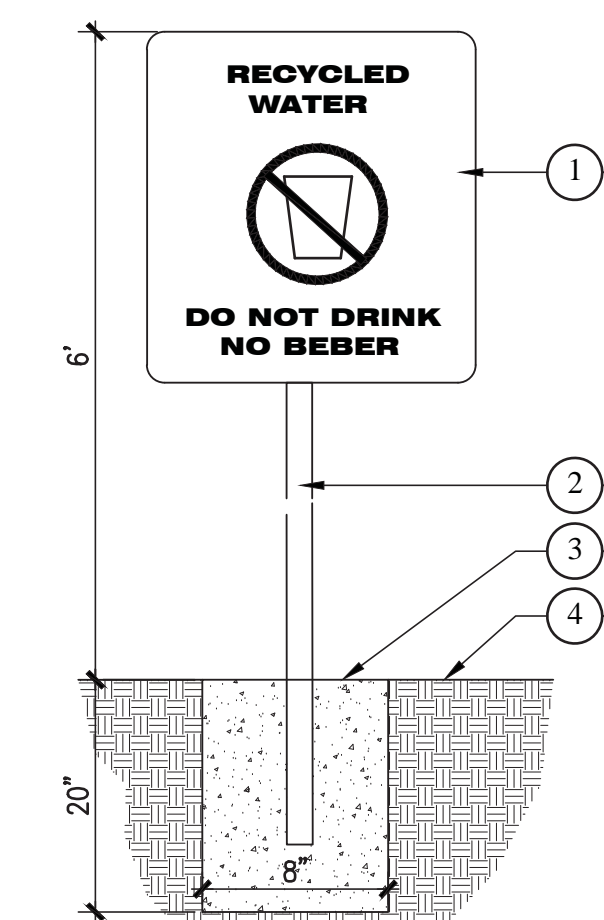
08 MASTER VALVE AND FLOW SENSOR



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" x 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRILINE: RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER:
- 7 RAIN BIRD VB-STD 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

09 MANUAL FLUSH VALVE

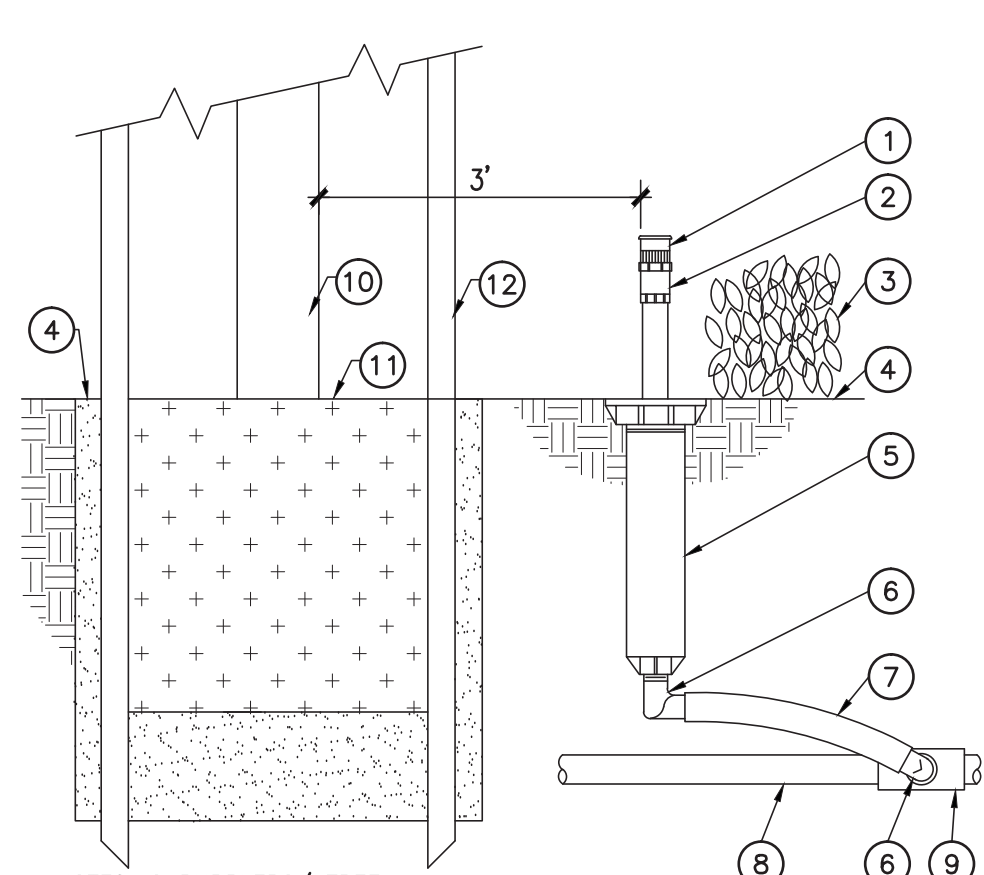
07 RAIN BIRD DRIP ZONE KIT



- 1 SIGN SHALL BE APPROVED BY CITY / WATER AGENCY PRIOR INSTALLATION.
- 2 1 1/2" GALVANIZED STEEL U-CHANNEL OR BOX POST
- 3 CONC. FOOTING.
- 4 FINISH GRADE.

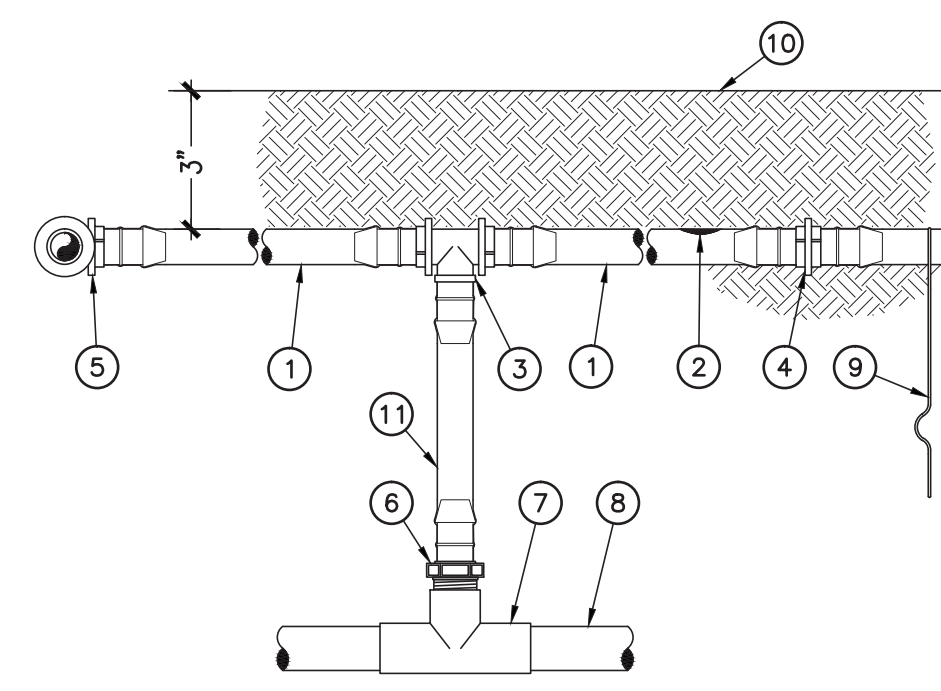
NOTES:
1. INSTALL TWO MINIMUM PER SITE.

10 RECLAIMED WATER SIGN



- 1 STREAM SPRAY BUBBLER ON POP-UPS SET 3' FROM TRUNK: RAIN BIRD 50B,
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1806
- 6 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL
- 10 TREE TRUNK
- 11 TREE ROOTBALL
- 12 2" LODGE POLE PINE STAKES
- 13 PLANT BACKFILL PER PLANTING PLAN

11 TREE BUBBLER



- 1 RAIN BIRD XFS SUB-SURFACE DRILINE
- 2 INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRILINE OUTLET SPACING.
- 3 BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
- 4 BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
- 5 BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
- 6 BARB MALE ADAPTER 17mm x 1/2" MPT RAIN BIRD XFF-MA-050 17mm x 3/4" MPT RAIN BIRD XFF-MA-075
- 7 PVC TEE SxSxT
- 8 PVC LATERAL SUPPLY HEADER
- 9 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 10 FINISH GRADE
- 11 RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

12 DRIP LINE

REVISIONS CD 12-08-21 02-28-22

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jerrytye@yahoo.com

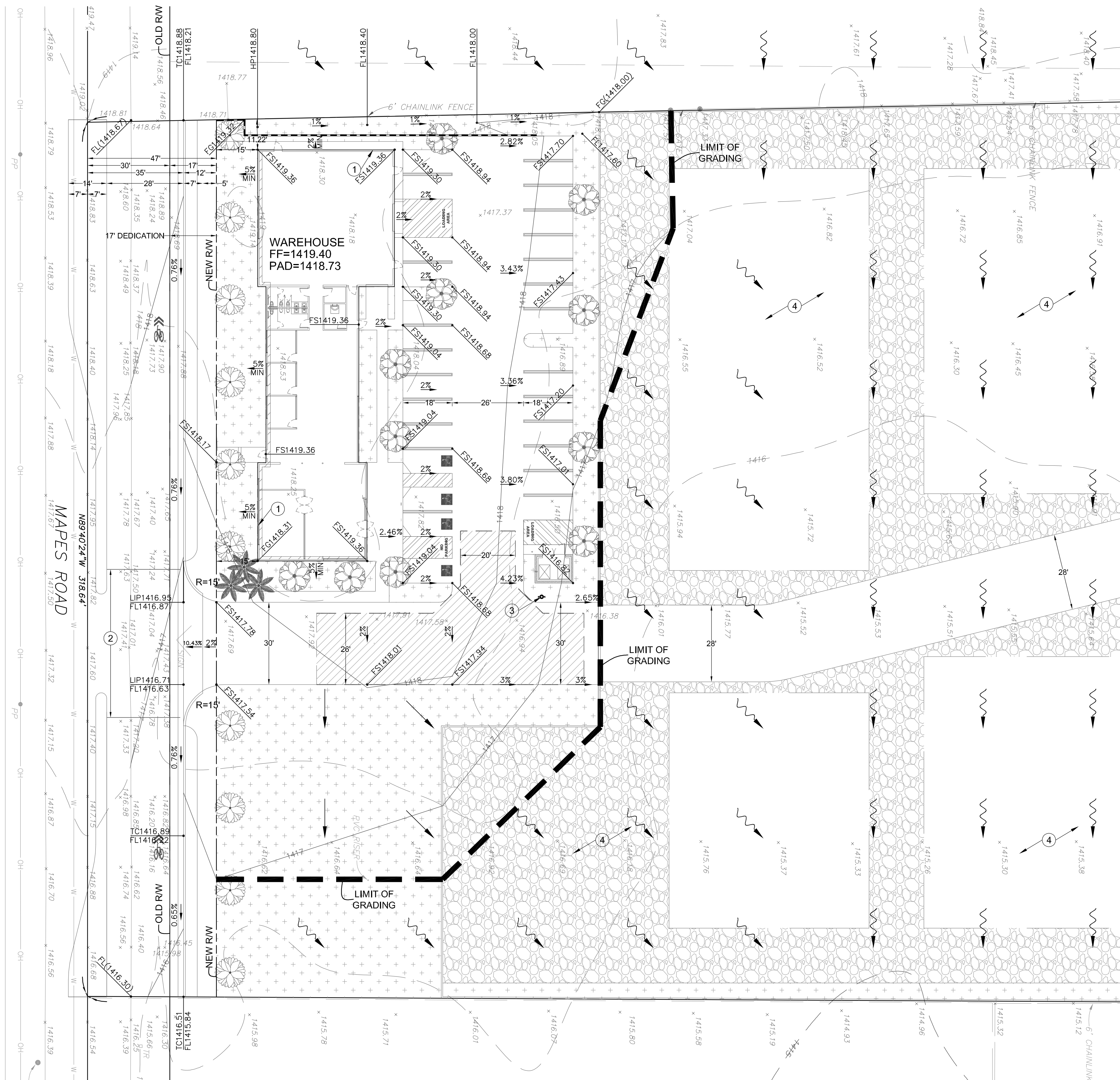
REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

IRRIGATION DETAIL
FOR "CUP-21-05080"

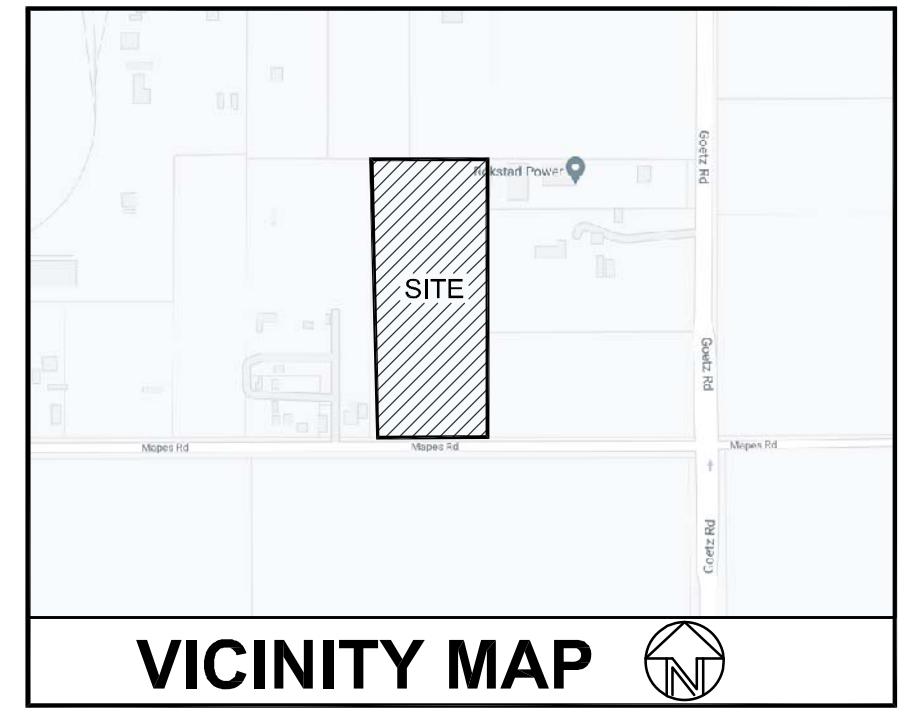
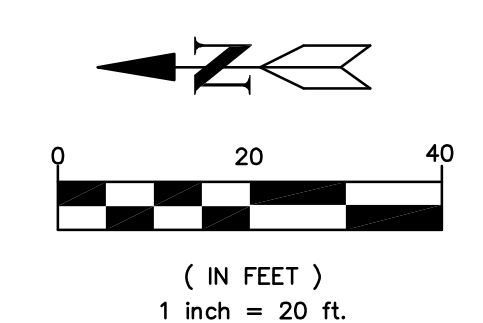
CSLM CONSTRUCTION INC.
MAPES ROAD
PERRIS, CA 92570
APN 330-080-006

DATE 02-28-22
SCALE PER PLAN
DRAWN
JOB 211022
SHEET

PRELIMINARY GRADING PLAN



SEE SHEET 2



LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHERLY 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING EAST OF THE FOLLOWING DESCRIBED LAND.

BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 6K, DISTANT 379.3 FEET EASTERLY FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED SOUTHERLY 25 ACRES; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID SOUTHERLY 25 ACRES DISTANT 357 FEET EAST FROM THE NORTHWEST CORNER OF SAID SOUTHERLY 25 ACRES.

EXCEPTING THEREFROM THE EASTERLY 622.9 FEET THEREOF.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE COUNTY OF RIVERSIDE STANDARD BRASS DISK STAMPED "600-31-68" LOCATED 2 MILES NORTH ON MURRIETA ROAD FROM CATHOLIC CHURCH IN SUN CITY, 700 FT NORTH OF INTERSECTION OF MURRIETA ROAD AND ETHANAC ROAD, 40 FT WEST OF MURRIETA ROAD LEVEL WITH THE ROAD, 3 FT NORTHEAST OF THE SOUTH EAST CORNER OF 8 FT CHAIN LINK FENCE OF E.M.W.D. MURRIETA PUMPING STATION, 2 FT NORTH OF MARKER POST, BRASS DISK IS SET IN THE TOP OF A CONCRETE POST;

ELEVATION = 1414.416, NGVD29 UPDATED 05/85.

EARTHWORK QUANTITY:

CUT: 68 CU.YD. EXPORT DIRT: 18 CU.YD.
 FILL: 86 CU.YD.

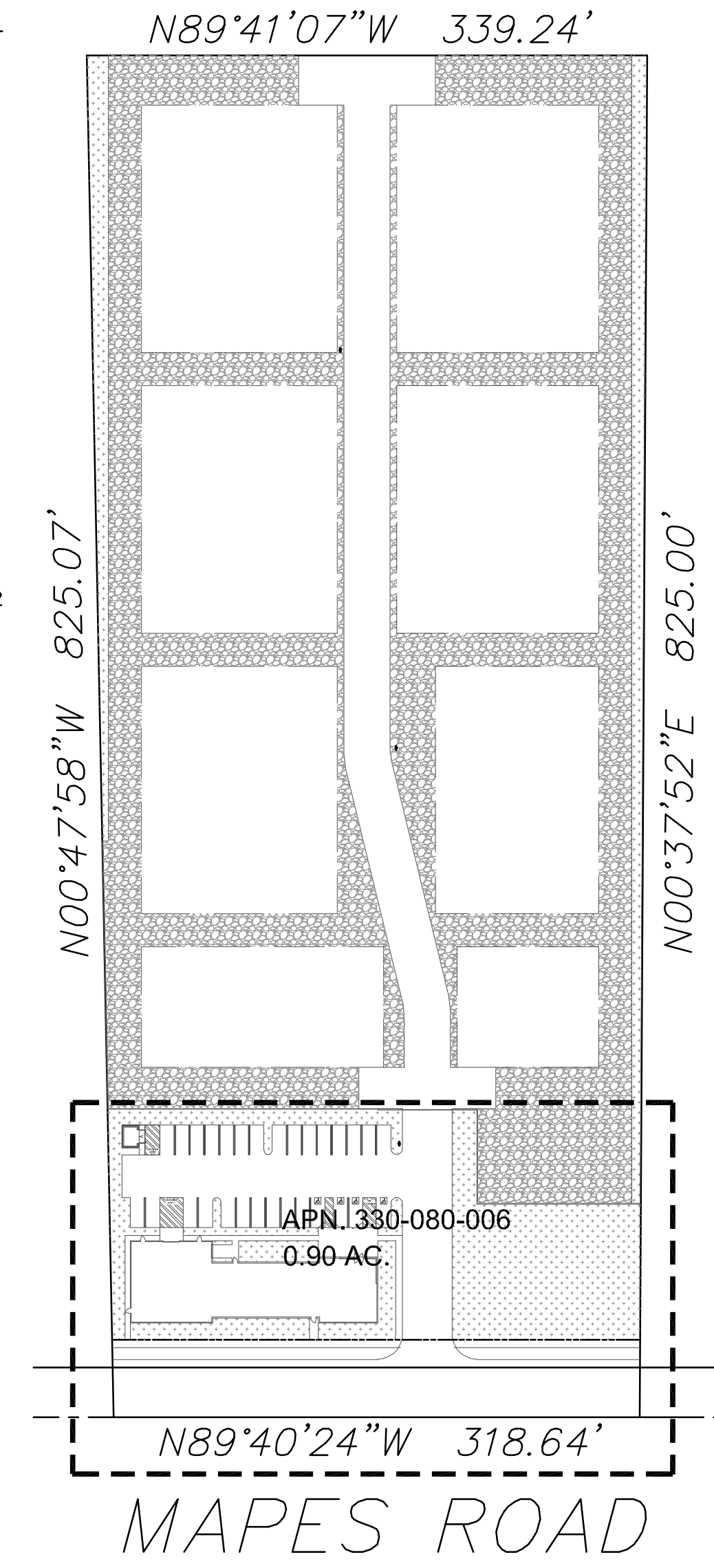
NOTE:
 THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE QUANTITIES.

PROPOSED NOTES:

- ① PROPOSED NEW BUILDING PER ARCHITECTURAL PLAN
- ② PROPOSED NEW DRIVEWAY APPROACH
- ③ PROPOSED FIRE HYDRANT
- ④ INFILTRATION TRENCH

TOTAL AREA	261,792.10 SF	6.01 ACRES
TOTAL AREA AFTER DEDICATION	256,358.80 SF	5.88 ACRES
LIMIT OF GRADING	39,410.38 SF	0.90 ACRES
IMPERVIOUS AREA	41,253.56 SF	0.95 ACRES

- LEGEND:**
-LANDSCAPE AREA
 -INFILTRATION TRENCH
 -EXISTING DRAINAGE FLOW

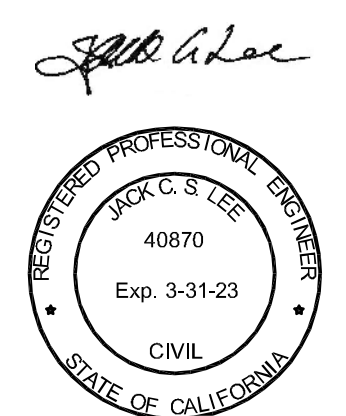


KEY MAP
 SCALE: 1" = 80'

CALLANDE ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREAA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
 APN: 330-080-006
 MAPES ROAD,
 PERRIS, CA 92570

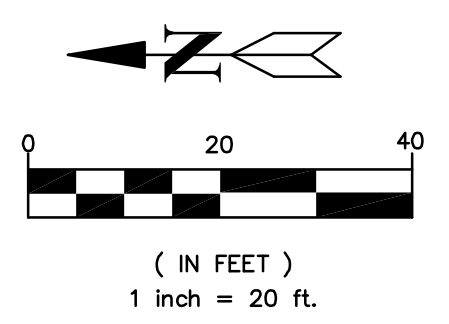
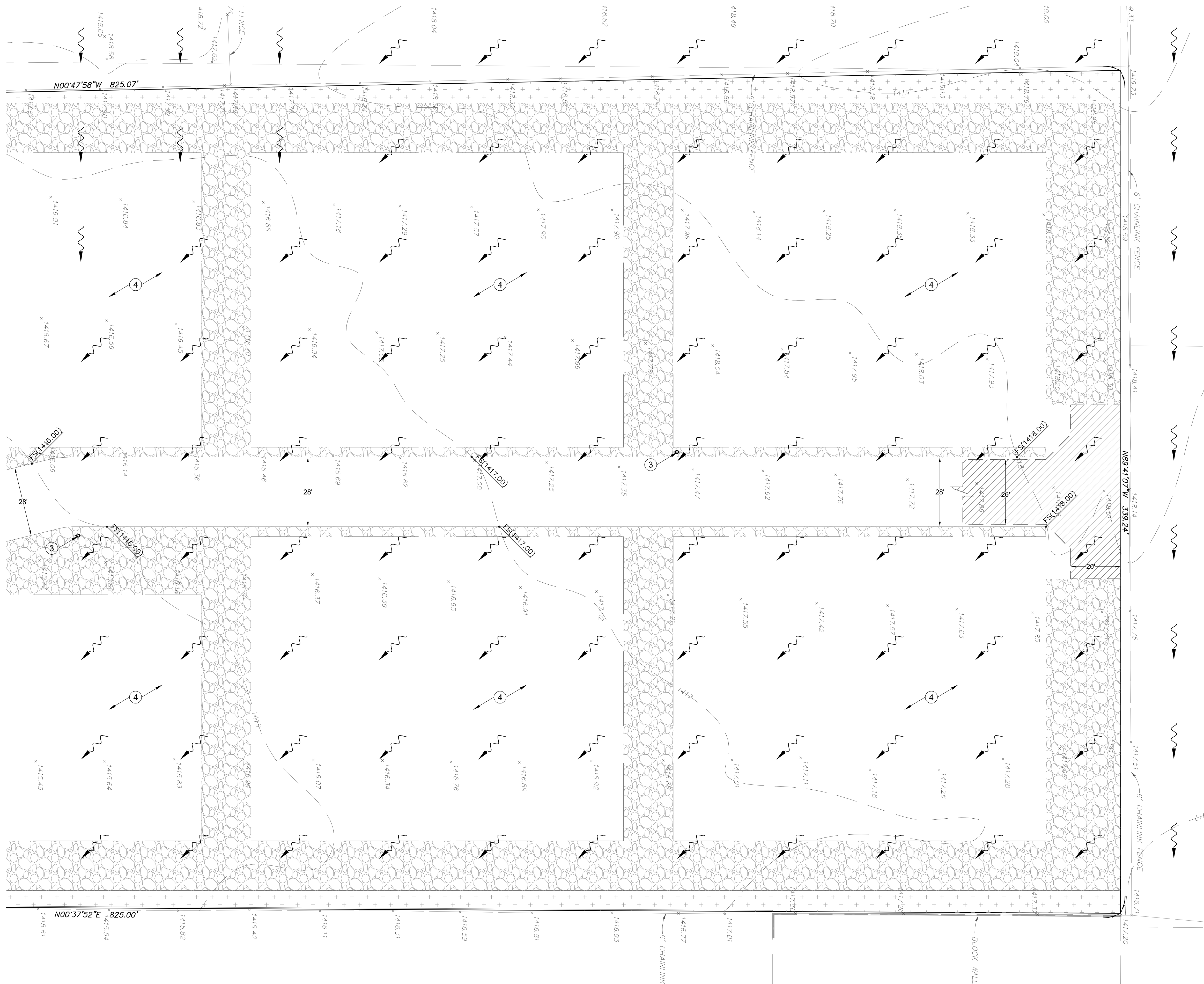
DRAWN: PS
 CHECKED: PS
 DATE: 04/25/2022
 JOB NO.: 21-188-001
 SCALE: 1" = 20'
 FILE NAME:



C-1

PRELIMINARY GRADING PLAN

SEE SHEET 1



- PROPOSED NOTES:**
- ③ PROPOSED FIRE HYDRANT
 - ④ INFILTRATION TRENCH

- LEGEND:**
-LANDSCAPE AREA
 -INFILTRATION TRENCH
 -EXISTING DRAINAGE FLOW

Jack C. Lee
 REGISTERED PROFESSIONAL ENGINEER
 40870
 Exp. 3-31-23
 CIVIL
 STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
 APN: 330-080-006
 MAPES ROAD,
 PERRIS, CA 92570

DRAWN: PS
 CHECKED:
 DATE: 04/25/2022
 JOB NO: 21-188-001
 SCALE: 1" = 20'
 FILE NAME:

C-2
 SHEET 2 OF 2



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

Aeronautical Study No.
 2022-AWP-8123-OE

Issued Date: 05/27/2022

Cornelius Marinescu
 CSLM Construction
 5753 Santa Ana Canyon Road
 Suite 137
 Anaheim, CA 92807

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

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

Structure: Commercial Use Building CSLM Construction Yard
 Location: Perris, CA
 Latitude: 33-45-28.08N NAD 83
 Longitude: 117-13-34.36W
 Heights: 1416 feet site elevation (SE)
 25 feet above ground level (AGL)
 1441 feet above mean sea level (AMSL)

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

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

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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

This determination expires on 11/27/2023 unless:

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

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

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-8123-OE.

Signature Control No: 524974549-533805010

Nicholas Sanders

Technician

(DNE)