



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:00 a.m., September 11, 2014

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
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Riverside

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Arthur Butler
Riverside

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Hemet

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Moreno Valley

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED CASE

FRENCH VALLEY

- 2.1 ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham) - County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide

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161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area). Continued from July 10, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: NEW CASES

MARCH AIR RESERVE BASE

- 3.1 ZAP1097MA14 – Darrell Butler – City of Riverside Case Nos. P14-0600 (Rezoning) and P14-0601 (Design Review). The applicant proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres) located at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive. The project also involves rezoning from Commercial Retail, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (CR-S-2-SP) to Business and Manufacturing Park, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (BMP-S-2-SP). (Area II of the March Air Reserve Base Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

HEMET RYAN AIRPORT

- 3.2 ZAP1034HR14 – AT&T (Representative: Trillium Consulting, Tim Miller) – County Case No. CUP No. 3702 (Conditional Use Permit). Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel located southerly of Florida Avenue/SH-74, easterly of a southerly straight-line extension of Calvert Avenue, and northerly of the westerly extension of Stetson Avenue within the unincorporated community of Green Acres. (Area III of Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONTINUE TO 10-9-14

BANNING AIRPORT

- 3.3 ZAP1017BA14 - City of Banning (Representative: Zai Abu Bakar) – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: INCONSISTENT

- 3.4 ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Ramon Aoanan) – City of Banning Case No. 14-8005 (Conditional Use Permit). The Conditional Use Permit would allow for the conversion of a former manufacturing facility into a pinball machine museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, and seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV (42 spaces) camping areas and amenities such as a jogging path, swimming pool and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross) located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Lincoln Street, and bisected by Barbour Street, in the City of Banning. (Airport Compatibility Zones D and B2 of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: INCONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 March EIR Status Update

4.2 Focus: Day Care Compatibility Plan Criteria

5.0 **APPROVAL OF MINUTES**

July 10, 2014

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

7.0 **COMMISSIONER'S COMMENTS**

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT

AGENDA ITEM: 3.42.1

HEARING DATE: September 11, 2014, continued from July 10, 2014

CASE NUMBER: ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NO.: SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map)

MAJOR ISSUES: The Borel Airpark Center Specific Plan currently does not include any residential land use designations. The proposed amendment to the specific plan would include residential land uses where they are not currently allowed by the Specific Plan. The residential densities as proposed by the amendment to the Specific Plan do not strictly comply with the Compatibility Zone D upper density criteria of 5.0 dwelling units per acre based on the amount of dwelling units proposed and the acreage within the boundaries of the residential planning areas. *However, all of the proposed residential Planning Areas are included within proposed Tentative Tract Map No. 36546. Once non-buildable easements are excluded, the The proposed Tentative Tract Map results in a density of 4.91 5.01 dwelling units per net acre, which does not comply with the Compatibility Zone D minimum density criteria of 5.0 dwelling units per acre. either. However, certain factors are apparent that may be considered under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis. Although the Specific Plan does not strictly comply with the Zone D upper density criteria, the implementation of the Specific Plan through the currently proposed Tentative Tract Map is consistent. Therefore, the details presented in the Tentative Tract Map provide the justification to find the Specific Plan Amendment consistent as well.*

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone. *Staff also recommends a finding of CONSISTENCY for the Specific Plan Amendment and Tentative Tract Map, subject to the conditions included herein.*

~~Staff must recommend a finding of INCONSISTENCY for the Specific Plan Amendment and Tentative Tract Map based on the project not complying with the minimum 5.0 dwelling unit per acre criteria for Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may CONTINUE this matter to the September 11th ALUC hearing, pending FAA Obstruction Evaluation submittal as requested by staff. However, if submittal and acceptance is made to FAA as requested by staff or other information is provided to indicate Part 77 is adequately analyzed to the satisfaction of the Commission in addition to consideration of Countywide Policy 3.3.6, staff would recommend a finding of CONSISTENCY for the Specific Plan Amendment and Tentative Tract Map, subject to the conditions included herein for each.~~

PROJECT DESCRIPTION:

Borel Airpark Specific Plan Amendment No. 1 proposes to primarily amend the land use designations within the southeastern portion of the Specific Plan so as to enable the approval of a Tentative Tract Map which proposes to allow for up to 269 dwelling units in proposed Planning Areas 14, 15, 16, and 17. This portion of the Specific Plan is presently designated Restricted Light Industrial and Commercial. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and lands purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. As a result, the Specific Plan Amendment reconfigures Planning Area numbering and boundaries, adds residential uses, and changes acreages of proposed land uses. The amended Specific Plan provides for the development of 269 single-family residential units on 56.6 acres, 243.1 acres of Business Park, 47.4 acres of Light Industrial, 64.2 acres of Commercial Office, 88 acres of Commercial Retail, 134.8 acres of Open Space, 5.0 acres of Park, and 77.8 acres for Circulation/Roads.

The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF).

The Tentative Tract Map proposes to subdivide 161.84 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 Homeowners Association (HOA) lots, and 4 park lots.

PROJECT LOCATION:

The Specific Plan consists of areas located easterly of Winchester Road, southerly of Benton Road, northerly of Technology Drive, and westerly of Leon Road in the unincorporated Riverside County community of French Valley. The Specific Plan generally bounds the French Valley Airport property on its west, south, and east sides and partially to the north. At its closest point, the Tentative Tract Map is located

approximately 870 feet easterly of Runway 18-36 at French Valley Airport, with the ~~proposed~~ **closest** residential lots approximately 1,440 feet easterly of a point near the southerly end of that runway.

**LAND USE PLAN: 2007 French Valley Airport Land Use Compatibility Plan
(as amended in 2011)**

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Compatibility Zones A, B1, B2, C, and D
- c. Noise Levels: From below 55 CNEL to above 65 CNEL for Tentative Tract Map

SPECIFIC PLAN AMENDMENT:

Land Use Intensity/Density: The Specific Plan includes land within Airport Compatibility Zones A, B1, B2, C, and D. As noted previously, the Specific Plan Amendment is primarily related to the proposed Tentative Tract Map area in the southeast portion of the Specific Plan. However, other revisions are proposed in various areas of the Specific Plan that should be noted and analyzed as appropriate. Included in the Specific Plan Amendment is a retranslation of land use designations to match the County's current General Plan land use designations (i.e. Commercial to Commercial Retail). These changes are essentially superficial and involve no change in land use or intensity as is currently allowed by the Specific Plan.

The portion of the Specific Plan located within Zone A includes only a small sliver of Planning Area 1, which is designated as Business Park. Although the designation could allow for development within Zone A, implementing development will ensure this small area within Zone A is kept clear of any structures. Planning Area 1 is changing from Industrial Park to Business Park, but does not constitute any change in intensity.

The portion of the Specific Plan located within Zone B1 includes Planning Area 6 and portions of Planning Areas 1, 2, 7, 9, and 18. Zone B1 limits non-residential intensity to 40 people per average acre and 80 people per single-acre per the French Valley Airport Land Use Compatibility Plan. These Planning Areas also are remaining essentially the same as currently designated as Industrial Park, Light Industrial, Restricted Light Industrial, Office Park, Commercial, and Open Space and now proposed to be designated Business Park, Light Industrial, Commercial Office, Commercial Retail, and Open Space. Similar to Zone A, only a portion of Planning Areas 1, 2, 9, and 18 are located within Zone B1. So, although such industrial and commercial development as may be allowed within these Planning Areas has the potential to exceed either the average acre or single-acre criteria for Zone B1, the ability to shift buildings and development intensity to less restrictive Zones (i.e. Zones C and D primarily) increases the potential for implementing development to be found consistent. Unlike the other Planning Areas in Zone B1, the entirety of Planning Area 6 and nearly all of Planning Area 7 are located within Zone B1.

However, as noted previously, the land use designations are essentially remaining the same (from Restricted Light Industrial to Light Industrial) as currently adopted. Any implementing project within these Planning Areas will be required to comply with the applicable Zone B1 criteria.

The portion of the Specific Plan located within Zone B2 includes all of Planning Area 4 and portions of Planning Areas 1, 2, 8, 9, 10, 11, 12, 13, 17, 18, and 19. Zone B2 limits non-residential intensity to 100 people per average acre and 200 people per single-acre and limits residential density to no more than 0.1 dwelling unit per acre. Excluding the southeast Planning Areas (17, 18, and 19), these Planning Areas are essentially remaining as currently designated which is proposed as Business Park, Commercial Retail, Commercial Office, and Light Industrial. Based on typical maximum floor area ratios (FAR) for each designation of 0.6 for Business Park, 0.35 for Commercial Retail, 1.0 for Commercial Office, and 0.6 for Light Industrial and typical office, retail, and manufacturing occupancy rates, only the Commercial Office designation has the potential at a maximum 1.0 FAR intensity to exceed the average intensity. However, this level of intensity is rare. Any implementing project will be required to comply with the applicable criteria. In addition, many of the individual parcels are split between Zones B2 and D and could make use of adjacent Zone D on the same property to shift more intense development onto this portion of the site, which is less restrictive for single-acre intensities.

Planning Areas 18 and 19 within Zone B2 are designated as Open Space and are thus consistent with Zone B2 intensity criteria. Planning Area 17 is proposed for a Medium Density Residential designation at 2 to 5 dwelling units per acre. However, only a small portion of the Planning Area is located within Zone B2, and the Tentative Tract Map design does not propose any individual residential lot that would be wholly or primarily located within Zone B2.

The portion of the Specific Plan within Zone C includes portions of Planning Areas 1, 2, 7, 9, 18, and 19. Zone C limits non-residential intensity to 80 people per average acre and 160 people per single-acre. Each Planning Area would remain essentially the same as currently designated, excluding Planning Areas 18 and 19, and are proposed to be designated Business Park and Light Industrial. Planning Areas 18 and 19 are proposed to be Open Space and are thus consistent with the Zone C intensity criteria. Similar to Zones A and B1, only a small portion of each Planning Area is located within Zone C. So, although such industrial and commercial development as may be allowed within these Planning Areas has the potential to exceed either the average acre or single-acre criteria for Zone C, the ability to shift buildings and development intensity to less restrictive Zones (i.e. Zones B2 and D primarily) would provide for implementing development to be found consistent.

The portion of the Specific Plan within Zone D includes Planning Areas 1, 2, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, and 23. Zone D limits non-residential intensity to 150 people per average acre and 450 people per single-acre and limits residential density to no more than 0.2 dwelling unit per acre or a minimum of 5.0 dwelling units per

acre. Planning Area 2 is the only Planning Area remaining essentially the same as currently designated, which is proposed as Business Park. Planning Area 5 is proposed as Light Industrial. The Business Park and Light Industrial designations are generally consistent with the average and single-acre intensity criteria of Zone D. Planning Areas 19, 20, 21, 22, and 23 are proposed to be designated as Open Space and are thus consistent with the Zone D intensity criteria.

Planning Areas 14 and 17 are proposed to be designated Medium Density Residential (2-5 dwelling units per acre) with a total of 94 dwelling units on 28.7 acres for a density of 3.28 dwelling units per acre, which would normally not be consistent with the Zone D residential minimum criteria of 5.0 dwelling units per acre. Planning Areas 15 and 16 are proposed to be designated Medium High Density Residential (5-8 dwelling units per acre) with a total of 175 dwelling units proposed on 29.0 acres for a density of 6.03 dwelling units per acre, which would be consistent with the Zone D residential criteria individually. Including all residential Planning Areas together yields a total of 269 dwelling units on 57.7 acres for a density of 4.66 dwelling units per acre, which does not meet the residential density criteria. ~~While the implementing Tentative Tract Map may fine tune the acreage and boundaries of development to achieve the Zone D residential density criteria, based on this analysis these residential Planning Areas together or Planning Areas 14 and 17 individually as proposed by the Specific Plan Amendment would not strictly be consistent with the Zone D residential density criteria.~~ **However, as detailed following in the analysis of the Tentative Tract Map, the actual net developable acreage of the residential Planning Areas results in a density of 5.01 du/ac, which is consistent with the Zone D residential criteria. Therefore, although the acreage and density as shown within the Specific Plan document would indicate it does not meet the Zone D residential criteria, the actual net acreage and density of the residential area would be consistent with the Zone D residential criteria.**

Prohibited and Discouraged Uses: The Specific Plan provides primarily for commercial, office, and light industrial uses as well as the residential land uses in the southeast corner of the Specific Plan. These uses as generally allowed in the Specific Plan are not discouraged or prohibited within Compatibility Zones B1, B2, C, and D. However, the zoning ordinance that is associated with the Specific Plan provides more detailed regulation of uses allowed and not allowed. Analysis of specific uses allowed by the zoning ordinance is provided in the following section.

Open Area: Based on the areas of the Specific Plan included within each compatibility Zone and the open area requirement for Zones B1, C, and D, approximately 59.75 acres of open area is required in total in the Specific Plan. The Specific Plan proposes 132.4 acres designated as Open Space – Conservation that would remain as natural undisturbed area, that is located in the southeast portion of the Specific Plan primarily within Zone D, with portions within Zones B2, C, and B1.

ZONING ORDINANCE:

The zoning ordinance text amendments proposed through Change of Zone Case No. 7806 reflect the changes included within the Specific Plan Amendment as analyzed previously, in particular the inclusion of residential land use Planning Areas with appropriate development standards. However, the proposed zoning ordinance specifically allows and prohibits certain land uses that may be either discouraged or prohibited land uses within certain compatibility zones. Focused solely on the primary area of change related to the Tentative Tract Map and Planning Areas 14, 15, 16, 17, 21, and 22, the proposed zoning ordinance would allow for single-family residential development, natural open space, and active park areas, which are not prohibited or discouraged uses within Compatibility Zone D, where these Planning Areas are primarily located. However, looking at the entire Specific Plan, Planning Areas 1, 2, 3, 4, 6, 7, 9, 10, and 11 located partially or wholly within Compatibility Zones A, B1, and/or B2, allow for “day care centers” and “churches, temples, or other structures used primarily for religious worship” uses, which are prohibited pursuant to the ALUCP within these Compatibility Zones. As such, staff has advised that the zoning ordinance be revised to exclude these uses from these Planning Areas, **and the applicant has agreed to incorporate these changes.**

Beyond these specifically prohibited or discouraged uses, the potential also exists within each non-residential Planning Area for certain allowed uses with potentially high intensity, such as retail, office, and restaurant uses, to exceed the intensity criteria of the Compatibility Zone within which the Planning Area is located. Rather than assume that these high intensity uses have no potential to be found consistent with the applicable intensity criteria and mandate their prohibition by ordinance, staff is recommending that all implementing projects be transmitted to ALUC for preliminary review to determine whether full ALUC review is required and whether the specific project proposal raises consistency concerns.

Similarly, concerns on the typical maximum height of 50 feet for buildings and structures could be raised at this time for compliance with Federal Aviation Administration (FAA) Part 77 height restrictions. However, these will be addressed on an individual project basis through the ALUC transmittal requirement.

GENERAL PLAN AMENDMENT:

The General Plan Amendment would alter the boundaries of the Specific Plan by removing those areas annexed into the City of Murrieta as well as the area purchased by Economic Development Agency (EDA) for extension of the French Valley Airport runway. The area purchased by EDA and a parcel owned by Eastern Municipal Water District (EMWD) are proposed to be designated as Public Facilities. Per the Master Plan for French Valley Airport, ~~this area~~ **the area purchased by EDA** would remain undeveloped. The General Plan Amendment would be consistent with the French Valley Airport Land Use Compatibility Plan.

TENTATIVE TRACT MAP NO. 36546:

Tentative Tract Map No. 36546 proposes a subdivision of 161.84 gross acres into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. The Tentative Tract Map is located primarily within Compatibility Zone D, with small areas located within Zones B1, B2, and C. The portion located within Zone B1 is very small consisting of approximately 0.23 acres and would include natural open space. The portion located within Zone B2 includes portions of 8 proposed single-family residential lots, but no more than approximately 1/3 of each lot is located within Zone B2. The portion located within Zone C would include natural and graded open areas and Calistoga Drive, but no residential lots. Therefore, the Zone D criteria shall apply to all single-family residential lots proposed by the Tentative Tract Map.

Land Use/Density: Zone D requires a minimum residential density of 5.0 dwelling units per acre or otherwise limits density to no more than 0.2 dwelling units per acre. Overall the Tentative Tract Map proposes a density of 1.66 dwelling units per acre. The “net” area indicated on the site plan, which excludes all open area and roads, is 38.65 acres. Based on this acreage, the proposed density is 6.96 dwelling units per acre. French Valley Airport Land Use Compatibility Plan specifically allows for residential density to be calculated on a net basis pursuant to Policy 2.2 of the plan. However, the net area as defined by the plan “equals the overall developable area of the project site exclusive of permanently dedicated open lands or other open space required for environmental purposes.” Based on strict interpretation of this policy, this would include road areas as “developable area” and not allow it to be excluded from the net area. The exhibit provided by the applicant notes exclusion of Calistoga Drive from the net project area; however, since Calistoga Drive does not strictly meet the requirements to be defined as open space per Countywide Policy 4.2.4 due to width, landscaping, and street lights **nor would it be strictly considered as undevelopable area**, Calistoga Drive has been included in staff’s calculation of net project area and density. **However, existing easements are located on the property that are generally considered undevelopable since these areas are preserved for purposes that do not directly serve the proposed development of the property (unlike Calistoga Drive, which does primarily serve the proposed development of the property).** Exclusion of **easements**, dedicated open space, slopes and fuel modification areas, and detention basins, results in a net area of ~~54.73~~ **53.7** acres, and a density of ~~4.94~~ **5.01** dwelling units per acre, which would be just inconsistent with the Zone D upper density criteria.

Prohibited and Discouraged Uses: The proposed Tentative Tract Map would not include any prohibited (highly noise sensitive outdoor nonresidential use or hazards to flight) or discouraged (children’s schools, hospitals, or nursing homes) uses.

Open Area: Compatibility Zones B1, C, and D require 30 %, 20%, and 10%, respectively of area within major projects (10 acres or larger) to be set aside as open land that could potentially serve as emergency landing areas. Approximately 0.23 acres is located within Zone B1, 5.66 acres is located within Zone C and 130.61 acres located within Zone D, thus jointly requiring 14.26 acres of open area within the entire subdivision. To note, the remaining 25.34 acres is located within Compatibility Zone B2, which does not have any open area requirements. The Tentative Tract Map would provide for approximately 111

acres of open space, of which approximately 93 acres would be for natural open space use. This 93 acres equates to approximately 57% of the overall subdivision area. Therefore, this would meet the Zone B1, C, and D standards for open area.

Part 77: Pad elevations range from 1,310.9 (Lot 203) to 1,363.5 (Lot 20) feet above mean sea level (AMSL). The closest lot (lot 219) is located approximately 1,440 **feet from to a point northerly of the southerly end of** Runway 36. Based on this distance and the approximate Runway 36 elevation of 1332.83 feet AMSL, any structure exceeding 1347.23 feet AMSL would require FAA Obstruction Evaluation review. Lot 219 has a pad elevation of 1321.0 feet AMSL and could allow for a structure height of up to 40 feet for a total height of 1361.0 feet AMSL.

The highest lot (lot 20) is located approximately 3,120 feet from a similar point northerly of Runway 36. Based on this distance and the approximate Runway 36 elevation of 1332.83 feet AMSL, any structure exceeding 1364.03 would require FAA review. Lot 20 has a pad elevation of 1363.5 feet AMSL and with a maximum structure height of up to 40 feet could result in a total height of 1403.5 feet AMSL.

Based on these calculations and the remaining pad elevations and distance it is likely that most if not all of the single-family residential lots would require Obstruction Evaluation review by FAA. However, given that exact building placement and height is unknown at this time, requiring submittal for all lots at this time may be premature. ~~At a minimum, the project has been requested to currently submit for FAA Obstruction Evaluation review for maximum building height and placement at as close as allowed by zone setbacks for Lots 219 and 20 to establish a maximum potential impact threshold for FAA review. It was also suggested that lots 220-224, 249-250, and 10-11 also be submitted as these lots are also the next closest lots and increase in height between lot 20 and 203 along the project's northern boundary.~~ As noted, Lot 219 is the closest lot and although the western boundary is closer to the runway than the northern boundary lots, the elevations generally decrease along the western boundary from Lot 219, thus the potential impacts for lots along the western boundary would be less than any impacts for Lot 219.

Lot 20 was submitted with an assumed structure height of 50 and a finding of No Hazard to Air Navigation was issued. ~~At the time of writing of this staff report, no additional submittal to FAA has been made and no additional information has been provided to staff to indicate that the current single determination represents the closest potential to exceed the Part 77 imaginary surfaces.~~ **Subsequently, additional information was provided to staff on the elevation of each lot and the distance of each lot to the runway. From this, staff determined that 13 lots (Lots 10, 11, 12, 15, 16, 17, 18, 20, 21, 23, 25, 249, and 250) should be submitted to FAA at this time. This is based on a combination of distance and elevation that basically accounts for the maximum elevation as you increase the distance from the runway. Based on the information in the attached table provided by the project consultants, Lot 249 at a distance of 3206.4 and maximum elevation of 1372.7 is the closest lot to require FAA review, and then the next lot to exceed that elevation as the distance increases is Lot 250 and so on. These**

13 lots were submitted to FAA for review and were assigned Aeronautical Study Numbers (ASNs 2014-AWP-5636-OE to 2014-AWP-5648-OE). The FAA Obstruction Evaluation Service issued a “Determination of No Hazard to Air Navigation” for each of these lots on August 20, 2014.

Based on the pad elevations, distances to the runway, and maximum building heights allowed, an additional 179 lots will also require review by FAA. Since actual heights are not known, at the time of building permit review, the specific building height will be evaluated to determine whether submittal to FAA would be required.

~~Countywide Policy 3.3.6: While both the Specific Plan and Tentative Tract Map do not strictly comply with Zone D density criteria, the Commission may choose to consider whether to find the normally incompatible density compatible pursuant to Countywide Policy 3.3.6 if the combination of the following facts are determined to represent “other extraordinary factors or circumstances” as noted below:~~

- ~~• The Tentative Tract Map portion of the project provides at minimum 93 acres of open area, which is 78.74 acres greater than the open area required for the Tentative Tract Map, thus limiting any potential safety impacts on the proposed residential area.~~
- ~~• The Specific Plan provides approximately 132.4 acres of open area, which is 72.65 acres greater than the 59.75 acres of open area required for the Specific Plan, thus limiting any potential safety impacts within the entire Specific Plan.~~
- ~~• Although the project’s net density does not strictly comply with the Compatibility Zone D 5.0 dwelling units per acre minimum criteria, the project’s net density is relatively close to the criteria, such that the variance from the ALUC standard of 5.0 dwelling units per acre is insignificant.~~
- ~~• The Tentative Tract Map is not located beneath or near the extended centerline of the runway.~~

CONDITIONS FOR SPECIFIC PLAN NO. 265 AMENDMENT NO. 1:

1. Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.
2. Any implementing project of the Specific Plan **within Compatibility Zones B1 and/or C that is ten acres or larger in area** shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4, **or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.**
3. Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley

Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

CONDITIONS FOR TENTATIVE TRACT MAP NO. 36546:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must 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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
 - 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, hospitals, and nursing homes.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous

canopy, when mature.

5. Phased development of the subdivision shall ensure a density no less than 5.0 dwelling units per acre of the developed area at any given time.
6. Prior to the issuance of any building permits for any structures **on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold** within the Tentative Tract Map, ~~the applicant~~ALUC staff shall **determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, have received** a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service **shall be obtained** for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.
7. **The Federal Aviation Administration has conducted aeronautical studies of a sample of 13 lots within the proposed tract map (Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE) and has determined that neither marking nor lighting of structures will be 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 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.**
8. **The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any) shall not exceed 1,399 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.**
9. **Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 40 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
10. **Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE and any lots subject to FAA review in the future 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.

Y:\AIRPORT CASE FILES\French Valley\ZAP1055FV13\ZAP1055FV13septrs.doc

NOTICE OF AIRPORT IN VICINITY

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



Mail Processing Center
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 Southwest Regional Office
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 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5636-OE
 Prior Study No.
 2013-AWP-6501-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 10
Location:	Murrieta, CA
Latitude:	33-33-57.42N NAD 83
Longitude:	117-07-16.97W
Heights:	1349 feet site elevation (SE)
	40 feet above ground level (AGL)
	1389 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5636-OE.

Signature Control No: 225980513-227452717

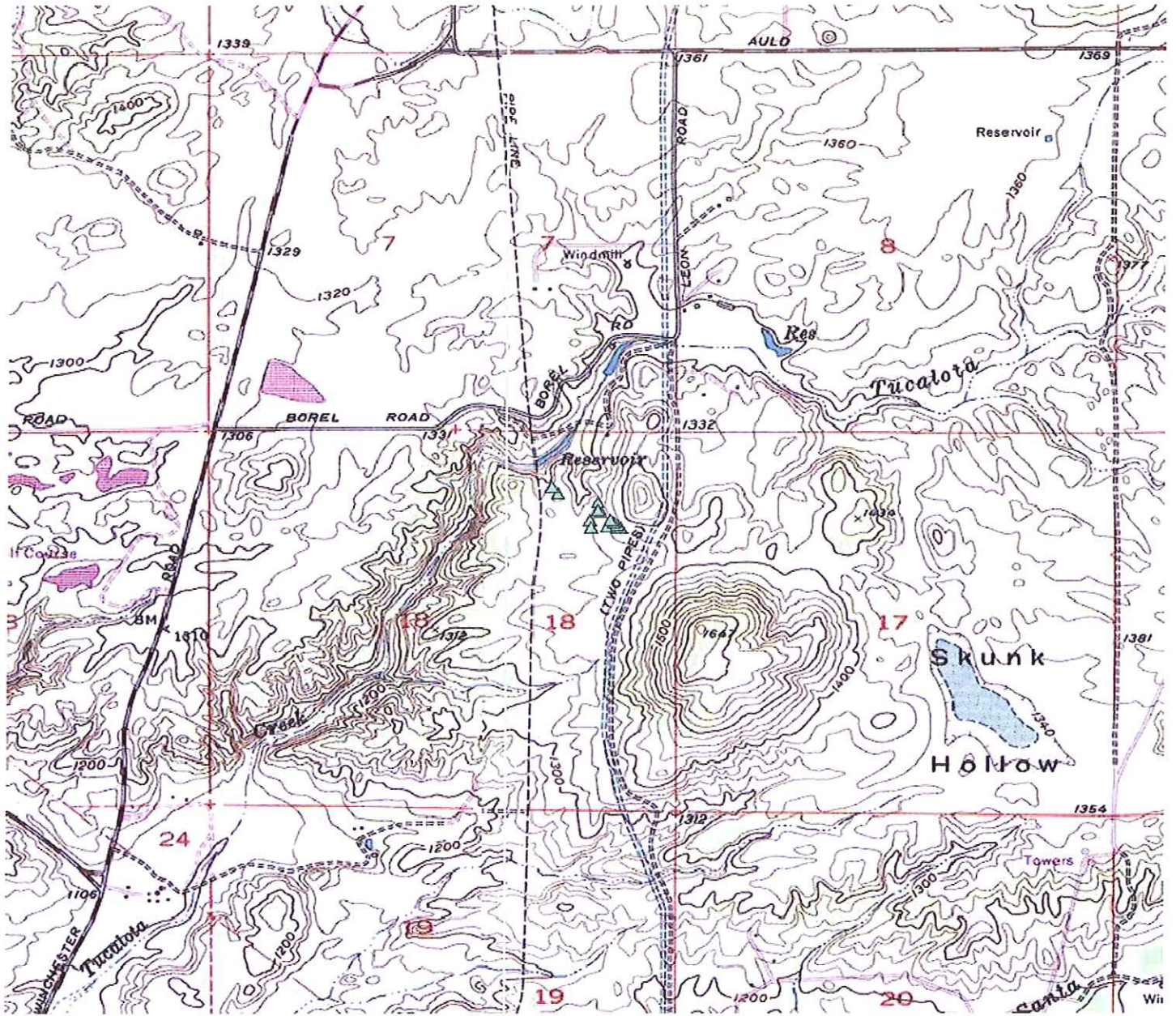
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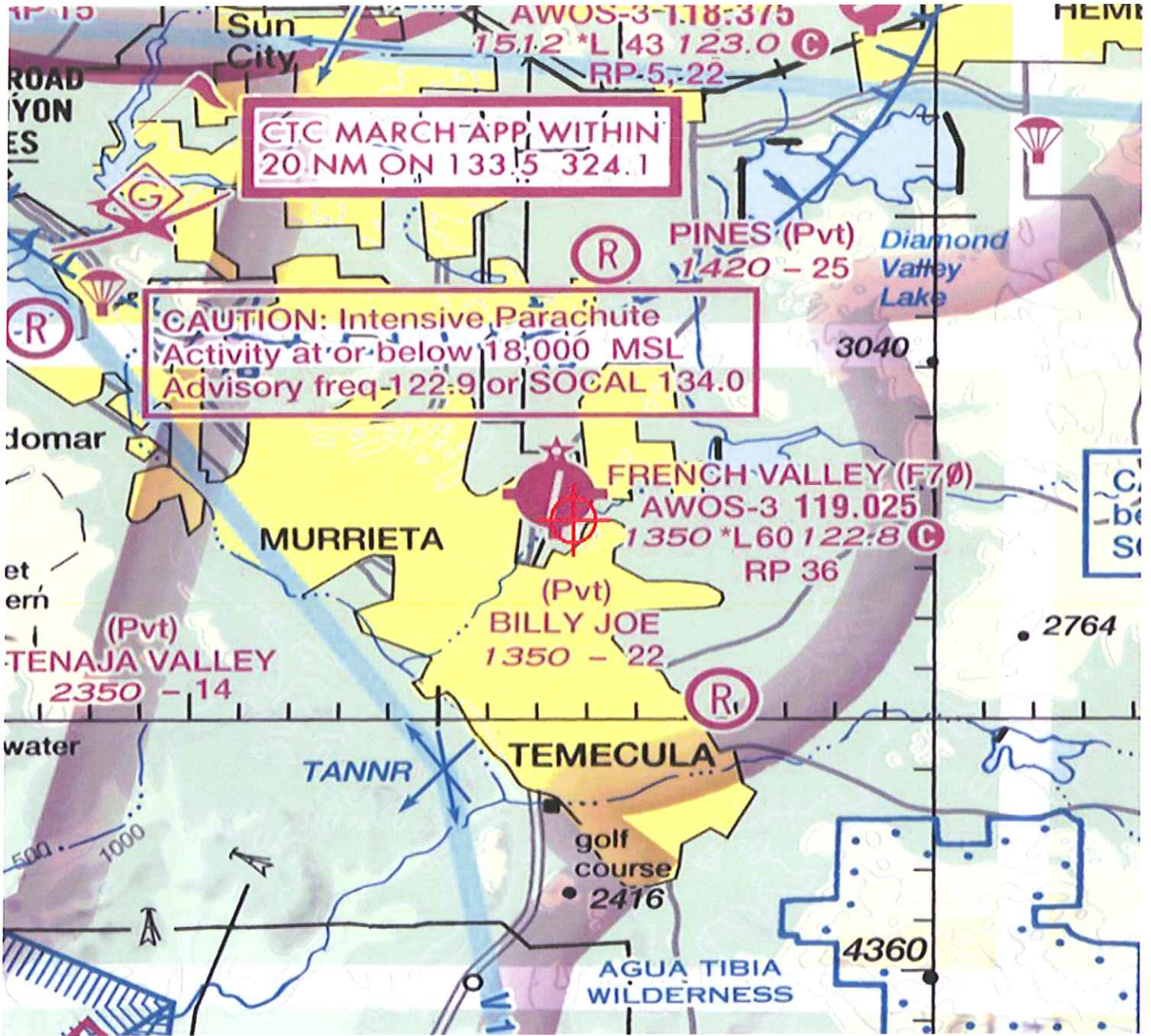
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5636-OE

Proposed new single family tract, 269 total lots







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 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5637-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 12
Location:	Murrieta, CA
Latitude:	33-33-56.15N NAD 83
Longitude:	117-07-16.60W
Heights:	1351 feet site elevation (SE)
	40 feet above ground level (AGL)
	1391 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5637-OE.

Signature Control No: 225980514-227452718

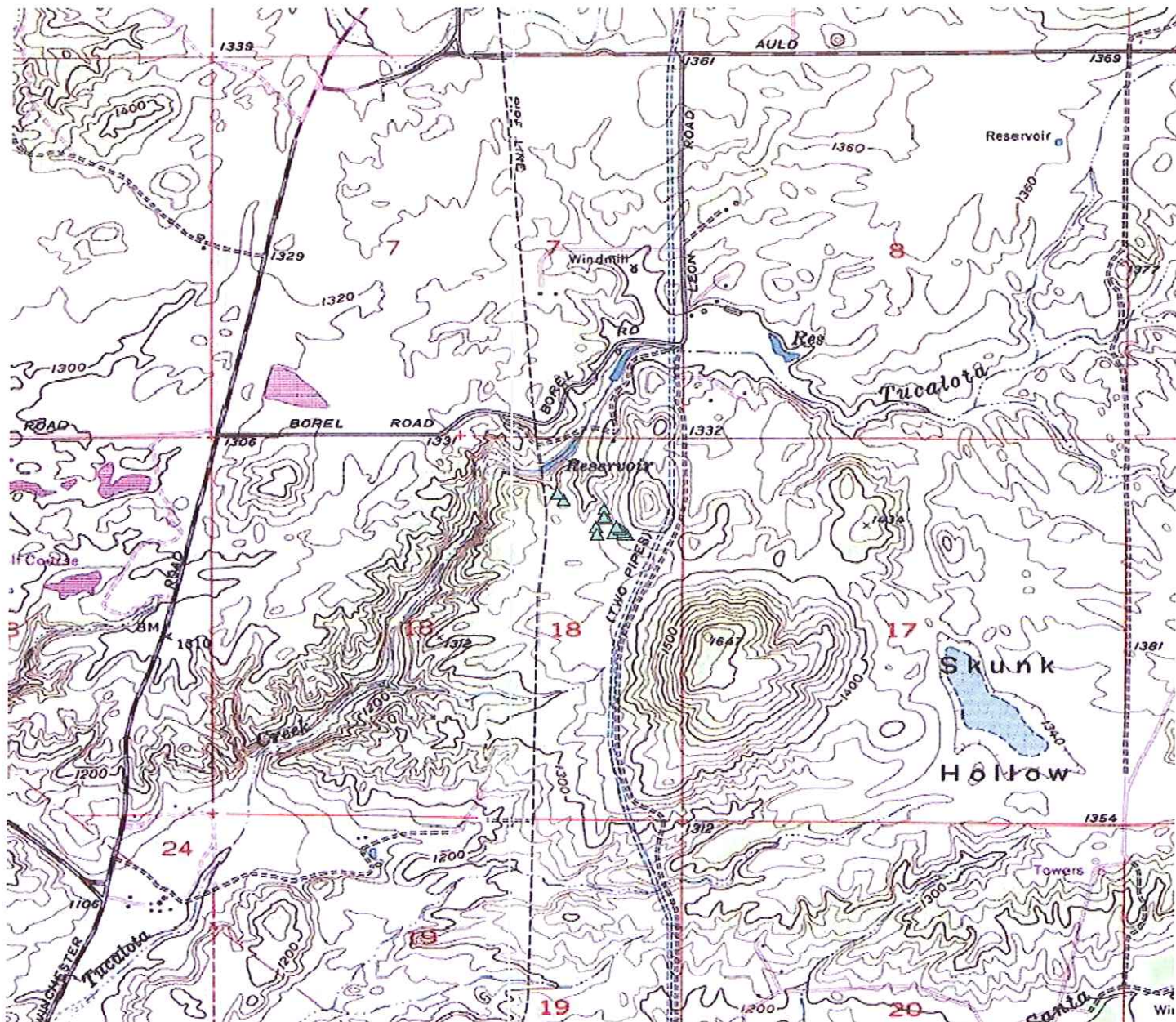
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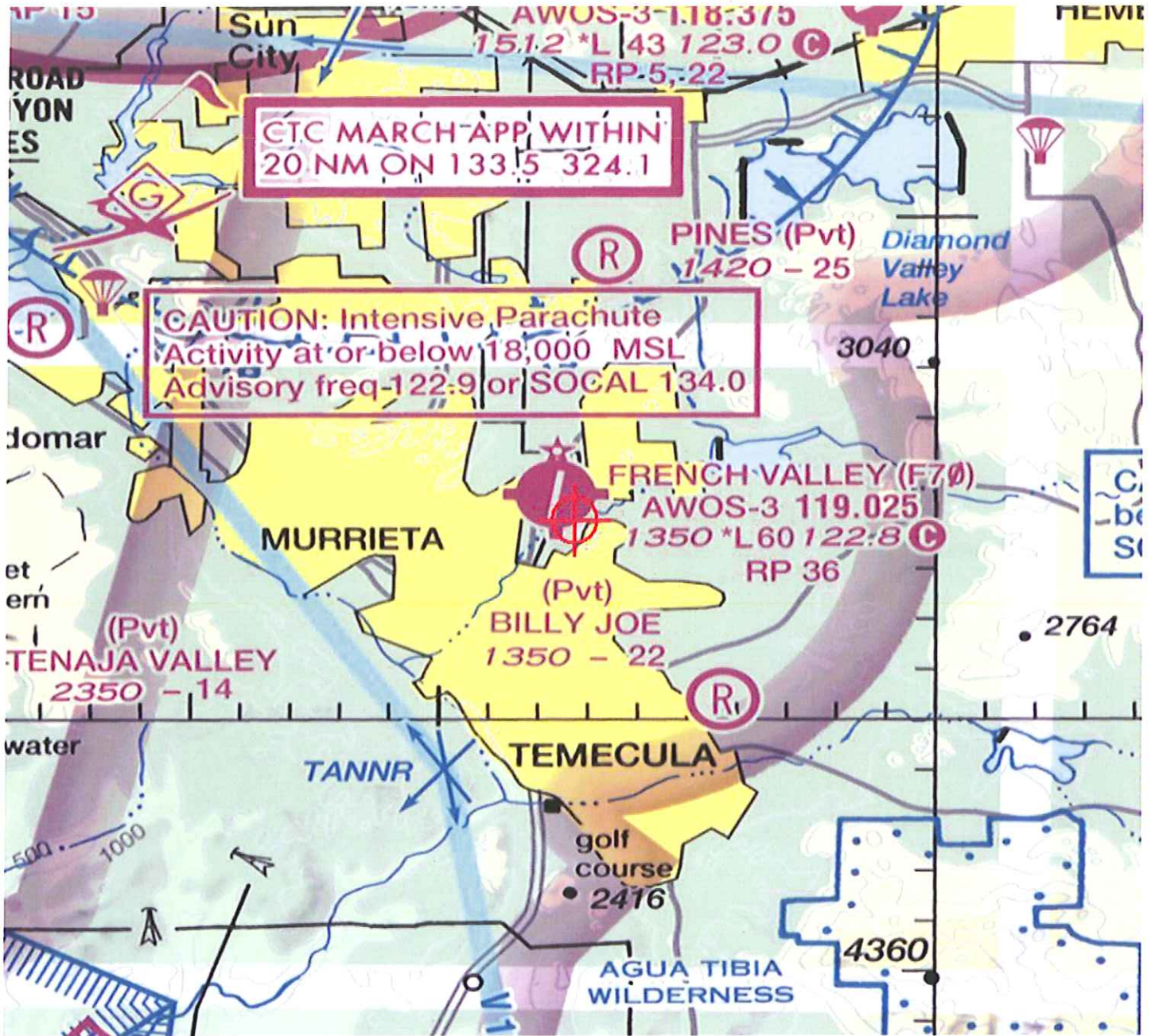
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5637-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
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Aeronautical Study No.
 2014-AWP-5638-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 15
Location:	Murrieta, CA
Latitude:	33-33-54.97N NAD 83
Longitude:	117-07-15.21W
Heights:	1357 feet site elevation (SE)
	40 feet above ground level (AGL)
	1397 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 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.

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This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5638-OE.

Signature Control No: 225980515-227452719

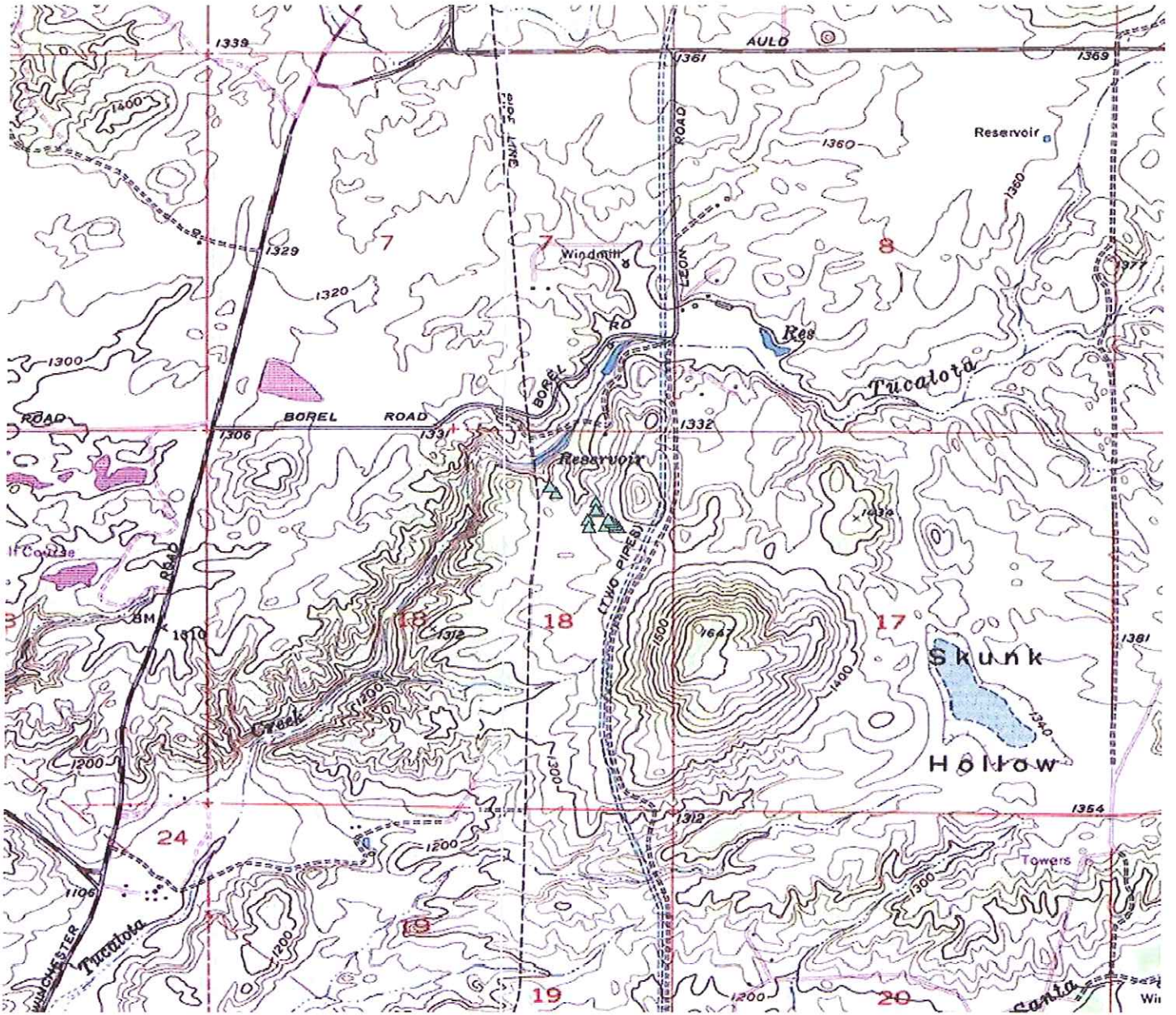
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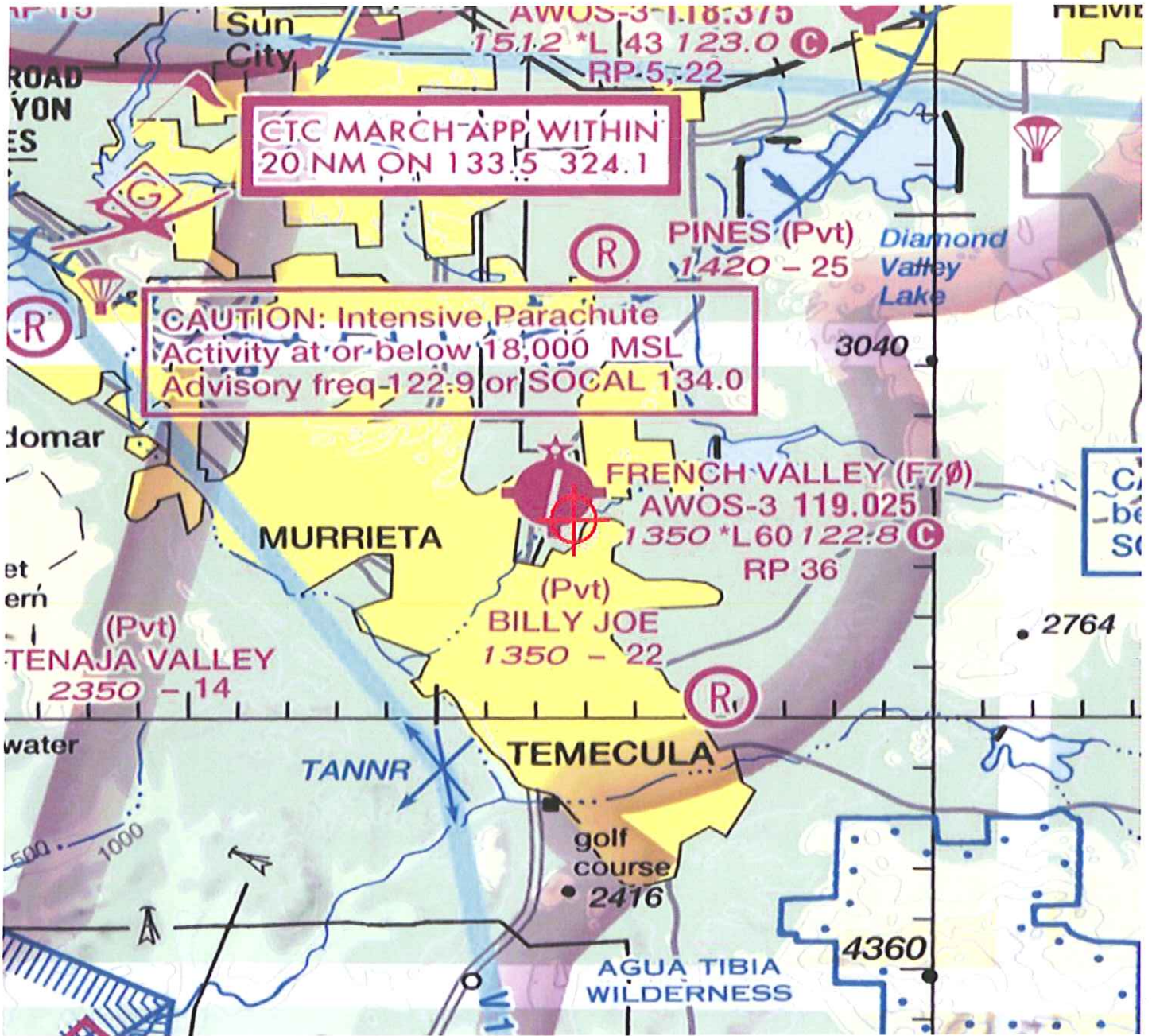
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5638-OE

Proposed new single family tract, 269 total lots







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Aeronautical Study No.
 2014-AWP-5639-OE

Issued Date: 08/20/2014

Jack Robson
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 San Diego, CA 92121

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

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

Structure:	Building Lot 16
Location:	Murrieta, CA
Latitude:	33-33-54.60N NAD 83
Longitude:	117-07-14.72W
Heights:	1359 feet site elevation (SE) 40 feet above ground level (AGL) 1399 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5639-OE.

Signature Control No: 225980516-227452728

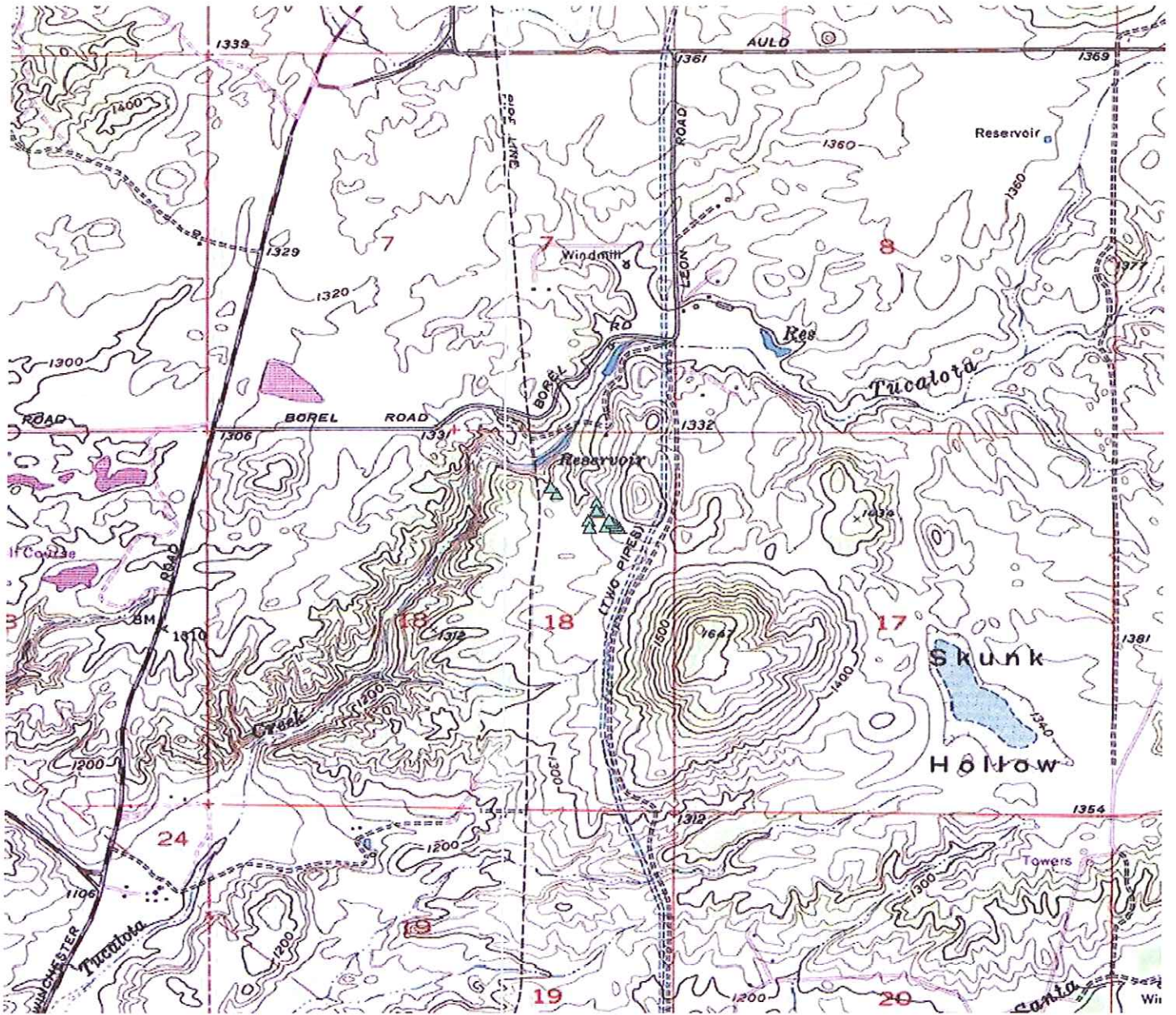
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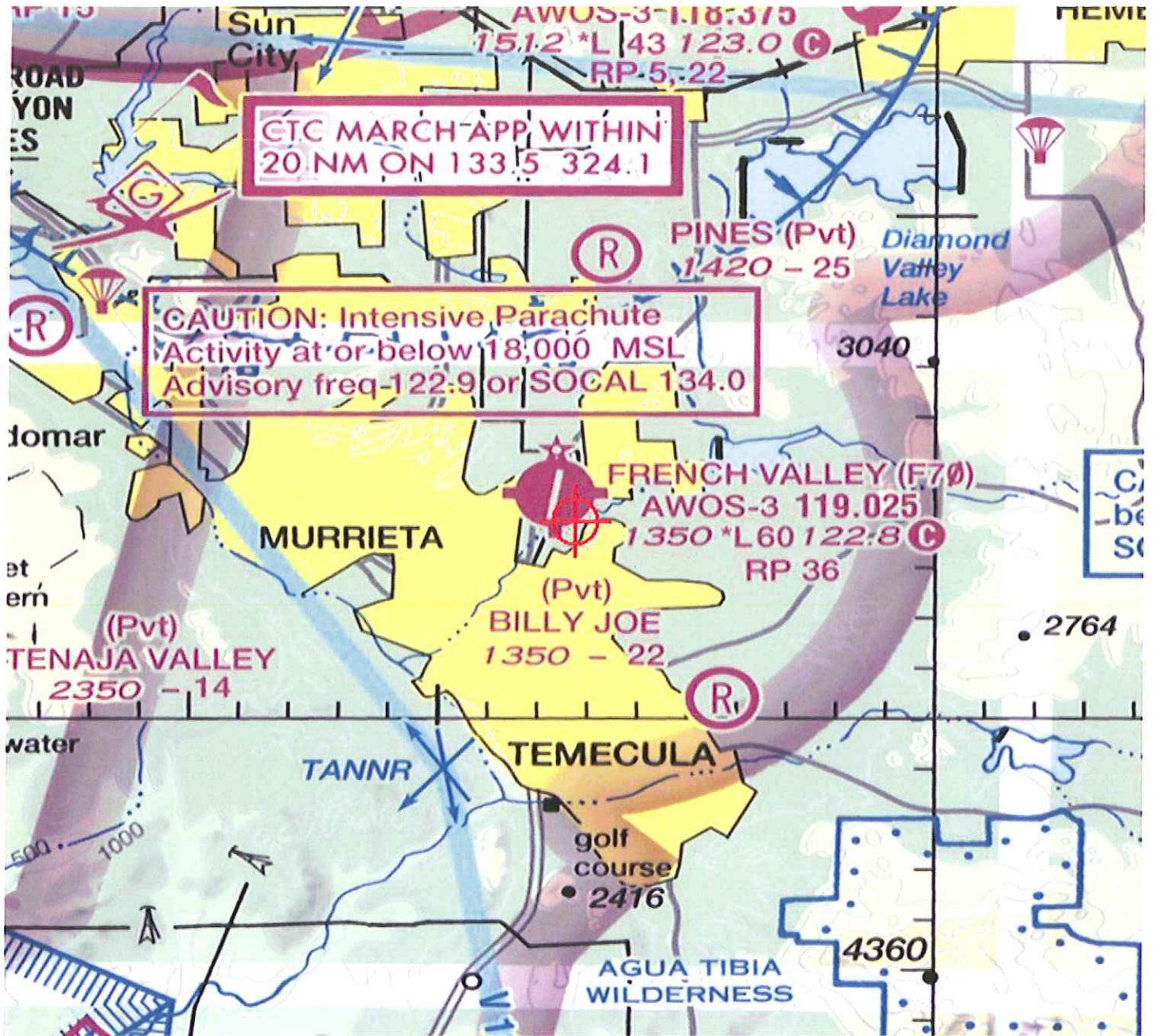
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5639-OE

Proposed new single family tract, 269 total lots







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Aeronautical Study No.
2014-AWP-5640-OE

Issued Date: 08/20/2014

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

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

Structure:	Building Lot 17
Location:	Murrieta, CA
Latitude:	33-33-54.23N NAD 83
Longitude:	117-07-14.23W
Heights:	1361 feet site elevation (SE) 40 feet above ground level (AGL) 1401 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5640-OE.

Signature Control No: 225980519-227452727

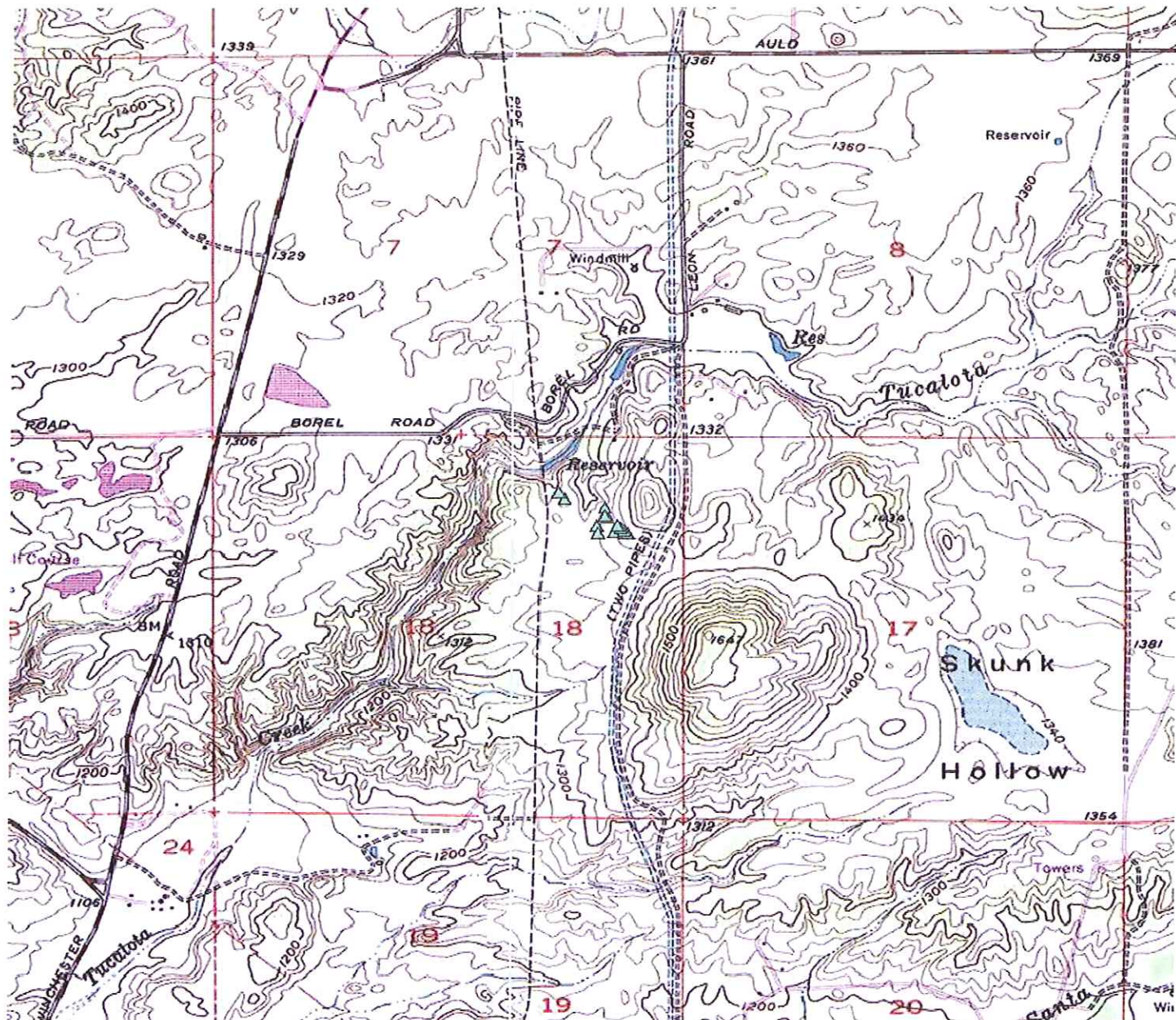
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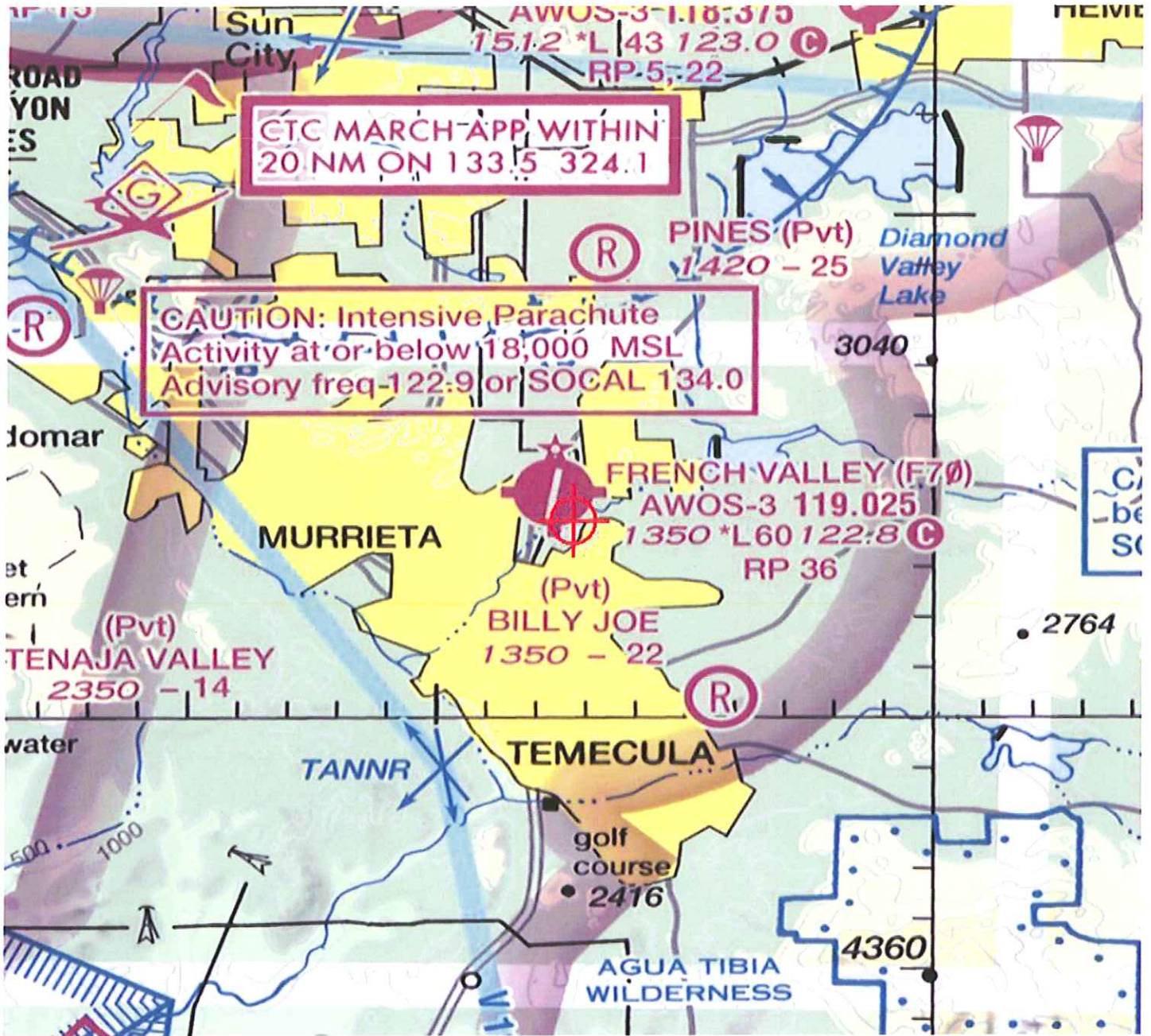
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5640-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
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 2601 Meacham Boulevard
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Aeronautical Study No.
 2014-AWP-5641-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure: Building Lot 18
 Location: Murrieta, CA
 Latitude: 33-33-53.85N NAD 83
 Longitude: 117-07-13.74W
 Heights: 1362 feet site elevation (SE)
 40 feet above ground level (AGL)
 1402 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5641-OE.

Signature Control No: 225980520-227452722

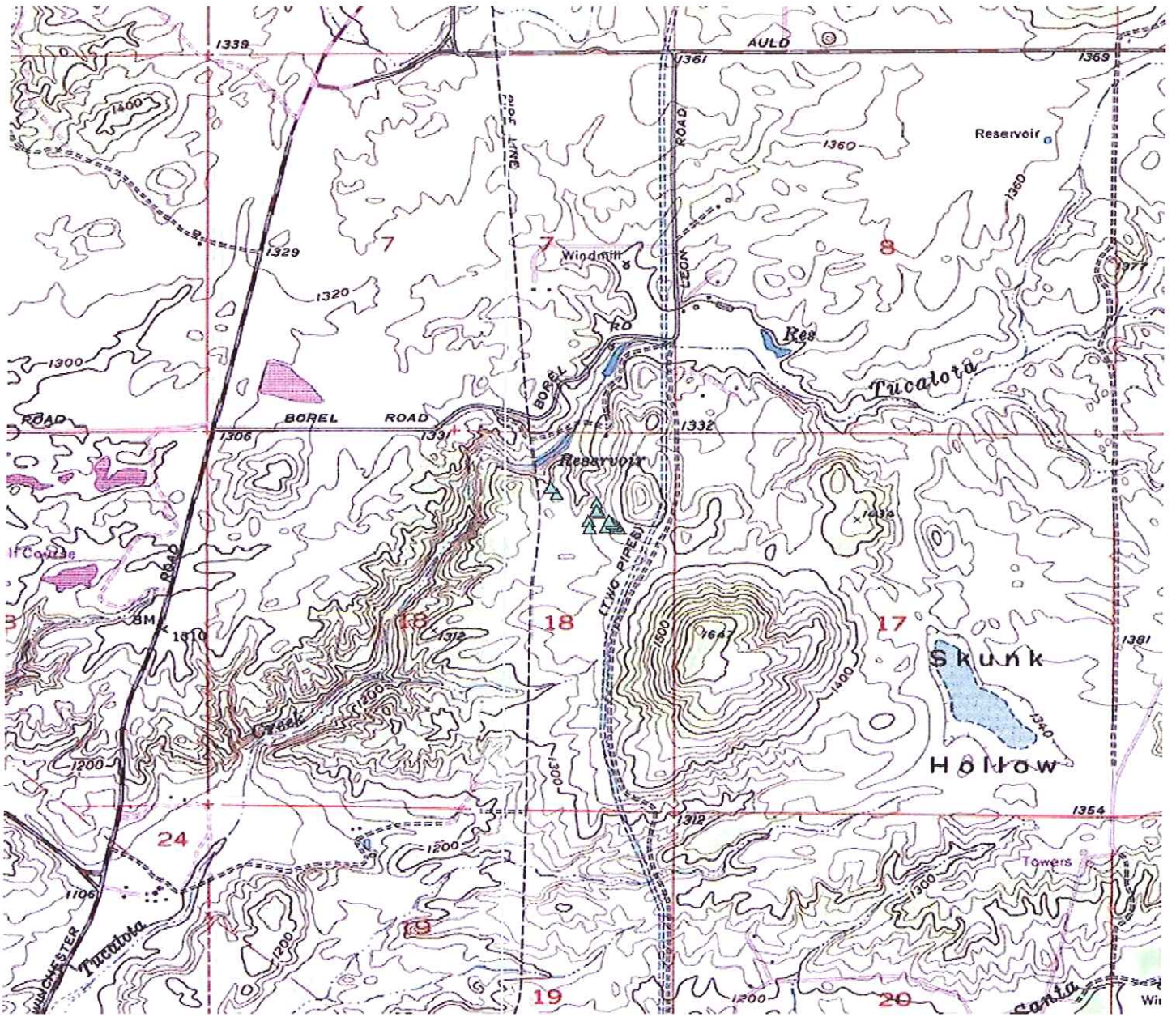
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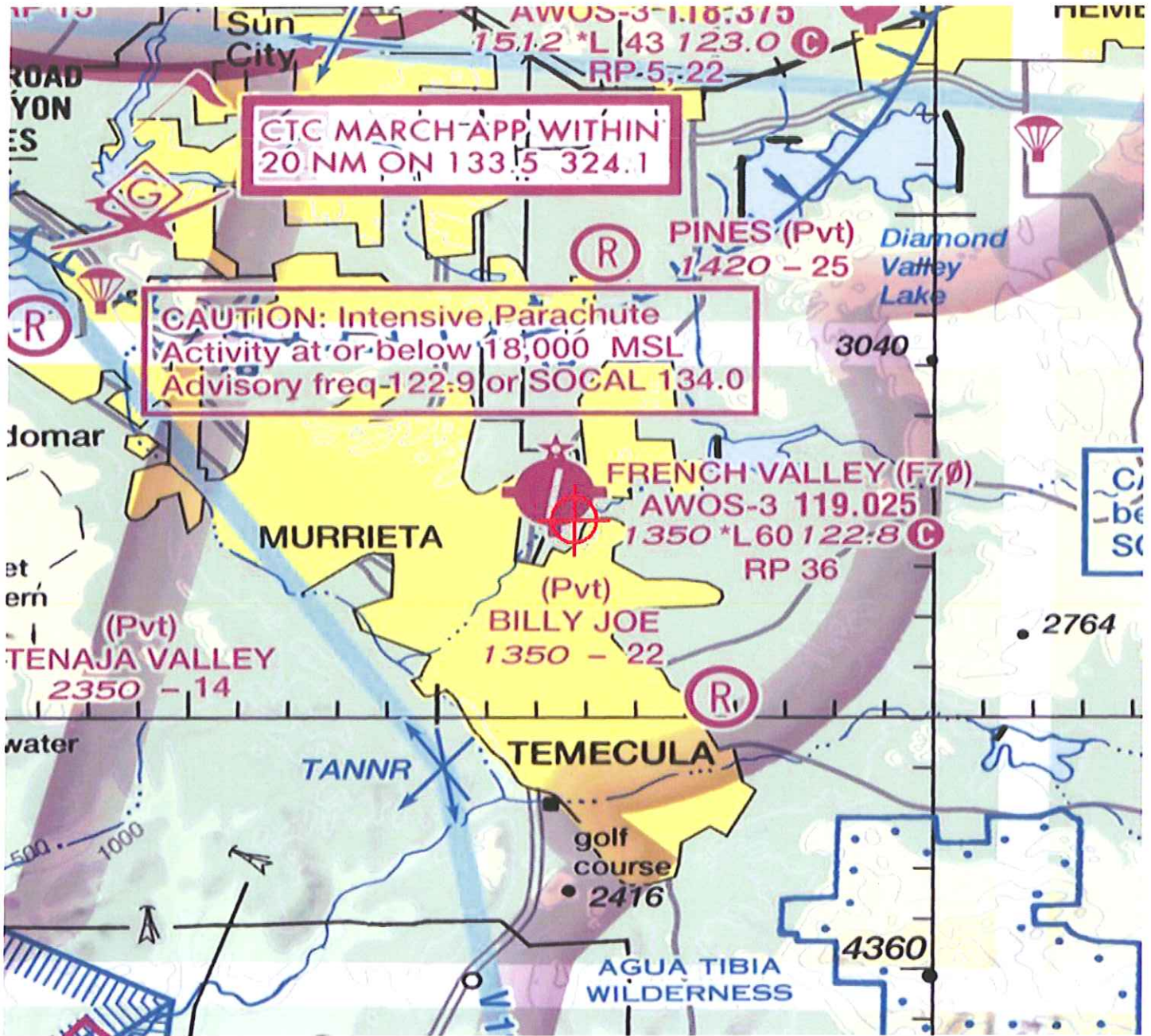
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5641-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5642-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 20
Location:	Murrieta, CA
Latitude:	33-33-53.87N NAD 83
Longitude:	117-07-14.16W
Heights:	1364 feet site elevation (SE)
	40 feet above ground level (AGL)
	1404 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 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.

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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.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5642-OE.

Signature Control No: 225980521-227452723

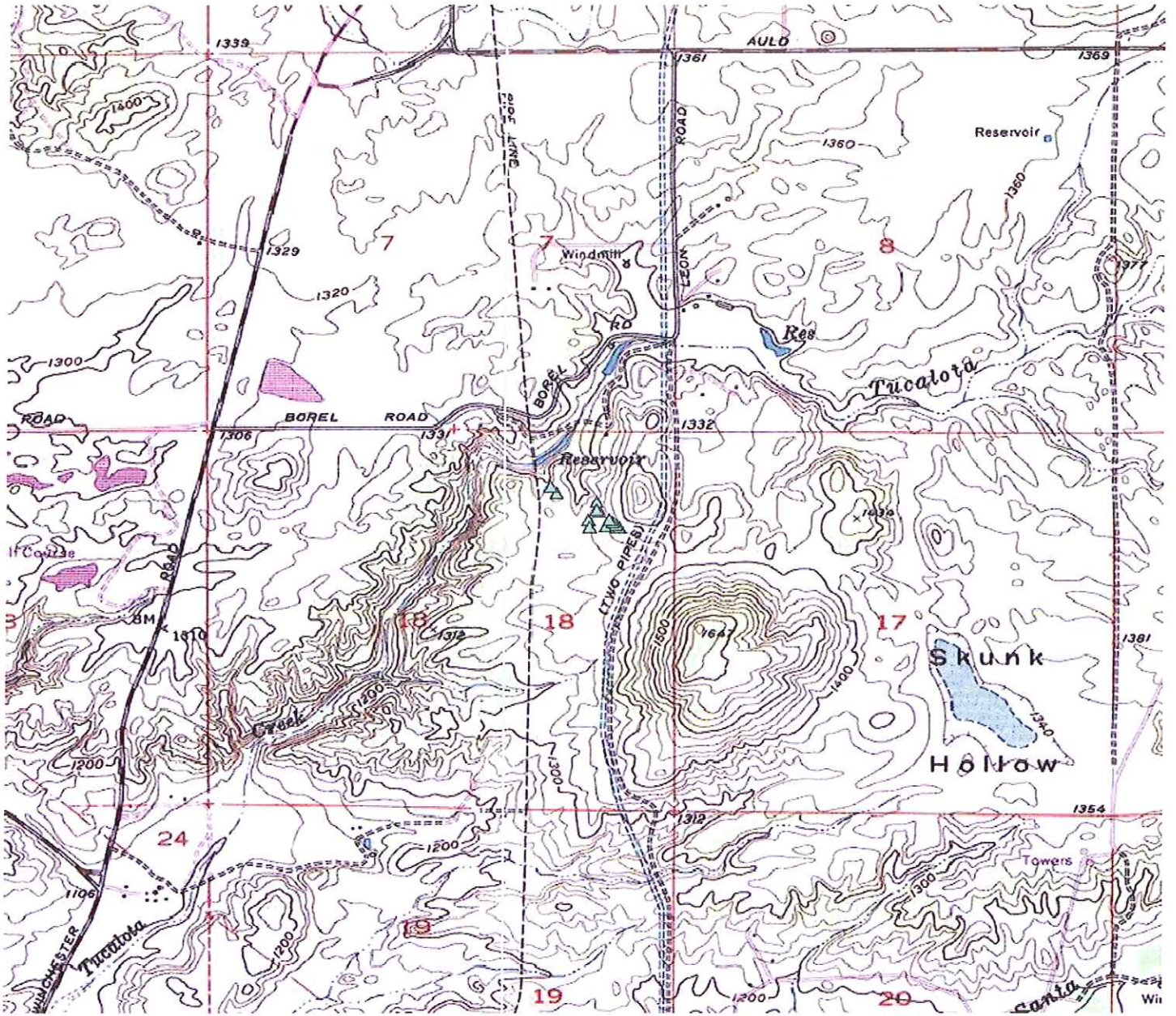
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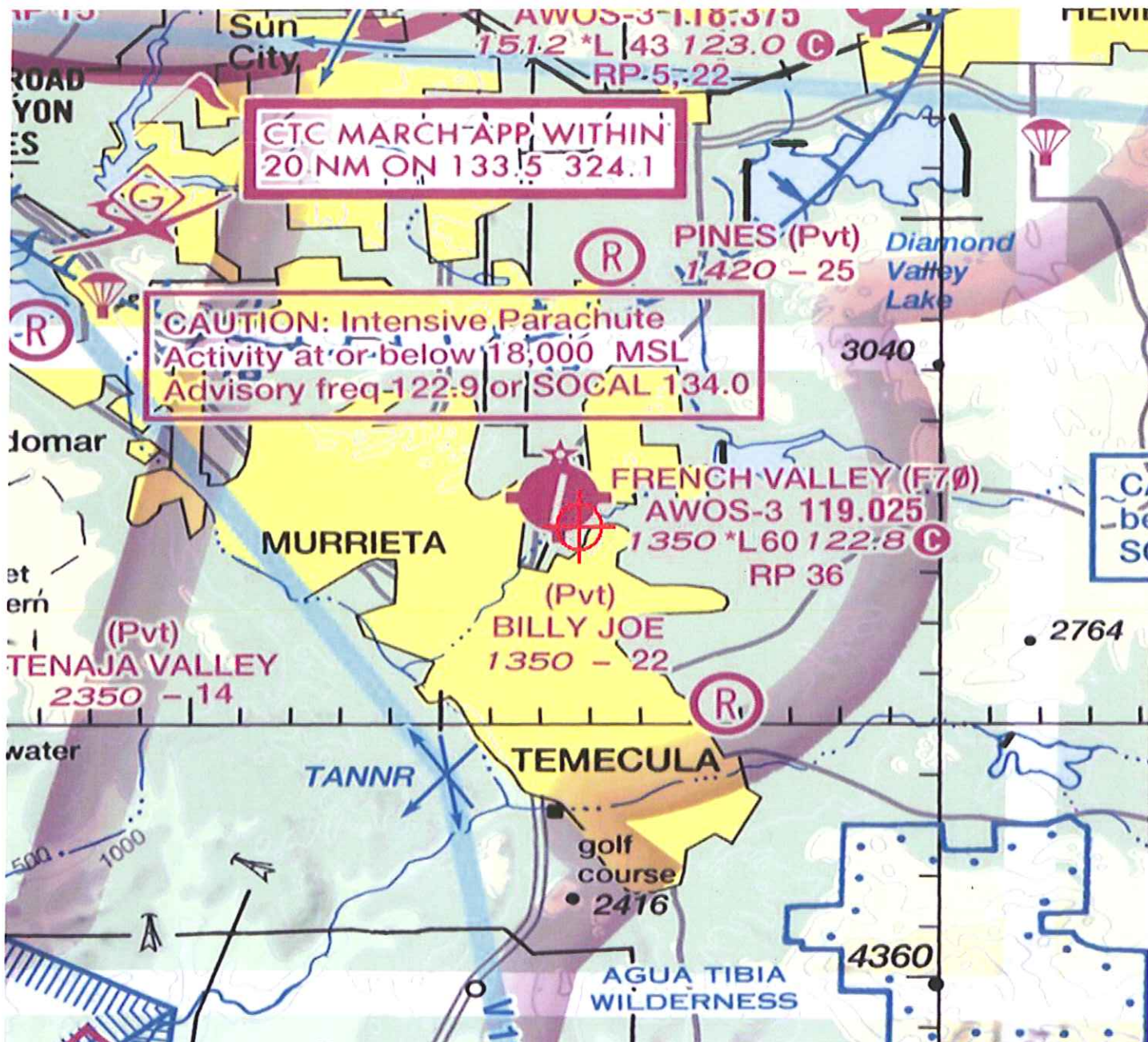
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5642-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5643-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 21
Location:	Murrieta, CA
Latitude:	33-33-54.11N NAD 83
Longitude:	117-07-15.64W
Heights:	1358 feet site elevation (SE)
	40 feet above ground level (AGL)
	1398 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5643-OE.

Signature Control No: 225980522-227452721

(DNE)

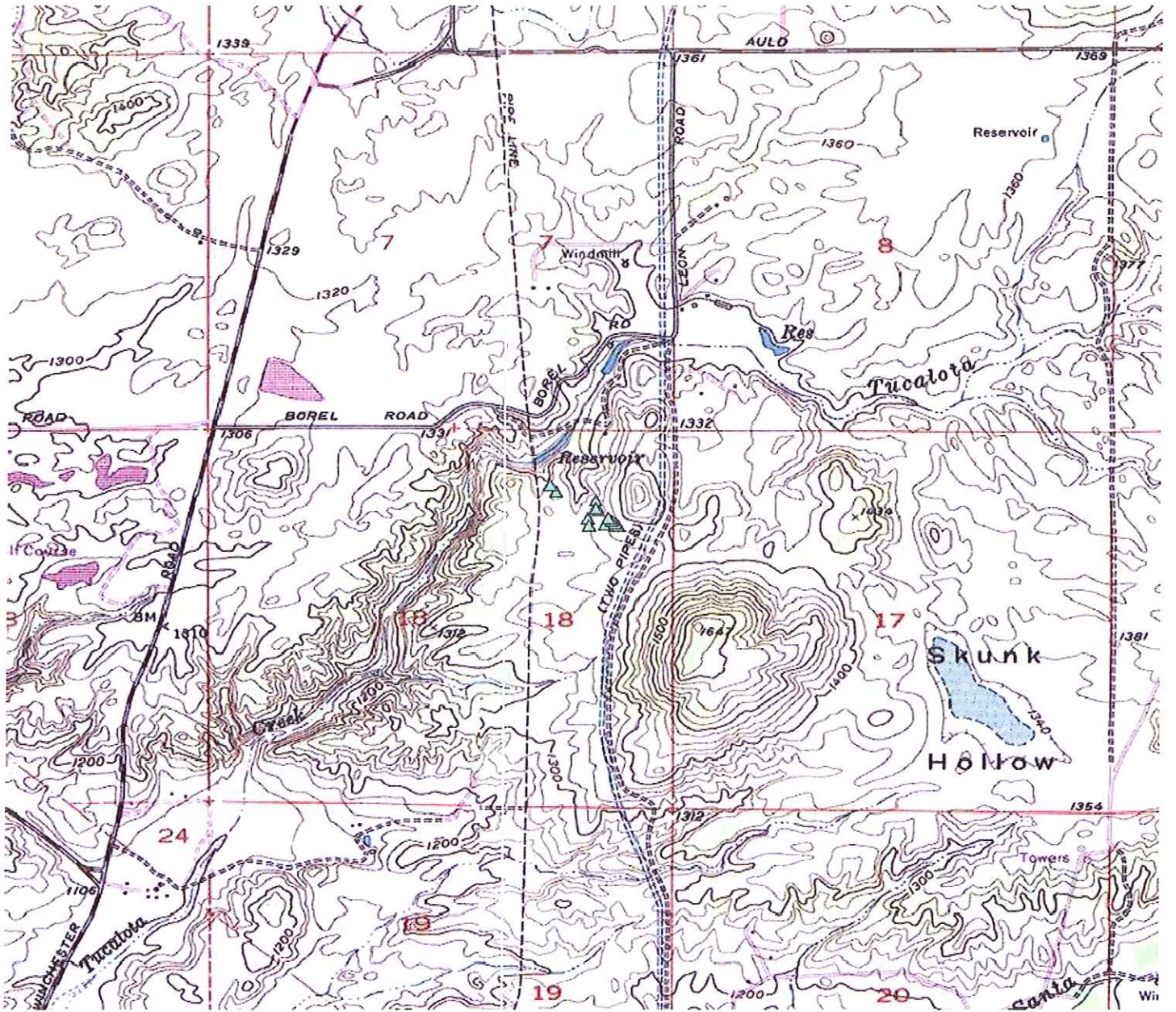
Karen McDonald
Specialist

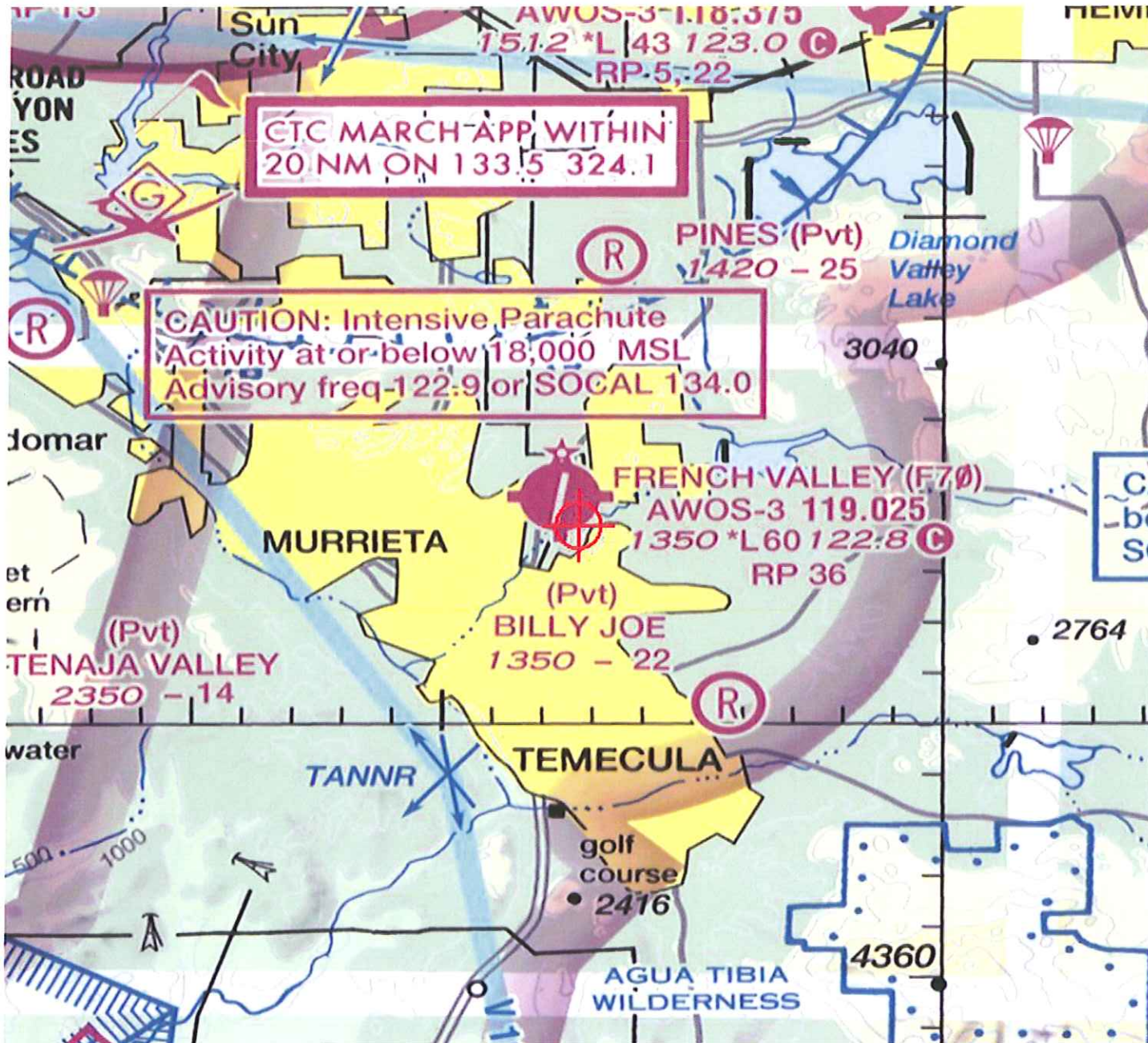
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5643-OE

Proposed new single family tract, 269 total lots

Verified Map for ASN 2014-AWP-5643-OE







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5644-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure: Building Lot 23
 Location: Murrieta, CA
 Latitude: 33-33-53.93N NAD 83
 Longitude: 117-07-17.94W
 Heights: 1356 feet site elevation (SE)
 40 feet above ground level (AGL)
 1396 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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- (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.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5644-OE.

Signature Control No: 225980523-227452725

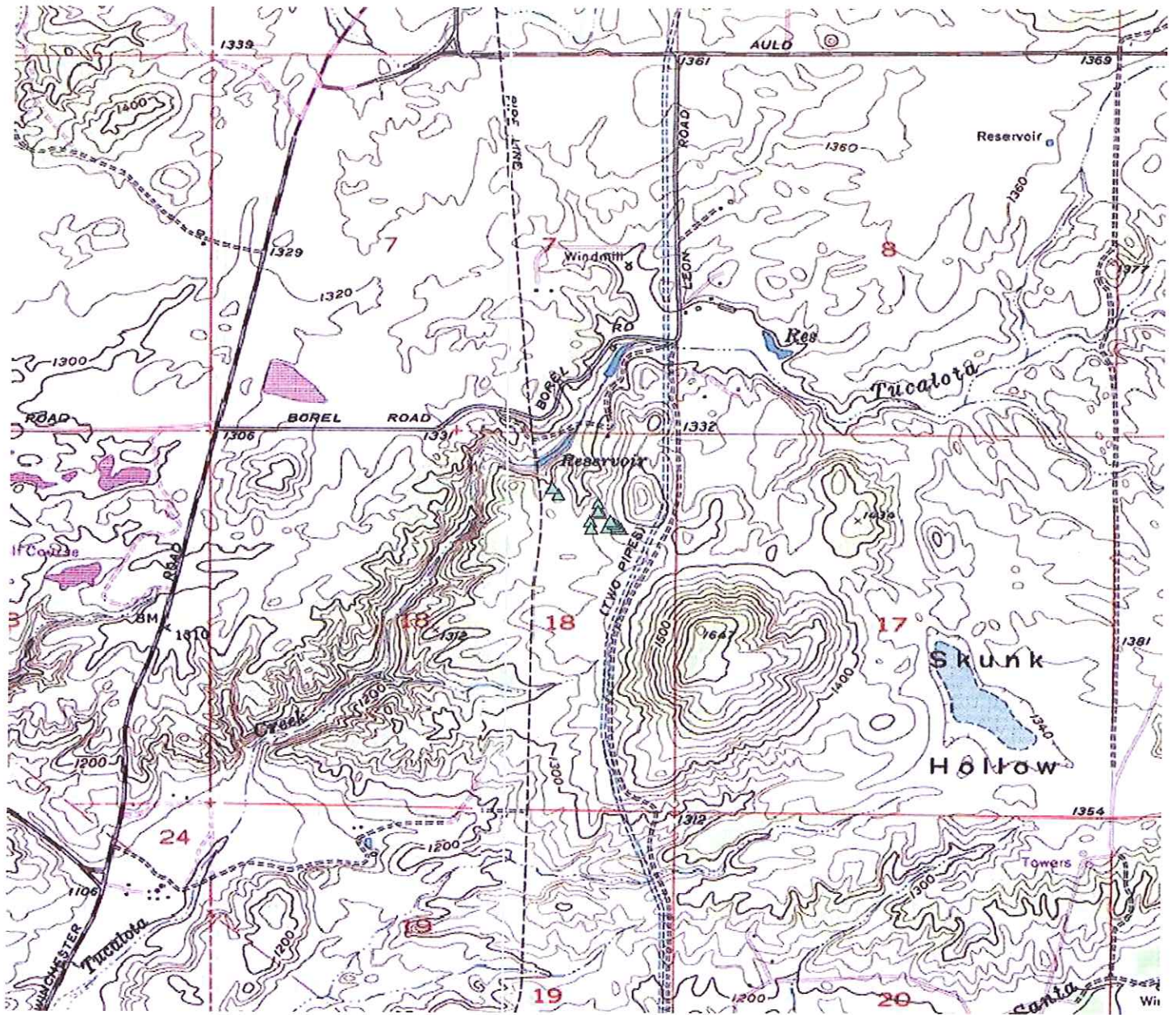
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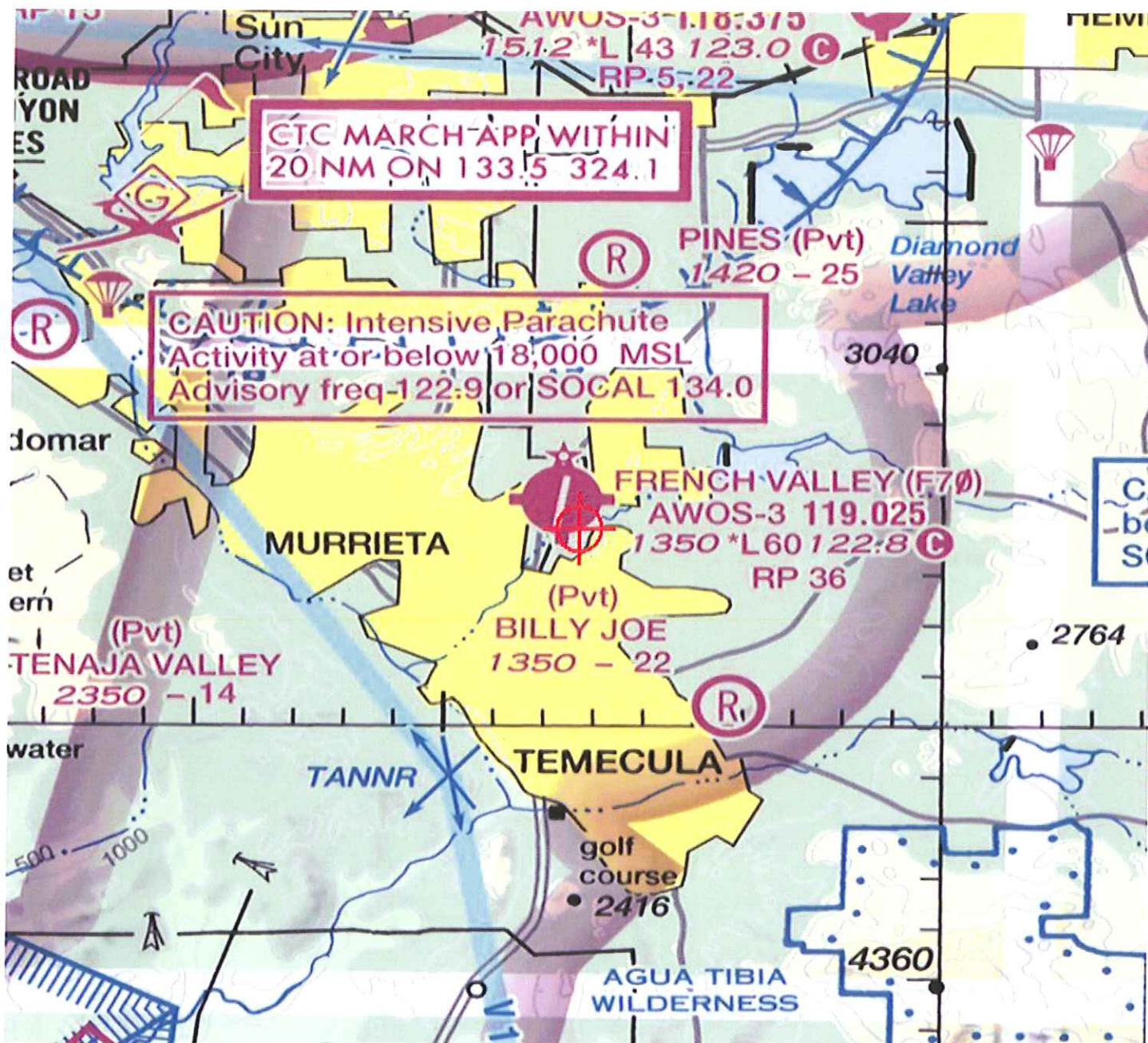
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5644-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5645-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 25
Location:	Murrieta, CA
Latitude:	33-33-54.92N NAD 83
Longitude:	117-07-18.11W
Heights:	1355 feet site elevation (SE)
	40 feet above ground level (AGL)
	1395 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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- (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.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5645-OE.

Signature Control No: 225980524-227452726

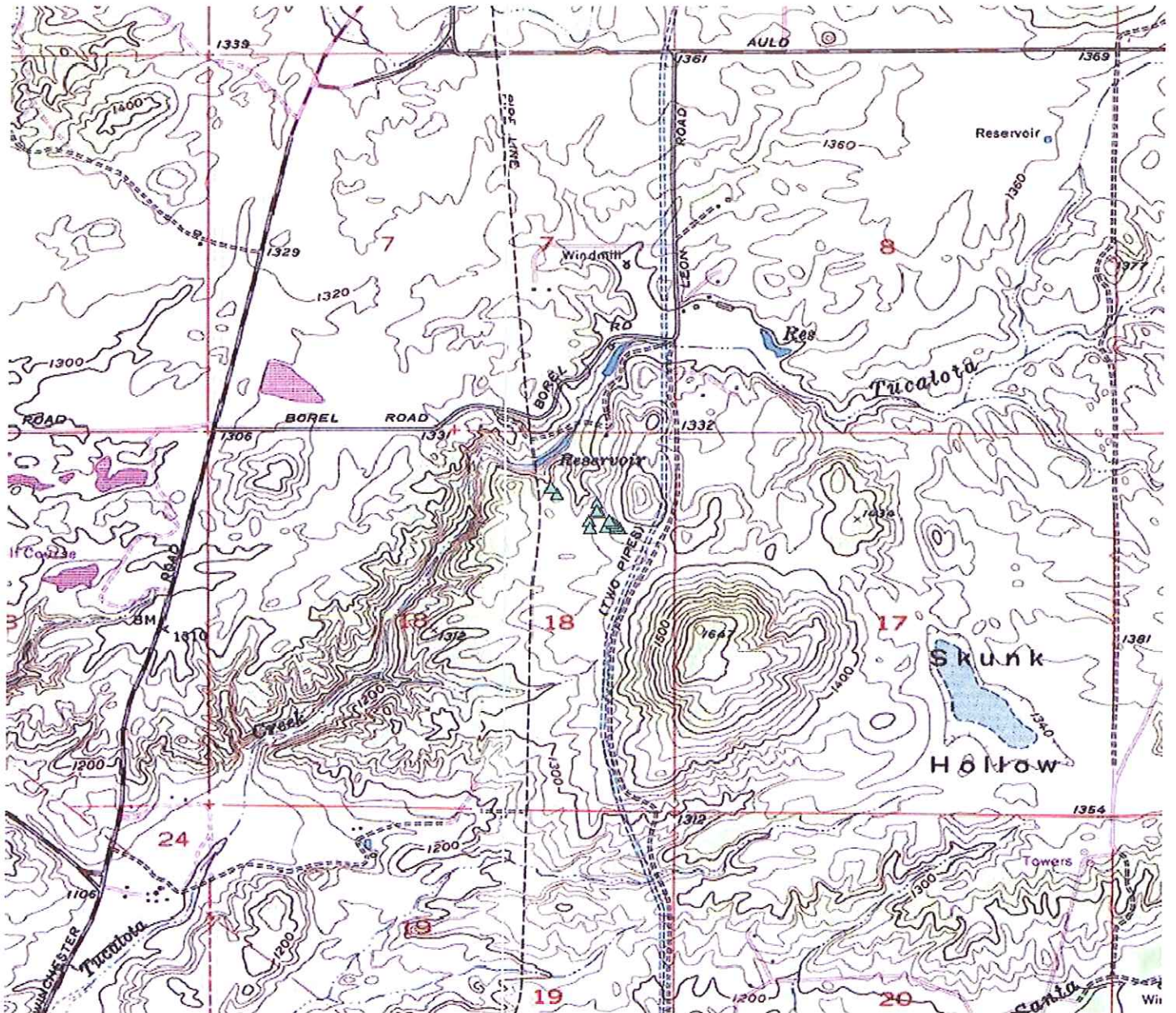
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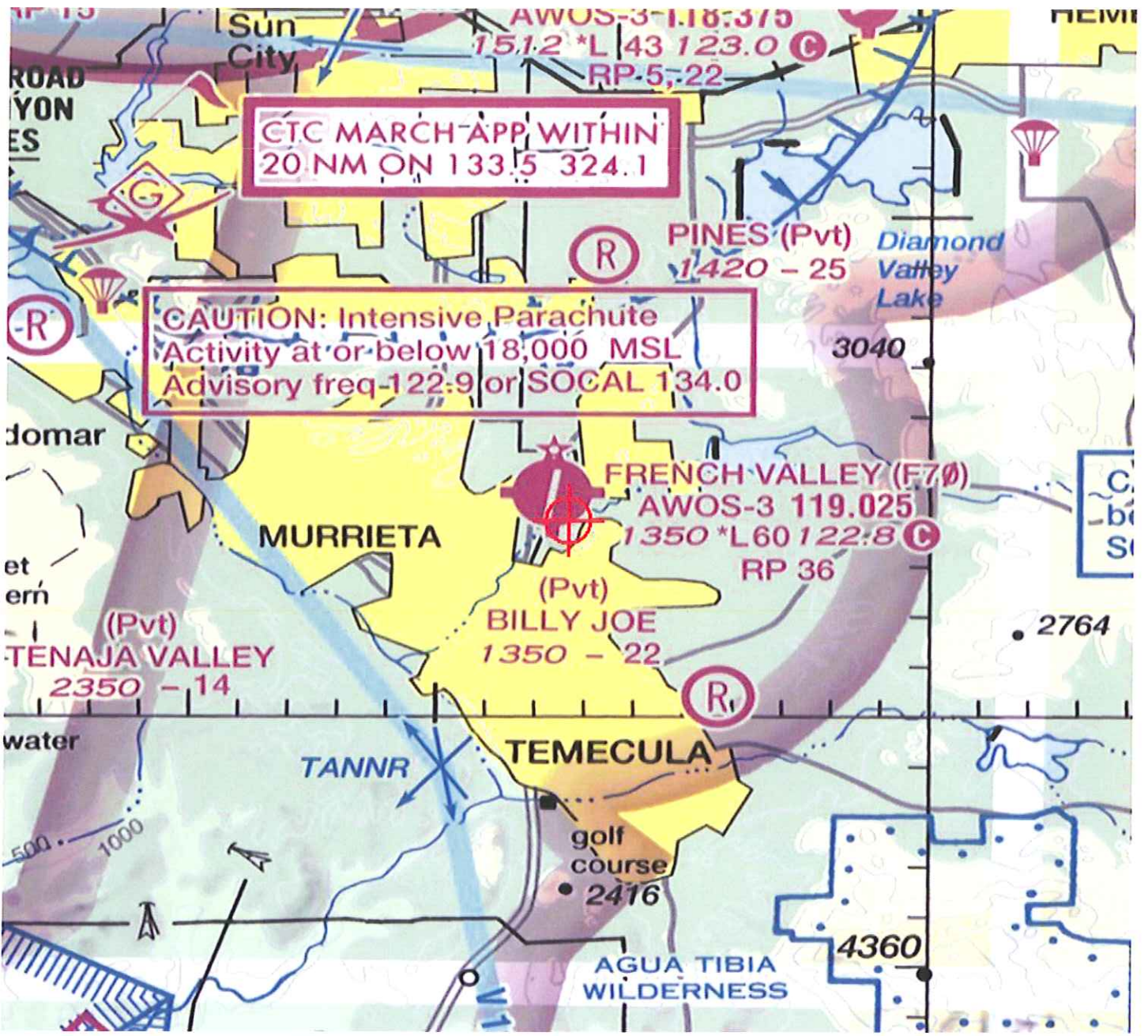
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5645-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5646-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure:	Building Lot 249
Location:	Murrieta, CA
Latitude:	33-33-59.61N NAD 83
Longitude:	117-07-23.46W
Heights:	1338 feet site elevation (SE) 40 feet above ground level (AGL) 1378 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:

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5646-OE.

Signature Control No: 225980525-227452720

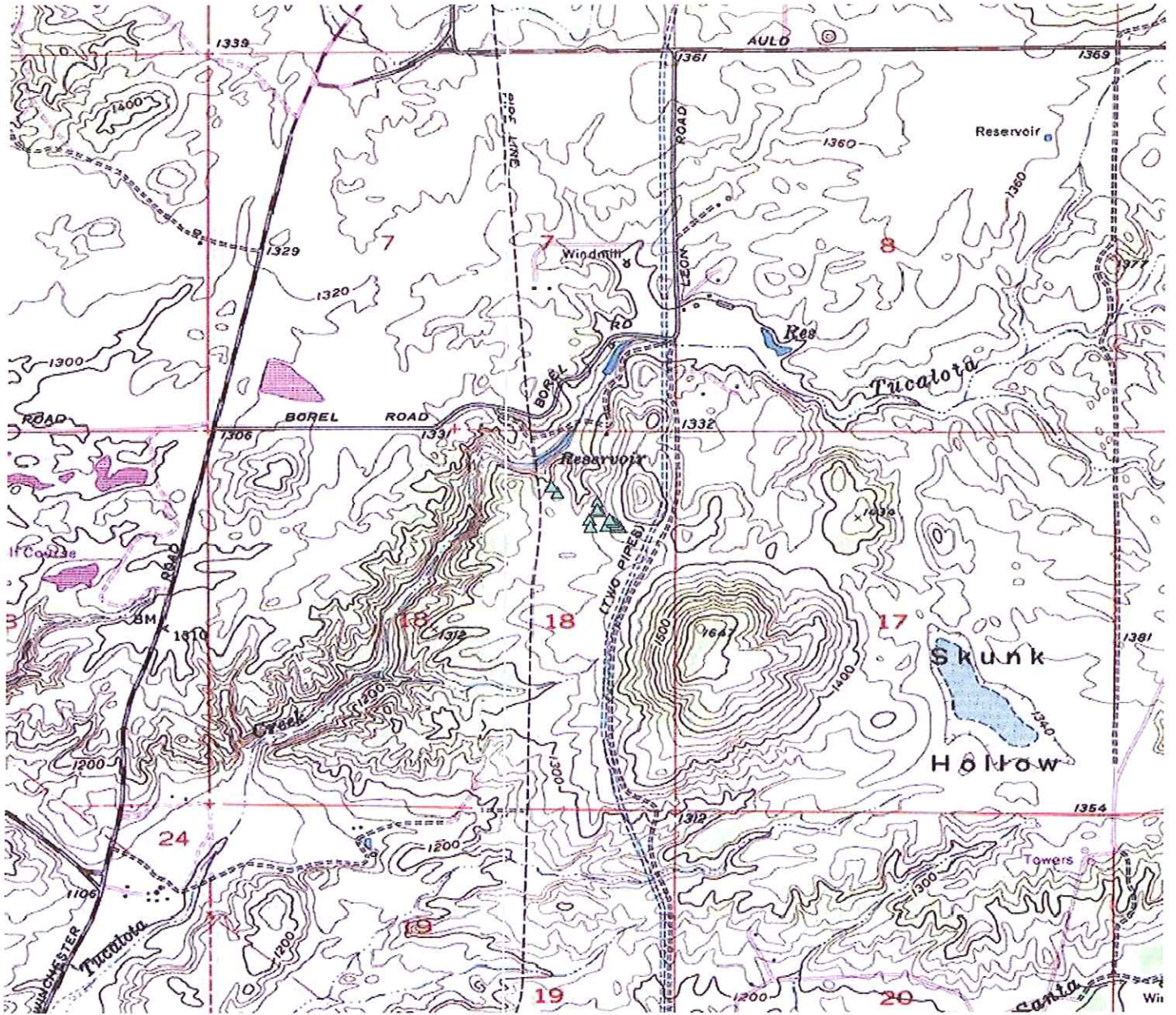
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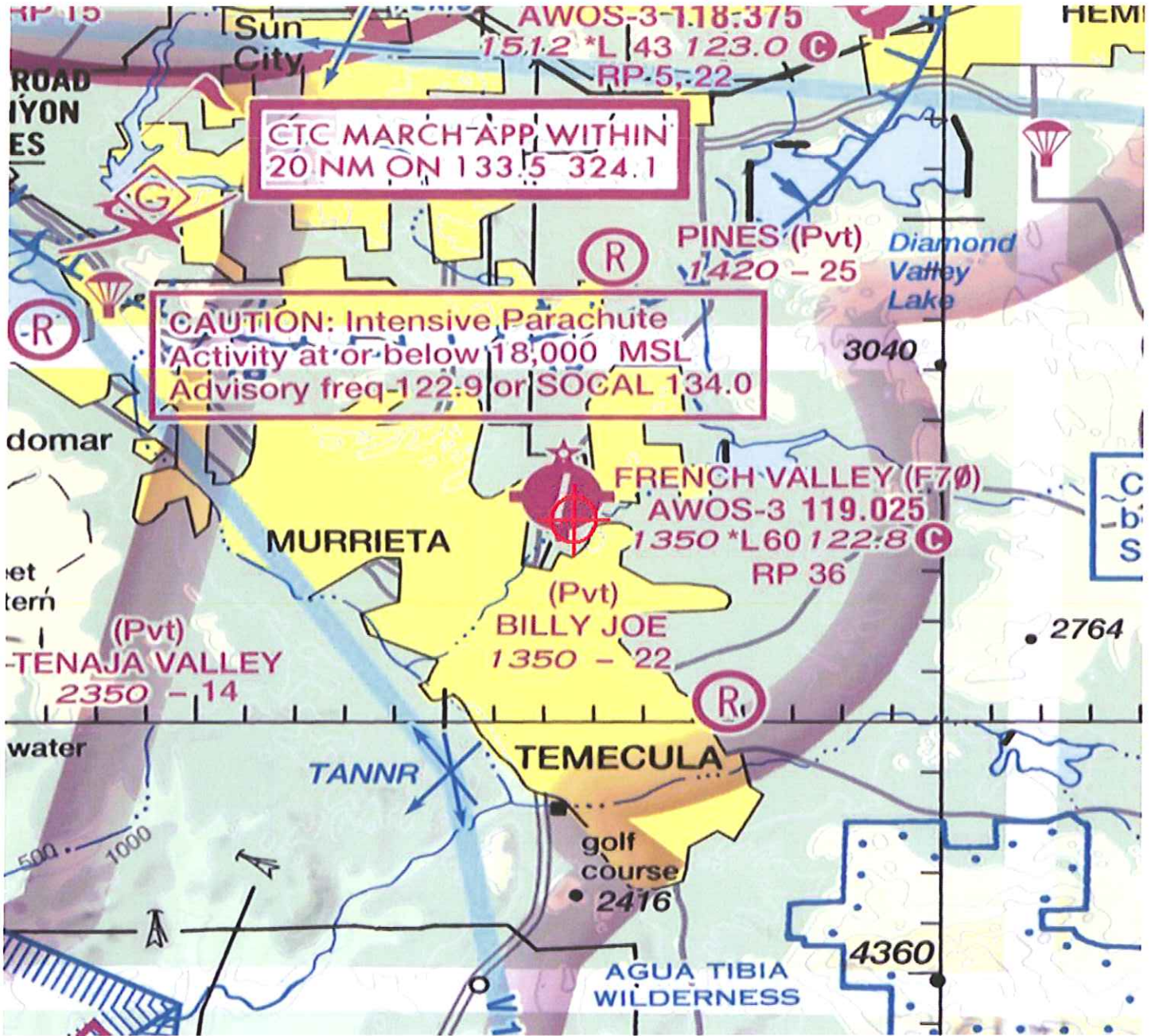
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5646-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-AWP-5647-OE

Issued Date: 08/20/2014

Jack Robson
Cornerstone Communities
4365 Executive Drive
Suite 600
San Diego, CA 92121

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

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

Structure:	Building Lot 250
Location:	Murrieta, CA
Latitude:	33-33-58.66N NAD 83
Longitude:	117-07-22.61W
Heights:	1338 feet site elevation (SE) 40 feet above ground level (AGL) 1378 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)
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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5647-OE.

Signature Control No: 225980526-227452729

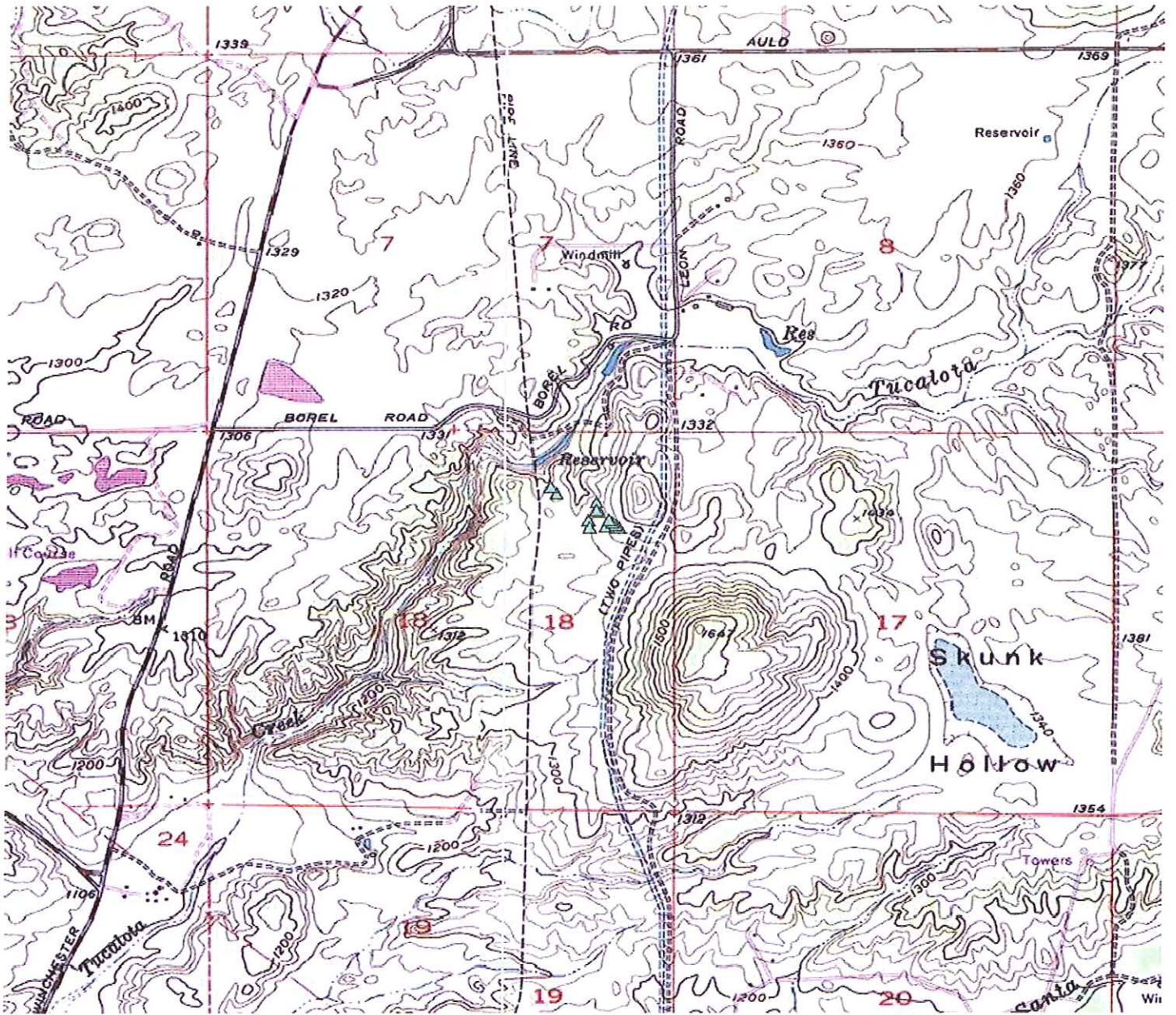
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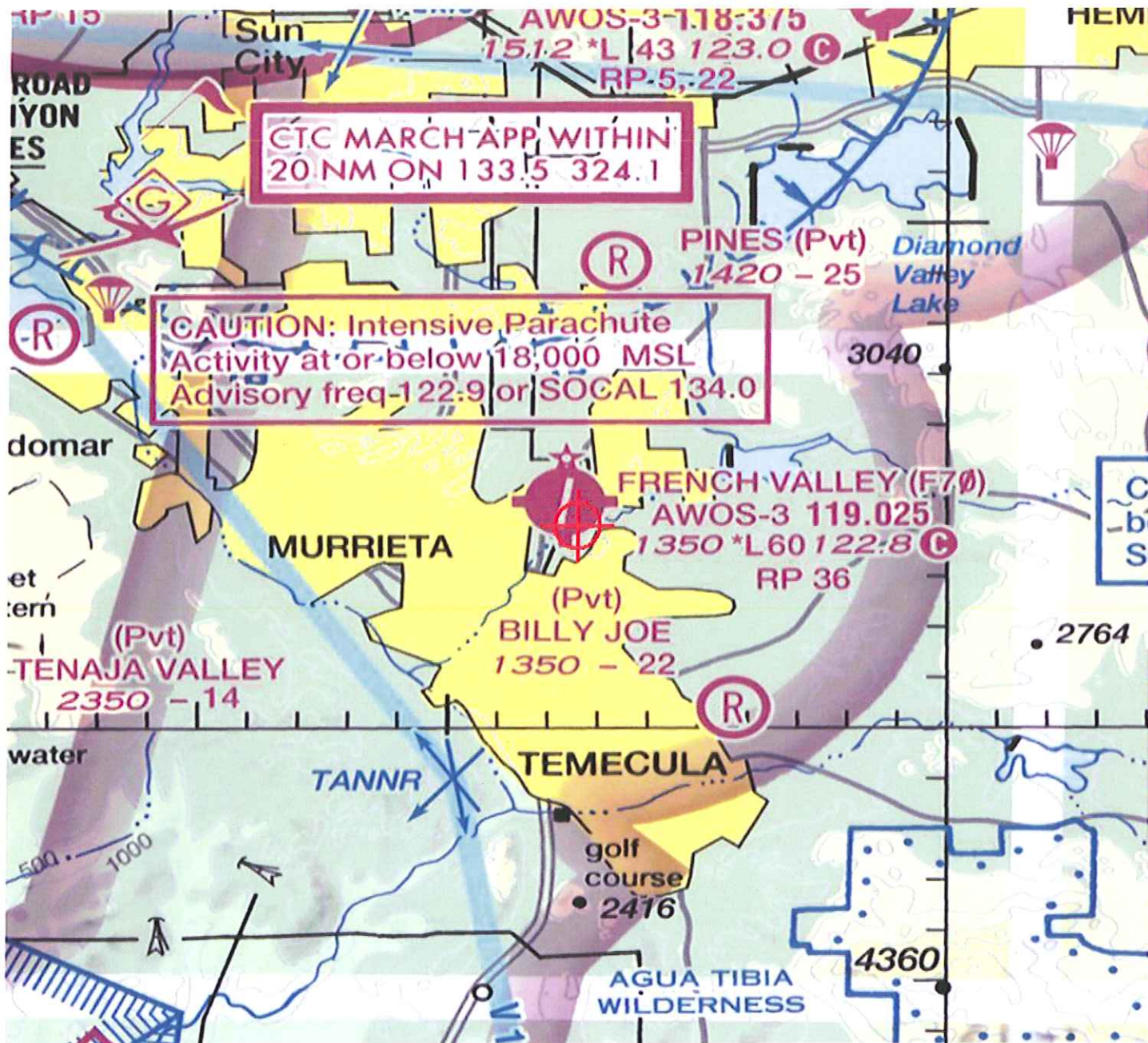
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5647-OE

Proposed new single family tract, 269 total lots







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-5648-OE
 Prior Study No.
 2013-AWP-6501-OE

Issued Date: 08/20/2014

Jack Robson
 Cornerstone Communities
 4365 Executive Drive
 Suite 600
 San Diego, CA 92121

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

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

Structure: Building Lot 11
 Location: Murrieta, CA
 Latitude: 33-33-56.30N NAD 83
 Longitude: 117-07-16.97W
 Heights: 1350 feet site elevation (SE)
 40 feet above ground level (AGL)
 1390 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/20/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5648-OE.

Signature Control No: 225980527-227452724

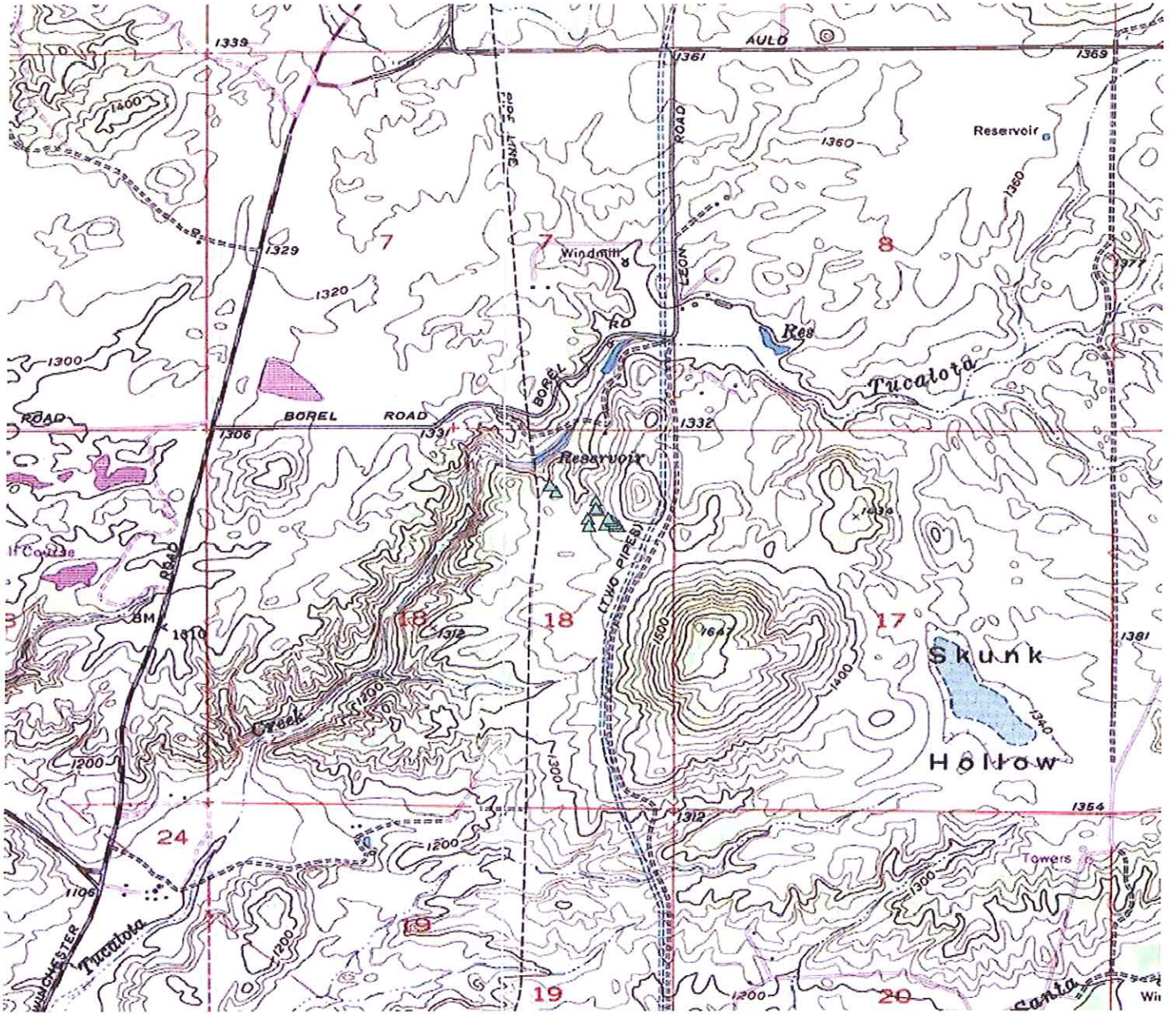
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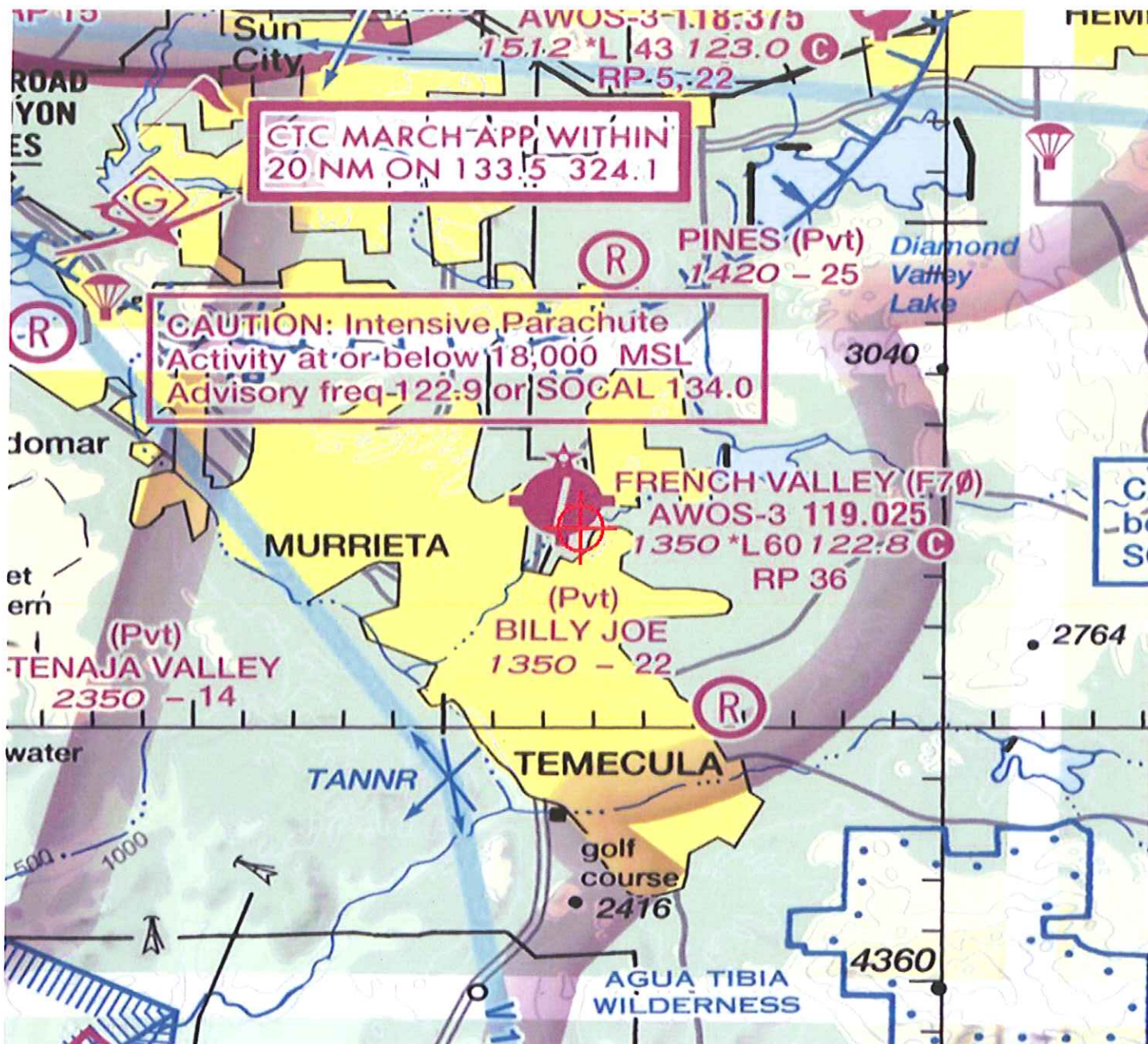
Karen McDonald
Specialist

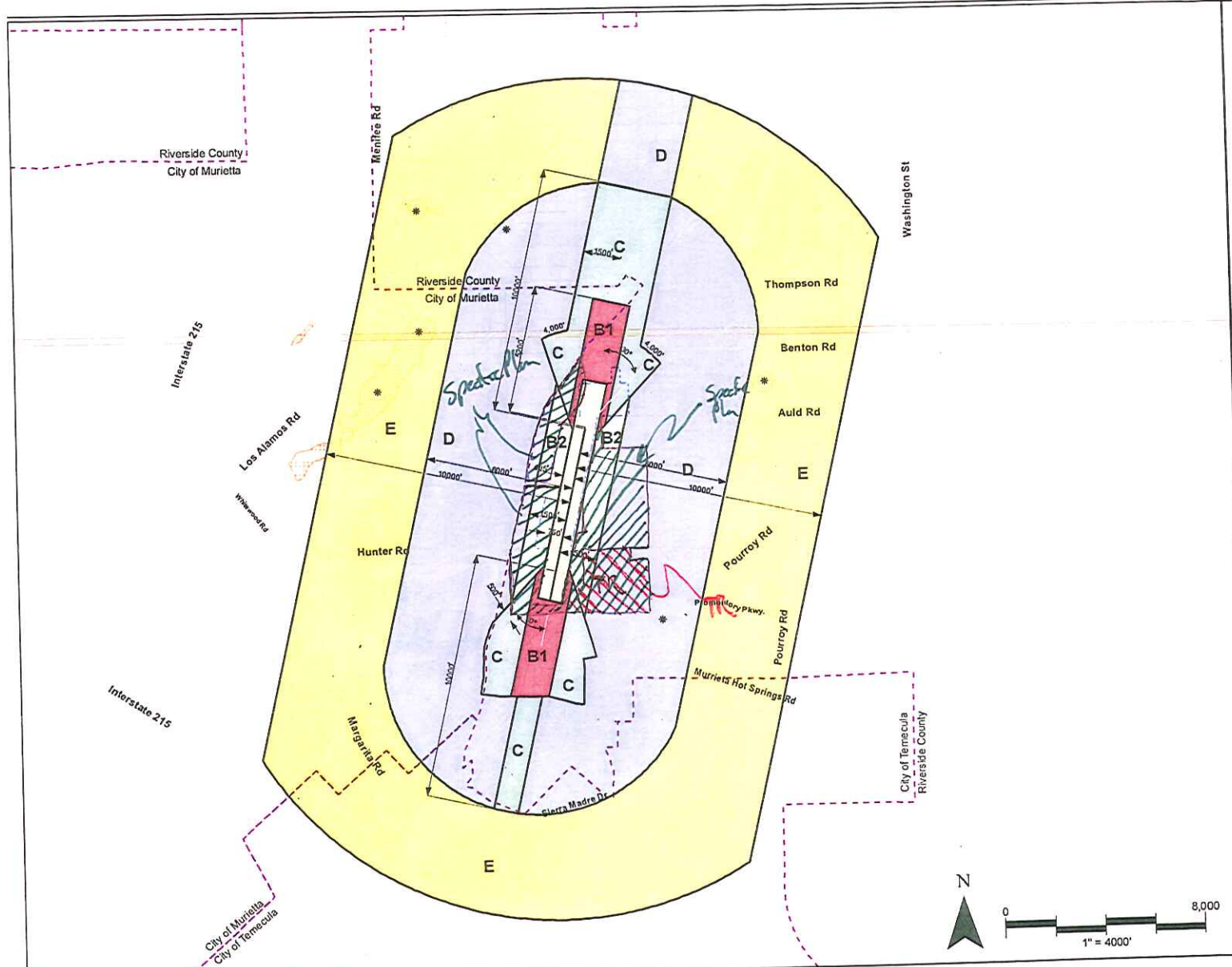
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2014-AWP-5648-OE

Proposed new single family tract, 269 total lots







- Legend**
- Compatibility Zones**
 - Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Boundary Lines**
 - Airport Property Line
 - - - City Limits
 - * Height Review Overlay Zone

Note

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

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

Riverside County
 Airport Land Use Commission

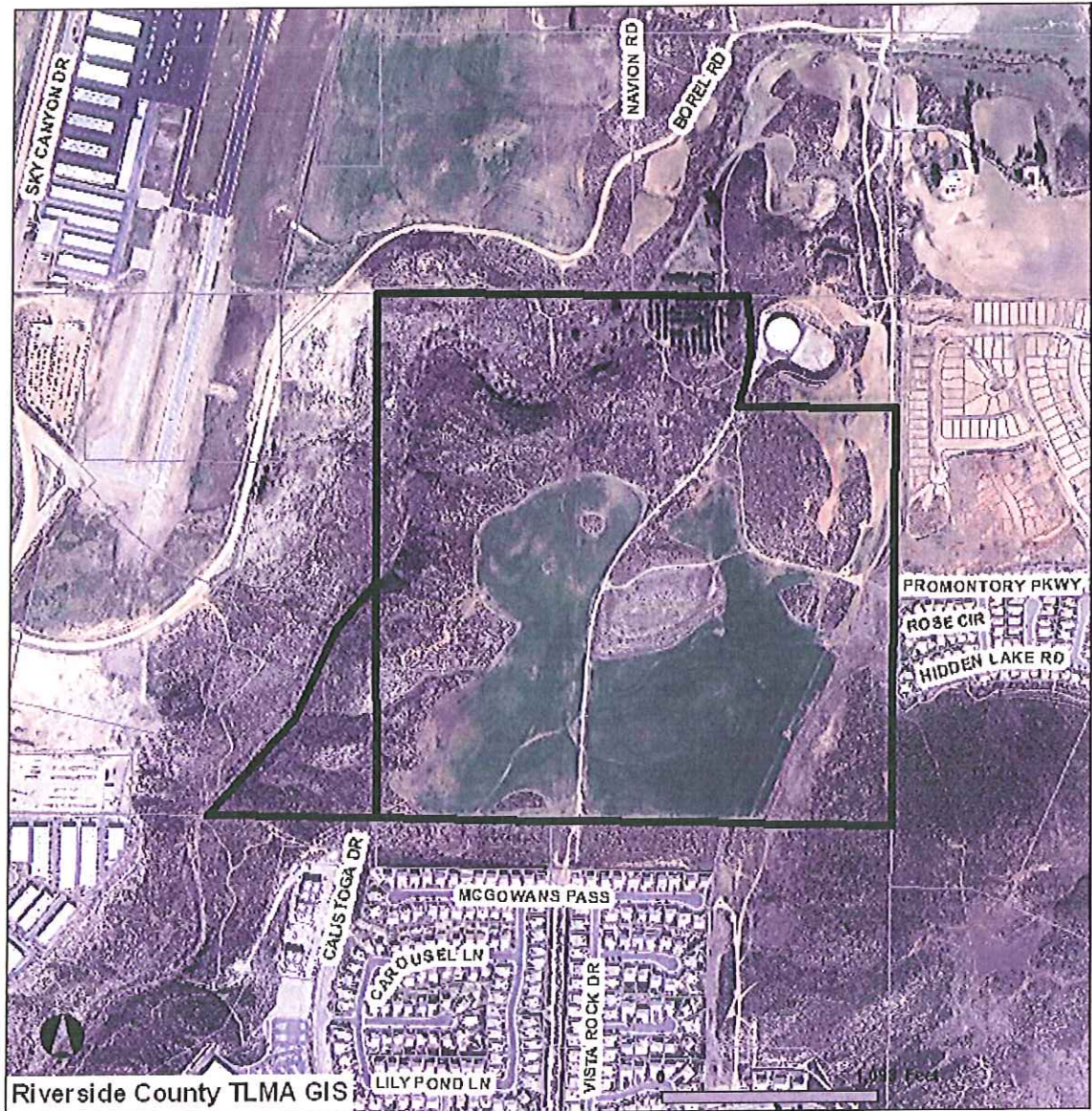
Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

(April 2010)

Map FV-1

Compatibility Map
 French Valley Airport

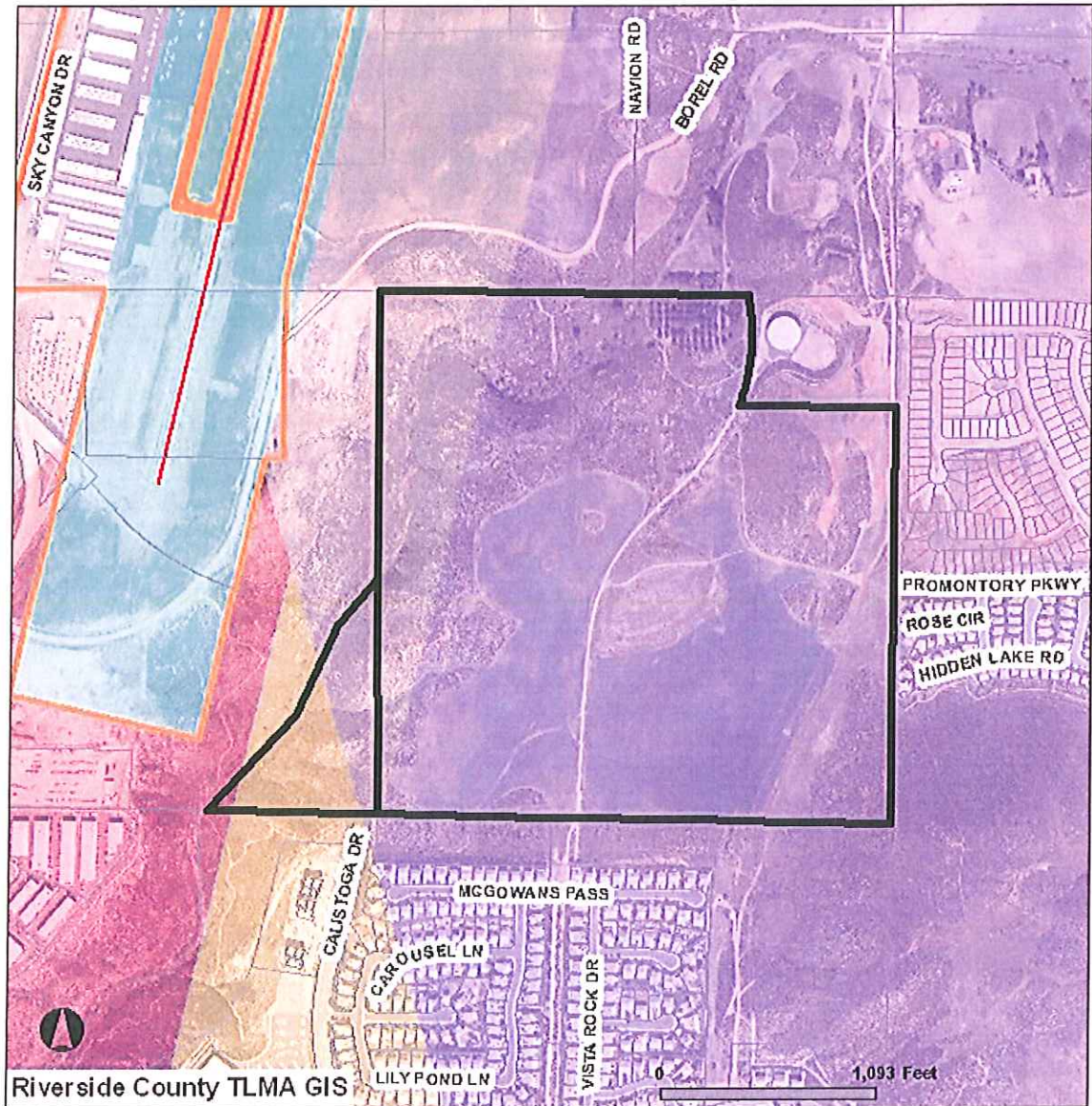
RIVERSIDE COUNTY GIS



Selected parcel(s):
957-320-005 957-320-006

IMPORTANT
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

RIVERSIDE COUNTY GIS



Selected parcel(s):
957-320-005 957-320-006

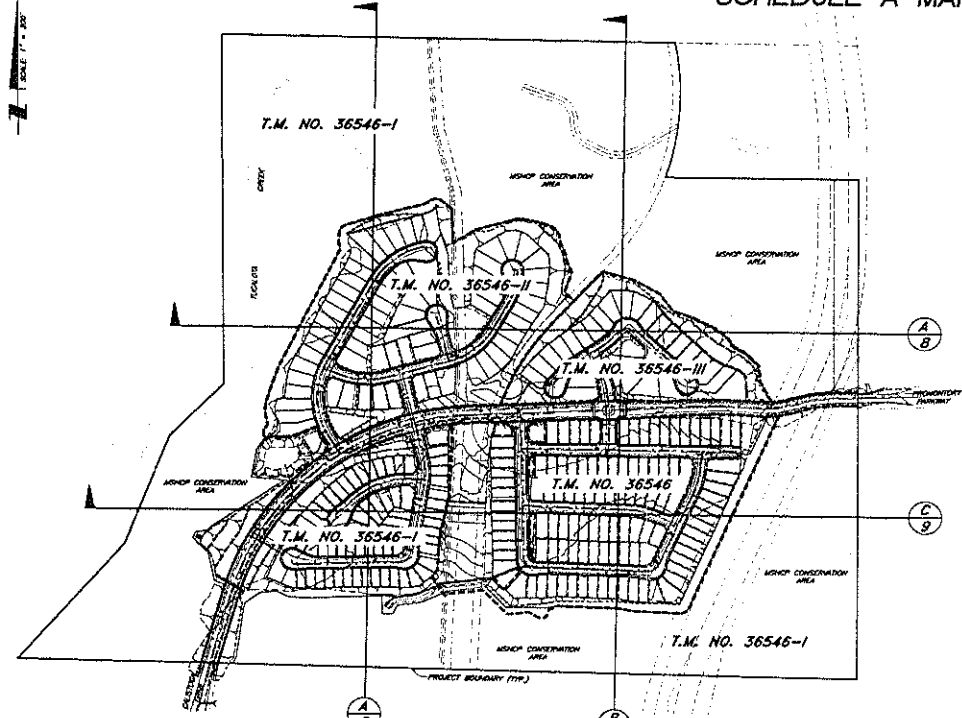
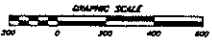
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Jun 25 11:32:10 2014

Version 131127

TENTATIVE TRACT MAP NO. 36546
 COUNTY OF RIVERSIDE, CA.
 SCHEDULE 'A' MAP PREPARED 4-23-14



KEY MAP
 SCALE: 1" = 200'

KEY MAP LEGEND
 PHASING LIMITS
 PHASE NUMBER

LEGEND

PROJECT BOUNDARY	---
STREET CENTERLINE	---
CLUB AND CUTTER	---
LOT LINE	---
SECTION	---
DIRECTION OF DRAINAGE	---
SLOPE (2:1 MAX. 100:1)	---
DAYLIGHT LINE	---
CONCRETE BROW DITCH	---
PROPOSED CENTERLINE	---
BASEMENT LINE	---
FUEL WOODPILE LIMITS	---
REARING WALL	---
STREET LIGHT	---
80-RETENTION BASIN AREA	---
WATER QUALITY AREAS	---
TOP OF CURB ELEVATION	1280.0 LG
FINISH SURFACE DRIVE ELEVATION	1280.0 SA
FINISH GRADE DRIVE ELEVATION	1280.0 LS
FINISH ELEVATION	1280.0 LC
WATER ELEVATION	1280.0 E
TOP OF WALL ELEVATION	1280.0 CR
LOT NUMBER	22
SURROUNDING ELEVATION	1280.8 LG
FINISHED FLOOR ELEVATION	1280.8 FF
8-1/2" STORM DRAIN	---
CURB INLET	---
STORM DRAIN MANHOLE	---
STORM DRAIN STRUCTURE	---
STORM DRAIN HEADWALL	---
8-1/2" S.W.	---
SEWER MAIN	---
SEWER MANHOLE	---
WATER MAIN	---
FIRE HYDRANT	---
EXISTING STORM DRAIN PIPE	---
EXISTING PIPE 3'-4" CEMENT	---
EXISTING PIPE 10'-12" CURE INLET	---
EXISTING CENTERLINE	---
EXISTING CURB AND GUTTER	---
EXISTING STORMWATER	---
EXISTING GAS	---
EXISTING ELECTRIC	---
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
EXISTING REARAGED WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING FENCE	---
EXISTING STREET LIGHT	---

- LIST OF ABBREVIATIONS**
- CST. EXISTING
 - R/W RIGHT-OF-WAY
 - TRP. TYPICAL
 - T.C. FINISHED DRIVE
 - S.G. SLOPE/GR
 - T.C. TOP OF CURB
 - F.C. FINISHED FLOOR
 - AC ACRE
 - P PROPERTY LINE
 - E ELEVATION
 - W.R. MIREN
 - P.F. POWER POLE
 - S.W.M. SEWER MANHOLE
 - S.G.G. SEWER CLEANOUT
 - S.C.C. SHARED FINISHED FLOOR ELEVATION
 - E.P. EDGE OF PAVEMENT
 - O.M. OVERHEAD MOUNTED
 - O.E.C. EXISTING OVERHEAD ELECTRIC
 - V.C.P. WITHIN CLAY PIPE
 - S. SOLID
 - L.P. LOW POINT
 - L.G.H. UNLESS OTHERWISE NOTED

- GENERAL NOTES**
- THIS PROJECT HAS UNDERGONE A PRE-APPLICATION REVIEW, PAR. 13A.2.
 - THIS TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS CORNER OF THE LAND DIVERSE.
 - EXISTING EASERS: BUREAU AIRPORT SPECIFIC PLAN SA 263 SE.
 - PROPOSED EASERS: BUREAU AIRPORT SPECIFIC PLAN SP 263 A1.
 - EXISTING GENERAL PLAN DESIGNATION: SP.
 - PROPOSED GENERAL PLAN DESIGNATION: SP.
 - EXISTING LAND USE: AGRICULTURE.
 - PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL.
 - TOTAL GROSSLAND AREA: 161.66 AC.
 - TOTAL NET FLOOR AREA: 42,145 S.F. (JANUS STREETS AND LETTERED LOTS)
 - MINIMUM RESIDENTIAL LOT AREA: 1,143 S.F.
 - TOTAL NUMBER OF LOTS: 308
 - STREET LOTS: 13
 - OPEN SPACE LOTS: 2
 - WATER QUALITY LOTS: 10
 - HOMEOWNERS ASSOCIATION LOT #: 8
 - PUMP LOTS: 4
 - RESIDENTIAL LOTS: 288
 - THE SITE IS NOT WITHIN AN ALGEBRAIC-PROVIDE EARTHQUAKE FAULT ZONE NOR IS IT WITHIN A CANTONMENT ZONE ESTABLISHED BY THE COUNTY OF RIVERSIDE/STATE OF CALIFORNIA.
 - CORNER PORTION OF LAND IS NOT SUBJECT TO EARTHQUAKE HAZARD OR FLOOD HAZARD.
 - THE FOLLOWING DESIGNATIONS FROM RESIDENTIAL DESIGN CLASSIFCUES ARE BEING REQUESTED FOR THIS TENTATIVE TRACT MAP: 1. SINGLE-FAMILY RESIDENTIAL; 2. MULTIFAMILY RESIDENTIAL; 3. COMMERCIAL.
 - PROJECT IS DESIGNATED TO PROPOSED BUREAU AIRPORT SPECIFIC PLAN AMENDMENT NO. 1.
 - WATER QUALITY MEASURES CONSIST OF 80-RETENTION BASINS IN LETTERED LOTS "M", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KK", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

APPLICANT
 MICHAEL ESTEY, INC.
 4300 CANTON DRIVE, SUITE 300
 SAN DIEGO, CALIFORNIA 92121
 (619) 456-8900

OWNER
 MICHAEL ESTEY, INC.
 6700 CANTON ROAD, SUITE 300
 HART VALLEY, MD 21037

CIVIL ENGINEER
 SBAO, INC.
 3900 SAN JUAN ROAD, SUITE 100
 SAN DIEGO, CA 92133
 PHONE: 619-591-1111
 FAX: 619-591-1111

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS, TYPICAL SECTIONS
3	BOUNDARY DATA, EXISTING EASMENTS AND EXISTING TOPOGRAHY/PROJECTIONS
4	VILLAGE I - SP 263A
5	VILLAGE II - SP 263B
6	VILLAGE III - SP 263C
7	VILLAGE IV - SP 263D
8	OPPOSITE CALIFORNIA DRIVE, OFFSHORE PROHIBITORY PARKING
9	OVERALL SITE SECTIONS
10	LOT AREA TABLES
11	OPEN SPACE LOTS "Y" AND "Z"

LEGAL DESCRIPTION
 PORTION OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR'S PARCEL NUMBER
 851-220-006

SOURCE OF TOPOGRAPHY
 TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY PHOTOGRAMMETRIC METHODS, PHOTOGRAMMETRICALLY PRODUCED BY BEING AERIAL SURVEYS, FOR NO. 12-8075, DATE FLOVRY, FEBRUARY 1, 2012.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, WITH ALL BOUNDARY ANGLES, BEARS AS DETERMINED LOCALLY BY A LINE BETWEEN COGNATELY PLUMB POSITIONING SYSTEM (C.P.S.) TALL AND TOPS AS DERIVED FROM COGNATE WALLS PUBLISHED BY THE COGNATE SPHERICAL REFERENCE CENTER, U.S.G.A., UNDER MARINE GEODETIC SURVEY (M.G.S.), RESPECTIVELY.

THE COGNATE GRID POINTS AT THE SOUTHWEST CORNER OF SECTION 16 IS COGNATE GRID DISTANCE = GRIDING DISTANCE X COGNATE GRID FACTOR.

BENCHMARKS
 PROPOSED BENCHMARK ELEVATION 1.38-81 FEET.
 DESCRIPTION: 1/2" ALUMINUM DISK IN CONCRETE CYLINDER STAMPED TRM CO. SUR. 1-28-81
 POINT: 851-220-006

EARTHWORK QUANTITIES
 CUT: 48,000 C.Y.
 FILL: 28,000 C.Y.
 IMPORT/EXPORT: 0 C.Y.

SCHOOL DISTRICT
 TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

UTILITIES
 ZONES:
 VALLEY-WIDE RECREATION AND PARKS DISTRICT
 901 W. PULPITUDE AVENUE
 SAN JUANITO, CA 92583
 PHONE: 951-854-1505

SAN JUANITO:
 EASTERN MOUNTAIN WATER DISTRICT
 2777 AVENUE 11
 PERRIS, CA 92570
 PHONE: 951-939-8177

JULIENBURG:
 METROPHON
 PHONE: 951-874-3148

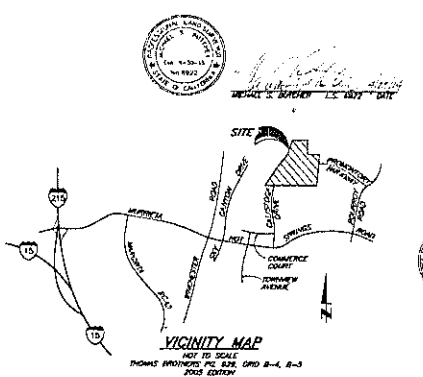
ALHAMBRA:
 SOUTHERN CALIFORNIA Edison
 PHONE: 952-653-6533

GIS:
 THE GIS COMPANY
 PHONE: 952-427-2300

METROPHON:
 METROPHON
 PHONE: 951-879-4581

THE BARRON:
 PHONE: 952-255-3789

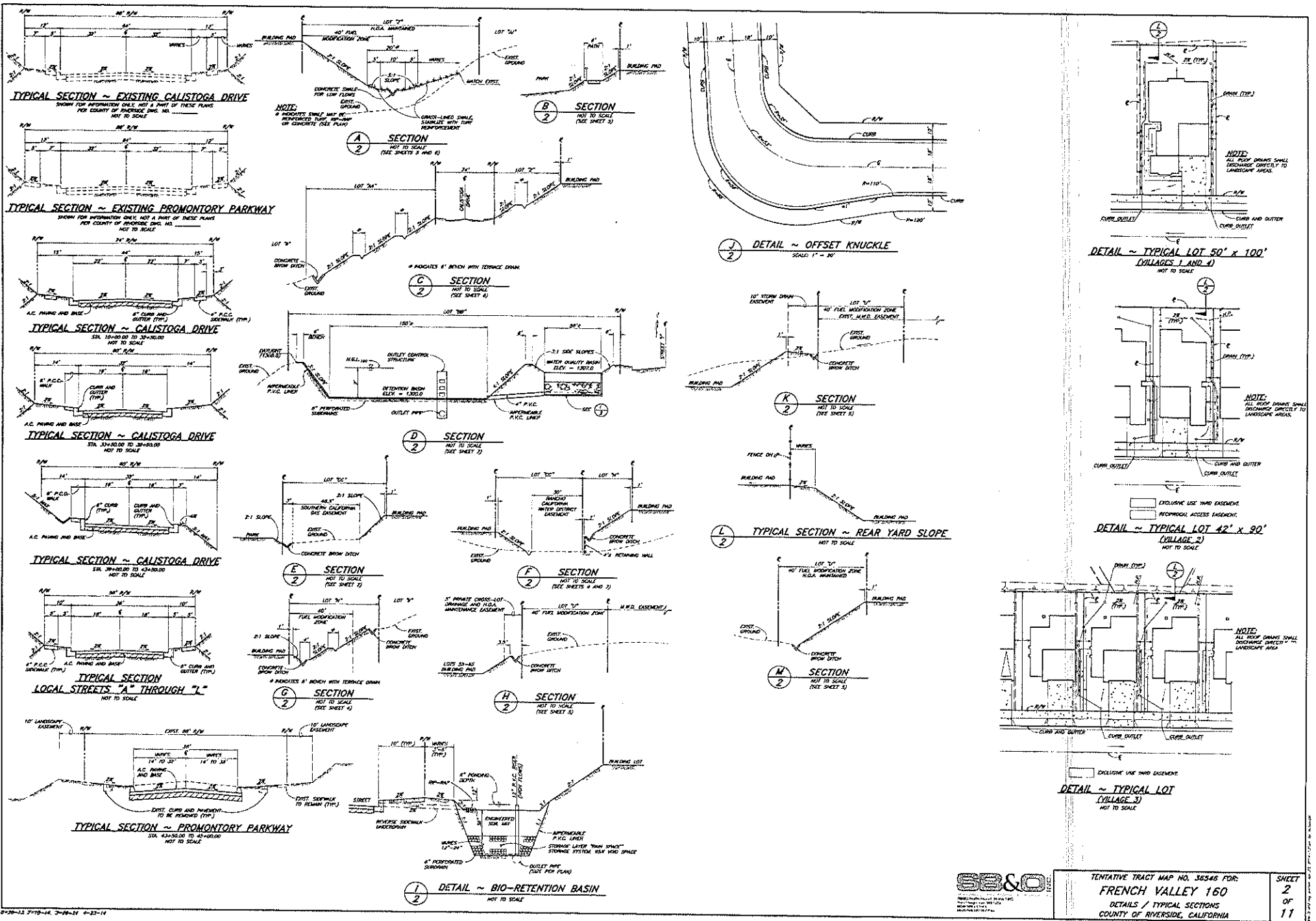
WEST HANDBURST:
 PHONE: 952-443-9906



PREPARED BY: SBAO

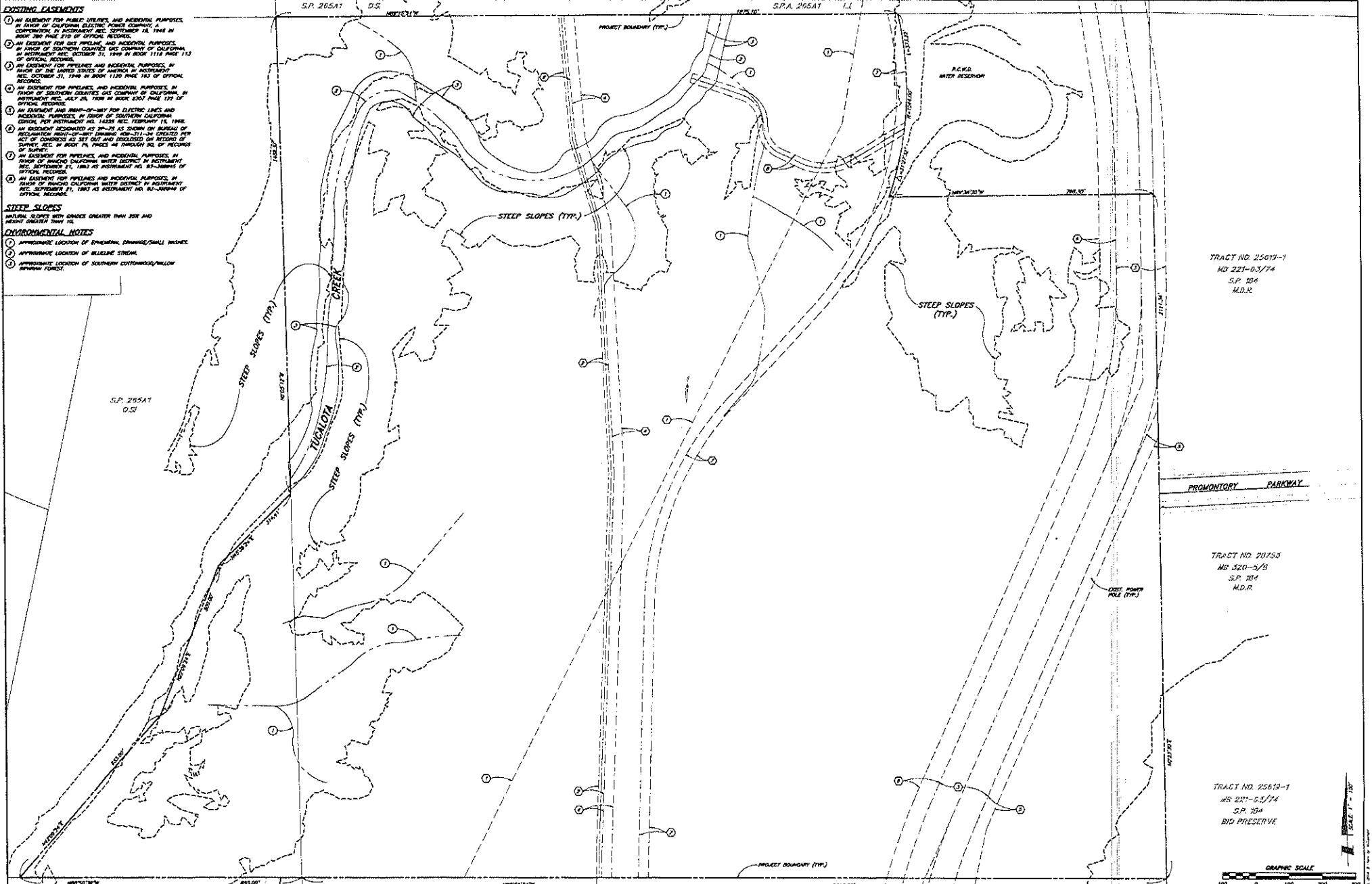
TENTATIVE TRACT MAP NO. 36546 FOR:
 FRENCH VALLEY 160
 TITLE SHEET
 COUNTY OF RIVERSIDE, CALIFORNIA

NO.	REVISIONS	DATE
1	ORIGINAL	4-23-14
2	REVISION NO. 1	7-28-14
3	REVISION NO. 2	7-28-14
4	REVISION NO. 3	8-28-14
5	REVISION NO. 4	8-28-14
6	REVISION NO. 5	8-28-14
7	REVISION NO. 6	8-28-14
8	REVISION NO. 7	8-28-14
9	REVISION NO. 8	8-28-14
10	REVISION NO. 9	8-28-14
11	REVISION NO. 10	8-28-14
12	REVISION NO. 11	8-28-14
13	REVISION NO. 12	8-28-14
14	REVISION NO. 13	8-28-14
15	REVISION NO. 14	8-28-14
16	REVISION NO. 15	8-28-14
17	REVISION NO. 16	8-28-14
18	REVISION NO. 17	8-28-14
19	REVISION NO. 18	8-28-14
20	REVISION NO. 19	8-28-14
21	REVISION NO. 20	8-28-14
22	REVISION NO. 21	8-28-14
23	REVISION NO. 22	8-28-14
24	REVISION NO. 23	8-28-14
25	REVISION NO. 24	8-28-14
26	REVISION NO. 25	8-28-14
27	REVISION NO. 26	8-28-14
28	REVISION NO. 27	8-28-14
29	REVISION NO. 28	8-28-14
30	REVISION NO. 29	8-28-14
31	REVISION NO. 30	8-28-14



TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
 DETAILS / TYPICAL SECTIONS
 COUNTY OF RIVERSIDE, CALIFORNIA

- EXISTING EASEMENTS**
- 1 AN EASEMENT FOR PUBLIC UTILITY AND RESERVATION PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, BY INSTRUMENT NO. SEPTEMBER 18, 1948 BY BOOK 390 PAGE 219 OF OFFICIAL RECORDS.
 - 2 AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY INSTRUMENT NO. OCTOBER 31, 1948 BY BOOK 1118 PAGE 113 OF OFFICIAL RECORDS.
 - 3 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA BY INSTRUMENT NO. OCTOBER 31, 1948 BY BOOK 1118 PAGE 113 OF OFFICIAL RECORDS.
 - 4 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY INSTRUMENT NO. MAY 25, 1958 BY BOOK 2701 PAGE 172 OF OFFICIAL RECORDS.
 - 5 AN EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO., BY INSTRUMENT NO. JUNE 15, 1948.
 - 6 AN EASEMENT DESIGNATED AS 20-78 AS SHOWN ON BUREAU OF RECLAMATION RIGHT-OF-WAY DRAWING 408-21-100 CREATED PER ACT OF CONGRESS AS SET OUT AND ENLARGED ON RECORDS OF SURVEY, SEC. 18, BOOK 74, PAGES 48 THROUGH 50, OF RECORDS OF SURVEY.
 - 7 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT BY INSTRUMENT NO. SEPTEMBER 21, 1963 BY INSTRUMENT NO. 83-10000 OF OFFICIAL RECORDS.
 - 8 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT BY INSTRUMENT NO. SEPTEMBER 21, 1963 BY INSTRUMENT NO. 83-10000 OF OFFICIAL RECORDS.
- STEEP SLOPES**
NATURAL SLOPES WITH GRADIENT GREATER THAN 20% AND RIGHT-OF-WAY 10'.
- ENVIRONMENTAL NOTICES**
- 1 APPROXIMATE LOCATION OF FRENCH DRAINAGE/SHALL INDICE
 - 2 APPROXIMATE LOCATION OF BLUELINE STREAM
 - 3 APPROXIMATE LOCATION OF SOUTHERN OYSTERBEDDING/SHALLOW WETLAND FOREST.



TRACT NO. 25619-1
MS 221-0.3/74
S.P. 204
M.D.R.

TRACT NO. 20153
MS 320-5/8
S.P. 204
M.D.R.

TRACT NO. 25619-1
MS 221-0.3/74
S.P. 204
BID PRESERVE

PARCEL MAP NO. 20594
PMS 201-11/21
S.P. 213 O.S.

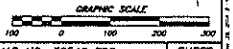
TRACT MAP NO. 29593-1
MR 371-07/02
S.P. 213 O.S.

PARCEL MAP NO. 29594
PMS 201-11/21
S.P. 213 O.S.

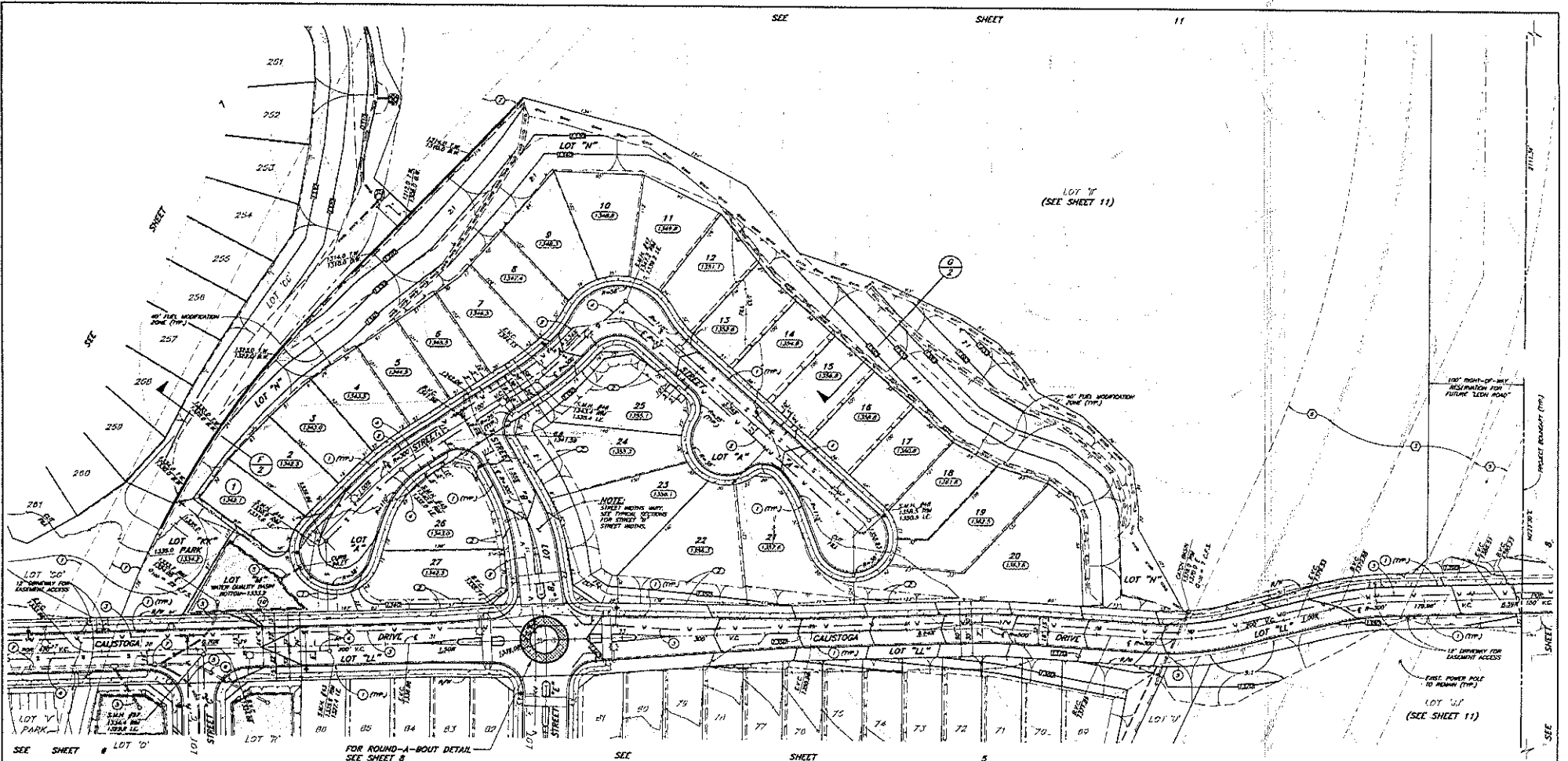
BOUNDARY DATA, EXISTING EASEMENTS AND EXISTING TOPOGRAPHY/CONSTRAINTS



TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
SITE CONSTRAINTS / BOUNDARY / TOPOGRAPHY
COUNTY OF RIVERSIDE, CALIFORNIA



SHEET
3
OF
11



SEE SHEET # LOT 'O'

FOR ROUND-ABOUT DETAIL SEE SHEET 8

SEE

SHEET

5

LOT 'U' (SEE SHEET 11)

PLAN NOTES

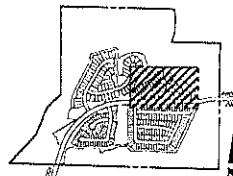
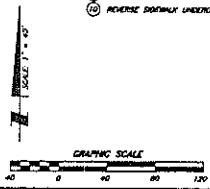
- ⊙ 6" CURB AND GUTTER
- ⊙ 8" P.V.C. WATER
- ⊙ 10" P.V.C. WATER
- ⊙ 8" P.V.C. SEWER
- ⊙ 18" R.C.P. STORM DRAIN
- ⊙ 24" R.C.P. STORM DRAIN
- ⊙ 30" R.C.P. STORM DRAIN
- ⊙ REVERSE DIRECTION UNDERPASS

EXISTING EASEMENTS

- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, BY INSTRUMENT REC. SEPTEMBER 16, 1948 IN BOOK 170 PAGE 519 OF OFFICIAL RECORDS.
- ② AN EASEMENT FOR PROXIMITY AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA IN INSTRUMENT REC. DECEMBER 31, 1940 IN BOOK 1142 PAGE 183 OF OFFICIAL RECORDS.
- ③ AN EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison, FOR INSTRUMENT NO. 14238 REC. FEBRUARY 14, 1948.
- ④ AN EASEMENT DESIGNATED AS 20-25 AS SHOWN ON BUREAU OF REVELATION RIGHT-OF-WAY DRAWING AHS-311-141 DATED PER ACT OF CONGRESS AS SET OUT AND RECORDED ON RECORD OF SURVEY, REC. IN BOOK 74, PAGES 48 THROUGH 50, OF RECORDS OF SURVEY.
- ⑤ AN EASEMENT FOR PROXIMITY AND INCIDENTAL PURPOSES, IN FAVOR OF ANAHEIM CALIFORNIA WATER SERVICE IN INSTRUMENT REC. SEPTEMBER 21, 1943 AS INSTRUMENT NO. 82-38843 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- ⊙ PROPOSED BY WISE LANDLORD SEWER EASEMENT.
- ⊙ PROPOSED PRIVATE NEGL. LANDSCAPE MAINTENANCE EASEMENT.

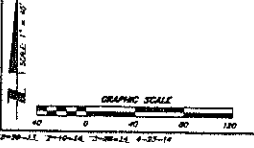
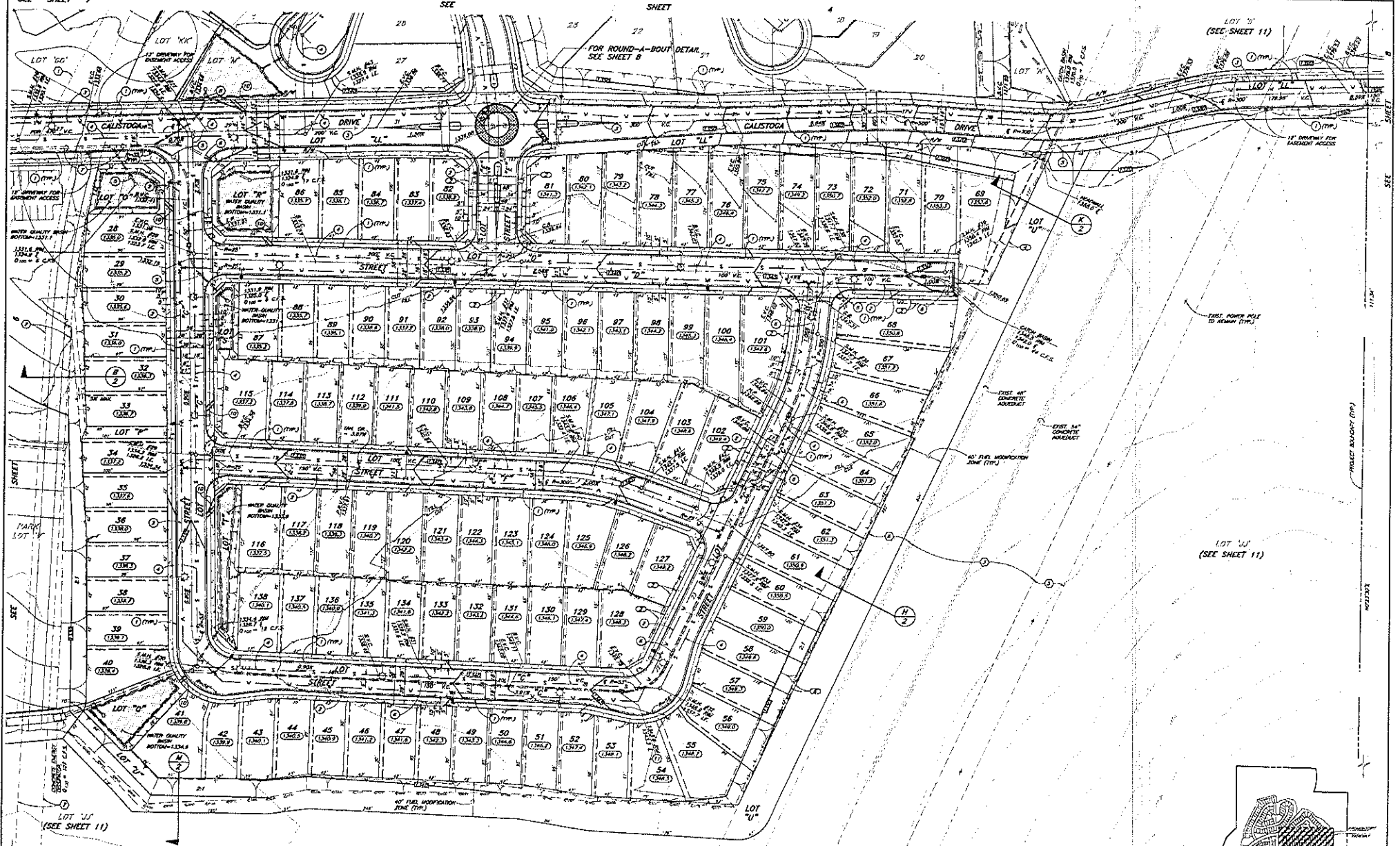


KEY MAP FOR THIS SHEET

SB&O
 SURVEYING & ENGINEERING
 1000 WEST 10TH STREET
 ANAHEIM, CALIFORNIA 92801
 PHONE 781-1111

TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
VILLAGE I
 COUNTY OF RIVERSIDE, CALIFORNIA

SHEET
 4
 OF
 11



- PLAN NOTES**
- 1) 6" CURB AND GUTTER
 - 2) 8" P.V.C. WATER
 - 3) 18" P.V.C. WATER
 - 4) 8" P.V.C. SEWER
 - 5) 18" R.C.P. STORM DRAIN
 - 6) 24" R.C.P. STORM DRAIN
 - 7) 30" R.C.P. STORM DRAIN
 - 8) REVERSE SIDEWALK UNDERDRAIN
 - 9) STORM DRAIN MANHOLE
 - 10) CONCRETE TRAP CHAMBER AND 18" ACCESS HOLES PER P.E.T. C.A. CODE, DEPTH = 2'-0"

- EXISTING EASEMENTS**
- 1) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AS COMPROMISED BY INSTRUMENT NO. 16, 1948 IN BOOK 700 PAGE 210 OF OFFICIAL RECORDS IN COUNTY OF SAN DIEGO.
 - 2) AN EASEMENT FOR PREVIOUS AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA IN INSTRUMENT NO. 16, 1948 IN BOOK 700 PAGE 210 OF OFFICIAL RECORDS.
 - 3) AN EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison, FOR INSTRUMENT NO. 1422 REC. FEBRUARY 15, 1954.

- EXISTING EASEMENTS**
- 1) AN EASEMENT RECORDED AS 20-75 AS SHOWN ON BUREAU OF RECLAMATION RIGHT-OF-WAY DRAWING 908-311-14 DATED FOR USE OF CONCRETS AS SET OUT AND APPROVED ON RECORD OF SURVEY, REC. IN BOOK 74, PAGES 48 THROUGH 50 OF RECORDS OF SURVEY.
 - 2) AN EASEMENT FOR PREVIOUS AND INCIDENTAL PURPOSES, IN FAVOR OF ANGELO CALIFORNIA INSURANCE COMPANY, BY INSTRUMENT NO. 16, 1948 AS INSTRUMENT NO. 87-28485 OF OFFICIAL RECORDS.

- PROPOSED EASEMENTS**
- 1) PROPOSED PRIVATE R.O.W. LANDSCAPE MAINTENANCE EASEMENT.
 - 2) PROPOSED 10' WIDE PUBLIC DRAINAGE EASEMENT.
 - 3) PROPOSED PRIVATE STORM DRAIN EASEMENT FOR CROSS-LOT DRAINAGE AND R.O.W. MAINTENANCE.

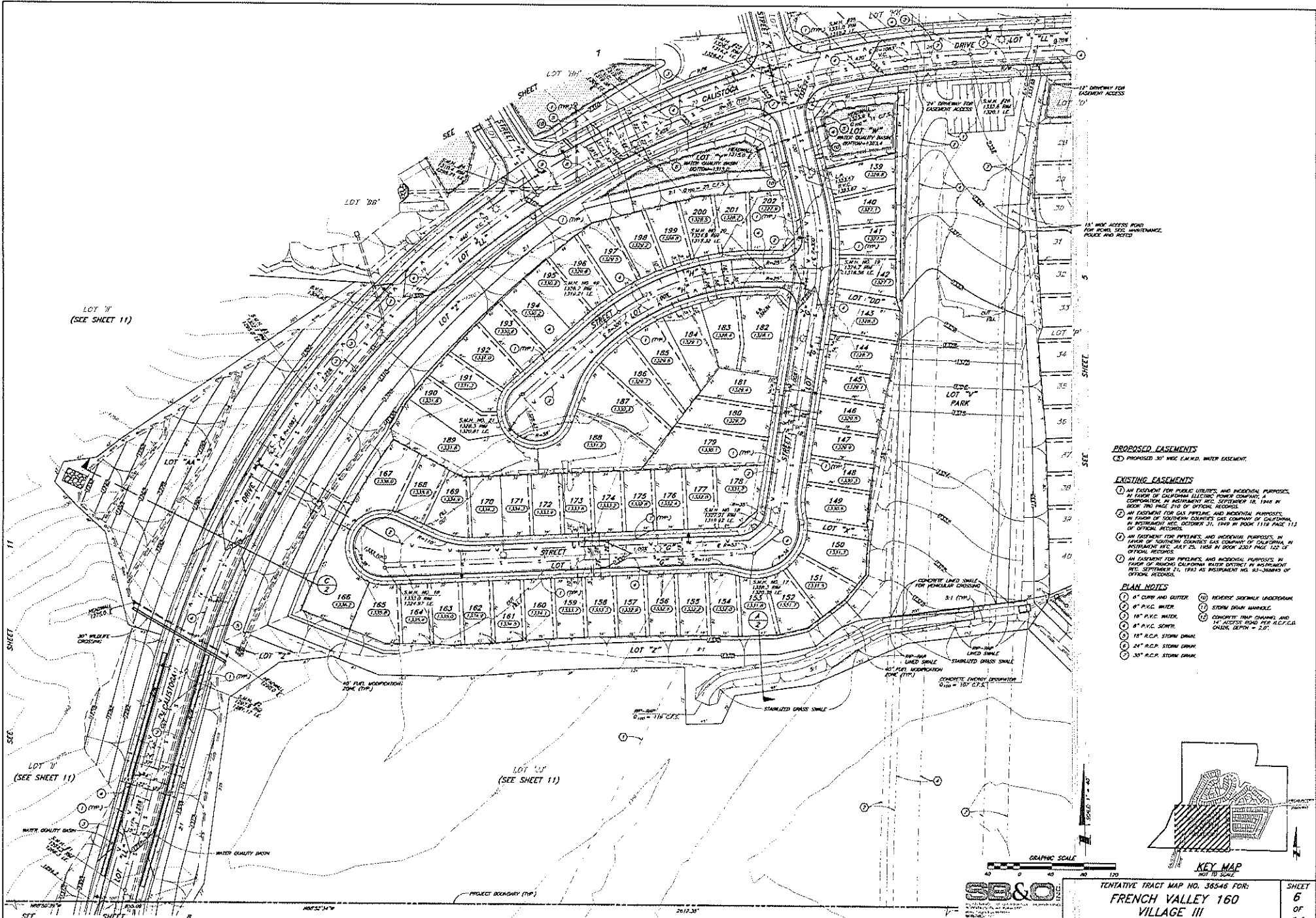


KEY MAP



TENTATIVE TRACT MAP NO. 36548 FOR:
FRENCH VALLEY 160
VILLAGE II
 COUNTY OF RIVERSIDE, CALIFORNIA

SHEET
5
of
11



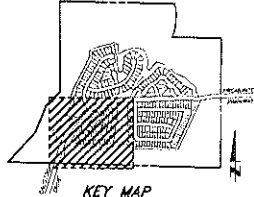
PROPOSED EASEMENTS
 (C) PROPOSED 30' WIDE E.A.S. WATER EASEMENT.

EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITIES AND RESIDENTIAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, IN INSTRUMENT NO. SEPTEMBER 12, 1948 IN BOOK 790 PAGE 210 OF OFFICIAL RECORDS.
- AN EASEMENT FOR GAS PIPELINE AND RESIDENTIAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, IN INSTRUMENT NO. OCTOBER 31, 1949 IN BOOK 1119 PAGE 113 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPELINES AND RESIDENTIAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, IN INSTRUMENT NO. JULY 20, 1958 IN BOOK 2307 PAGE 102 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPELINES AND RESIDENTIAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, IN INSTRUMENT NO. SEPTEMBER 25, 1993 AS INSTRUMENT NO. 24-200003 OF OFFICIAL RECORDS.

PLAN NOTES

① 6" CURB AND GUTTER	⑩ REVERSE SIDEWALK UNDERDRAIN
② 6" P.V.C. WATER	⑪ STORM DRAIN MANHOLE
③ 18" P.V.C. WATER	⑫ SIDEWALK
④ 8" P.V.C. SEWER	⑬ SIDEWALK TRAMP CHAINES AND
⑤ 18" R.C.P. STORM DRAIN	⑭ ACCESS ROAD FOR REEFIELD
⑥ 24" R.C.P. STORM DRAIN	⑮ CHAIN, DEPTH = 2.0'
⑦ 30" R.C.P. STORM DRAIN	



GRAPHIC SCALE
 0 20 40 60 80 100 120
 SE&O
 SUBDIVISION ENGINEERS
 1000 W. 10th Street
 San Jose, CA 95128
 (408) 298-1111

TENTATIVE TRACT MAP NO. 38546 FOR:
**FRENCH VALLEY 160
 VILLAGE III**
 COUNTY OF RIVERSIDE, CALIFORNIA

EXISTING EASEMENTS

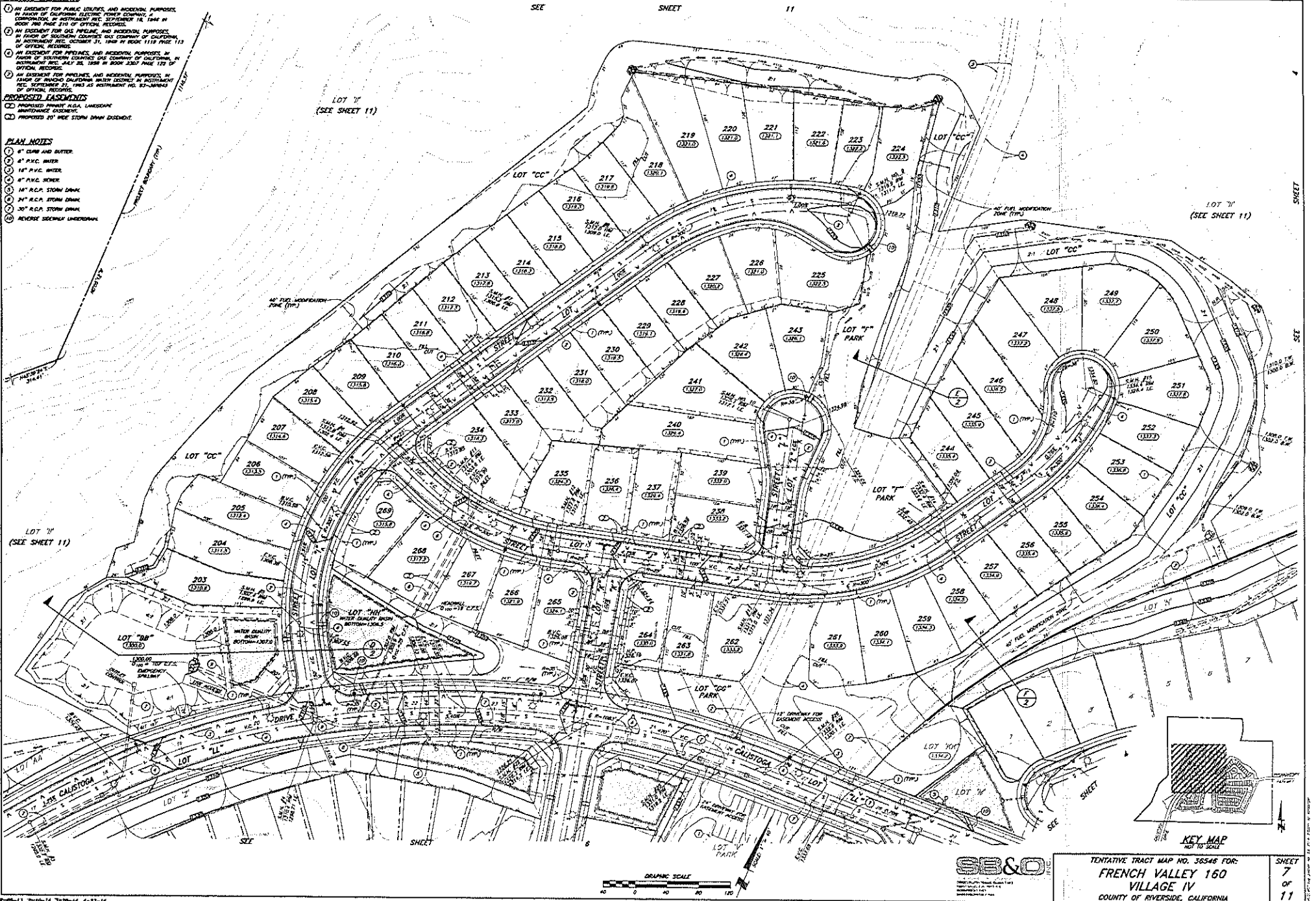
- 1 AN EASEMENT FOR PUBLIC UTILITIES AND RECORDING PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, CONSOLIDATED, BY INSTRUMENT REC. SEPTEMBER 14, 1944 IN BOOK 740 PAGE 213 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR GAS PIPELINE AND RECORDING PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY INSTRUMENT REC. OCTOBER 31, 1949 IN BOOK 1118 PAGE 113 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PIPELINES AND RECORDING PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY INSTRUMENT REC. JULY 26, 1954 IN BOOK 2307 PAGE 172 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR PIPELINES AND RECORDING PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY INSTRUMENT REC. SEPTEMBER 21, 1963 AS INSTRUMENT NO. 87-349845 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

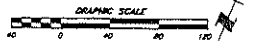
- 1 PROPOSED PRIVATE ALGA LANDSCAPE MAINTENANCE EASEMENT.
- 2 PROPOSED 20' WIDE STORM DRAIN EASEMENT.

PLAN NOTES

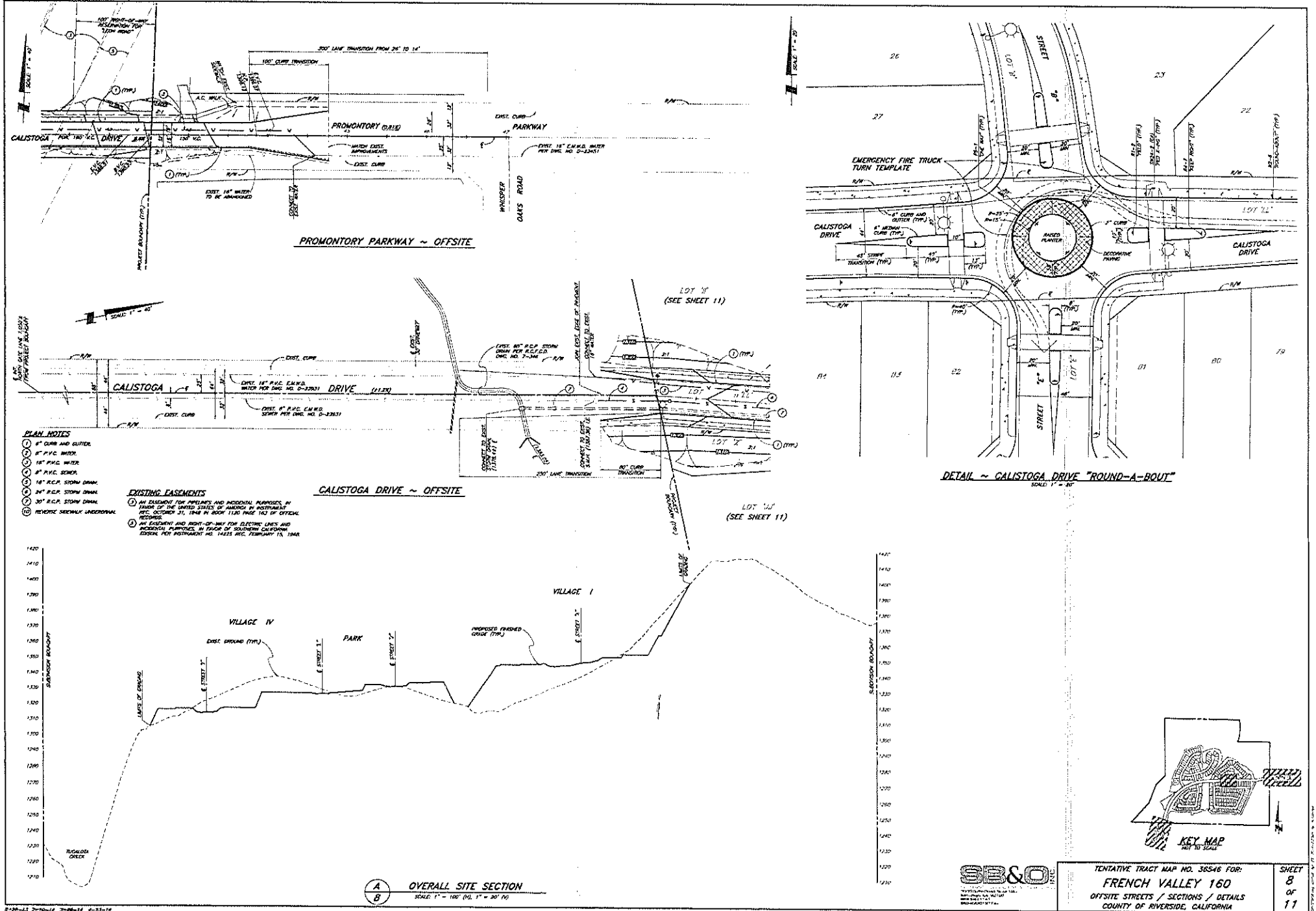
- 1 6" CORN AND BUTTER.
- 2 6" P.V.C. WATER.
- 3 18" P.V.C. WATER.
- 4 6" P.V.C. SEWER.
- 5 18" R.C.P. STORM DRAIN.
- 6 30" R.C.P. STORM DRAIN.
- 7 30" R.C.P. STORM DRAIN.
- 8 REVERSE SIDEWALK UNDERDRAIN.



KEY MAP
NO. 10 504

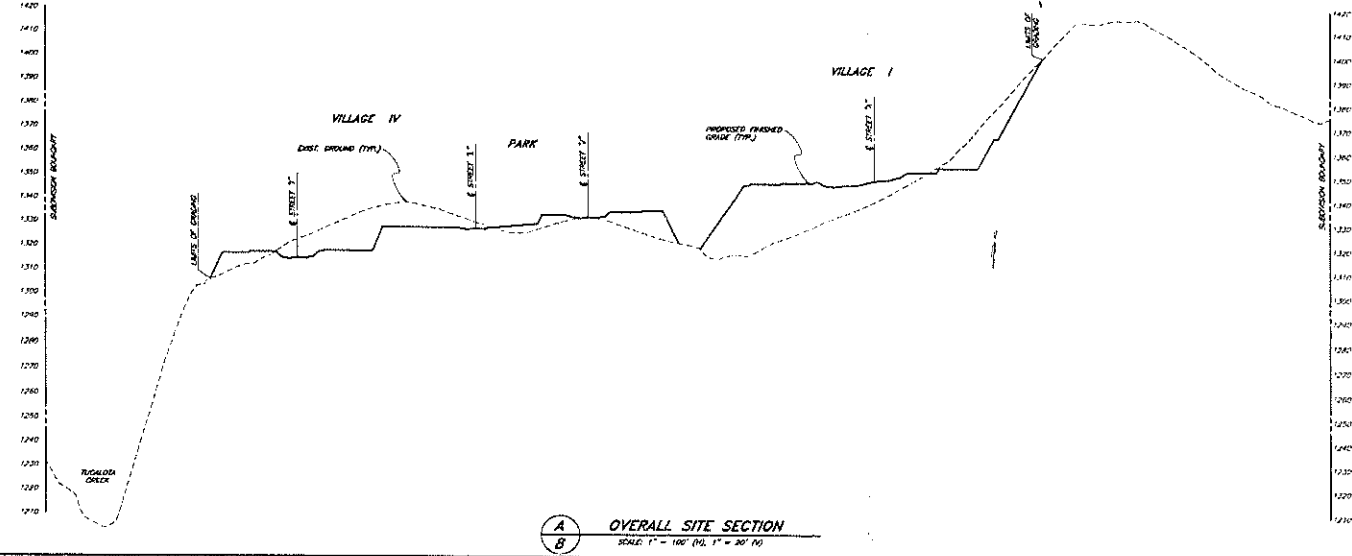


TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
VILLAGE IV
 COUNTY OF RIVERSIDE, CALIFORNIA

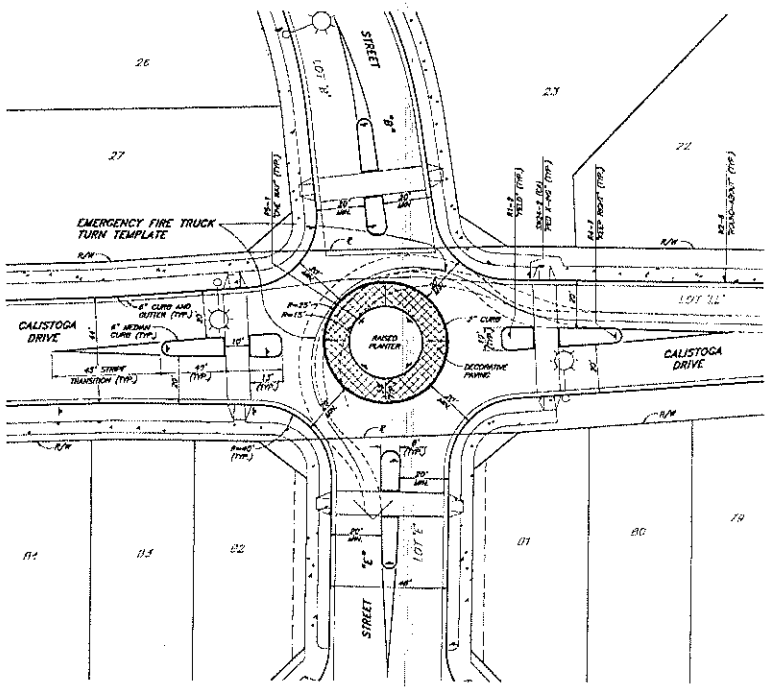


- PLAN NOTES**
- ① 8" CURB AND GUTTER
 - ② 8" P.V.C. WATER
 - ③ 18" P.V.C. WATER
 - ④ 8" P.V.C. SEWER
 - ⑤ 18" R.C.P. STORM DRAIN
 - ⑥ 30" R.C.P. STORM DRAIN
 - ⑦ 30" R.C.P. STORM DRAIN
 - ⑧ REVERSE SIDEWALK UNDERDRAIN

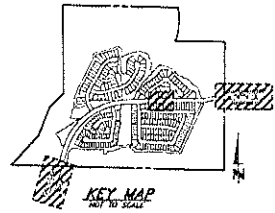
- EXISTING EASEMENTS**
- ① AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, BY LEGAL OF THE UNITED STATES OF AMERICA BY INSTRUMENT REC. OCTOBER 31, 1948 IN BOOK 1120 PAGE 143 OF OFFICIAL RECORDS.
 - ② AN EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, FOR INSTRUMENT NO. 14223 REC. FEBRUARY 13, 1944.

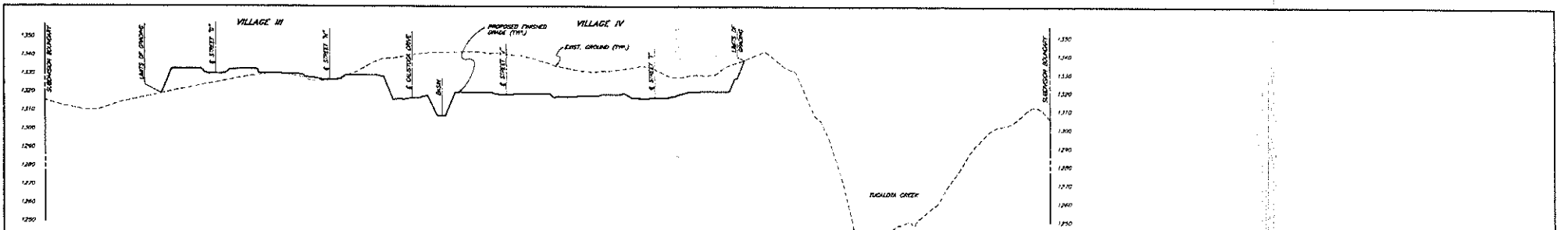


OVERALL SITE SECTION
 SCALE: 1" = 100' (V), 1" = 30' (H)

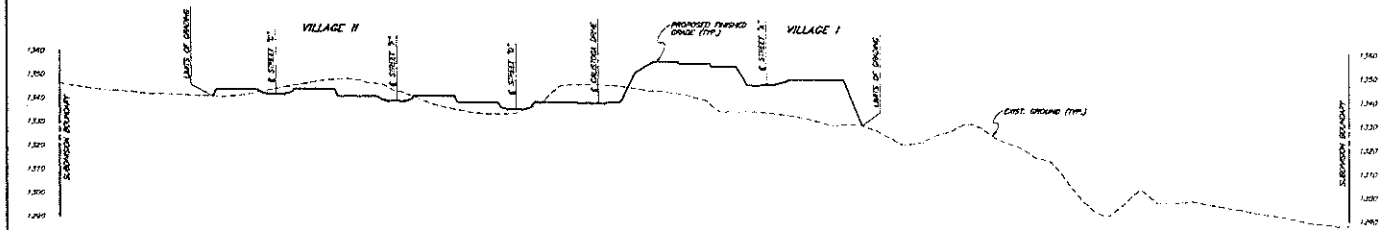


DETAIL ~ CALISTOGA DRIVE "ROUND-A-BOUT"
 SCALE: 1" = 10'

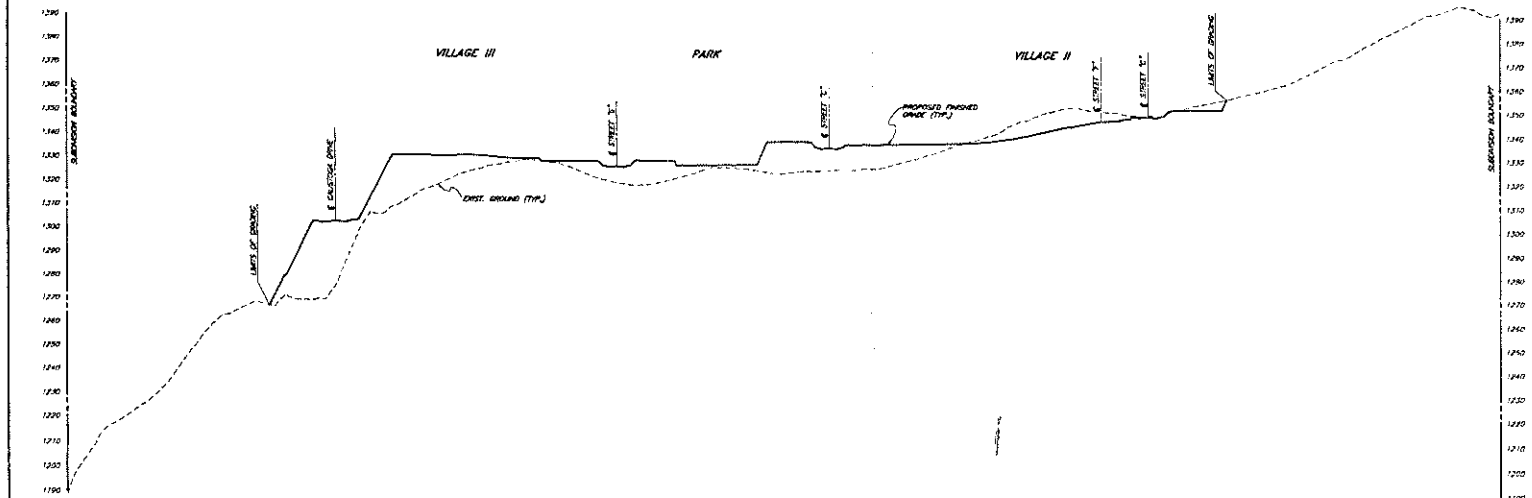




A
9
OVERALL SITE SECTION
SCALE: 1" = 100' (H), 1" = 20' (V)



B
9
OVERALL SITE SECTION
SCALE: 1" = 100' (H), 1" = 20' (V)

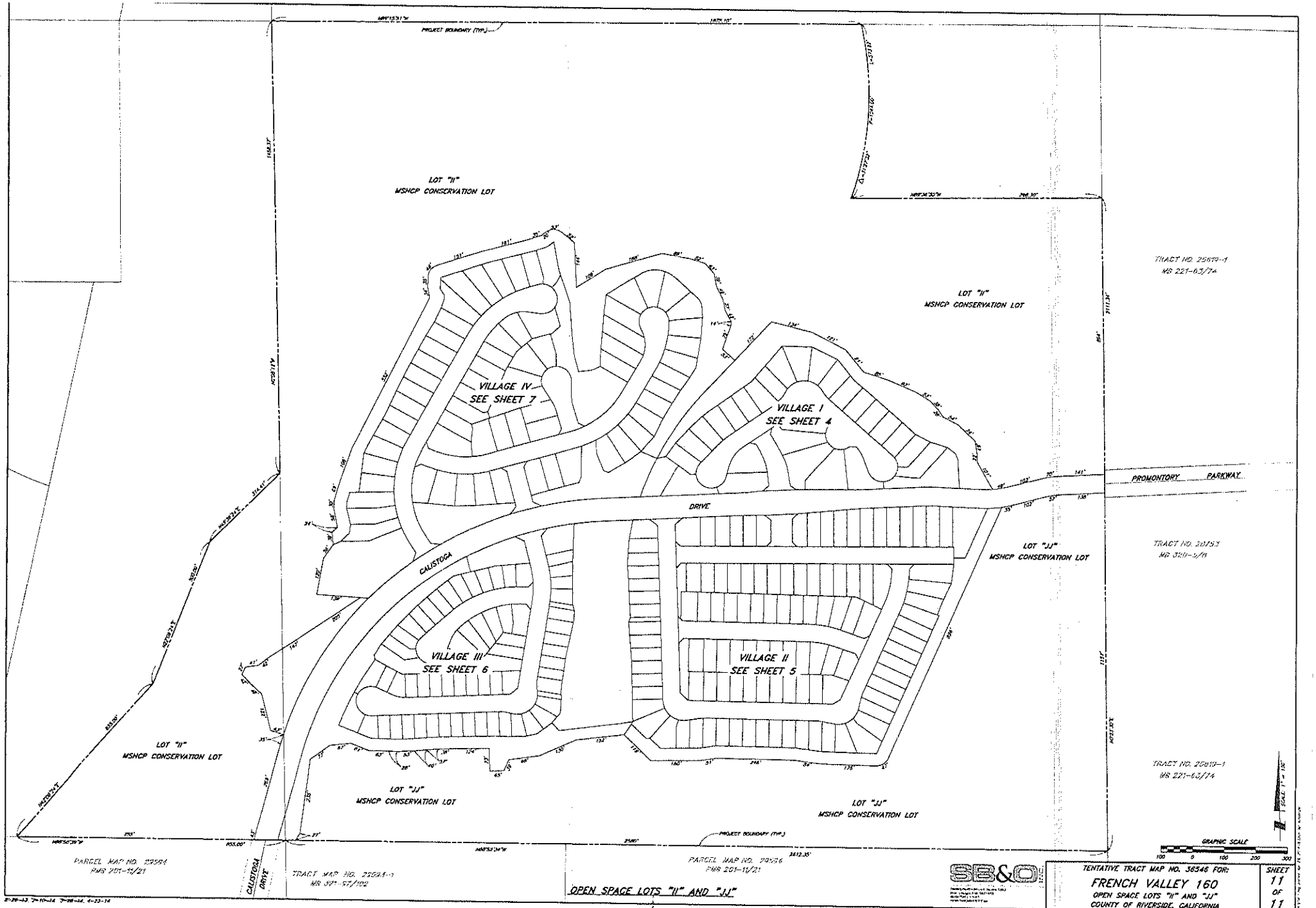


C
9
OVERALL SITE SECTION
SCALE: 1" = 100' (H), 1" = 20' (V)



TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
OVERALL SITE SECTIONS
COUNTY OF RIVERSIDE, CALIFORNIA

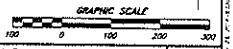
SHEET
9
OF
11



OPEN SPACE LOTS "H" AND "JJ"



TENTATIVE TRACT MAP NO. 36546 FOR:
FRENCH VALLEY 160
 OPEN SPACE LOTS "H" AND "JJ"
 COUNTY OF RIVERSIDE, CALIFORNIA



SHEET
 11
 OF
 11

FRENCH VALLEY LOT TABLE

TR36546/ALUC #ZAP1055FV13

Runway Southerly End Elevation				1330	
LOT	PAD ELEVATION	MAX STRUCTURE ELEV (PAD ELEV+MAX PA Height)	DISTANCE	Threshold for FAA Review	MAX Height above/below FAA threshold
1	1342.1	1377.1	3761.8	1367.6	9.5
2	1342.3	1377.3	3738.3	1367.4	9.9
3	1343.0	1378.0	3717.6	1367.2	10.8
4	1343.5	1378.5	3703.3	1367.0	11.5
5	1344.5	1379.5	3697.1	1367.0	12.5
6	1345.5	1380.5	3692.6	1366.9	13.6
7	1346.5	1381.5	3688.8	1366.9	14.6
8	1347.4	1382.4	3681.8	1366.8	15.6
9	1348.3	1383.3	3667.5	1366.7	16.6
10	1348.8	1383.8	3645.0	1366.5	17.3
11	1349.8	1384.8	3784.5	1367.8	17.0
12	1351.1	1386.1	3814.7	1368.1	18.0
13	1352.8	1387.8	3870.8	1368.7	19.1
14	1354.8	1389.8	3925.4	1369.3	20.5
15	1356.8	1391.8	3980.0	1369.8	22.0
16	1358.8	1393.8	4034.7	1370.3	23.5
17	1360.8	1395.8	4089.4	1370.9	24.9
18	1361.8	1396.8	4144.5	1371.4	25.4
19	1362.5	1397.5	4192.4	1371.9	25.6
20	1363.5	1398.5	4187.0	1371.9	26.6
21	1357.6	1392.6	4030.6	1370.3	22.3
22	1356.3	1391.3	4057.6	1370.6	20.7
23	1356.1	1391.1	3939.3	1369.4	21.7
24	1355.3	1390.3	3939.3	1369.4	20.9
25	1355.1	1390.1	3847.1	1368.5	21.6
26	1343.0	1378.0	3900.8	1369.0	9.0
27	1342.5	1377.5	3924.6	1369.2	8.3
28	1335.0	1375.0	3952.8	1369.5	5.5
29	1335.2	1375.2	3994.4	1369.9	5.3
30	1335.6	1375.6	4032.2	1370.3	5.3
31	1336.0	1376.0	4071.9	1370.7	5.3
32	1336.3	1376.3	4111.3	1371.1	5.2
33	1336.7	1376.7	4150.7	1371.5	5.2
34	1337.2	1377.2	4202.0	1372.0	5.2
35	1337.6	1377.6	4242.0	1372.4	5.2
36	1338.0	1378.0	4281.9	1372.8	5.2
37	1338.3	1378.3	4321.9	1373.2	5.1
38	1338.7	1378.7	4361.2	1373.6	5.1

39	1339.1	1379.1	4400.5	1374.0	5.1
40	1339.4	1379.4	4439.8	1374.4	5.0
41	1339.8	1379.8	4577.2	1375.8	4.0
42	1339.9	1379.9	4637.8	1376.4	3.5
43	1340.1	1380.1	4568.7	1375.7	4.4
44	1340.5	1380.5	4579.9	1375.8	4.7
45	1340.9	1380.9	4597.3	1376.0	4.9
46	1341.2	1381.2	4615.4	1376.2	5.0
47	1341.6	1381.6	4633.8	1376.3	5.3
48	1342.3	1382.3	4652.4	1376.5	5.8
49	1343.3	1383.3	4671.4	1376.7	6.6
50	1344.6	1384.6	4690.7	1376.9	7.7
51	1346.2	1386.2	4710.3	1377.1	9.1
52	1347.4	1387.4	4730.2	1377.3	10.1
53	1348.1	1388.1	4752.2	1377.5	10.6
54	1348.5	1388.5	4779.2	1377.8	10.7
55	1348.7	1388.7	4791.0	1377.9	10.8
56	1349.0	1389.0	4788.6	1377.9	11.1
57	1349.3	1389.3	4772.3	1377.7	11.6
58	1349.6	1389.6	4741.2	1377.4	12.2
59	1350.0	1390.0	4715.2	1377.2	12.8
60	1350.5	1390.5	4690.7	1376.9	13.6
61	1350.9	1390.9	4666.6	1376.7	14.2
62	1351.3	1391.3	4642.7	1376.4	14.9
63	1351.7	1391.7	4619.0	1376.2	15.5
64	1351.9	1391.9	4595.6	1376.0	15.9
65	1352.0	1392.0	4572.5	1375.7	16.3
66	1351.6	1391.6	4549.6	1375.5	16.1
67	1351.2	1391.2	4494.1	1374.9	16.3
68	1350.8	1390.8	4466.1	1374.7	16.1
69	1353.6	1393.6	4381.7	1373.8	19.8
70	1353.3	1393.3	4355.0	1373.5	19.8
71	1352.8	1392.8	4329.5	1373.3	19.5
72	1352.0	1392.0	4306.4	1373.1	18.9
73	1350.7	1390.7	4283.8	1372.8	17.9
74	1349.2	1389.2	4261.4	1372.6	16.6
75	1347.7	1387.7	4239.3	1372.4	15.3
76	1346.4	1386.4	4217.8	1372.2	14.2
77	1345.3	1385.3	4197.8	1372.0	13.3
78	1344.3	1384.3	4178.2	1371.8	12.5
79	1343.2	1383.2	4158.9	1371.6	11.6
80	1342.1	1382.1	4140.0	1371.4	10.7
81	1341.3	1381.3	4131.3	1371.3	10.0
82	1338.2	1378.2	4065.2	1370.7	7.5
83	1337.4	1377.4	4045.2	1370.5	6.9
84	1336.7	1376.7	4026.7	1370.3	6.4
85	1336.1	1376.1	4006.4	1370.1	6.0

86	1335.7	1375.7	3988.8	1369.9	5.8
87	1335.2	1375.2	4102.4	1371.0	4.2
88	1335.7	1375.7	4120.9	1371.2	4.5
89	1336.1	1376.1	4139.7	1371.4	4.7
90	1336.6	1376.6	4158.8	1371.6	5.0
91	1337.2	1377.2	4178.3	1371.8	5.4
92	1338.0	1378.0	4198.1	1372.0	6.0
93	1338.9	1378.9	4218.2	1372.2	6.7
94	1339.9	1379.9	4238.7	1372.4	7.5
95	1341.0	1381.0	4259.5	1372.6	8.4
96	1342.1	1382.1	4280.6	1372.8	9.3
97	1343.1	1383.1	4301.9	1373.0	10.1
98	1344.2	1384.2	4323.6	1373.2	11.0
99	1345.3	1385.3	4345.6	1373.5	11.8
100	1346.4	1386.4	4367.9	1373.7	12.7
101	1347.6	1387.6	4390.5	1373.9	13.7
102	1349.4	1389.4	4551.7	1375.5	13.9
103	1348.6	1388.6	4519.9	1375.2	13.4
104	1347.9	1387.9	4491.1	1374.9	13.0
105	1347.1	1387.1	4389.5	1373.9	13.2
106	1346.4	1386.4	4364.8	1373.6	12.8
107	1345.5	1385.5	4343.2	1373.4	12.1
108	1344.7	1384.7	4321.9	1373.2	11.5
109	1343.8	1383.8	4300.9	1373.0	10.8
110	1342.8	1382.8	4280.3	1372.8	10.0
111	1341.5	1381.5	4259.9	1372.6	8.9
112	1339.9	1379.9	4239.9	1372.4	7.5
113	1338.7	1378.7	4220.1	1372.2	6.5
114	1337.8	1377.8	4200.7	1372.0	5.8
115	1337.2	1377.2	4177.2	1371.8	5.4
116	1337.5	1377.5	4327.2	1373.3	4.2
117	1338.2	1378.2	4345.6	1373.5	4.7
118	1339.3	1379.3	4364.4	1373.6	5.7
119	1340.7	1380.7	4383.4	1373.8	6.9
120	1342.2	1382.2	4402.8	1374.0	8.2
121	1343.4	1383.4	4422.5	1374.2	9.2
122	1344.3	1384.3	4442.5	1374.4	9.9
123	1345.1	1385.1	4462.8	1374.6	10.5
124	1346.0	1386.0	4483.4	1374.8	11.2
125	1346.9	1386.9	4505.6	1375.1	11.8
126	1348.2	1388.2	4627.8	1376.3	11.9
127	1349.2	1389.2	4637.2	1376.4	12.8
128	1348.3	1388.3	4532.9	1375.3	13.0
129	1347.4	1387.4	4597.8	1376.0	11.4
130	1346.1	1386.1	4577.3	1375.8	10.3
131	1344.6	1384.6	4557.2	1375.6	9.0
132	1343.2	1383.2	4537.3	1375.4	7.8

133	1342.2	1382.2	4517.8	1375.2	7.0
134	1341.6	1381.6	4498.6	1375.0	6.6
135	1341.3	1381.3	4479.6	1374.8	6.5
136	1340.9	1380.9	4461.0	1374.6	6.3
137	1340.5	1380.5	4442.7	1374.4	6.1
138	1340.1	1380.1	4424.7	1374.2	5.9
139	1326.8	1366.8	3905.8	1369.1	-2.3
140	1327.1	1367.1	3944.0	1369.4	-2.3
141	1327.4	1367.4	3978.9	1369.8	-2.4
142	1327.7	1367.7	4013.4	1370.1	-2.4
143	1328.0	1368.0	4046.7	1370.5	-2.5
144	1328.5	1368.5	4094.1	1370.9	-2.4
145	1328.9	1368.9	4128.0	1371.3	-2.4
146	1329.3	1369.3	4172.1	1371.7	-2.4
147	1329.7	1369.7	4162.0	1371.6	-1.9
148	1330.1	1370.1	4240.9	1372.4	-2.3
149	1330.5	1370.5	4227.9	1372.3	-1.8
150	1331.2	1371.2	4317.0	1373.2	-2.0
151	1331.5	1371.5	4361.7	1373.6	-2.1
152	1331.7	1371.7	4366.3	1373.7	-2.0
153	1331.8	1371.8	4355.5	1373.6	-1.8
154	1332.0	1372.0	4344.7	1373.4	-1.4
155	1332.2	1372.2	4335.8	1373.4	-1.2
156	1332.6	1372.6	4327.2	1373.3	-0.7
157	1332.9	1372.9	4319.0	1373.2	-0.3
158	1333.3	1373.3	4311.1	1373.1	0.2
159	1333.7	1373.7	4303.5	1373.0	0.7
160	1334.1	1374.1	4296.2	1373.0	1.1
161	1334.5	1374.5	4289.3	1372.9	1.6
162	1334.9	1374.9	4282.7	1372.8	2.1
163	1335.1	1375.1	4276.4	1372.8	2.3
164	1335.4	1375.4	4270.5	1372.7	2.7
165	1335.8	1375.8	4258.2	1372.6	3.2
166	1336.2	1376.2	4220.5	1372.2	4.0
167	1336.0	1376.0	4146.2	1371.5	4.5
168	1335.6	1375.6	4113.8	1371.1	4.5
169	1335.0	1375.0	4135.6	1371.4	3.6
170	1334.6	1374.6	4155.0	1371.6	3.0
171	1334.3	1374.3	4162.1	1371.6	2.7
172	1333.9	1373.9	4169.4	1371.7	2.2
173	1333.5	1373.5	4177.1	1371.8	1.7
174	1333.1	1373.1	4185.1	1371.9	1.2
175	1332.7	1372.7	4193.4	1371.9	0.8
176	1332.3	1372.3	4202.1	1372.0	0.3
177	1330.8	1370.8	4224.9	1372.2	-1.4
178	1330.4	1370.4	4186.7	1371.9	-1.5
179	1330.0	1370.0	4177.5	1371.8	-1.8

180	1329.6	1369.6	4148.3	1371.5	-1.9
181	1329.2	1369.2	4119.3	1371.2	-2.0
182	1328.1	1368.1	4021.9	1370.2	-2.1
183	1328.4	1368.4	4015.9	1370.2	-1.8
184	1329.1	1369.1	4020.3	1370.2	-1.1
185	1329.6	1369.6	4034.8	1370.3	-0.7
186	1330.0	1370.0	4051.5	1370.5	-0.5
187	1330.3	1370.3	4097.9	1371.0	-0.7
188	1331.2	1371.2	4139.6	1371.4	-0.2
189	1331.8	1371.8	4078.4	1370.8	1.0
190	1331.8	1371.8	4043.8	1370.4	1.4
191	1331.5	1371.5	4019.2	1370.2	1.3
192	1331.2	1371.2	3996.1	1370.0	1.2
193	1330.9	1370.9	3966.9	1369.7	1.2
194	1330.5	1370.5	3946.3	1369.5	1.0
195	1330.2	1370.2	3927.2	1369.3	0.9
196	1329.8	1369.8	3909.5	1369.1	0.7
197	1329.5	1369.5	3890.7	1368.9	0.6
198	1329.2	1369.2	3881.1	1368.8	0.4
199	1328.8	1368.8	3881.2	1368.8	0.0
200	1328.5	1368.5	3882.5	1368.8	-0.3
201	1328.2	1368.2	3887.6	1368.9	-0.7
202	1327.9	1367.9	3897.4	1369.0	-1.1
203	1310.9	1345.9	3642.8	1366.4	-20.5
204	1311.5	1346.5	3589.7	1365.9	-19.4
205	1312.4	1347.4	3540.4	1365.4	-18.0
206	1313.5	1348.5	3485.0	1364.9	-16.4
207	1314.6	1349.6	3485.0	1364.9	-15.3
208	1315.4	1350.4	3424.1	1364.2	-13.8
209	1315.8	1350.8	3375.4	1363.8	-13.0
210	1316.3	1351.3	3332.8	1363.3	-12.0
211	1316.8	1351.8	3294.1	1362.9	-11.1
212	1317.3	1352.3	3255.1	1362.6	-10.3
213	1317.8	1352.8	3215.8	1362.2	-9.4
214	1318.3	1353.3	3179.5	1361.8	-8.5
215	1318.8	1353.8	3143.8	1361.4	-7.6
216	1319.3	1354.3	3108.5	1361.1	-6.8
217	1319.8	1354.8	3075.9	1360.8	-6.0
218	1320.1	1355.1	3039.0	1360.4	-5.3
219	1321.0	1356.0	2945.7	1359.5	-3.5
220	1321.1	1356.1	2951.1	1359.5	-3.4
221	1321.1	1356.1	2957.4	1359.6	-3.5
222	1321.6	1356.6	2965.2	1359.7	-3.1
223	1322.2	1357.2	2974.2	1359.7	-2.5
224	1322.5	1357.5	2982.2	1359.8	-2.3
225	1322.5	1357.5	3139.7	1361.4	-3.9
226	1321.0	1356.0	3150.4	1361.5	-5.5

227	1320.2	1355.2	3187.1	1361.9	-6.7
228	1319.6	1354.6	3219.8	1362.2	-7.6
229	1319.1	1354.1	3253.1	1362.5	-8.4
230	1318.5	1353.5	3286.8	1362.9	-9.4
231	1318.0	1353.0	3321.0	1363.2	-10.2
232	1317.5	1352.5	3355.6	1363.6	-11.1
233	1317.0	1352.0	3390.6	1363.9	-11.9
234	1316.3	1351.3	3439.5	1364.4	-13.1
235	1324.3	1359.3	3526.1	1365.3	-6.0
236	1326.4	1361.4	3434.6	1364.3	-2.9
237	1329.4	1364.4	3428.7	1364.3	0.1
238	1333.2	1368.2	3485.4	1364.9	3.3
239	1332.0	1367.0	3430.6	1364.3	2.7
240	1329.4	1364.4	3406.1	1364.1	0.3
241	1327.0	1362.0	3373.8	1363.7	-1.7
242	1326.4	1361.4	3291.0	1362.9	-1.5
243	1326.1	1361.1	3243.1	1362.4	-1.3
244	1335.4	1370.4	3409.2	1364.1	6.3
245	1335.9	1370.9	3359.2	1363.6	7.3
246	1336.5	1371.5	3311.3	1363.1	8.4
247	1337.2	1372.2	3263.5	1362.6	9.6
248	1337.5	1372.5	3211.2	1362.1	10.4
249	1337.7	1372.7	3206.4	1362.1	10.6
250	1337.9	1372.9	3325.8	1363.3	9.6
251	1337.6	1372.6	3353.6	1363.5	9.1
252	1337.3	1372.3	3420.3	1364.2	8.1
253	1336.8	1371.8	3454.4	1364.5	7.3
254	1336.4	1371.4	3483.8	1364.8	6.6
255	1335.9	1370.9	3511.2	1365.1	5.8
256	1335.4	1370.4	3537.4	1365.4	5.0
257	1334.9	1369.9	3565.1	1365.7	4.2
258	1334.5	1369.5	3586.5	1365.9	3.6
259	1334.3	1369.3	3603.3	1366.0	3.3
260	1334.1	1369.1	3614.3	1366.1	3.0
261	1333.9	1368.9	3657.2	1366.6	2.3
262	1333.2	1368.2	3607.9	1366.1	2.1
263	1331.8	1366.8	3602.3	1366.0	0.8
264	1330.0	1365.0	3611.5	1366.1	-1.1
265	1324.1	1359.1	3588.8	1365.9	-6.8
266	1321.9	1356.9	3580.4	1365.8	-8.9
267	1319.7	1354.7	3564.9	1365.6	-10.9
268	1317.2	1352.2	3535.9	1365.4	-13.2
269	1315.8	1350.8	3508.4	1365.1	-14.3

**FRENCH VALLEY
'ALUC NET DENSITY EXHIBIT'**

TOTAL UNITS = 269
GROSS AREA = 161.84 ACRES
RCA PERMANENT OPEN SPACE
94.11 ACRES
(EXCLUDED FROM NET)



EXTERIOR SLOPES/FUEL MOD.
11.25 ACRES
(EXCLUDED FROM NET)

DETENTION BASIN
1.06 ACRES
(EXCLUDED FROM NET)

NET DEVELOPMENT AREA
53.70 ACRES

EASEMENT
1.72 ACRES
(EXCLUDED FROM NET)

NET DENSITY = 5.01 D.U./AC.

SCALE: 1" = 300'

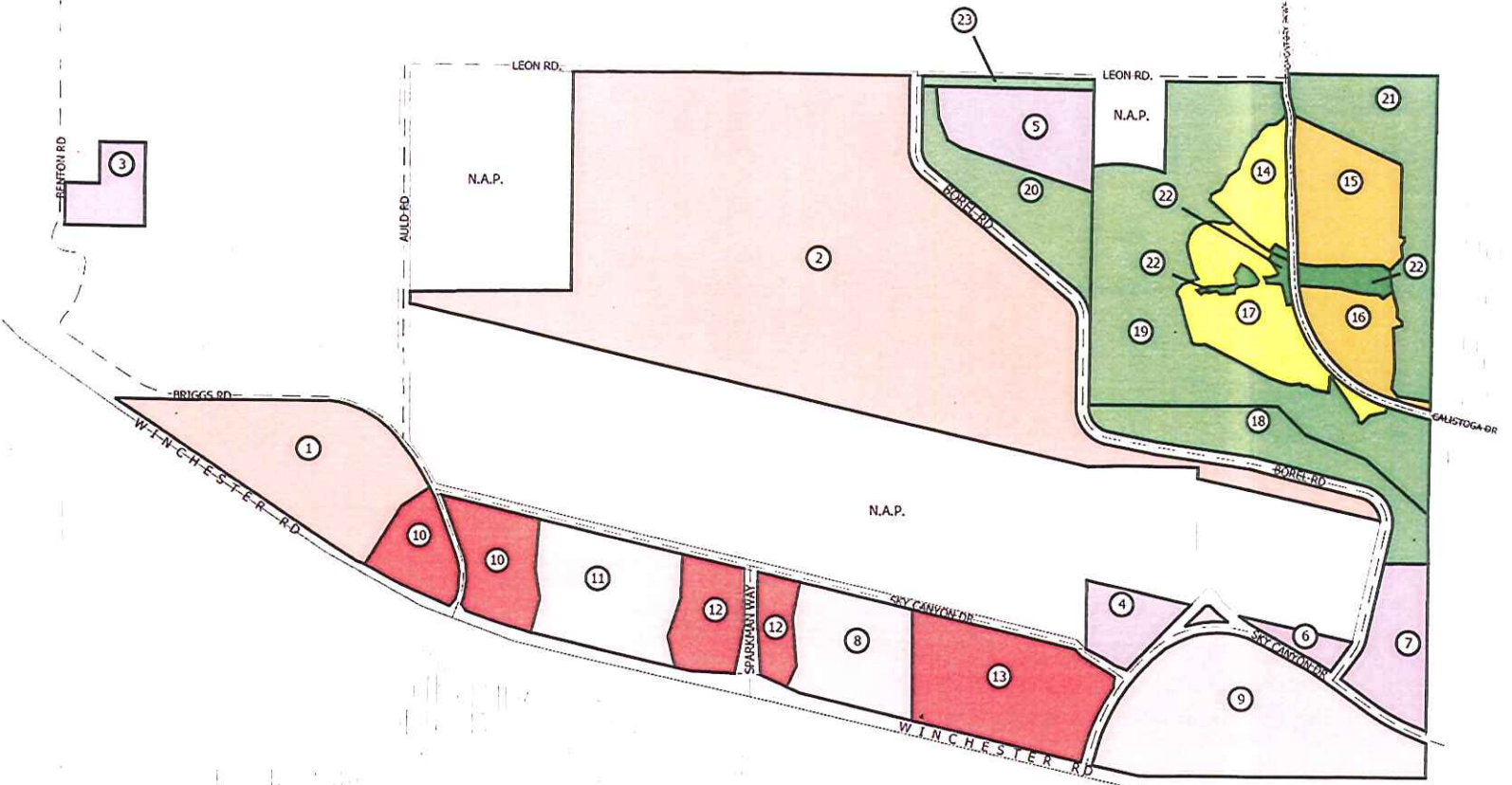


PROJECT
BOUNDARY

CALISTOGA

DRIVE

Section I - Executive Summary



BP	Business Park	LI	Light Industrial	OS-C	Open Space - Conservation
CO	Commercial Office	MDR	Medium Density Residential	OS-R	Open Space - Recreation
CR	Commercial Retail	MHDR	Medium High Density Residential		

Scale 1" = 60' N 0 100 200 300

3. Project Description

SP 265, A1 proposes a combination of business park, light industrial, commercial office, commercial retail, residential, recreational and open space uses. Table I-1, *SP 265, A1 Specific Plan Land Use Summary*, below, describes the non-residential and residential land uses proposed in SP 265, A1.

**Table I-1
SP 265, A1 Specific Plan Land Use Summary**

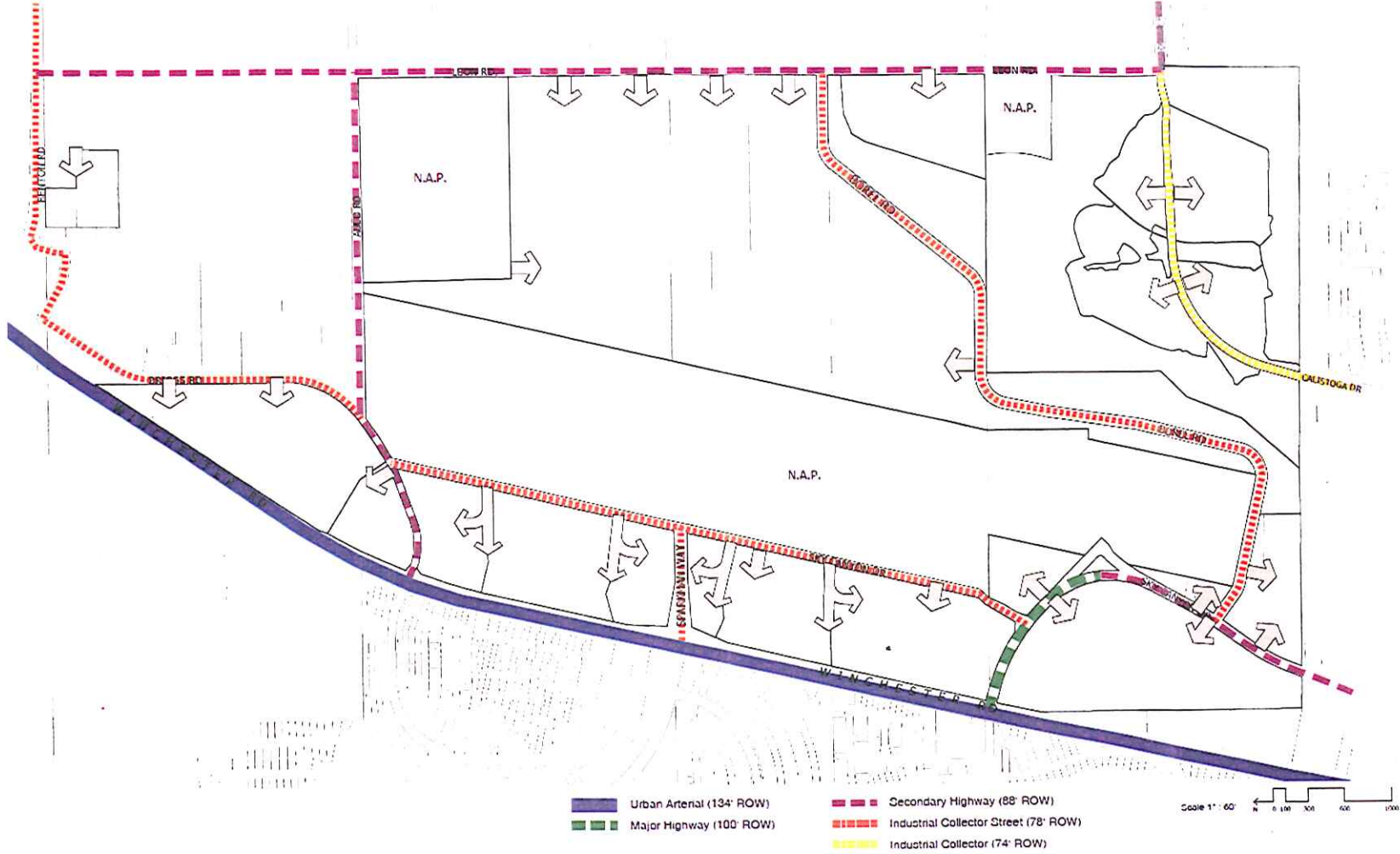
Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
NON-RESIDENTIAL				
Business Park – PA1	36.0	--	--	--
Business Park – PA2	207.1	--	--	--
Light Industrial – PA3	7.4	--	--	--
Light Industrial – PA4	7.9	--	--	--
Light Industrial – PA5	16.2	--	--	--
Light Industrial – PA6	2.8	--	--	--
Light Industrial – PA7	13.1	--	--	--
Commercial Office – PA8	18.3	--	--	--
Commercial Office – PA9	45.9	--	--	--
Commercial Retail – PA10	21.4	--	--	--
Commercial Office – PA11	22.6	--	--	--
Commercial Retail – PA12	15.3	--	--	--
Commercial Retail – PA13	28.7	--	--	--
Open Space – PA 18	19.7	--	--	--
Open Space – Conservation – PA19	67.7	--	--	--
Open Space – PA 20	17.4	--	--	--
Open Space – Conservation – PA21	26.6	--	--	--
Open Space- Recreation- Park– PA 22	4.9	--	--	--
Public Facilities - MWD PA23	2.4	--	--	--
Circulation	77.8	--	--	--
Non - Residential Subtotals		659.2	--	--
Residential				
Medium Density Residential – PA14 ¹ <i>2-5 dwelling units per acre</i>	8.7	3.1	27	17-44
Medium High Density Residential – PA15 ^{1,2} <i>5-8 dwelling units per acre</i>	18.5	6.0	111	93-148
Medium High Density Residential – PA16 ¹ <i>5-8 dwelling units per acre</i>	10.5	6.1	64	53-84
Medium Density Residential – PA17 ¹ <i>2-5 dwelling units per acre</i>	20.0	3.4	67	40-100
Residential Subtotals		57.7	4.7	269
Project Totals		716.9	0.38	N/A

¹ Acreages are gross and the net acreage will be at least 5 dwelling units/acre.

² Planning Area 15 will be the first recorded residential Planning Area.

Business Park/Industrial

Under SP 265, A1, Planning Areas 1 and 2 are designated Business Park, Planning Areas 3 through 7 are designated Light Industrial. These Planning Areas were designated Industrial



- Urban Arterial (134' ROW)
- Major Highway (100' ROW)
- Secondary Highway (88' ROW)
- Industrial Collector Street (78' ROW)
- Industrial Collector (74' ROW)

Scale 1" = 60'

**H. Planning Areas 14 & 17: Medium Density Residential, 2-5 du/ac,
Planning Area 15 & 16: Medium High Density Residential, 5-8
du/ac**

1. Descriptive Summary

Planning Areas 14 through 17 (PA14, PA15, PA16 and PA17), as shown on Figure III-8, *Planning Areas 14-17*, provide for the development of 57.7 acres with a target of 269 dwelling units (density range of 3.1 to 6.1 units). PA 14 is approximately 8.7 acres, PA 15 is approximately 18.5 acres, PA 16 is approximately 10.5 acres and PA 17 is approximately 20.0 acres. PA's 14-17 are located in the southeastern/central portion of SP 265, A1.

Primary and secondary vehicular access to PA's 14-17 shall be provided from Calistoga Drive and Promontory Parkway, as well as Streets "B", "C", "E", "G", "I", and "K".

Primary pedestrian access to and from PA's 14-17 are provided from sidewalks located along adjacent to the streets.

A 4.9 acre neighborhood park shall be provided in PA 22, which is located between PA14 and PA15, as depicted on Figure IV-77, *Neighborhood Park Plan*. This Park, at a minimum, shall include the following:

- A tot lot,
- Restroom facilities,
- Parking lot,
- Shaded picnic areas,
- Dog parks (one for large dogs, one for small dogs), and
- Open turf areas.

It is the intent of the neighborhood park to provide both recreational opportunities to all residents of SP 265, A1, as well as alternative pedestrian linkages throughout the community; connecting to the open space areas both on – and off-site.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- b. Vehicular roadways shall be planned as illustrated in Figure II-1, *Vehicular Circulation Plan*. All internal local and private roadways shall be approved by the Riverside County Fire Department at the tentative map stage of development.
- c. Landscape design is depicted in Figure IV-41, *Residential Landscape Concept*.
- d. As illustrated on Figure II-3, *Residential Non-Vehicular Circulation Plan*, a comprehensive trail system is planned within PA's 14-17, connecting the residential neighborhood to one another, as well as to the Neighborhood Park. There are two types of pedestrian pathways – a D.G. pathway and sidewalks. The D.G. Park pathway connects the three (3) separate,

yet cohesively planned Park areas, adjacent residential Planning Areas, as well as the Open Space – Conservation Areas in PA's 19 and 21. The pathway will be a minimum of 8 feet in width as depicted on Figure II-4, *Residential Trail Cross Section* and Figure IV-80, *Typical Residential Park Trail Section*. Sidewalks are provided along all roadways. The sidewalks will be a minimum of 5 feet in width.

- e. Trail monumentation will be provided as depicted in Figure IV-56, *Residential Park and Trail Monumentation*.
- f. Roadway landscape treatments and parkway configurations planned along Calistoga Drive are shown in Figures IV-65a through 65c, *Calistoga Drive Streetscape*.
- g. Roadway landscape treatments and parkway configurations planned along Neighborhood Entries are shown in Figure IV-69, *Residential Neighborhood Entries Streetscape*.
- h. Roadway landscape treatments and parkway configurations planned along Promontory Parkway are shown in Figure IV-66, *Promontory Parkway Streetscape*.
- i. Roadway landscape treatments and parkway configurations planned along the Calistoga Drive Roundabout are shown in Figure IV-68, *Calistoga Drive Roundabout Streetscape*.
- j. Roadway landscape treatments and parkway configurations planned along internal streets are shown in Figure IV-67, *Local Street Streetscape*.
- k. Roadway landscape treatments cul-de-sac configurations planned along internal streets are shown in Figure IV-71, *Cul-de-sac Streetscape*. Open cul-de-sac design shall be encouraged where feasible to allow for convenient pedestrian access to adjacent sidewalks and trails.
- l. Roadway landscape treatments and parkway configurations planned along Street "A" Knuckle are shown in Figure IV-70, *Street "A" Knuckle Streetscape*.
- m. Neighborhood entry monumentation will be provided as illustrated in Figure IV-55, *Residential Entry Monumentation*.
- n. The interface between PA's 14 and 17 and PA19 is depicted in Figure IV-72, *PA14 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-76, *PA17 Medium Density Residential - PA19 Open Space-Conservation Edge Condition*.
- o. The interface between PA's 15 and 16 and PA21 is depicted in Figure IV-74, *PA15 Medium High Density Residential – PA21 Open Space-Conservation Edge Condition* and Figure IV-75, *PA16 Medium High Density Residential – PA21 Open Space-Conservation Edge Condition*.
- p. The interface between PA's 15 and 16 and PA22 is depicted in Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential - PA22 Park Section/Edge Condition*.
- q. The adjacent Neighborhood Park located within PA22 is shown on Figure IV-78, *Neighborhood Park Plan*.

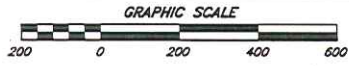
- r. There will be three (3) access points to Park A from the adjacent residential neighborhoods. Two (2) access points shall be provided from PA16 Medium High Density Residential and one (1) access point shall be provided from PA15 Medium High Density Residential, as depicted on Figure IV-79, *Residential Park A – Access Sections*.
- s. Walls and fencing located within SP 265, A1 shall be constructed as delineated in Figure IV-81, *Residential Wall and Fence Plan*, and Figure IV-85, *Residential Wall and Fence Elevations*.
- t. Refer to Section IV, *Design Guidelines*, for other related design criteria.
- u. Refer to Section II, *Specific Plan*, for the following standards that apply community -wide:
 - II.A: Land Use Plan
 - II.B: Circulation Plan
 - II.C: Drainage Plan
 - II.D: Master Sewer and Water Plan
 - II.E: Open Space Plan and Other Uses
 - II.F: Grading Plan
 - II.G: Master Phasing Plan
 - II.H: Maintenance Plan
 - II.I: Energy Efficiency

Section III - Planning Area Development Standards

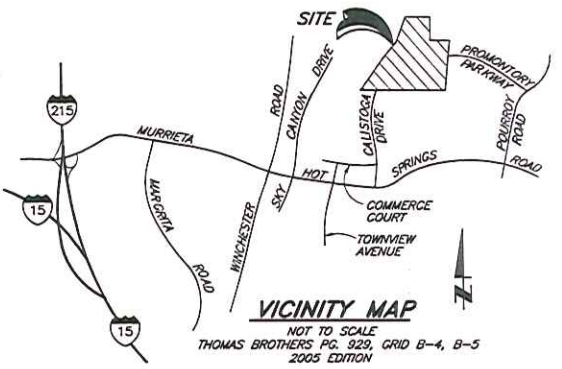
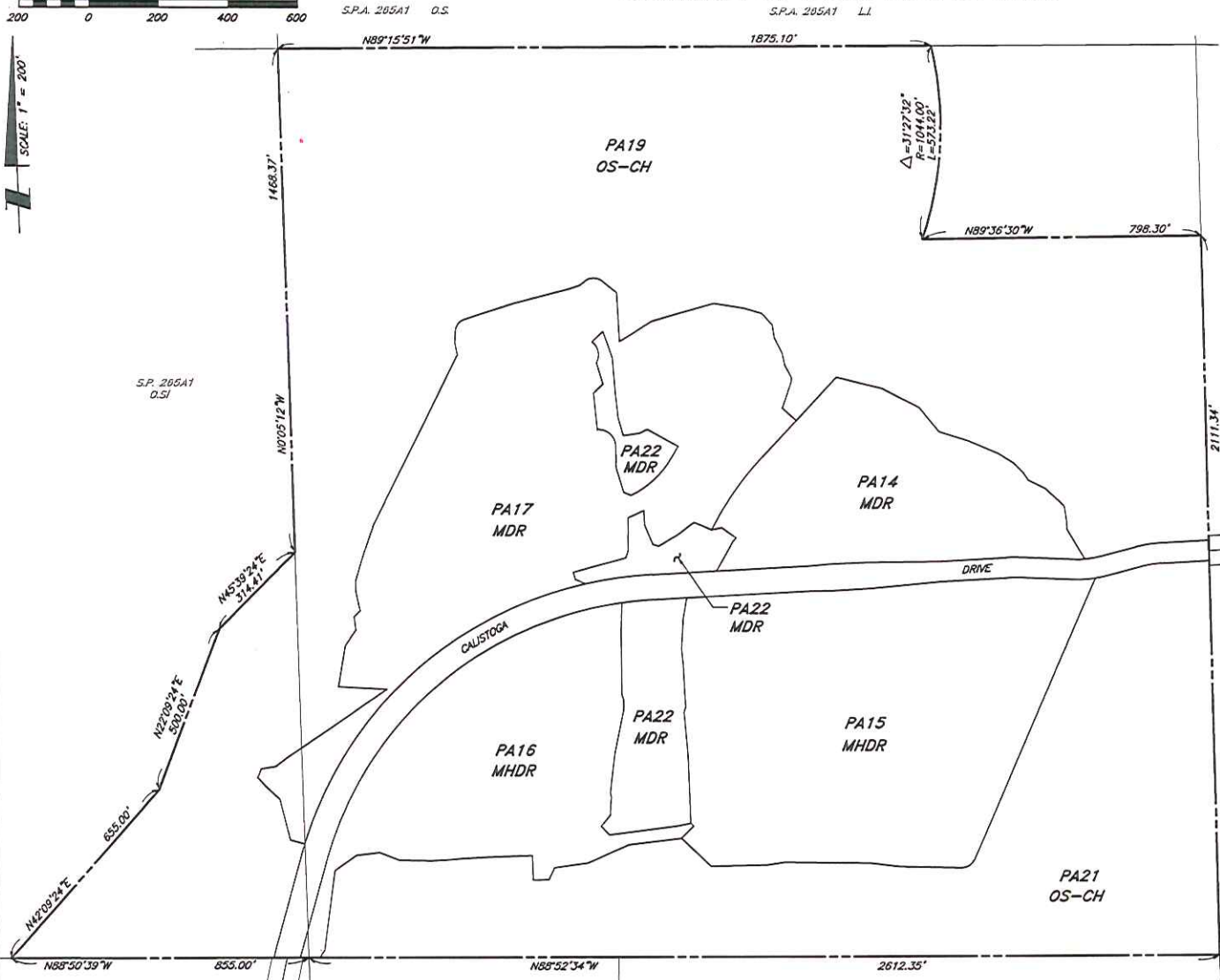


PLANNING AREAS 14 & 17: MEDIUM DENSITY RESIDENTIAL, 2-5 DU/AC AND PLANNING AREAS 15 & 16: MEDIUM HIGH DENSITY RESIDENTIAL 5-8 DU/AC - FIGURE III-8

CHANGE OF ZONE NO. CZ7806



SCALE: 1" = 200'



GENERAL NOTES

1. **LEGAL DESCRIPTION**
PORTION OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 18, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, IN TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
2. **TOTAL ORIGINAL ACREAGE**
TOTAL GROSS/NET AREA: 161.665 AC.
3. **EXISTING ZONING**
BOREL AIRPORT SPECIFIC PLAN, SP 265 S2.
4. **PROPOSED ZONING**
BOREL AIRPORT SPECIFIC PLAN, SP 265 A1.
5. **EXISTING LAND USE DESIGNATION**
U, OR, OS-C
6. **PROPOSED LAND USE DESIGNATION**
MDR, MHDR, OS-CH
7. **METHOD OF SEWAGE DISPOSAL**
PUBLIC SEWER
8. **UTILITIES**
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: THE GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON.
TELEPHONE: YERIZON.
9. **SCHOOL DISTRICT**
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
10. **ASSESSOR'S PARCEL NO.'S**
957-320-005, 957-320-008
11. **2005 THOMAS BROTHERS GUIDE**
PG. 929, GRID B-4, B-5
12. **PREPARED DATE**
AUGUST 2013
13. **SPECIFIC PLAN**
BOREL AIRPORT SPECIFIC PLAN, SP 265 A1.
14. **FEMA FLOOD PLAIN**
ZONE X, AREA OUTSIDE OF 500-YEAR FLOODPLAIN.

APPLICANT CORNERSTONE COMMUNITIES
4305 EXECUTIVE DRIVE, SUITE 600
SAN DIEGO, CALIFORNIA 92121
(858) 458-9700

OWNER ACAT REAL ESTATE, INC.
C/O COMMERCIAL LOAN SERVICING
11350 MCCORMACK ROAD, SUITE 200
HUNT VALLEY, MD 21031

FRENCH VALLEY 160

PARCEL MAP NO. 29594
PMB 201-11/21
S.P. 213 O.S.

TRACT MAP NO. 29593-1
MS 321-07/102
S.P. 213 O.S.

PARCEL MAP NO. 29594
PMB 201-11/21
S.P. 213 O.S.

NO.	DATE	REVISIONS

PLANNING ENGINEERING SURVEYING
3050 Ruff'n Road, Suite 100
San Diego, Ca. 92123
658-560-1147
658-560-6157 Fax

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

1 ORDINANCE NO. 348. ____

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section XXX of Ordinance No. 348, and Official Zoning Plan Map No. XXX, as
7 amended, are further amended by placing in effect in the Rancho California Area the zone or zones
8 as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Map
9 No. XXX, Change of Zone Case No. 07806," which map is made a part of this ordinance.

10 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new
11 Section XXX to read as follows:

12 "Section XXX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
13 265.

14 a. Planning Area 1.

15 (l) The uses permitted in ~~those portions of~~ Planning Area 1 of Specific Plan No. 265 ~~not~~
16 ~~within an agricultural preserve or under a Williamson Act contract~~ shall be the same as those uses
17 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant
18 to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i)
19 1. and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), l), m) o), s), t), u), v),
20 w), x) ~~and y), and z)~~; Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and
21 Section 11.2.c. shall not be permitted. In addition, the permitted uses identified under section 11.2.b.
22 of Ordinance 348 shall also include telephone exchanges and switching equipment, post offices, fire
23 and police stations, water and gas company service facilities, parcel delivery services, and golf
24 courses and driving ranges. ~~The uses permitted in those portions of~~ Planning Area 1 of Specific Plan
25 No. 265 ~~that are within an agricultural preserve or under a Williamson Act contract shall be the same~~
26 ~~as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the~~
27 ~~Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1~~
28 ~~of Specific Plan No. 265, all uses permitted in Planning Area 1 shall be the same as those uses~~

Comment [RB1]: Zones A (silver), C, B2

1 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant
2 to Section I 1.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h. (1), (2), (7) and
3 (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8); m. (1), (4) and (9); Section 11.2.b. (2), c., i., k., l.,
4 o., s., t., u., v., w., x and y.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15),
5 (16) and (17); and Section II.2.e. shall not be permitted. In addition, the permitted uses identified
6 under Section II.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching
7 equipment, post offices, fire and police stations, water and gas company service facilities, parcel
8 delivery services, and golf courses and driving ranges.

9 (2) The development standards for those portions of Planning Area 1 of Specific Plan
10 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
11 those standards identified in Article XI, Section II.4 of Ordinance No. 348 except that the
12 development standard set forth in Article XI, Section II.4.a. shall be deleted and replaced by the
13 following:

14 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
15 minimum average width of seventy-five feet (75').

16 ~~The development standards for those portions of Planning Area 1 of Specific Plan~~
17 ~~No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be~~
18 ~~the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348~~
19 ~~except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted~~
20 ~~and replaced by the following:~~

21 ~~AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width~~
22 ~~of two hundred feet (200') and minimum average lot depth of five hundred feet (500').~~

23 ~~Upon expiration of the Williamson Act contract and total diminishment of the~~
24 ~~agricultural preserve within Planning Area 1 of Specific Plan No. 265, all development~~
25 ~~standards for Planning Area 1 shall be the same as those standards identified in Article XI,~~
26 ~~Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article~~
27 ~~XI, Section II.4.a. shall be deleted and replaced by the following:~~

28

Comment [RB2]: If PA 1 is being revised as shown to remove the provision of areas within AG preserves, then this is duplicative and should be consolidated. Comments are based on the assumption the first portion will be preserved and the second portion deleted.

1 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
2 minimum average width of seventy-five feet (75 ').

3 (3) Except as provided above, all other zoning requirements for those portions of
4 Planning Area 1 of Specific Plan No. 265 ~~not within an agricultural preserve or under Williamson~~
5 ~~Act contract~~ shall be the same as those requirements identified in Article XI of Ordinance No. 348.
6 ~~Except as provided above, all other zoning requirements for those portions of Planning Area 1 of~~
7 ~~Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall~~
8 ~~be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration~~
9 ~~of the Williamson Act contract and total diminishment of the agricultural preserve within Planning~~
10 ~~Area 1 of Specific Plan No. 265, all other zoning requirements shall be the same as those~~
11 ~~requirements identified in Article XI of Ordinance No. 348.~~

12 b. Planning Area 2

Comment [RB3]: Zones B2, D

13 (1) The uses permitted in those portions Planning Area 2 of Specific Plan No. 265 ~~not within an~~
14 ~~agricultural preserve or under a Williamson Act contract~~ shall be the same as those uses permitted in
15 Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.
16 (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4.,
17 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), m), o), s), t), u), v), w), x) ~~and y).~~ and z);
18 Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e.
19 shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348
20 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and
21 police stations, water and gas company service facilities, parcel delivery services, and golf courses and
22 driving ranges. ~~The uses permitted in those portions of Planning Area 2 of Specific Plan No. 265 that are~~
23 ~~within an agricultural preserve or under a Williamson Act contract shall be the same as those uses~~
24 ~~permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act~~
25 ~~contract and total diminishment of the agricultural preserve within Planning Area 2 of Specific Plan No.~~
26 ~~265, all uses permitted in Planning Area 2 shall be the same as those uses permitted in Article XI, Section~~
27 ~~11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) e) 1. through 4.~~
28 ~~and 6.; d) 1. through 4.; f) 1.; g) 1. And 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1.,~~
29 4. and

1 9.; Section 11.2.b. (2), e), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10.,
2 11., 13., 14., 15., 16. And 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses
3 identified under Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone
4 exchanges and switching equipment, post offices, fire and police stations, water and gas company service
5 facilities, parcel delivery services, and golf courses and driving range.

6 (2) The development standards for these portions of Planning Area 2 of Specific Plan
7 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those
8 standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development
9 standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum
11 average width of seventy-five feet (75 ').

12 ~~The development standards for those portions of Planning Area 2 of Specific Plan No.~~
13 ~~265 that are within an agricultural preserve or under the Williamson Act contract shall be the~~
14 ~~same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that~~
15 ~~the development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced~~
16 ~~by the following:~~

17 ~~AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of~~
18 ~~two hundred feet (200') and minimum average lot depth of five hundred feet (500').~~

19 ~~Upon expiration of the Williamson Act contract and total diminishment of the~~
20 ~~agricultural preserve within Planning Area 2 of Specific Plan No. 265, all development standards~~
21 ~~for Planning Area 2 shall be the same as those standards identified in Article XI, Section 11.4 of~~
22 ~~Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a.~~
23 ~~shall be deleted and replaced by the following:~~

24 ~~AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a~~
25 ~~minimum average width of seventy-five feet (75 ').~~

26 (3) Except as provided above, all other zoning requirements for these portions of Planning Area 2
27 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be
28

1 the same as those requirements identified in Article XI of Ordinance No. 348. ~~Except as provided above,~~
2 ~~all other zoning requirements for those portions of Planning Area 2 of Specific Plan No. 265 that are~~
3 ~~within an agricultural preserve or under Williamson Act contract shall be the same as those requirements~~
4 ~~identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total~~
5 ~~diminishment of the agricultural preserve within Planning Area 2 of Specific Plan No. 265, all other~~
6 ~~zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No.~~
7 ~~348.~~

8 c. Planning Areas 3, 4, 6, and 7.

9 (1) The uses permitted in Planning Areas 3, 4, 6, and 7 of Specific Plan No. 265 shall be the
10 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)
12 1. through 9.; i) 1., 2. and 5.; k) 1. Through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), m),
13 o), s), t), u), v), w), x) ~~and y).~~ and z); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall
14 not be permitted. Section 11.2.b. (6) shall also allow fertilizer production organic. Section 11.2.c.
15 (14) shall also allow green waste.

16 (2) The development standards for Planning Areas 3, 4, 6, and 7 of Specific Plan No. 265
17 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements in Article XI of Ordinance No. 348.

20 c. Planning Area 5.

21 (1) The uses permitted in ~~those portions of Planning Area 5 of Specific Plan No. 265 not within~~
22 ~~an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in~~
23 ~~Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section 11.2.b.~~
24 ~~(1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., through 9.; i) 1., 2. and 5.; k) 1.~~
25 ~~through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c.~~
26 ~~(2), (3), (6) through (17); and Section 11.2.e. shall not be permitted. The uses permitted in those portions~~
27 ~~of Planning Area 5 of Specific Plan No. 265 that are within an agricultural preserve or under a~~
28 ~~Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of~~

29

Comment [RB4]: B1, c
Comment [RB5]: B2
Comment [RB6]: B1
Comment [RB7]: B1

Comment [RB8]: D

1 ~~Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of~~
2 ~~the agricultural preserve within Planning Area 5 of Specific Plan No. 265, all uses permitted in Planning~~
3 ~~Area 5 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except~~
4 ~~that the uses permitted pursuant to Section 11.2.b. (1) e) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1.~~
5 ~~and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), e), i), k), l);~~
6 ~~o), s), t), u), v), w), x) and y); Section 11.2.e. (2), (3), (6) through (17); and Section 11.2.e. shall not be~~
7 ~~permitted.~~

8 (2) ~~The development standards for those portions of Planning Area 5 of Specific Plan No. 265 not~~
9 ~~within an agricultural preserve or under Williamson Act contract shall be the same as those standards~~
10 ~~identified in Article XI, Section 11.4 of Ordinance No. 348. The development standards for those portions~~
11 ~~of Planning Area 5 of Specific Plan No. 265 that are within an agricultural preserve or under a~~
12 ~~Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of~~
13 ~~Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be~~
14 ~~deleted and replaced by the following:~~

15 ~~A Lot size shall not be less than ten (10) acres, with a minimum average lot width of two~~
16 ~~hundred feet (200') and minimum average lot depth of five hundred feet (500').~~

17 ~~Upon expiration of the Williamson Act contract and total diminishment of the~~
18 ~~agricultural preserve within Planning Areas Area 5 of Specific Plan No. 265, all development~~
19 ~~standards for Planning Area 5 shall be the same as those standards identified in Article XI,~~
20 ~~Section 11.4 of Ordinance No. 348.~~

21 (3) ~~Except as provided above, all other zoning requirements for those portions of Planning Area 5~~
22 ~~of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be~~
23 ~~the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above,~~
24 ~~all other zoning requirements for those portions of Planning Area 5 of Specific Plan No. 265 that are~~
25 ~~within an agricultural preserve or under Williamson Act contract shall be the same as those requirements~~
26 ~~identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total~~
27 ~~diminishment of the agricultural preserve within Planning Area 5 of Specific Plan No. 265, all other~~
28 ~~zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No.~~

1 348.

2 c. Planning Area 8.

Comment [RB9]: B2, D

3 (1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same as those
4 permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to
5 Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted. In addition, the permitted
6 uses identified under Section 9.72.a. shall include laboratories including film, dental, medical, research or
7 testing.

8 (2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be the same as
9 those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development
10 standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

11 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
12 twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-
13 R, R-1 R-A R-2 R-3 R-4 R-6 R-T R-T-R, W-2 W-2-M or SP with a residential zone, the
14 minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or
15 rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-
16 2-M, or SP with a residential zone, there is no minimum setback.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article IXd of Ordinance No. 348.

19 d. Planning Areas 9 and 11.

Comment [RB10]: B2, C, D

Comment [RB11]: B2, D

20 (1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as
21 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted
22 pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32),
23 (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65), (67), (68),
24 (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98), (100), and
25 (101), and (102) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be
26 permitted.

27 (2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265 shall be the
28 same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the
29 development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the

1 following:

2 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
3 twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-
4 R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum
5 setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard
6 adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-
7 R, W-2-M, or SP with a residential use, there is no minimum setback.

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article IXb of Ordinance No. 348.

10 e. Planning Area 10.

Comment [RB12]: B2, D

11 (1) ~~The uses permitted in those portions of Planning Area 10 of Specific Plan No. 265 not within~~
12 ~~an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in~~
13 ~~Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.~~
14 ~~(100) and (102) shall not be permitted.~~ The uses permitted in those portions of Planning Area 10 that are
15 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses
16 permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act
17 contract and total diminishment of the agricultural preserve within Planning Area 10 of Specific Plan No.
18 265, all uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb,
19 Section 9.50 of Ordinance No. 348.

20 (2) ~~The development standards for those portions of Planning Area 10 of Specific Plan No. 265~~
21 ~~not within an agricultural preserve or under a Williamson Act contract shall be the same as those~~
22 ~~standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The development standards for~~
23 ~~those portions of Planning Area 10 of Specific Plan No. 265 that are within an agricultural preserve or~~
24 ~~under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section~~
25 ~~13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a.~~
26 ~~shall be deleted and replaced by the following:~~

27 ~~A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of~~
28 ~~two hundred feet (200') and minimum average lot depth of five hundred feet (500'). Upon~~
29 ~~expiration of the Williamson Act contract and total diminishment of the agricultural preserve~~

1 within Planning Area 10 of Specific Plan No. 265, all development standards for Planning Area
2 10 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No.
3 348.

4 (3) Except as provided above, all other zoning requirements for those portions of Planning Area
5 10 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall
6 be the same as those requirements identified in Article IXb of Ordinance No. 348. Except as provided
7 above, all other zoning requirements for those portions of Planning Area 10 of Specific Plan No. 265 that
8 are within an agricultural preserve or under Williamson Act contract shall be the same as those
9 requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the

10 Williamson Act contract and total diminishment of the agricultural preserve within Planning
11 Area 10 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements
12 identified in Article IXb of Ordinance No. 348.

13 f. Planning Areas 12 and 13.

Comment [RB13]: B2, D

14 (1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be the same as
15 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted
16 pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the permitted uses
17 identified under Section 9.50.a. of Ordinance No. 348 shall also include offices, including business, law,
18 medical, dental, chiropractic, architectural, engineering, community planning, and real estate. In addition,
19 the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise
20 centers, provided all facilities are located within an enclosed building.

21 (2) The development standards for those portions of Planning Areas 12 and 13 of Specific Plan
22 No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

23 (3) Except as provided above, all other zoning requirements for Planning Areas 12 and 13 of
24 Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of Ordinance No.
25 348.

26 g. Planning Areas 14 and 17.

Comment [RB14]: D

27 (1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be the
28 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses

Comment [RB15]: B2 (sliver) and D. B2 prohibitions on day care and churches disregarded due to such small area in B2 and based on current TR proposal.

1 permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and
2 (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under
3 Section 6.1.b shall include private recreational parks/areas.

4 (2) The development standards for uses in Planning Areas 14 and 17 of Specific Plan No.
5 265 shall be the same as those standards identified in Article VII of Ordinance 348 except
6 Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and
7 replaced with the following development standards:

8 A. The minimum lot size shall be 4,500 square feet. The minimum lot width shall be
9 45 feet.

10 B. The front yard setback shall be a minimum of 15 feet. The minimum corner side
11 yard setback shall be 10 feet. All other side yard setbacks shall be 5 feet. The minimum
12 side yard distance between structures shall be at least 10 feet. The minimum rear yard setback
13 shall be 15 feet. The minimum garage setback shall be at least 18 feet.

14 C. The maximum building height shall be 35 feet.

15 D. The maximum lot coverage shall be 60% for single story buildings and 50% for
16 two story buildings. Lot coverage includes, but is not limited to, garages, covered porches,
17 and balconies.

18 E. Encroachments for fireplaces, AC units and media centers shall not exceed more
19 than 2 feet into the front, side, or rear setbacks. No AC units shall be permitted in front of
20 the structure. Encroachments for balconies, porches, decks, and attached patio
21 covers shall not exceed 10 feet into the front or rear setback. The side yard with gate
22 access shall at all times maintain a 5 feet clearance regardless of encroachments.

23 F. All playground equipment shall be shaded in accordance with the Shade
24 Standards described in Section IV.E.3 of Specific Plan No. 265.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VII of Ordinance No. 348.

27 h. Planning Areas 15 and 16.

Comment [RB16]: D

28 (1) The uses permitted in Planning Areas 15 and 16 of Specific Plan No. 265 shall be the

1 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
2 permitted pursuant to Section 7.1. a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and (7);
3 and Section 7.1.c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section
4 7.1.b shall include private recreational parks/areas.

5 (2) Planning Area 15 of Specific Plan No. 265 shall be developed with paired Z-lot homes.
6 The development standards for paired Z-lot homes of Specific Plan No. 265 shall be the same as
7 those standards identified in Article VII of Ordinance 348, except that the development standards set
8 forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be
9 deleted and replaced with the following:

10 A. The minimum lot size shall be 3,780 square feet. The minimum lot width shall be
11 42 feet and minimum frontage on cul-de-sac shall be 22'.

12 B. The minimum front facing street setback shall be 10 feet. The minimum front
13 entry garage setback shall be 20 feet and side entry garage setback shall be 15 feet. Street
14 side setbacks shall be 10 feet and interior side setbacks shall be 5 feet. The rear setback shall
15 be 10 feet when building element is 20' in width or less otherwise it shall be 15 feet.

16 C. There shall be a minimum 20 feet separation between the second stories of
17 adjacent buildings.

18 D. Encroachments for balconies, porches, decks, and attached patio covers shall not
19 exceed 5 feet into the rear setback.

20 E. Any driveway shall be less than 3 feet in length or at least 18 feet in length;
21 driveway lengths between 3 feet and 18 feet are not permitted.

22 F. Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VII of Ordinance No. 348.

24 (3) Planning Area 16 of Specific Plan No. 265 shall be developed with paired Z-lot homes.
25 The development standards for paired Z-lot homes of Specific Plan No. 265 shall be the same as
26 those standards identified in Article VII of Ordinance 348, except that the development standards set
27 forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be
28 deleted and replaced with the following:

1 A. The minimum lot size shall be 4,500 square feet. The minimum lot width shall be
2 38 feet and minimum frontage on cul-de-sac shall be 22’.

3 B. The minimum front facing street setback shall be 18 feet. The minimum front
4 entry garage setback shall be 18. Street side setbacks shall be 5 feet and interior side
5 setbacks shall be 5 feet. The rear setback shall be 5 feet.

6 C. There shall be a minimum 20 feet separation between the second stories of
7 adjacent buildings.

8 D. Encroachments for balconies, porches, decks, and attached patio covers shall not
9 exceed 5 feet into the rear setback.

10 E. Any driveway shall be less than 3 feet in length or at least 18 feet in length;
11 driveway lengths between 3 feet and 18 feet are not permitted.

12 F. Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VII of Ordinance No. 348.

14 (4) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VII of Ordinance No. 348.

16 i. Planning Areas 18, 19, 20, 21, and 23.

17 (1) The uses permitted in ~~these portions of~~ Planning Areas 18, 19, 20, 21, and 23 of Specific

18 Plan No. 265 ~~not within an agricultural preserve or under a Williamson Act contract~~ shall be the
19 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
20 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses
21 identified under Section 8.100.a. shall also include natural open space and trails. ~~The uses permitted in~~
22 ~~those portions of Planning Areas 18, 20, 19, 20, 21, and 23 of Specific Plan No. 265 that are within an~~
23 ~~agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in~~
24 ~~Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and~~
25 ~~total diminishment of the agricultural preserve within Planning Areas 18, 20, and 23 of Specific Plan No.~~
26 ~~265, all uses permitted in Planning Areas 18, 19, 20, 21, and 23 shall be the same as those uses permitted~~
27 ~~in Article VIIIe, Section 8.100 of~~

Comment [RB17]: B2, C

Comment [RB18]: B2, C, D

Comment [RB19]: D

Comment [RB20]: D

Comment [RB21]: D

1 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall not be
2 permitted. In addition, the permitted uses identified under Section 8.100. a. shall also include natural open
3 space and trails.

4 (2) The development standards for those portions of Planning Areas 18, 19, 20, 21, and 23 of
5 Specific Plan No. 265 ~~not within an agricultural preserve or under a Williamson Act contract~~ shall be the
6 same as those standards identified in Article VIIIe of Ordinance No. 348. The development standards for
7 those portions of Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 that are within an
8 agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in
9 Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article
10 XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two
12 hundred feet (200') and minimum average lot depth of five hundred feet (500'). Upon expiration
13 of the Williamson Act contract and total diminishment of the agricultural preserve within
14 Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265, all development standards for
15 Planning Areas 18, 19, 20, 21, and 23 shall be the same as those standards identified in Article
16 VIIIe of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of Planning Areas
18 18, 19, 20, 21, and 23 of Specific Plan No. 265 ~~not within an agricultural preserve or under a Williamson~~
19 ~~Act contract~~ shall be the same as those requirements identified in Article VIIIe of Ordinance No.
20 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 18, 20,
21 and 23 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract
22 shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration
23 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas
24 18, 19, 20, 21, and 23 of Specific Plan No. 265, all other zoning requirements shall be the same as those
25 requirements identified in Article VIIIe of Ordinance No. 348.

26 g. Planning Area 22.

Comment [RB22]: D

27 (1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall include parks, turf
28 recreation areas, tot lot pay areas, trails, and other recreational appurtenances.

1 (2) Except as provided above, all other zoning requirements shall be the same as those set forth in
2 Article VIIIe of Ordinance 348.

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1 Section 3. This ordinance shall take effect 30 days after its adoption.

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BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

4

By: _____

5

Chairman, Board of Supervisors

6

7

8

9 ATTEST:

10 CLERK OF THE BOARD

11

12 By

13 Deputy

14 (SEAL)

15

16 APPROVED AS TO FORM

17

18

19

20

21 By: _____

22

23

24

25

26 KWB:psg

27 05/24/10

28 28 G:\Property\PamGroves\KWB\SPECIFIC PLAN ZONE ORDINANCES\ISP 265.090309.doc

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m. and by appointment on Friday, June 27 from 8:30 a.m. to 5:00 p.m.

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

DATE OF HEARING: July 10, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham) - County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide 161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Matt Straite of the County of Riverside Planning Department, at (951) 955-8631.

LETTER OF TRANSMITTAL

TO: County of Riverside
 ALUC
 John Guerin

DATE: October 30, 2013

CLIENT /No.: 1473 – Cornerstone Communities

SUBJECT: ALUC Application
 TR36546

VIA:

- Messenger
- Express
- Fax
- Pickup
- Mail
- Other

THE FOLLOWING:

- Originals
- Copies
- Report
- Specifications
- Blueprint
- Other

FOR YOUR:

- Approval
- Use
- Distribution
- Review & Comment
- Information
- Record

DESCRIPTION / COMMENTS:

Transmitted herewith for your review and approval:

1 – Revised Noticing label package – includes SP, not just tract

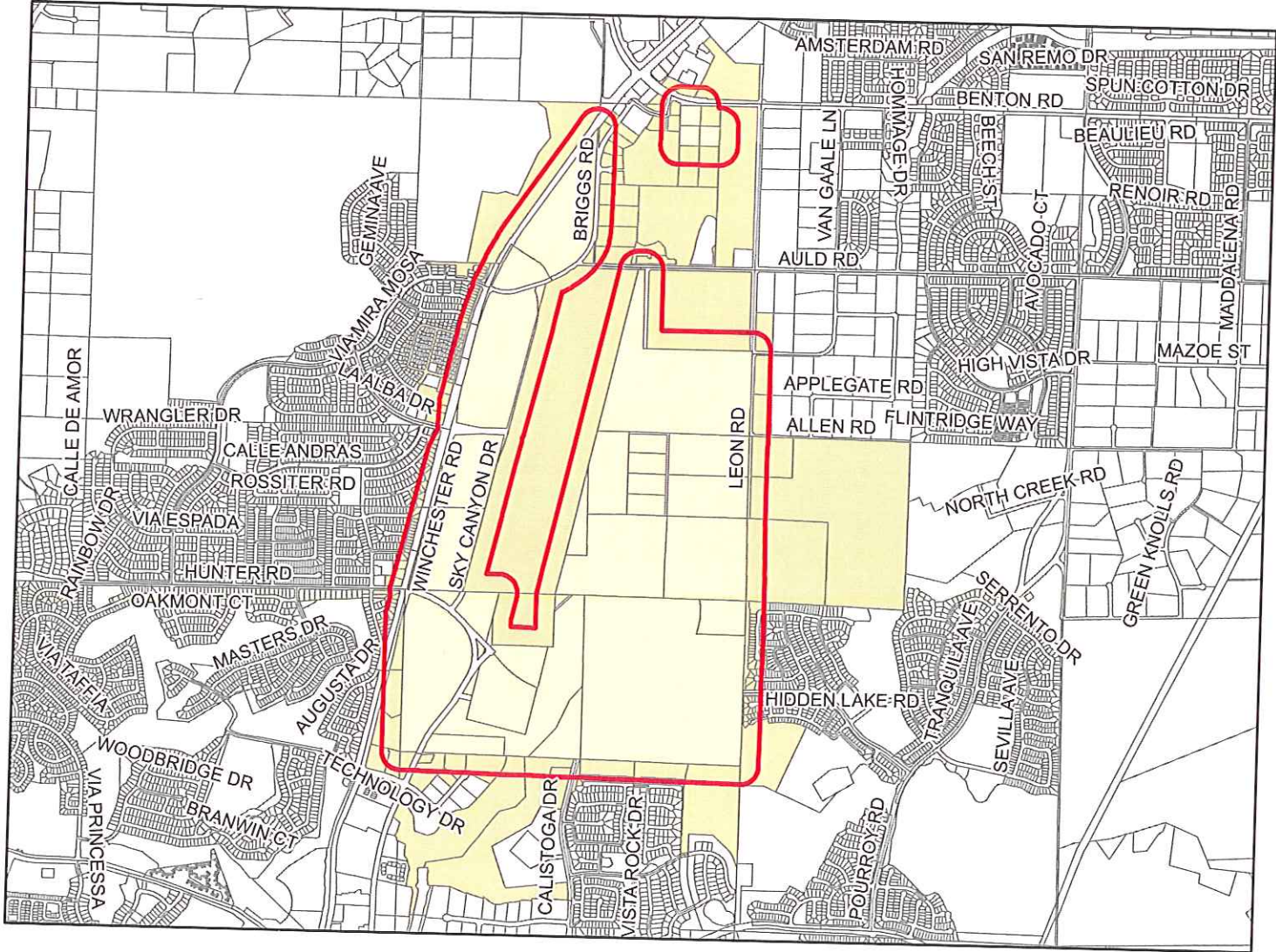
CC: FILE

Kim Moring
 MDMG, Inc.

41635 Enterprise Circle North, Suite B
 Temecula, CA 92590-5614
 (951) 296-3466 ext 219
 Fax: (951) 296-3476
 kjm@markhamdmg.com

Received By (Print)	Date

SP00265S2
(300 Feet Radius)



Selected Parcels

963-080-009	957-330-059	957-330-020	900-481-005	963-070-017	957-320-005	957-320-006	957-320-023	900-510-060	964-080-002
957-320-021	963-080-012	964-080-003	957-320-011	957-320-024	957-320-001	964-080-001	963-030-006	964-541-011	964-540-046
957-500-030	964-540-041	908-151-018	963-070-033	900-510-050	908-172-011	908-172-002	963-030-003	908-131-006	963-080-006
963-080-007	963-080-005	963-080-004	957-351-017	900-481-006	957-640-009	908-300-012	964-251-016	900-510-058	908-300-001
900-510-057	900-510-061	964-540-040	900-481-025	900-520-089	900-070-004	900-070-005	900-510-092	963-070-034	963-070-042
900-520-053	957-500-042	963-080-013	957-320-012	963-070-030	963-070-035	908-180-004	957-320-016	963-070-022	963-070-042
963-070-044	957-320-014	957-320-018	957-320-019	963-070-029	963-030-010	963-070-039	963-070-045	908-300-011	957-330-037
908-300-004	908-131-016	964-251-004	964-540-030	908-131-011	957-640-010	964-251-012	963-040-017	964-251-007	964-540-029
900-510-051	908-151-022	900-510-065	900-510-052	908-131-021	900-481-008	900-520-051	900-520-064	900-520-060	908-172-010
964-251-021	964-541-012	900-520-063	957-500-038	908-131-004	964-251-017	908-131-015	908-300-008	963-080-010	963-030-002
963-080-011	964-541-013	957-640-011	900-483-009	964-540-045	963-060-075	963-080-002	957-330-019	908-151-026	900-483-006
900-510-059	908-131-013	908-151-021	908-300-002	964-251-022	964-540-032	963-070-018	963-070-021	908-131-019	900-481-007

First 120 parcels shown



2,750 1,375 0 2,750 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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

ALUC Identification No.

ZAP1055FV13

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application September 26, 2013
 Property Owner Agate Real Estate C/o Cornerstone Communities Phone Number 858-458-9700 x 120
 Mailing Address 4365 Executive Drive, Suite 600
San Diego, CA 92121
 Attn: Jack Robson

Agent (if any) Markham DMG, Inc. Phone Number 951.296.3466.207
 Mailing Address Larry Markham
41635 Enterprise Circle No., Suite B
Temecula, Ca 92590

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address _____
 Assessor's Parcel No. 957-320-005 957-320-006 Parcel Size 161.33 acres
 Subdivision Name _____ Zoning Classification SP
 Lot Number 1 - 253

FV
B1
B2
C

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) CR

Proposed Land Use (describe) MDR - SFD

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 253 SFR lots
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site Maximum Number _____
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) 35 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site Lot 20-1, 363.5 msl ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes
 No
 If yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received	<u>9/26/13</u>	Type of Project	<u>CZ07806</u>
Agency Name	<u>RVC</u>	<input checked="" type="checkbox"/> General Plan Amendment	<u>TR 36546</u>
Staff Contact	<u>Matt Straute</u>	<input checked="" type="checkbox"/> Zoning Amendment or Variance	<u>G-PA01123</u>
Phone Number		<input type="checkbox"/> Subdivision Approval	<u>SPA00265A1</u>
Agency's Project No.	<u>CZ07806 G-PA01123</u> <u>TR 36546 SPA00265A1</u>	<input type="checkbox"/> Use Permit	<u>CFG-DS993</u>
		<input type="checkbox"/> Public Facility	
		<input type="checkbox"/> Other	

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt	Date Received	By
	Is Application Complete?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If No, cite reasons	

Airport(s) Nearby	
Primary Criteria Review	Compatibility Zone(s) <input type="checkbox"/> A <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> Ht. Allowable (not prohibited) Use? <input type="checkbox"/> Yes <input type="checkbox"/> No Density/Intensity Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No Open Land Requirement Met? <input type="checkbox"/> Yes <input type="checkbox"/> No Height Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No Easement/Deed Notice Provided? <input type="checkbox"/> Yes <input type="checkbox"/> No

Special Conditions	Describe:

Supplemental Criteria Review	Noise
	Safety
	Airspace Protection
	Overflight

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action	<input type="checkbox"/> Approve	Date
	<input type="checkbox"/> Refer to ALUC	
ALUC Action	<input type="checkbox"/> Consistent	Date
	<input type="checkbox"/> Consistent with Conditions (list conditions/attach additional pages if needed)	
	<input type="checkbox"/> Inconsistent (list reasons/attach additional pages if needed)	

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: September 11, 2014

CASE NUMBER: ZAP1097MA14 – Darrell A. Butler

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P14-0600 (Rezoning), P14-0601 (Design Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the conditions included herein.

PROJECT DESCRIPTION: The Design Review proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres). The Zone Change proposes to change the zoning classification of the site from Commercial Retail, Height of Building 2-Stories (CR-S-2-SP) and Specific Plan (Sycamore Canyon Business Park) Overlay Zone to Business and Manufacturing Park, Height of Building 2-Stories (BMP-S-2-SP) and Specific Plan (Sycamore Canyon Business Park) Overlay Zone. (The applicant has also requested a Variance to permit the building to encroach into the required 40-foot front yard setback.)

PROJECT LOCATION: The site is located at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive, within the City of Riverside, approximately 10,560 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

LAND USE PLAN: 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Area II
- c. Noise Levels: within 60-65 CNEL, according to the Draft F-15 Aircraft Conversion Environmental Impact Statement, 144th Fighter Wing, California Air National Guard (May 2012)

BACKGROUND:

Non-Residential Land Use Intensity: The site is located in Area II of the current March Air Reserve Base Airport Influence Area. Non-residential intensity is not limited within Area II, based on the 1984 Riverside County Airport Land Use Plan.

Pursuant to the Draft Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site would be located within draft Compatibility Zone B1, although outside of the Accident Potential Zone (APZ). Zone B1 would limit average intensity to 50 people per acre and maximum single-acre intensity to 100 people. (There are no risk-reduction design bonuses available, as March is primarily utilized by large aircraft weighing more than 12,500 pounds.)

Based on the site plan and floor plans provided for the warehouse, a total of 7,500 square feet of office space and 113,390 square feet of warehouse are proposed. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of office areas is one person per 100 square feet and the intensity of warehouse areas is one person per 500 square feet. However, Appendix C recommends that, for calculation of intensity levels, the Building Code occupancy levels be reduced by 50 percent, at least for office uses. Based on the area of uses (assuming a 50% reduction for office uses) and the number of people per square feet, a total of 265 people would be anticipated within the entire building. Based on the area of the site (6.98 gross acres), the average intensity would be 38 people per acre. Therefore, the proposed project would be consistent with the draft Compatibility Zone B1 average acre criteria.

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 in the absence of more precise data). Based on the number of parking spaces provided (144 standard vehicle spaces and 13 trailer truck loading spaces), the total occupancy would be estimated at 229 people for an average acre intensity of approximately 33, which is also consistent with the draft Compatibility Zone B1 average acre intensity criteria.

Based on the floor plan provided, the office use would be concentrated within the southwest corner of the site. The most intense single-acre of the site would include 7,500 square feet of office use and 30,240 square feet of warehouse area within the building. This would accommodate a total of 98 people, which would be consistent with the draft Compatibility Zone B1 single-acre criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Area II or draft Compatibility Zone B1 within the project.

Noise: Both the March Air Reserve Base/Inland Port Airport Joint Land Use Study (which relied on the noise contours included in the 2005 AICUZ study) and the F-15 Aircraft Conversion Environmental Impact Study prepared for the 144th Fighter Wing of the California Air National

Guard depict the site as being within the 60-65 CNEL range. At these anticipated exterior noise levels and typical anticipated building construction noise attenuation, the proposed warehouse would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its northerly terminus is approximately 1535.1 feet above mean sea level (1535.1 feet AMSL). At a distance of approximately 10,560 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1640.7 feet AMSL. The existing topography of the site has a maximum elevation of approximately 1555 feet AMSL. The proposed building has a maximum height of 39 feet for a potential maximum elevation of 1594 feet AMSL (assuming proposed grading would not substantially increase the elevation of the existing site). Therefore, review by the FAA Obstruction Evaluation Service is not required.

Avigation Easement: Pursuant to Policy 3 of the 1984 Riverside County Airport Land Use Plan, an avigation easement is required for land uses located within Area II.

Open Area: Area II of the 1984 Riverside County Airport Land Use Plan and the portions of Draft Compatibility Zones B1 outside the APZs do not have any requirements for provision of open space.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing

putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, hazardous materials manufacture/storage, noise sensitive outdoor nonresidential uses, and 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. Contact 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. The proposed detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. This project has been evaluated as a proposal for the establishment of a warehouse with ancillary office use. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

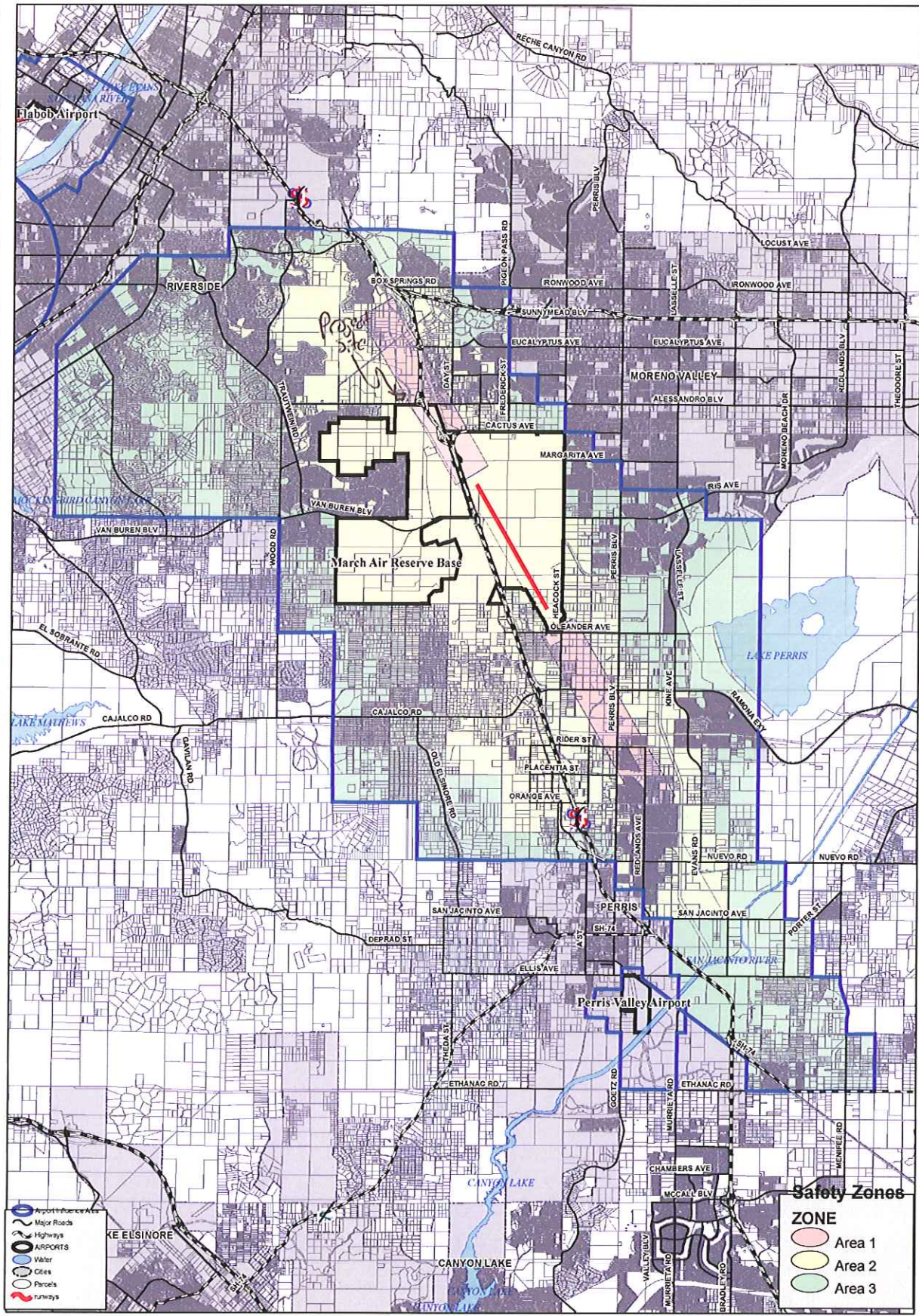
Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms; and office uses exceeding 7,500 square feet.

NOTICE OF AIRPORT IN VICINITY

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

Riverside County Airports

March Air Reserve Base



Legend

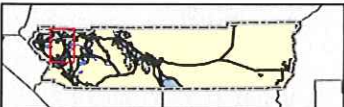
- Airport (blue circle)
- Major Roads (thick black line)
- Highways (dashed black line)
- AIRPORTS (thick black line)
- Water (blue wavy line)
- Cities (black outline)
- Parcels (thin grey lines)
- Runways (red line)

Safety Zones

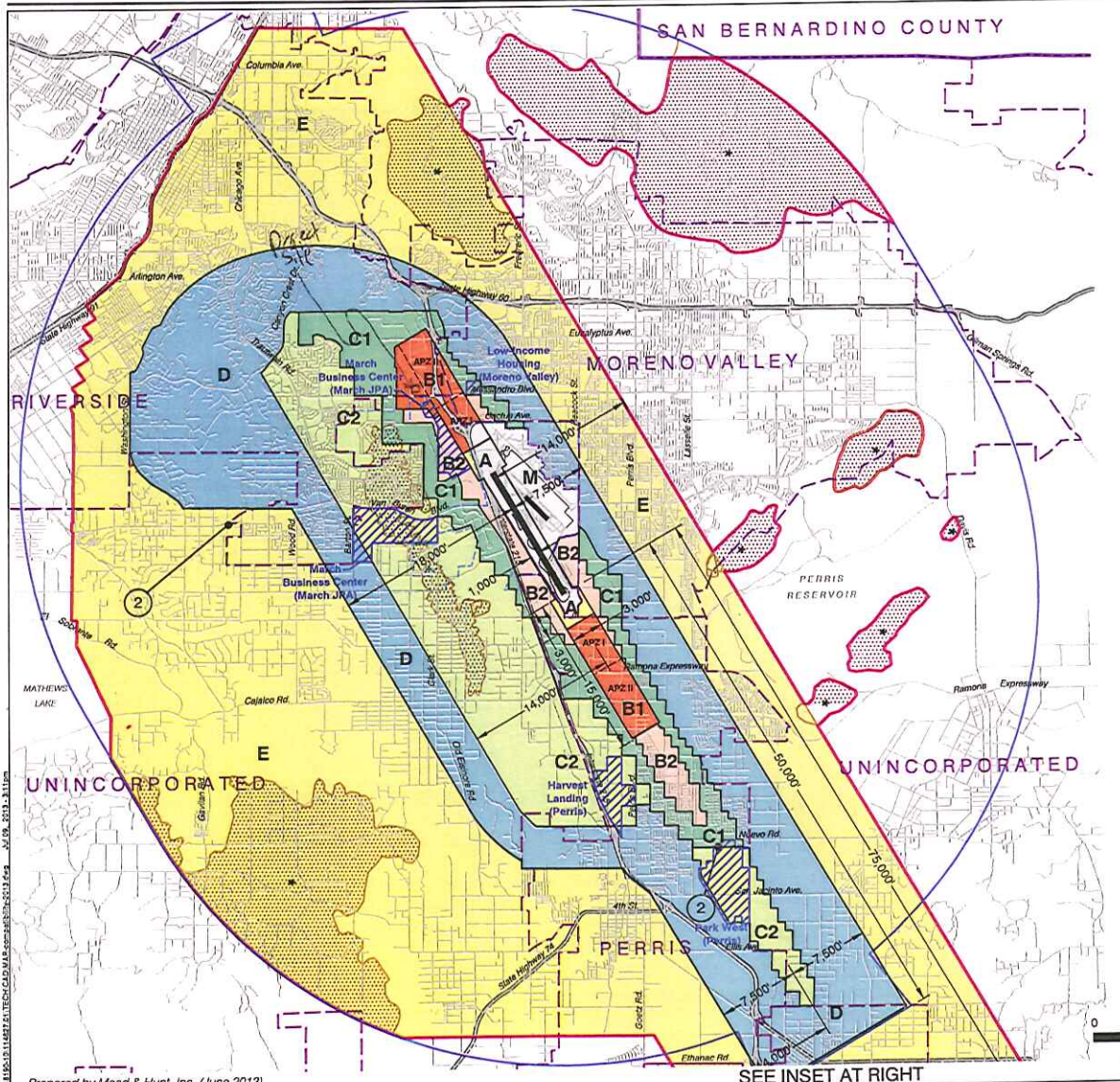
ZONE

- Area 1 (pink circle)
- Area 2 (yellow circle)
- Area 3 (green circle)

Date: 10-29-2004
 Source: c:\work\map\documents\map\RV1117-Ford.mxd



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LEGEND

Compatibility Zones

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

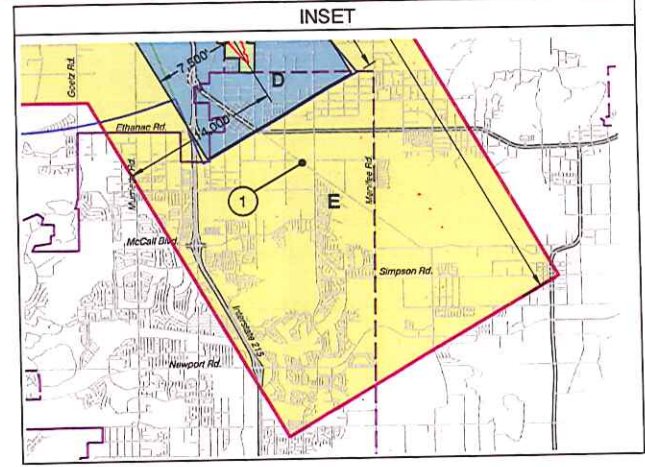
Boundary Lines

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

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

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

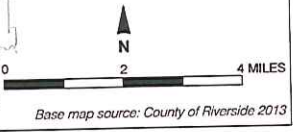
② Point at which departing aircraft typically reach 3,000 feet above runway end.



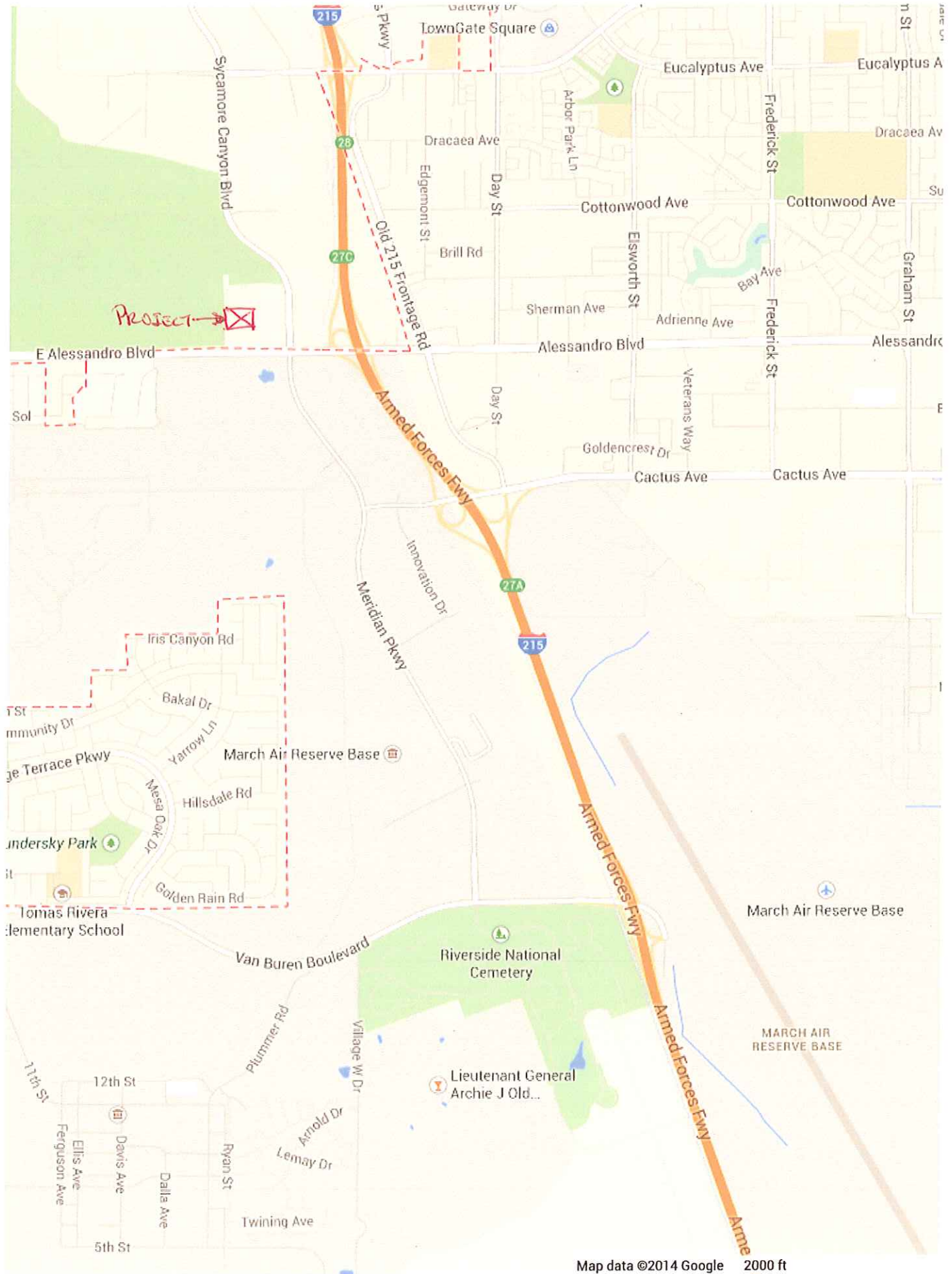
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (June 2013 Draft)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

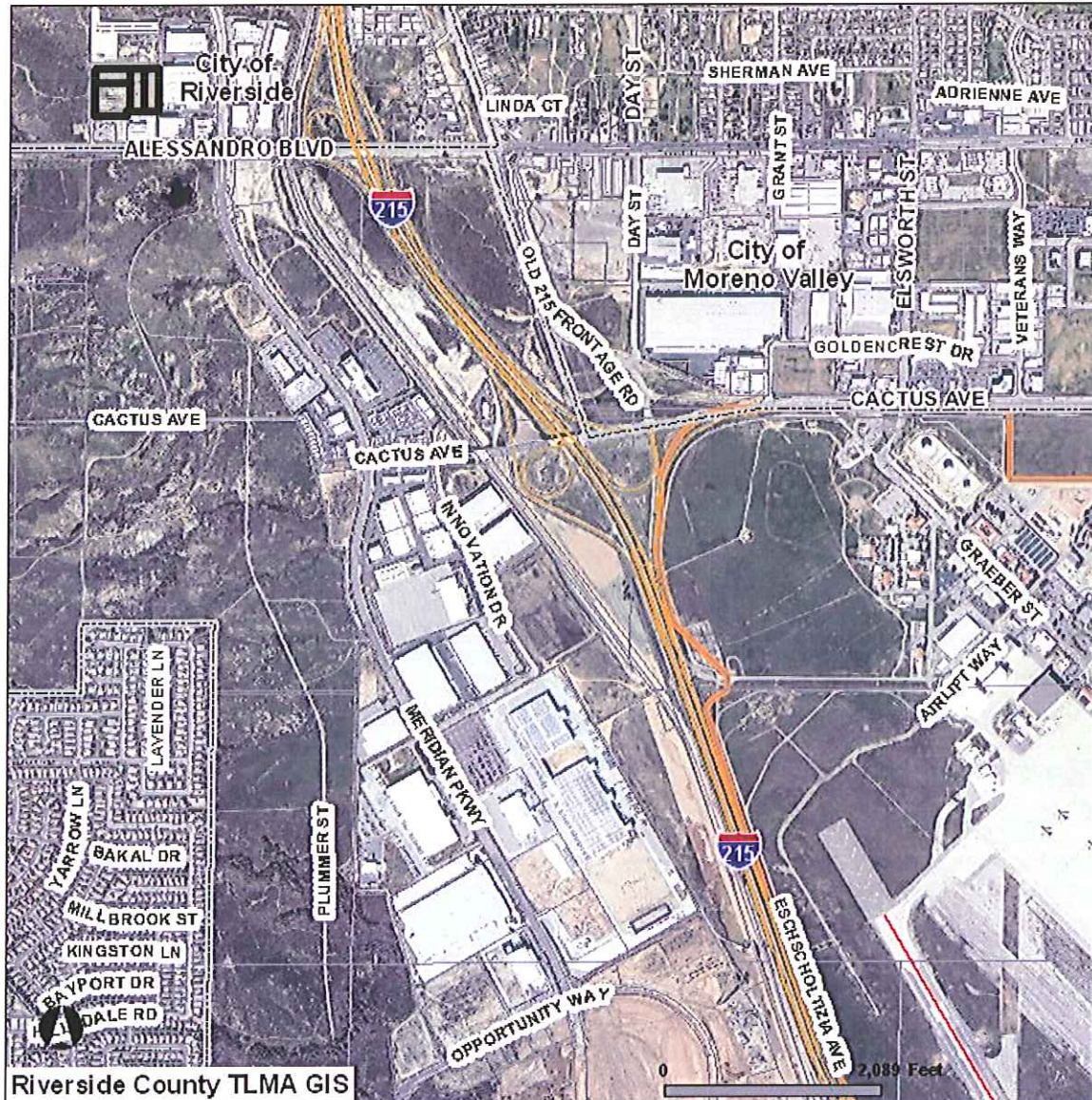


SEE INSET AT RIGHT



Map data ©2014 Google 2000 ft

RIVERSIDE COUNTY GIS



Selected parcel(s):
 263-250-016 263-250-017 263-250-020 263-250-072

AIRPORTS

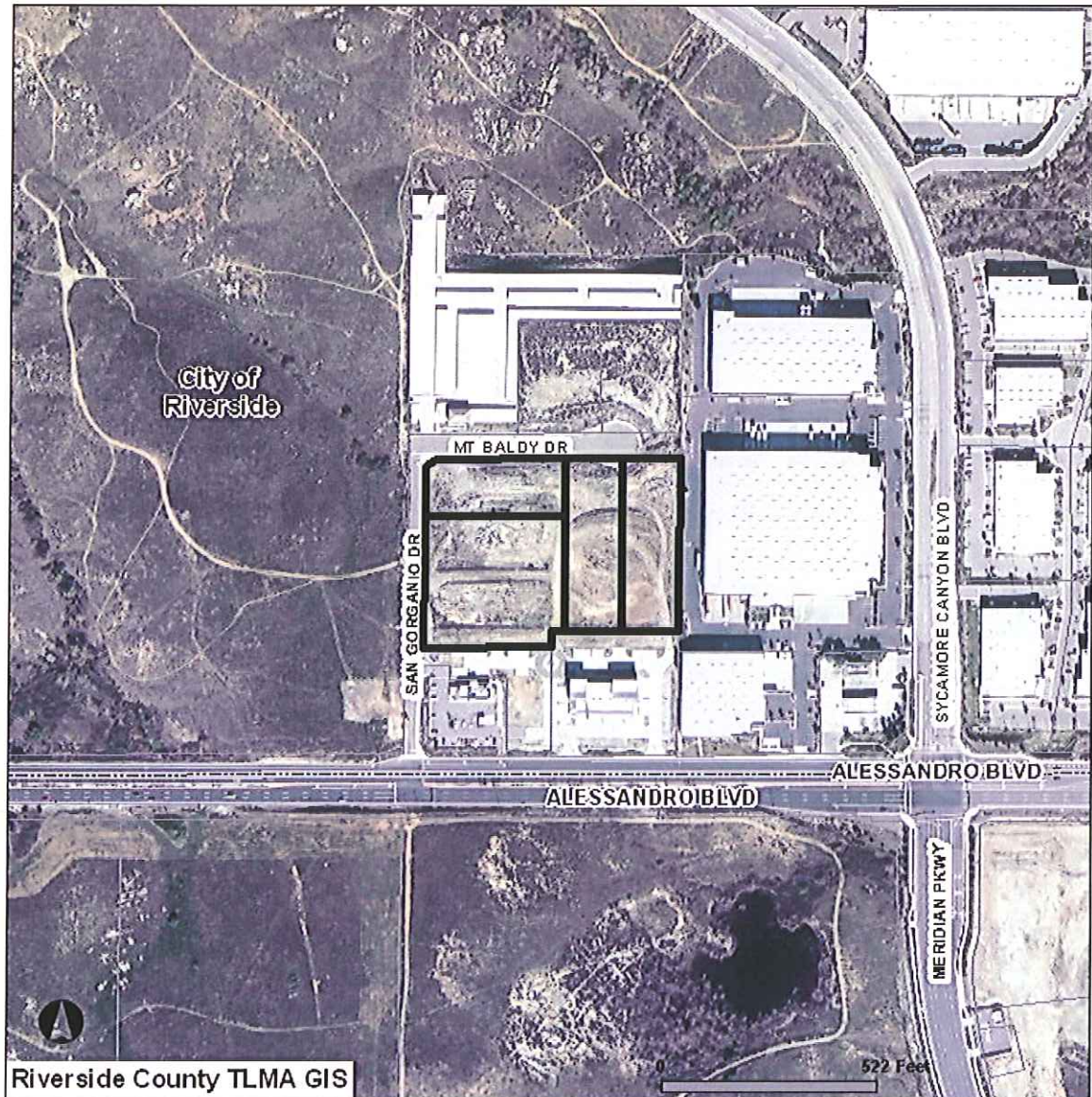
-  SELECTED PARCEL
-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  AIRPORT RUNWAYS
-  AIRPORT INFLUENCE AREAS
-  AIRPORT BOUNDARIES

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Aug 13 13:56:14 2014

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):

263-250-016 263-250-017 263-250-020 263-250-072

AIRPORTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

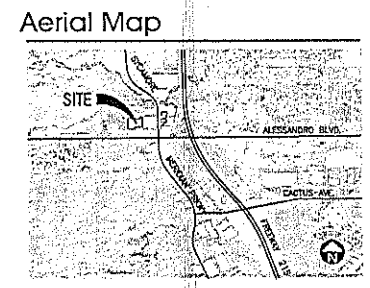
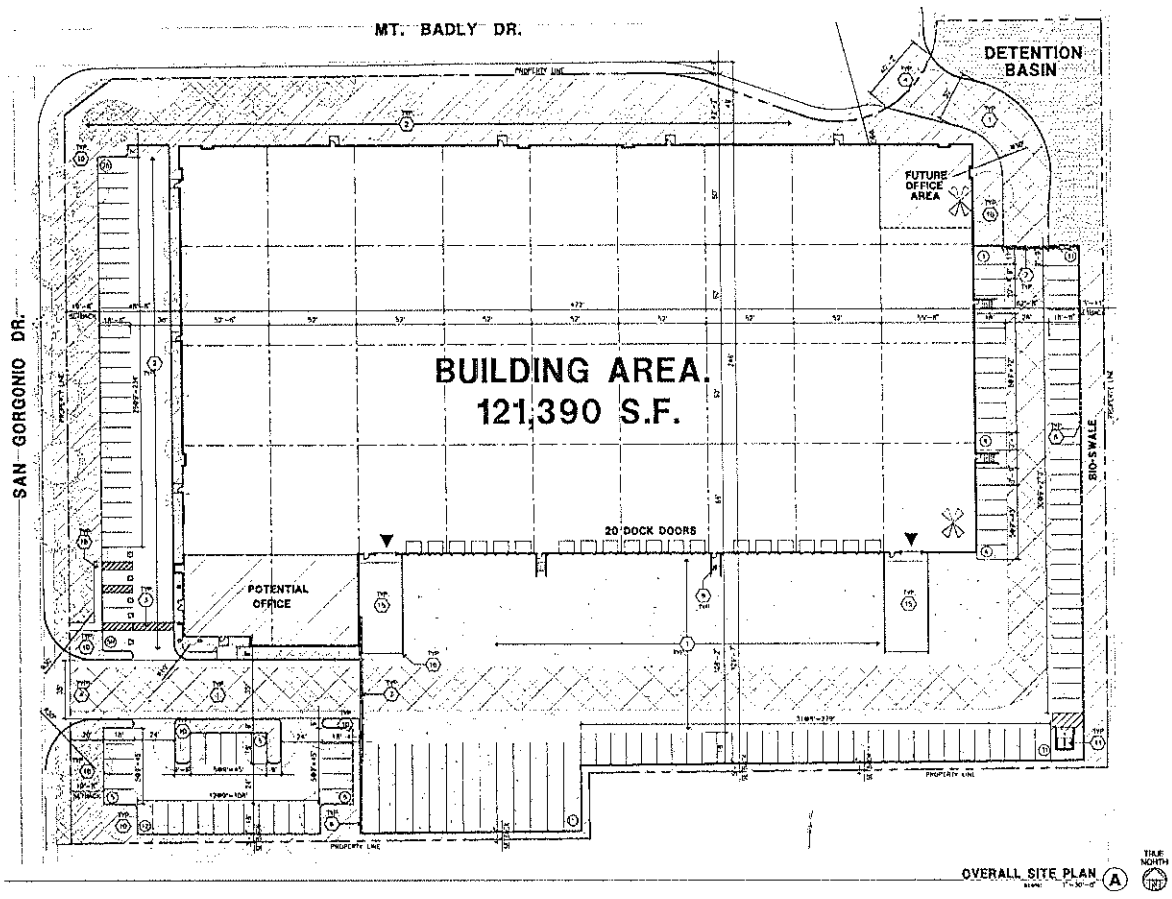
AIRPORT INFLUENCE AREAS

IMPORTANT

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REPORT PRINTED ON...Wed Aug 13 13:53:46 2014

Version 131127



Tabulation

SITE AREA	BUILDING
In s.f.	271,152 s.f.
In acres	6.2 acres
BUILDING AREA	
Office	7,500 s.f.
Warehouse	113,890 s.f.
TOTAL	121,390 s.f.
COVERAGE	44.8%
AUTO PARKING REQUIRED	
office: 1 per 250 s.f.	30 stalls
w. warehouse: 1 space per 1,000 s.f.	114 stalls
TOTAL	144 stalls
AUTO PARKING PROVIDED	144 stalls
Standard (9' x 18')	
TRAILER PARKING PROVIDED	13 stalls
Trailer (10' x 53')	
MAXIMUM FLOOR AREA RATIO	
FAR - 0.60	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 45'	
ZONING ORDINANCE FOR CITY	
Zoning Designation - BM1	
SETBACK	
Front - Building over 30' high: 40'	
Building under 30' high: 20'	
Side - 0'	
Rear - 0'	

- SITE PLAN KEYNOTES**
- HEAVY BROOM FINISH CONC. PAVEMENT.
 - ASPHALT CONCRETE (AC) PAVING, SEE CIVIL DWGS.
 - CONCRETE WALKWAY
 - DRIVEWAY ASPHALT PER CITY STANDARD.
 - RIVE PADE.
 - 14" HIGH CONCRETE TILT-UP SCREEN WALL.
 - PROVIDE METAL MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS. GATE TO BE DESIGNED FOR 105 MPH WIND LOAD, EXP. "C".
 - HANDICAPPED PARKING STALL SIGN.
 - 4" W CHAINLINK FENCE. SEE DETAIL 14/4-1.
 - LANDSCAPE SEE LANDSCAPE DWGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERN.
 - TRASH ENCLOSURE PER CITY STANDARDS.
 - EXISTING 8" W TUBULAR FENCE.
 - PRE-CAST CONC. WHEEL STOP.
 - PRE-CAST CONC. JERSEY BARRIER.
 - DRIVE THRU DOCK RAMP.
 - WROUGHT IRON FENCE AND GATE.
 - HANDICAP ACCESSIBLE RAMP.

- SITE PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLS.
 - SEE CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
 - THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM. PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
 - SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE CIVIL DRAWINGS.
 - CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SEE PLANS AND FOR GUIDANCE AND STARTING POINTS.
 - SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
 - CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOGGLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. 1/2" W/ 1/20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE LANDSCAPE DRAWINGS FOR FINISH.
 - PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY ONTARIO FIRE DEPARTMENT STANDARD B-001.
 - CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ASSUANCE OF BUILDING PERMITS.
 - PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
 - ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN SCHEDULES DR. AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
 - APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.
 - PROVIDE RECESSED KNOX BOX AT ALL MAIN ENTRY DOORPS.

- SITE LEGEND**
- LANDSCAPED AREA
 - AC PAVING - SEE "C"
 - CONCRETE PAVING
 - 20" WIDE FIRE APPARATUS ACCESS ROAD
 - POINT OF ALARMA LADDER ROOF ACCESS
 - STANDARD PARKING STALL (9' x 18')
 - HANDICAP PARKING STALL (9' x 18')
 - F.E. FUEL EFFICIENT VEHICLE STALL (9' x 18')
 - C.P. CARPOOL VEHICLE STALL (9' x 18')
 - LIGHT STANDARD
 - PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
 - WATER LINE - SEE CIVIL
 - GAS LINE - SEE CIVIL
 - SEWER LATERAL - SEE CIVIL
 - PATH OF TRAVEL
 - PROVIDE A SIGN AT EVERY JUNCTION OF ACCESSIBLE PATH DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND COMPLY WITH 11192.5 THROUGH 11192.5.10
- Utilities**
- WATER: CITY OF RIVERSIDE WATER 2150 UNIVERSITY AVE. 3RD FLOOR RIVERSIDE, CA 92501 (951) 982-3530
- SEWER: CITY OF RIVERSIDE WATER 2150 UNIVERSITY AVE. 3RD FLOOR RIVERSIDE, CA 92501 (951) 982-3530
- GAS: SOUTHERN CALIFORNIA GAS CO 1621 SULLY BLVD LUSTANA, CA 92535 (951) 227-2240
- ELECTRICITY: SO CAL EDISON 610 10TH ST SAN BERNARDINO COUNTY, CA 91720 (951) 862-3445
- INTERNET: CALIFORNIA TELECOMMUNICATIONS 2327 CENTRAL AVE RIVERSIDE, CA 92504 (951) 944-2122
- PHONE: AT&T 3609 WEBB ST RIVERSIDE, CA 92503 (951) 353-0800

Project Information/Building Data

Property owner
RIVER
1213 ALTA LAGUNA BLVD
LAGUNA BEACH, CA 92653
TEL: (949) 432-9600
CONTRACT: CIVIL DWGS

Assessor's Parcel Number
283-260-014 TRACT 030
PORTION OF 243-260-014 & 016

Applicant
RIVER
1213 ALTA LAGUNA BLVD
LAGUNA BEACH, CA 92653
TEL: (949) 432-9600
CONTRACT: CIVIL DWGS

Architect
HPL INC
1213 ALTA LAGUNA BLVD SUITE 2100
LAGUNA BEACH, CA 92653
TEL: (949) 432-9600
CONTRACT: CIVIL DWGS

Civil Engineer
TON & ASSOC
1213 ALTA LAGUNA BLVD SUITE 2100
LAGUNA BEACH, CA 92653
TEL: (949) 432-9600
CONTRACT: CIVIL DWGS

Landscape Architect
HPL INC
1213 ALTA LAGUNA BLVD SUITE 2100
LAGUNA BEACH, CA 92653
TEL: (949) 432-9600
CONTRACT: CIVIL DWGS

Zoning
ENTIRE - W-200
PROPOSED - W-200

General Plan
Planning - CP 2-2-10
REZONING - (State Review/Consent/Review)

Planning Dept Case #
PL-200-014

Legal Description
LOTS 2, 3, 4 and a portion of LOT 1, 2 & 3 of Tract 283

CONSTRUCTION TYPE
W-2

OCCUPANCY
OFFICE/WAREHOUSE

AUTOMATIC FIRE SPRINKLER
PLANS NOT REQUIRED
IF SPRINKLER SYSTEM IS INSTALLED BY 1/1/11
PERMITS OF OCCUPANCY TO BE GRANTED
WHENEVER THESE REQUIREMENTS ARE MET

HPL ARCHITECTURE

1801 Harbor Avenue, Ste. #1
Irvine, CA 92612
Tel: (949) 432-1773
Fax: (949) 432-0651
Email: hpl@hplarch.com

KB DEVELOPMENT

3241 Alta Laguna Blvd
Laguna Beach, CA 92651

Tel: (949) 432-9600

Project
SYCAMORE BUSINESS CENTER

Riverside, CA

Consultants:

SON & ASS
KORN
JPH
HPL
CA
NOI

File: **Overall.dwg**

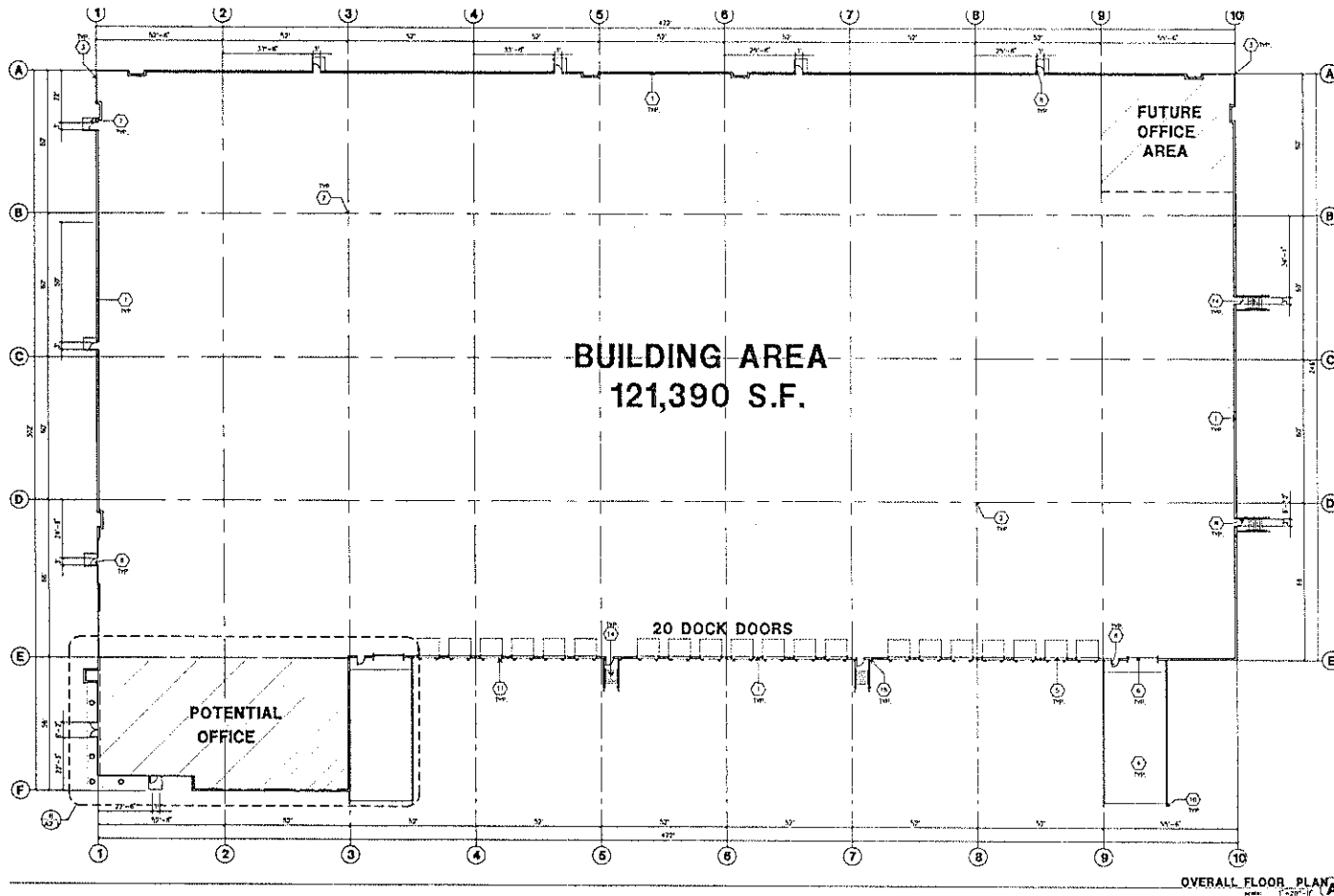
Project Number: **14**

Drawn by: **_____**

Date: **07/05**

Revision: **_____**

Sheet: **A1.1**



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE FLOOR-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4 CONCRETE STAIR W/ 42" HIGH CONIC TILT-UP GUARD WALL ON BOTH SIDES OF STAIR
- 5 8'-0" x 10' TRUCK DOOR, SECTIONAL OTH. STANDARD GRADE DESIGNED TO RESIST MIN 80 MPH, EXPOSURE 1" C
- 6 22" x 14" THIN-TYPE SECTIONAL OTH. STANDARD GRADE. DESIGNED TO RESIST MIN 80 MPH, EXPOSURE 1" C
- 7 5'-0" x 5'-0" x 4" THICK CONCRETE EXTENSIVE LANDING PAD TYPICAL AT ALL EXTERIOR MAIN DOORS. TO LANDSCAPED AREA. FINISH TO BE MEDIUM FLOOR FINISH. SLOPE TO BE 1/4" / 1' MAX. PROVIDE WALK TO HAND SURFACE PER CITY REQUIREMENTS.
- 8 37"x37" HOLLOW METAL EXTERIOR MAIN DOOR. DESIGNED TO RESIST MIN 80 MPH, EXPOSURE 1" C.
- 9 KORTIF LINE ABOVE
- 10 CONIC FIXED GUARD POST. 8" DIA. UNDO. 42" H
- 11 DOCK DOOR BUMPER
- 12 FUTURE KNOCK OUT PANEL
- 13 TRASH COMPACTOR(CLC). PROVIDE FIRE SPANNER PER CODE REQUIREMENT.
- 14 CONCRETE STAIR
- 15 EXTERIOR METAL DOWNROPPED WITH OVERFLOW SCUPPERS
- 16 INTERIOR ROOF DRAIN AND DOWNFLOW SCUPPER
- 17 METAL CANOPY ABOVE

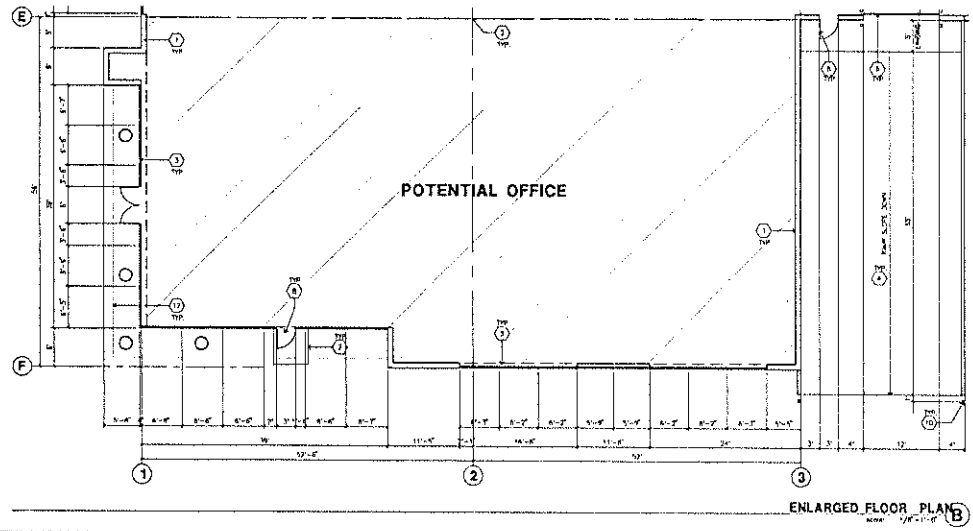
GENERAL NOTES - FLOOR PLAN

- A THIS BUILDING IS DESIGNED FOR HIGH FILE STORAGE WITH FIRE ACCESS MAIN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLLINGS ARE TO RECEIVE PRIMER ONLY. ALL OTH. HD WALLS IN WAREHOUSE TO RECEIVE 1" COAT OF WHITE TO COVER.
- E SLOPE FLOOR STAIR 1/2" / 1' TO EXTERIOR AT ALL MANUOOR EXITS. SEE "C" DRAWINGS FOR POSIB STAIR LOCATION.
- F ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, OR LINE OF FACE OF STUD W.I.D.
- G SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- H CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DUMPED INCLUDING BARS AND TRUCKS.

PAINT NOTES

- 1 INTERIOR CONCRETE WALL - SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS
- 2 ALL STRUCTURAL STEEL MEMBER INC. COLUMN, LIGHT GRAY SHOP PRIMER. LEGS, JOISTS, W. GIRDERS

OVERALL FLOOR PLAN
Scale: 1/8" = 1'-0"



ENLARGED FLOOR PLAN
Scale: 1/8" = 1'-0"

HPA
Structures

HPA, Inc.
12021 Harbor Blvd., Ste. #1
Irvine, CA 92618
Tel: 949-262-1770
Fax: 949-852-0551
Email: hpa@hpastructures.com

KB
DEVELOPMENT

2541 Alta Laguna Blvd
Laguna Beach, CA 92651
Tel: 949-432-0552

Project:
SYCAMORE
BUSINESS
CENTER

Pleasanton, CA

Consultants:

BDH & AS
KPA
JOHN
HP
CA
NCR

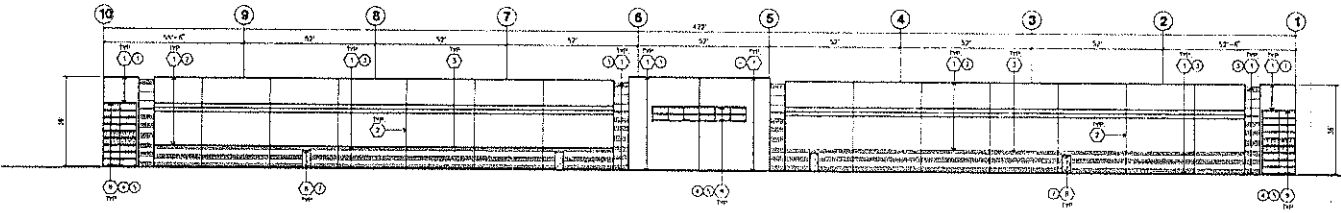
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Project Number: 14

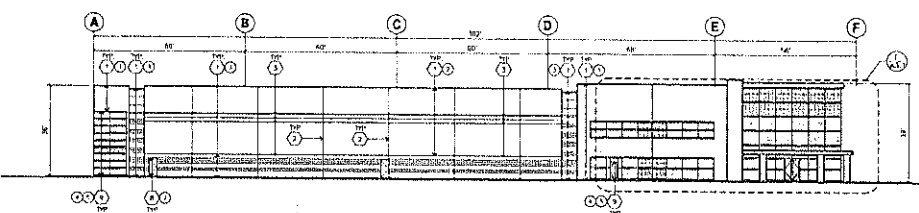
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Date: 07/20/05

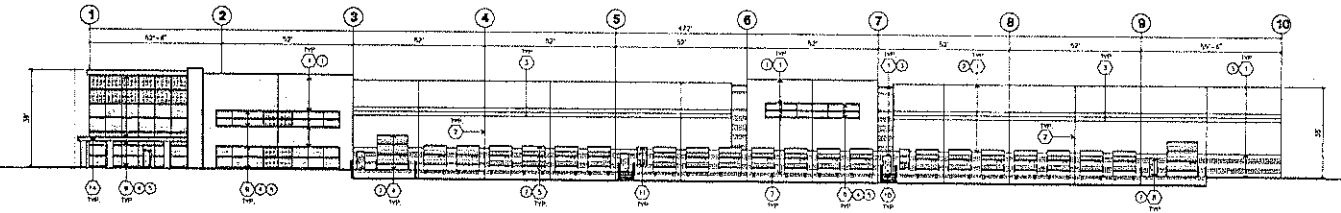
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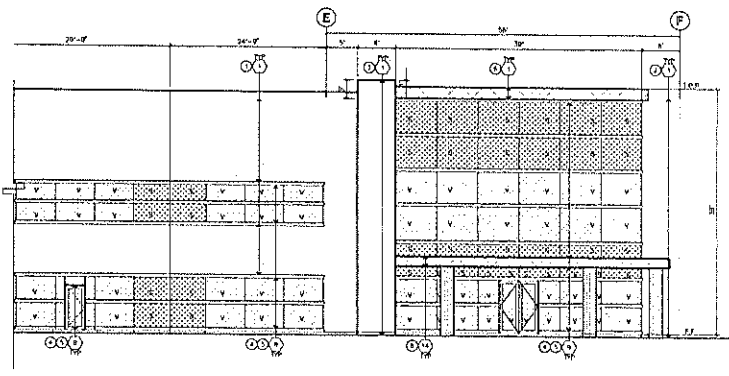
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



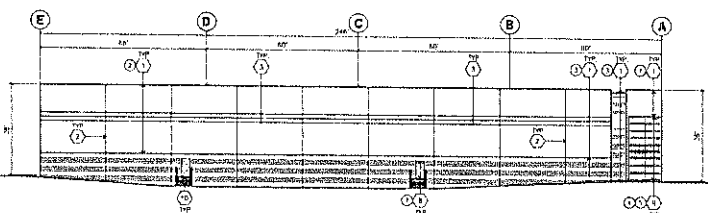
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

KEYNOTES - ELEVATIONS

- ① CONCRETE TILT-UP PANELS
FINISH GRAB WALLS, SEE THE GENERAL NOTES FOR ALL WALLS
WHERE CHASES, HOLES AND LATHING TO THE WEATHER THE USE
INTERFERING TO BE PROTECTED WITH PROTECTIVE BOARDING AND
A MIN OF 1/2" GAP. FINISH GRAB WALLS AS NOTED AND
PROTECTED TO BE ON THE INSIDE SURFACE.
NOT REQUIRED AT BASE WHEN CONSTRUCTION IS AT BASE WALL.
- ② PAINT FINISH: ALL WALLS TO HAVE A MIN OF 1/2" THICK
FINISH COLOR TO MATCH ADJACENT BUILDING FELD COLOR
A 1/4" MINIMUM GAP TO BE MAINTAINED BETWEEN ADJACENT
WALLS/SCREEN WALLS/PROTECTION ALL AROUND. DESIGN TO BE ON
AND LATHING "C".
- ③ 1/4" x 1/4" NEW METAL BRACKETS TO BE USED WITH FINISH GRAB WALLS
WHERE CHASES, HOLES AND LATHING TO THE WEATHER THE USE
INTERFERING TO BE PROTECTED WITH PROTECTIVE BOARDING AND
A MIN OF 1/2" GAP. FINISH GRAB WALLS AS NOTED AND
PROTECTED TO BE ON THE INSIDE SURFACE.
- ④ REINFORCED TILE
- ⑤ SOFFIT BOARDING: SOFFIT BOARDING TO BE A MIN OF 1/2" DEEP UP OF
SUFFICIENT TO PROTECT FROM WEATHER AND LATHING.
- ⑥ 1/4" x 1/4" NEW METAL BRACKETS TO BE USED WITH FINISH GRAB WALLS
WHERE CHASES, HOLES AND LATHING TO THE WEATHER THE USE
INTERFERING TO BE PROTECTED WITH PROTECTIVE BOARDING AND
A MIN OF 1/2" GAP. FINISH GRAB WALLS AS NOTED AND
PROTECTED TO BE ON THE INSIDE SURFACE.
- ⑦ ANCHORAGE: STEEL ANCHORS WITH TYPICAL PLACING AT ALL
DOORS, WALLS, SCREEN WALLS TO BE USED AND LATHING WITH SOFFITS
TO BE AT LEAST 18" ABOVE FINISH FLOOR ELEVATION. DESIGN
TO MATCH THE WALL AND LATHING "C".
- ⑧ CONCRETE BRICK LATHING AND METAL PIPE BRACKETS
FINISH GRAB WALLS TO BE USED WITH FINISH GRAB WALLS
WHERE CHASES, HOLES AND LATHING TO THE WEATHER THE USE
INTERFERING TO BE PROTECTED WITH PROTECTIVE BOARDING AND
A MIN OF 1/2" GAP. FINISH GRAB WALLS AS NOTED AND
PROTECTED TO BE ON THE INSIDE SURFACE.
- ⑨ METAL BRACKETS
- ⑩ CONCRETE BRICK-OUT PANEL
- ⑪ METAL BRACKETS
- ⑫ ROOF LINE BRACKETS
- ⑬ FINISH GRAB WALLS
- ⑭ EXTERIOR DEVELOPMENT AND 2 OVERHUNG ROOFPIERS
- ⑮ INTERIOR DEVELOPMENT AND 3 OVERHUNG ROOFPIERS
- ⑯ EXTERIOR WALLS
- ⑰ INTERIOR WALLS
- ⑱ INTERIOR BRACKETS

GENERAL NOTES - SCREEN WALLS

- A. CONTRACTOR TO VERIFY ALL SCREEN WALLS CORRECTLY PLAN IS VERIFY
ALL SCREEN WALLS TO BE 18" HIGH (20" H) WITH 1/2" THICK
CONCRETE.
- B. FINISH GRAB WALLS TO BE 18" HIGH (20" H) WITH 1/2" THICK
CONCRETE.
- C. CONTRACTOR TO PROVIDE MATCHING FINISH GRAB WALLS TO SCREEN WALLS
TO BE 18" HIGH (20" H) WITH 1/2" THICK CONCRETE. FINISH GRAB WALLS TO BE
18" HIGH (20" H) WITH 1/2" THICK CONCRETE. FINISH GRAB WALLS TO BE
18" HIGH (20" H) WITH 1/2" THICK CONCRETE.
- D. SCREEN WALLS TO BE SUPPORTED UNDER FINISH GRAB WALLS FROM FINISH
FLOOR TO FINISH FLOOR.
- E. CONTRACTOR TO PROVIDE LATHING OF GUTTS TO WEATHER AND
REINFORCE FINISH GRAB WALLS, EXTERIOR "C" AND 1/4" x 1/4" ALL
DOORS, BRACKETS AND METAL BRACKETS.
- F. ALL SCREEN WALLS TO BE 18" HIGH (20" H) WITH 1/2" THICK
CONCRETE. FINISH GRAB WALLS TO BE 18" HIGH (20" H) WITH 1/2" THICK
CONCRETE. FINISH GRAB WALLS TO BE 18" HIGH (20" H) WITH 1/2" THICK
CONCRETE.
- G. CONTRACTOR TO PROVIDE A MINIMUM 1/2" OF FINISH GRAB WALLS FROM FINISH
FLOOR TO FINISH FLOOR. CONTRACTOR TO VERIFY SCREEN WALL HEIGHT AND
FINISH GRAB WALLS.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT THESE CORNERS UNLESS NOTED
OTHERWISE.
- B. ALL PAINT BRACKETS ARE TO BE PAINT UNLESS NOTED OTHERWISE.
- C. TOP OF ALL PAINT BRACKETS TO BE FINISH FLOOR ELEVATION.
- D. 1/4" x 1/4" NEW METAL BRACKETS TO BE USED WITH FINISH GRAB WALLS
WHERE CHASES, HOLES AND LATHING TO THE WEATHER THE USE
INTERFERING TO BE PROTECTED WITH PROTECTIVE BOARDING AND
A MIN OF 1/2" GAP. FINISH GRAB WALLS AS NOTED AND
PROTECTED TO BE ON THE INSIDE SURFACE.
- E. CONTRACTOR SHALL VERIFY THAT THE CONCRETE PANELS BY SELECTED
COLOR, APPEARANCE AND COVER SHALL APPROVE FROM TO PROVIDE
REQUIRE OF FINISH.
- F. EACH SIDE OF FINISH GRAB WALLS SHALL HAVE TO BE FINISH GRAB WALLS
WITH FINISH GRAB WALLS.
- G. FINISH GRAB WALLS SHALL ALLOW FINISH GRAB WALLS TO WEATHER.
FINISH GRAB WALLS SHALL ALLOW FINISH GRAB WALLS TO WEATHER.
FINISH GRAB WALLS SHALL ALLOW FINISH GRAB WALLS TO WEATHER.
- H. CONTRACTOR TO PROVIDE FINISH GRAB WALLS FROM FINISH
FLOOR TO FINISH FLOOR. CONTRACTOR TO VERIFY SCREEN WALL HEIGHT AND
FINISH GRAB WALLS.

COLOR SCHEDULE - ELEVATIONS

① CONCRETE TILT-UP PANELS	PAINT FINISH GRAB WALLS, SEE 2001...
② CONCRETE TILT-UP PANELS	PAINT FINISH GRAB WALLS, SEE 2001...
③ CONCRETE TILT-UP PANELS	PAINT FINISH GRAB WALLS, SEE 2001...
④ EXTERIOR BRACKETS	COLOR: SEE 2001...
⑤ BRACKETS	COLOR: SEE 2001...
⑥ CHASES	PAINT FINISH GRAB WALLS, SEE 2001...
⑦ EXTERIOR DOORS	PAINT FINISH GRAB WALLS, SEE 2001...

GLAZING LEGEND

- ① GLAZED GLASS
- ② WINDOW GLASS

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Labor Day (September 1), and by prescheduled appointment on Friday, September 5 from 8:30 a.m. to 5:00 p.m.

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

DATE OF HEARING: September 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1097MA14 – Darrell Butler – City of Riverside Case Nos. P14-0600 (Rezoning) and P14-0601 (Design Review). The applicant proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres) located at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive. The project also involves rezoning from Commercial Retail, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (CR-S-2-SP) to Business and Manufacturing Park, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (BMP-S-2-SP). (Area II of the March Air Reserve Base Airport Influence Area.)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Kyle Smith of the City of Riverside Planning Department, at (951) 826-5220.

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

ALUC Identification No.

ZAP 1097MA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application

Property Owner: DARRELL A. BUTLER AND KINOSRO RITAKOHLI Phone Number 949-632-9892
 Mailing Address: 3241 ALTA LAGUNA BLVD
LAGUNA BEACH, CA 92651

Agent (if any)

Phone Number

Mailing Address

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address: SEC SAN JOSE ANTONIO DRIVE AND MT. BALDY DRIVE
RIVERSIDE, CA

Assessor's Parcel No. 263-250-016 THRU 020 Parcel Size 6.21 ACRES

Subdivision Name N/A 10/17/2012

Lot Number N/A Zoning EXISTING COMMERCIAL
 Classification TO BE CHANGED TO INDUSTRIAL

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) VACANT LAND

Proposed Land Use (describe) 121,390 SF INDUSTRIAL/WAREHOUSE BUILDING
CITY PLANCHER #PIU-0600

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A

For Other Land Uses Hours of Use 6 AM TO 9 PM / COULD BE 24 HOURS

(See Appendix C) Number of People on Site Maximum Number 144

Method of Calculation PARKING ALLOWED

Height Data Height above Ground or Tallest Object (including antennas and trees) 39 FEET ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site 1589 FEET ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	Type of Project
Agency Name: <u>CITY OF RIVERSIDE</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact: <u>Kyle Smith</u>	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number: <u>686-5380</u>	<input type="checkbox"/> Subdivision Approval
Agency's Project No.: <u>P14-0600, 0601, 0602</u>	<input type="checkbox"/> Use Permit
<u>DESIGN REVIEW / ZONE CHANGE</u>	<input type="checkbox"/> Public Facility
	<input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

TIME TABLE ?

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: September 11, 2014

CASE NUMBER: ZAP1034HR14 – AT&T (Representative: Trillium Consulting, Tim Miller)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: CUP 3702 (Conditional Use Permit)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends CONTINUANCE to October 9, 2014, subject to proof of submittal and acceptance of Form 7460-1 by the Federal Aviation Administration (FAA) Obstruction Evaluation Service. In the event that such acceptance (acknowledgement as a “Work in Progress” by the FAA) occurs prior to the forthcoming September 11 hearing, staff would recommend a finding of CONDITIONAL CONSISTENCY for the project, subject to the conditions specified herein and such additional conditions as may be required by the FAA Obstruction Evaluation Service.

PROJECT DESCRIPTION:

Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel.

PROJECT LOCATION:

The site is located southerly of Florida Avenue/SH-74, easterly of a southerly straight-line extension of Calvert Avenue, and northerly of the westerly extension of Stetson Avenue within the unincorporated community of Green Acres, approximately 10,450 feet westerly of Runway 5-23 at Hemet-Ryan Airport.

LAND USE PLAN: 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP)

Adjacent Airport:

- a. Airport Influence Area: Hemet-Ryan Airport
- b. Land Use Policy: Area III
- c. Noise Levels: Below 55 dBA CNEL

BACKGROUND:

Prohibited Uses: The proposed communications facility is not a prohibited use in Area III, as defined by the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan. The HRACALUP requires discretionary review by ALUC for structures greater than 35 feet in height in Area III and does not prohibit any specific uses.

Part 77: The elevation of Runway 5-23 at its westerly terminus is approximately 1507 feet above mean sea level (AMSL). At a distance of approximately 10,450 feet from the runway, any structure with an elevation at top point exceeding 1611.5 feet AMSL would require Federal Aviation Administration (FAA) review through the Form 7460-1 process. The elevation of the proposed pad is approximately 2055 feet AMSL. With a proposed height of 88 feet, the proposed structure would have a top point elevation of 2143 feet AMSL. Therefore, FAA review is required. As of the time of writing of this staff report, no submittal has been made to FAA.

Noise: Average noise levels on this site from aircraft operations would be below 55 dBA CNEL.

CONDITIONS:

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

3. The attached notice shall be provided to all potential purchasers of the property.
4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.
5. Prior to issuance of a building permit, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

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)

Hemet - Ryan

General Plan Roadways ROADCLASS

- Not Defined
- ARTERIAL
- COLLECTOR
- EXPRESSWAY
- MAJOR
- MOUNTAIN ARTERIAL
- SECONDARY
- URBAN ARTERIAL

- Highways
- Streets

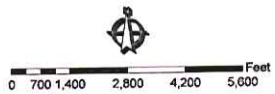
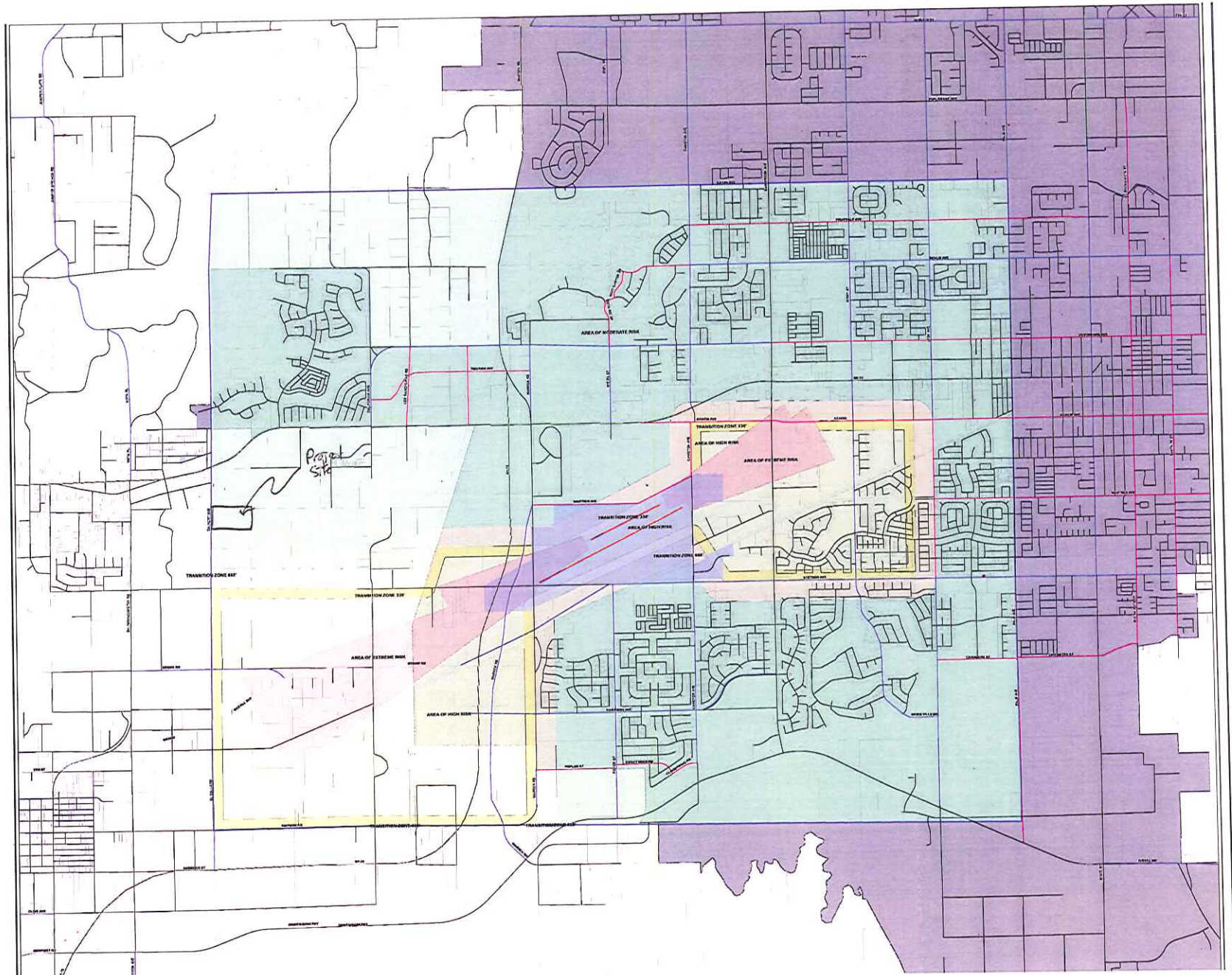
Runways

Runway Status

- EXISTING
- PROPOSED
- AIRPORTS

Hemet Safety Zones

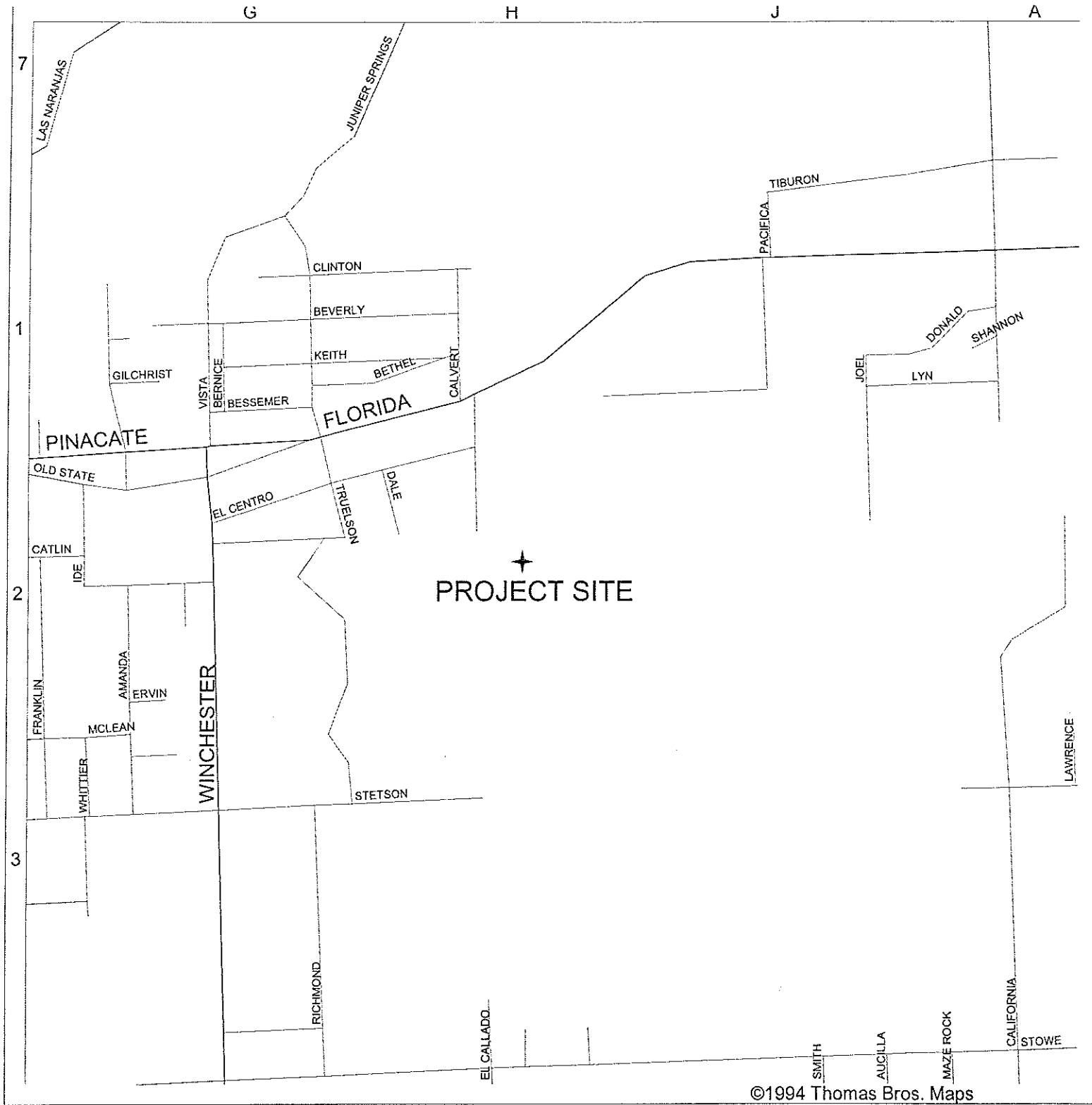
- AREA1
- AREA2
- AREA3
- TR330
- TR660
- Cities



1 inch = 660 feet

Disclaimer: Maps are only as good as the data used to create them. The information contained herein is for informational purposes only and should not be used for any other purpose. The user of this information is responsible for its use. The user of this information is responsible for its use. The user of this information is responsible for its use.





©1994 Thomas Bros. Maps

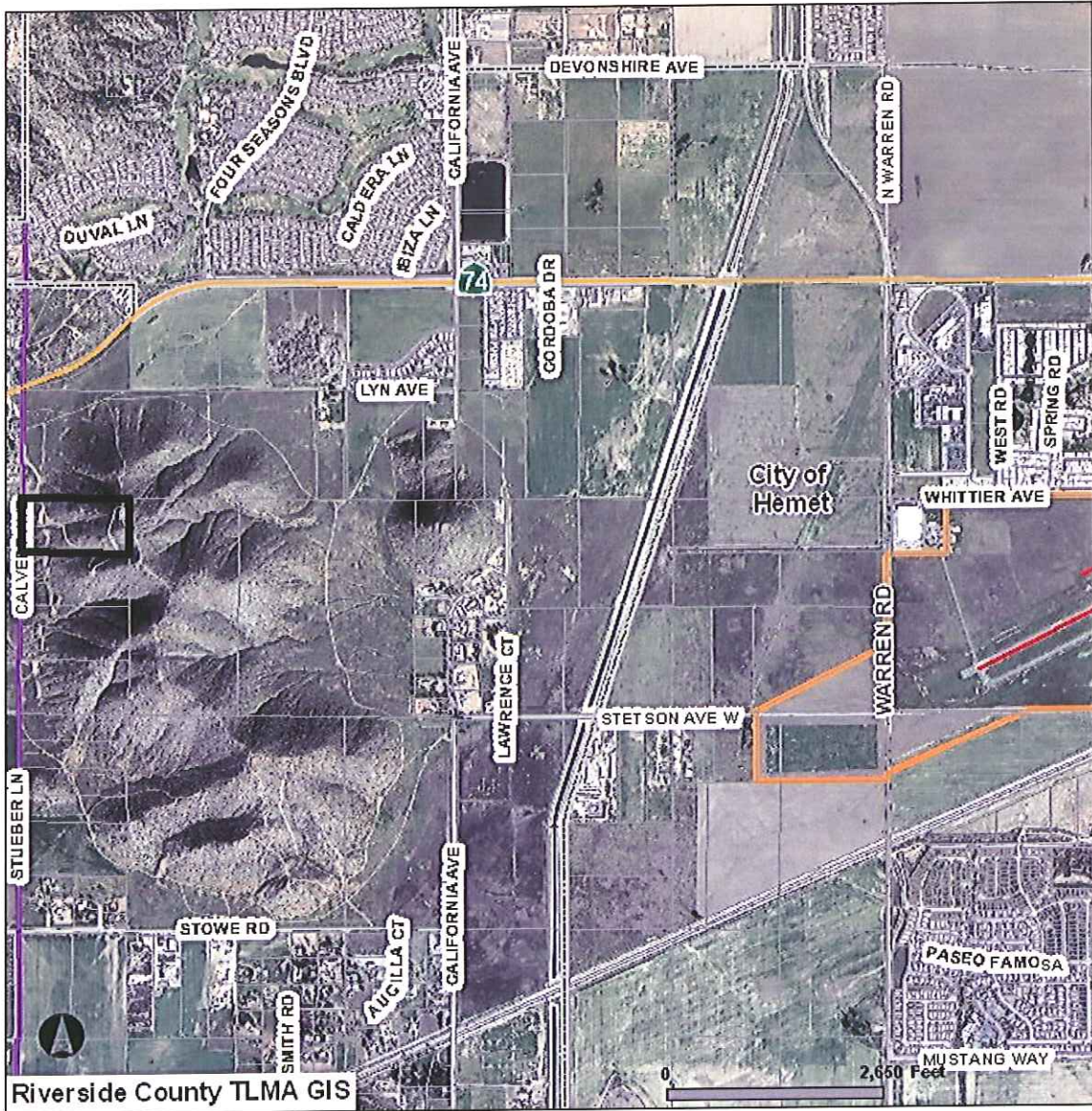
VICINITY MAP

SITE : 34035 HIGHWAY 74 - LAC966

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

RIVERSIDE COUNTY GIS



Selected parcel(s):
465-050-019

AIRPORTS

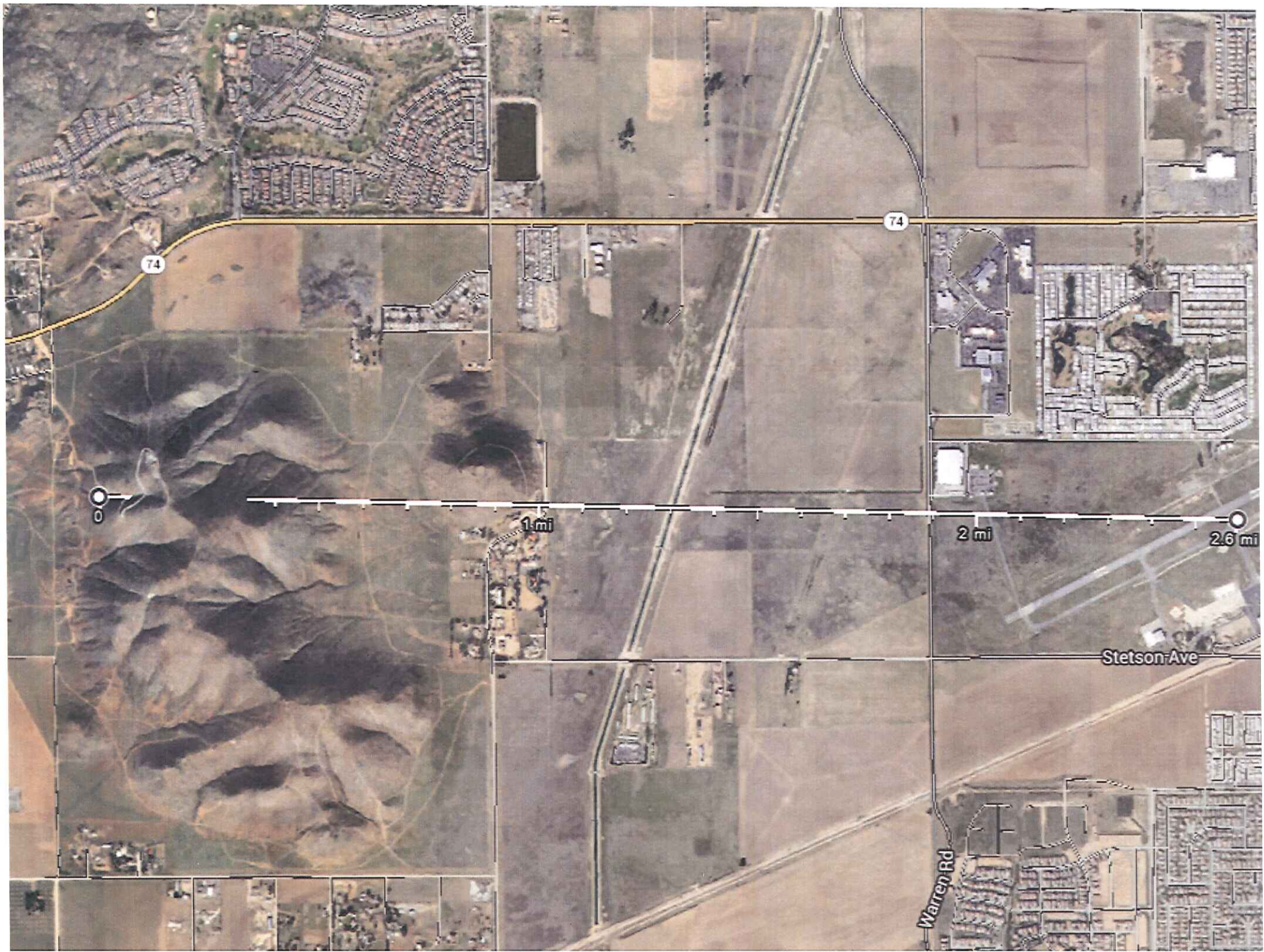
- SELECTED PARCEL
- N AIRPORT RUNWAYS
- AIRPORT INFLUENCE AREAS
- AIRPORT BOUNDARIES
- N INTERSTATES
- N HIGHWAYS
- PARCELS

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 131127



74

74

1 mi

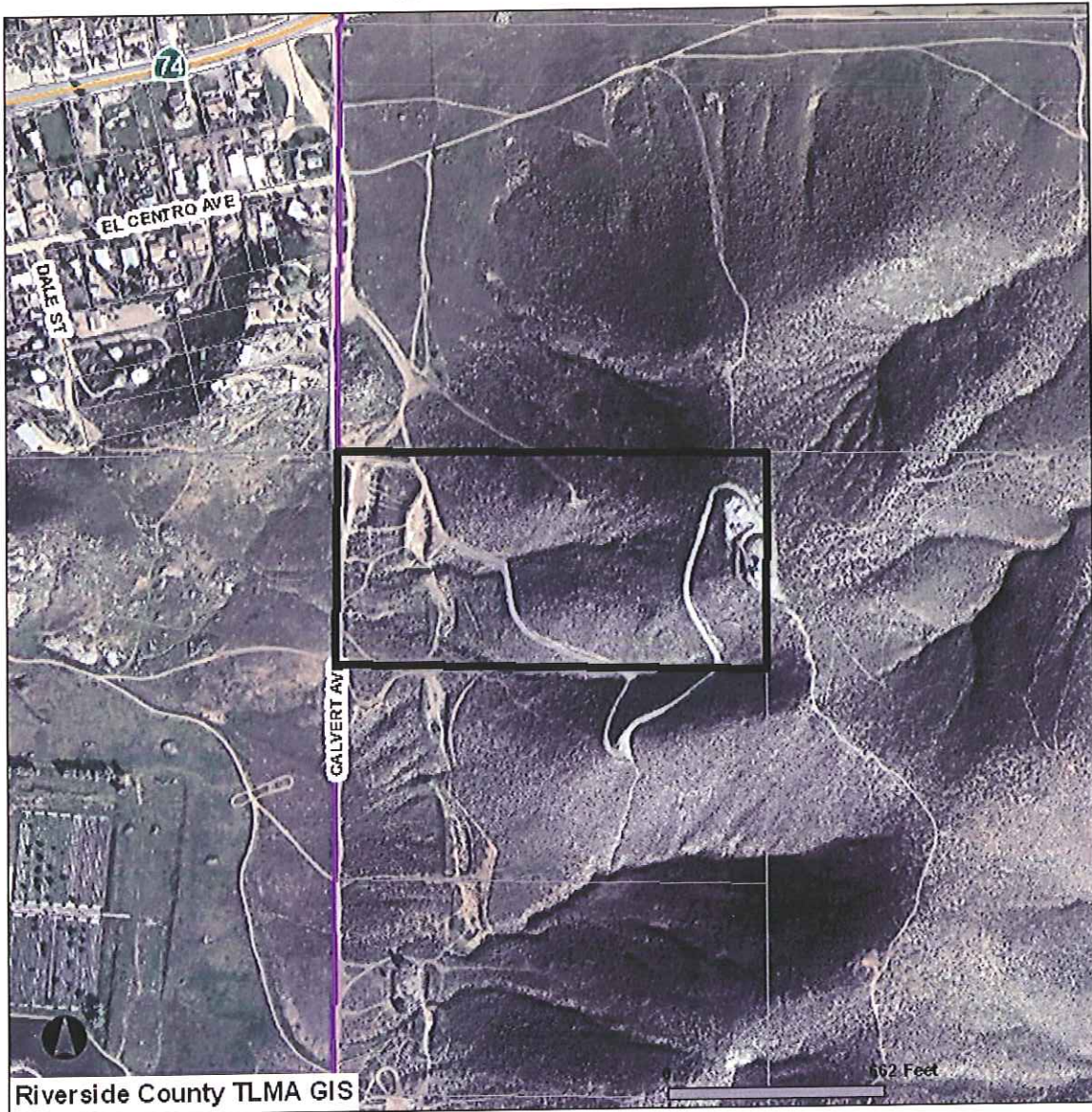
2 mi

2.6 mi

Stetson Ave

Warren Rd

RIVERSIDE COUNTY GIS



Selected parcel(s):

465-050-019

AIRPORTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Aug 13 14:04:58 2014

Version 131127

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LTE PROJECT

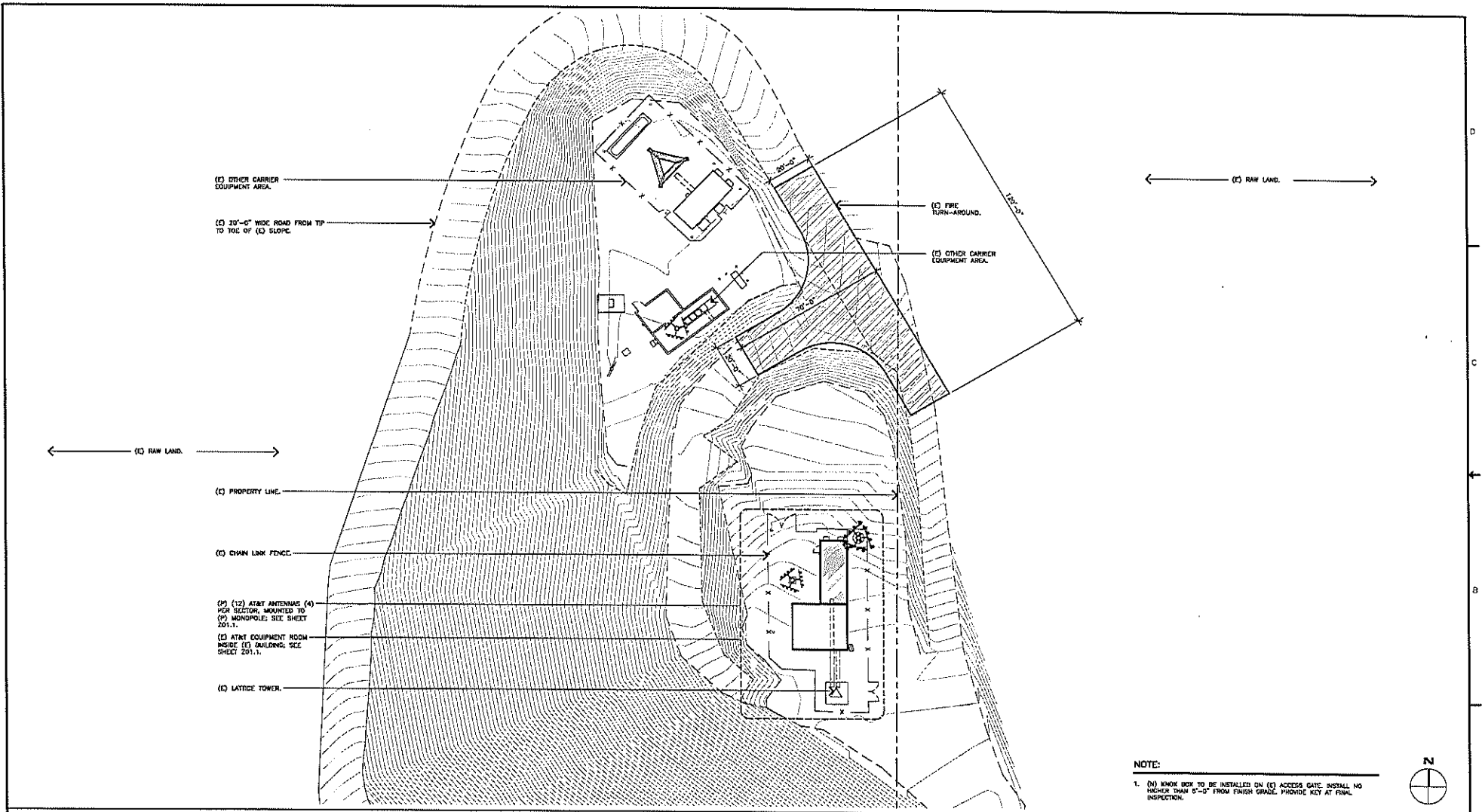
SITE NUMBER: LAC966

HWY-74 / HWY-79

A/E DOCUMENT REVIEW STATUS	
Status Code	
1	Accepted - With minor or no comments, construction may proceed
2	Not Accepted - Please resolve comments and resubmit
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.	
Reviewed	ENG CONST
Status By	Arnold De Guzman Date

DRAWING INDEX		REV	DIRECTIONS	PROJECT INFORMATION																																					
LA-LAC966-T01	TITLE SHEET	6	DRIVING DIRECTIONS FROM AT&T WIRELESS, CERRITOS FROM THE AT&T WIRELESS OFFICE CERRITOS, HEAD EAST ON PARK PLAZA DRIVE, TURN LEFT TO MERGE ONTO CA-91 EAST. TAKE THE CA-90 EAST/-215 SOUTH EXIT TOWARD SAN DIEGO/JINDO. MERGE ONTO CA-90 EAST. MERGE ONTO I-215 SOUTH, SLIGHT RIGHT TO STAY ON I-215 SOUTH. TAKE EXIT 15 FOR CA-74 EAST TOWARD HEMET. SLIGHT RIGHT ONTO CA-74 EAST. DESTINATION WILL BE ON THE RIGHT.	SCOPE OF WORK: AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING: • INSTALL (P) MONOPOLE. • INSTALL (P) AT&T LTE EQUIPMENT ON (E) EQUIPMENT RACK. • REMOVE (2) (3) ANTENNAS. • INSTALL (12) (P) ANTENNAS. • INSTALL (1) (P) GPS ANTENNA. • INSTALL (12) (P) RRU'S, STACKED. • INSTALL (2) (P) SURGE SUPPRESSORS. • INSTALL (P) FIBER RUNS. • INSTALL (P) DC RUNS.																																					
LA-LAC966-Z01	SITE PLAN	6																																							
LA-LAC966-Z01.1	ENLARGED SITE PLAN	6	VICINITY MAP 	SITE ADDRESS: 34035 HIGHWAY 74 HEMET, CALIFORNIA 92545 PROPERTY OWNER: CHRISTINE MACDMER 938 ROSEMOUNT ROAD OAKLAND, CALIFORNIA 94610 REPRESENTATIVE: TRILLIUM CONTACT: TIM MILLER 2912 BOLSA AVENUE, #202 HUNTINGTON BEACH, CALIFORNIA 92649 PHONE: (714) 795-2000 AGENT: BECHTEL TELECOMMUNICATIONS 6131 ORANCETHORPE AVENUE, 5TH FLOOR BUENA PARK, CALIFORNIA 90620 APPLICANT: AT&T WIRELESS 12900 PARK PLAZA DRIVE CERRITOS, CALIFORNIA 90703 LATITUDE: 33° 44' 07.40" N LONGITUDE: 117° 03' 47.86" W LAT/LONG TYPE: NAD 83 ELEVATION: 2081' AMSL JURISDICTION: COUNTY OF RIVERSIDE A.P.N.: 485-050-019 CURRENT ZONING: A-2-10 PROPOSED USE: TELECOMMUNICATION FACILITY																																					
LA-LAC966-Z02	ANTENNA LAYOUT PLANS	6																																							
LA-LAC966-Z02.1	EQUIPMENT LAYOUT PLANS	6																																							
LA-LAC966-Z03	(P) SOUTH AND (P) NORTH ELEVATIONS	6																																							
LA-LAC966-Z03.1	(P) WEST ELEVATION	6																																							
LA-LAC966-Z03.2	(P) EAST ELEVATION	6																																							
LA-LAC966-Z04	(E) SOUTH AND (E) WEST ELEVATIONS	6																																							
LA-LAC966-LS1	TOPOGRAPHIC SURVEY	6																																							
					HWY-74 / HWY-79 SITE NO. LAC966 USID: 14547 34035 HIGHWAY 74 HEMET, CALIFORNIA 92545		<table border="1"> <tr> <td>5/04/22/14</td> <td>REVISED PER PLANNING COMMENTS</td> <td>MD</td> <td>RN</td> <td>JR</td> </tr> <tr> <td>5/09/17/15</td> <td>REVISED PER LL COMMENTS</td> <td>MD</td> <td>RN</td> <td>JR</td> </tr> <tr> <td>4/07/24/15</td> <td>REVISED PER DRW COMMENTS</td> <td>MD</td> <td>RN</td> <td>JR</td> </tr> <tr> <td>3/07/12/13</td> <td>REVISED PER DRW COMMENTS</td> <td>MD</td> <td>RN</td> <td>JR</td> </tr> <tr> <td>2/09/28/15</td> <td>REVISED PER NEW MONOPOLE LOCATION</td> <td>MD</td> <td>RN</td> <td>JR</td> </tr> <tr> <td>MD</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK OFFICE</td> </tr> </table>		5/04/22/14	REVISED PER PLANNING COMMENTS	MD	RN	JR	5/09/17/15	REVISED PER LL COMMENTS	MD	RN	JR	4/07/24/15	REVISED PER DRW COMMENTS	MD	RN	JR	3/07/12/13	REVISED PER DRW COMMENTS	MD	RN	JR	2/09/28/15	REVISED PER NEW MONOPOLE LOCATION	MD	RN	JR	MD	DATE	REVISIONS	BY	CHK OFFICE			
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2/09/28/15	REVISED PER NEW MONOPOLE LOCATION	MD	RN	JR																																					
MD	DATE	REVISIONS	BY	CHK OFFICE																																					
12900 PARK PLAZA DRIVE CERRITOS, CALIFORNIA 90703		Architecture & Telecommunications 1 San Joaquin Plaza, Suite 200 Newport Beach, California 92660 Phone: (949) 760-3529 Fax: (949) 760-3531		SCALED AS SHOWN DESIGNED: DRAWN:		25736-615-LO LA-LAC966-T01		LTE PROJECT TITLE SHEET																																	

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NOTE:
 1. (N) KNOX BOX TO BE INSTALLED ON (E) ACCESS GATE. INSTALL NO HIGHER THAN 8'-0" FROM FINISH GRADE. PROVIDE KEY AT FINAL INSPECTION.



SITE PLAN

SCALE: 1"=60'
 0 30' 60' **1**



JRA
 Jeffrey Rowe & Associates, Inc.
 Architecture & Telecommunications
 1 Sea Jovian Place, Suite 230
 Newport Beach, California 92660
 Phone: (949) 780-3828
 Fax: (949) 780-3334

HWY-74 / HWY-79
 SITE NO. LAC966
 USID: 14547
 34035 HIGHWAY 74
 HEMET, CALIFORNIA 92343

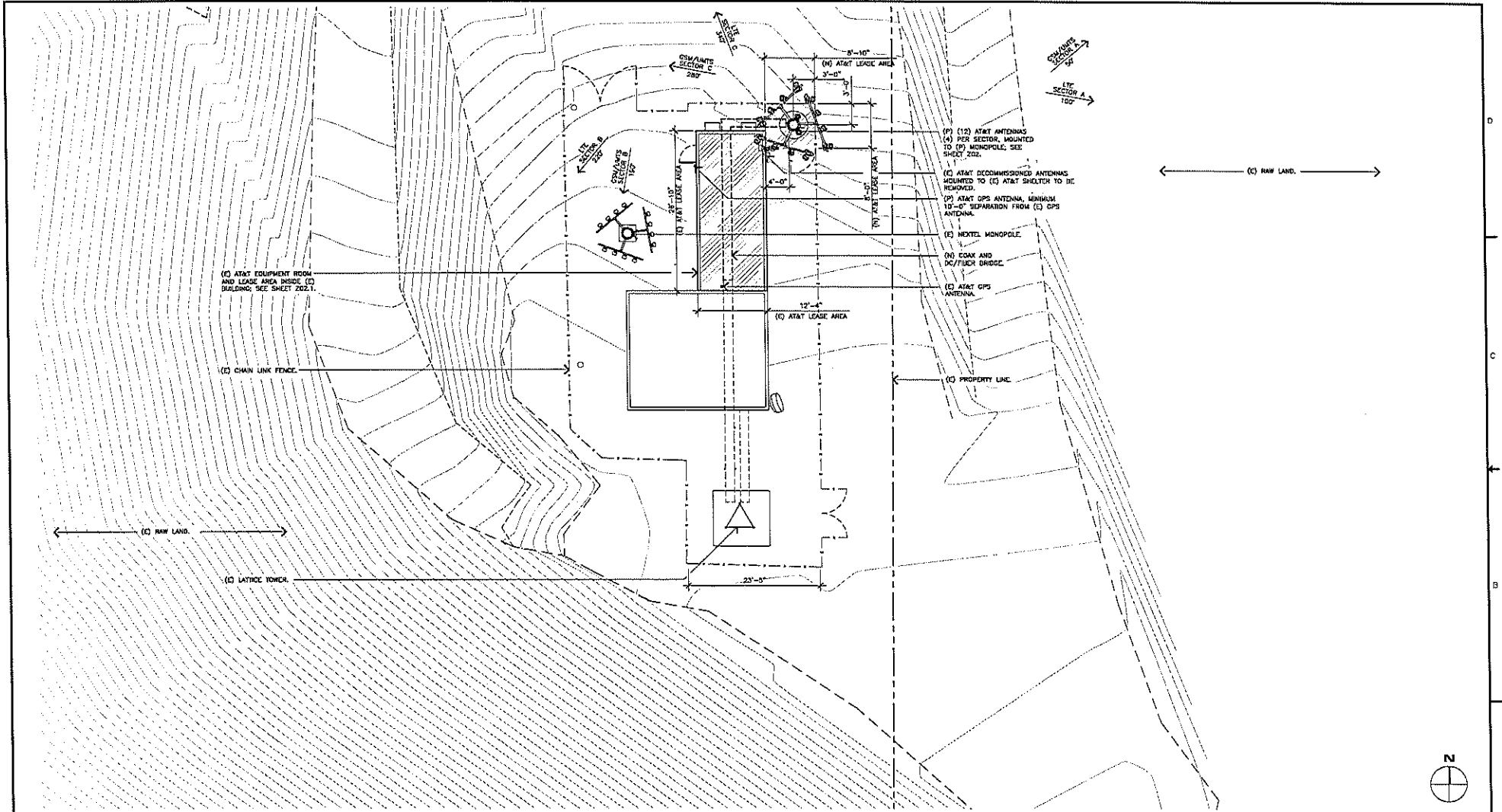
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2	03/28/13	REVISED PER NEW MONOPOLE LOCATION	MB	RN	JR
1	01/15/13	REVISED PER NEW MONOPOLE LOCATION	MB	RN	JR
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



at&t
LTE PROJECT
 SITE PLAN
 DRAWING NUMBER: 25736-015-LO
 LA-LAC966-Z01
 SHEET: 6

6 1 5 4 3 2 1 6

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SITE PLAN

SCALE: 1/8"=1'-0" 0 4' 8' **1**



HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34835 HIGHWAY 74
HEMET, CALIFORNIA 92545

6	04/22/14	REVISED PER PLANNING COMMENTS	MR	RN	JR
5	05/17/13	REVISED PER AL COMMENTS	MR	RN	JR
4	07/24/13	REVISED PER DRW COMMENTS	MR	RN	JR
3	07/12/13	REVISED PER DRW COMMENTS	MR	RN	JR
2	03/28/13	REVISED FOR NEW MONOPOLE LOCATION	MR	RN	JR
1	01/08/13	REVISED FOR NEW MONOPOLE LOCATION	MR	RN	JR
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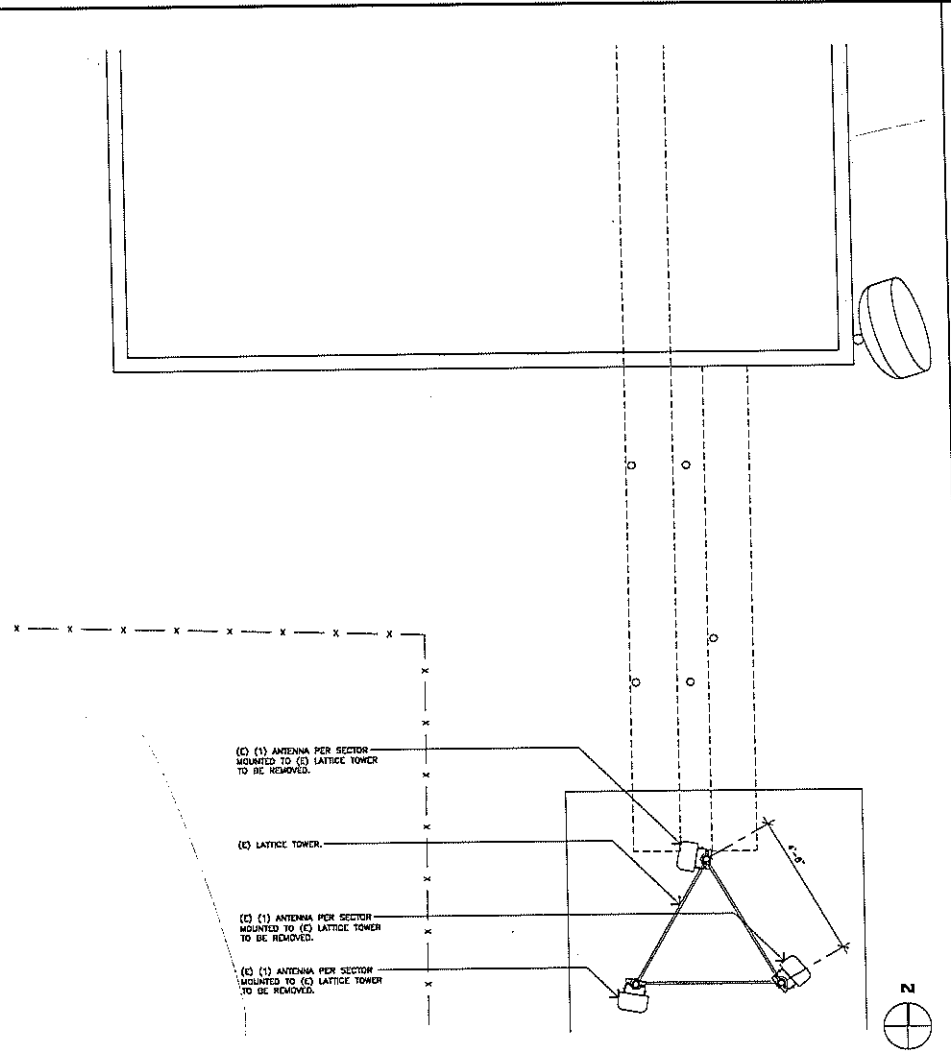


at&t
LTE PROJECT
ENLARGED SITE PLAN

DRAWING NUMBER: 25736-615-LO
LA-LAC966-Z01.1

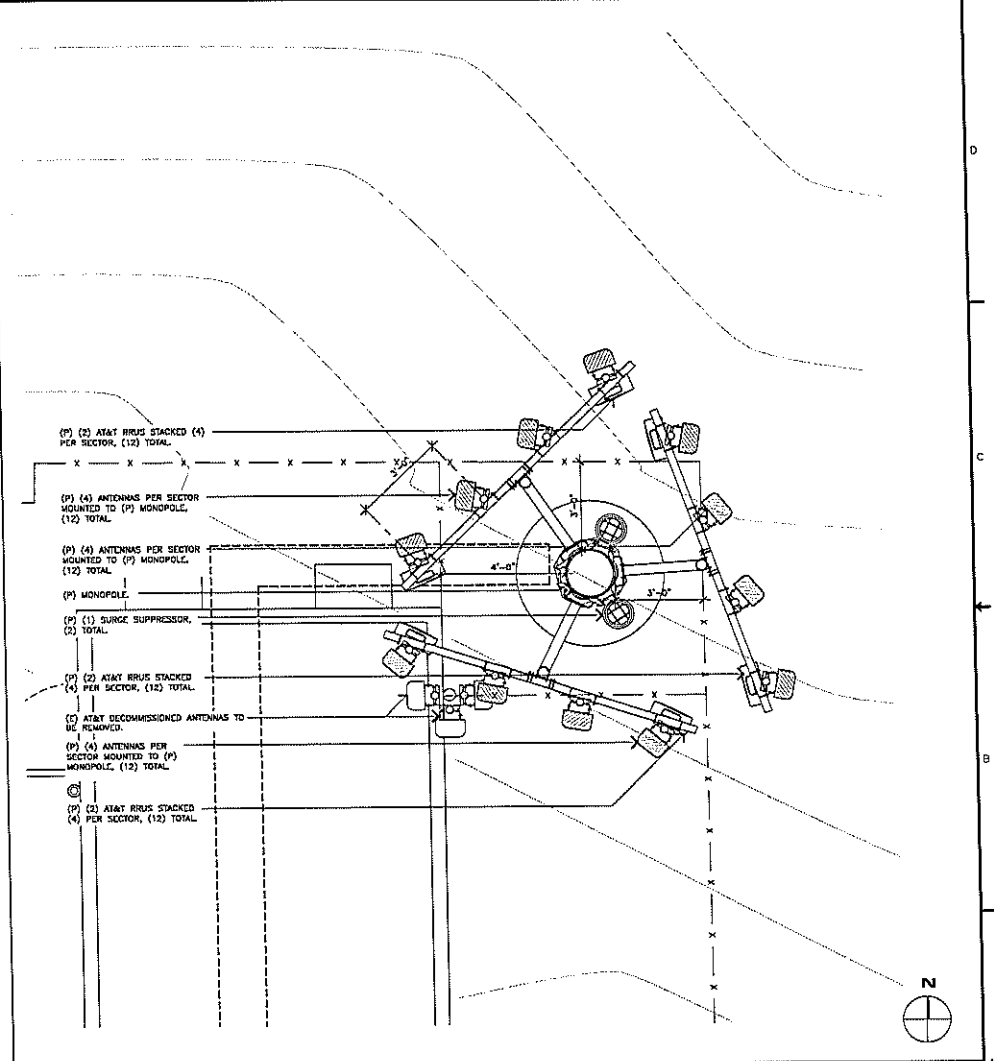
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(E) ANTENNA LAYOUT PLAN

SCALE:
1/2"=1'-0"
0 1' 2'



(P) ANTENNA LAYOUT PLAN

SCALE:
1/2"=1'-0"
0 1' 2'

12900 PARK PLAZA DRIVE
CERRITOS, CALIFORNIA 90703

JRA
Jeffrey Rame & Associates, Inc.
Architects & Telecommunications
1 Sun Junction Place, Suite 220
Hayward, CA 94541
Phone: (925) 780-1828
Fax: (925) 780-3531

HWY-74 / HWY-79
SITE NO. LAC986
USID: 14547
34035 HIGHWAY 74
HEMET, CALIFORNIA 92545

NO.	DATE	REVISIONS	BY	CHK	APP'D
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5	06/17/13	REVISED PER ILL COMMENTS	MB	RH	JR
4	07/24/13	REVISED PER DRW COMMENTS	MB	RH	JR
3	07/12/13	REVISED PER DRW COMMENTS	MB	RH	JR
2	03/28/13	REVISED PER NEW MONOPOLE LOCATION	MB	RH	JR
1			MB	RH	JR

SCALE: AS SHOWN DESIGNED: DRAWN:



at&t
**LTE PROJECT
ANTENNA LAYOUT PLANS**

DESIGN NUMBER: 25736-615-LO
DRAWING NUMBER: LA-LAC986-Z02

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4

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3

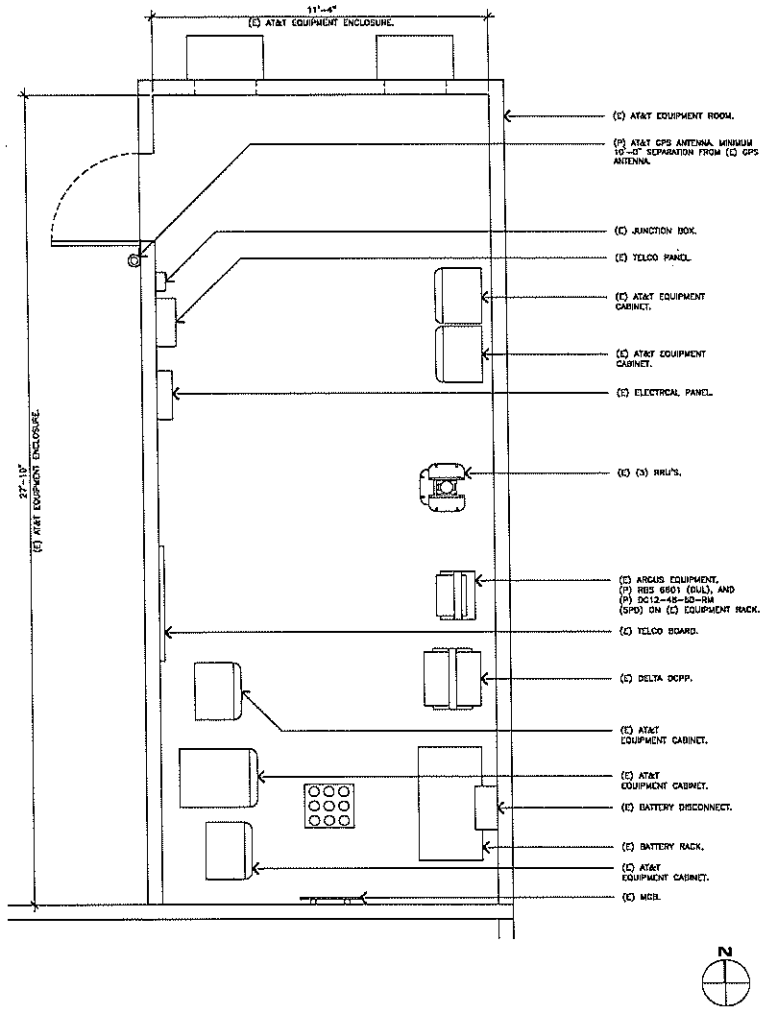
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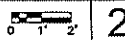
6

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(P) EQUIPMENT LAYOUT PLAN

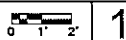
SCALE:
1/2"=1'-0"



2

(E) EQUIPMENT LAYOUT PLAN

SCALE:
1/2"=1'-0"



1



JRA
Jeffrey Kama & Associates, Inc.
Architecture & Telecommunications
1 San Joaquin Plaza, Suite 250
Newport Beach, California 92640
Phone: (949) 780-3028
Fax: (949) 780-3051

HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34035 HIGHWAY 74
HEWET, CALIFORNIA 92545

6	04/22/14	REVISED PER PLANNING COMMENTS	MD	RN	JR
5	09/12/13	REVISED PER LL COMMENTS	MD	RN	JR
4	07/24/13	REVISED PER DRW COMMENTS	MD	RN	JR
3	07/12/13	REVISED PER DRW COMMENTS	MD	RN	JR
2	03/28/13	REVISED PER NEW MIDCROPLE LOCATION	MD	RN	JR
1		REVISIONS	MD	RN	JR
			BY	CHK	APP'D



at&t
LTE PROJECT
EQUIPMENT LAYOUT PLANS
DRAWING NUMBER
25730-615-LO
LA-LAC966-202.1

6

5

4

↑

3

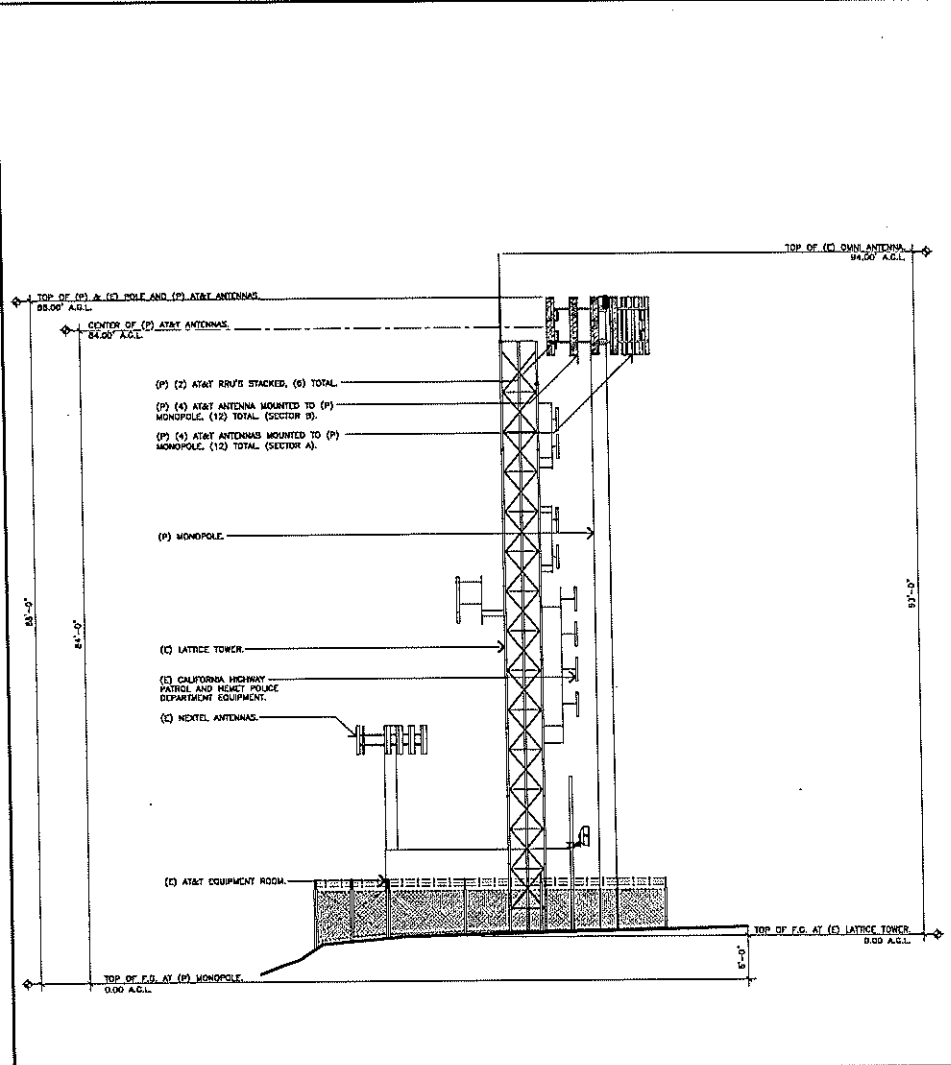
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1

REV

6

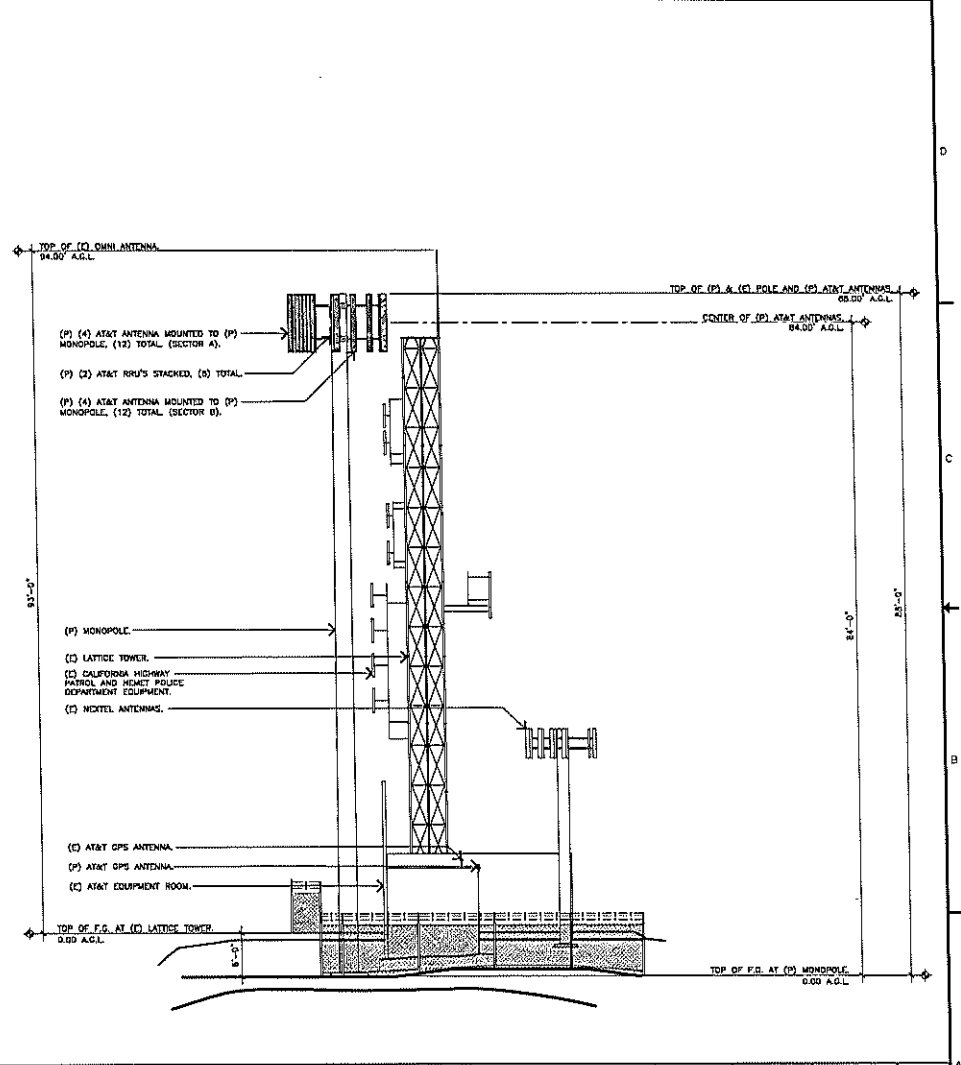
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(P) SOUTH ELEVATION

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

2 (P) NORTH ELEVATION



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

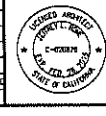
1 (P) NORTH ELEVATION



HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34035 HIGHWAY 74
HEMET, CALIFORNIA 92545

6	04/22/14	REVISED PER PLANNING COMMENTS	MD	RN	JR
5	08/17/13	REVISED PER LL COMMENTS	MD	RN	JR
4	07/24/13	REVISED PER DRW COMMENTS	MD	RN	JR
3	07/12/13	REVISED PER DRW COMMENTS	MD	RN	JR
2	02/28/13	REVISED PER NEW MONOPOLE LOCATION	MD	RN	JR
1D			MD	RN	JR
1			MD	RN	JR

SCALE: AS SHOWN DESIGNED: DRAWN: BY: CHK: MPPE



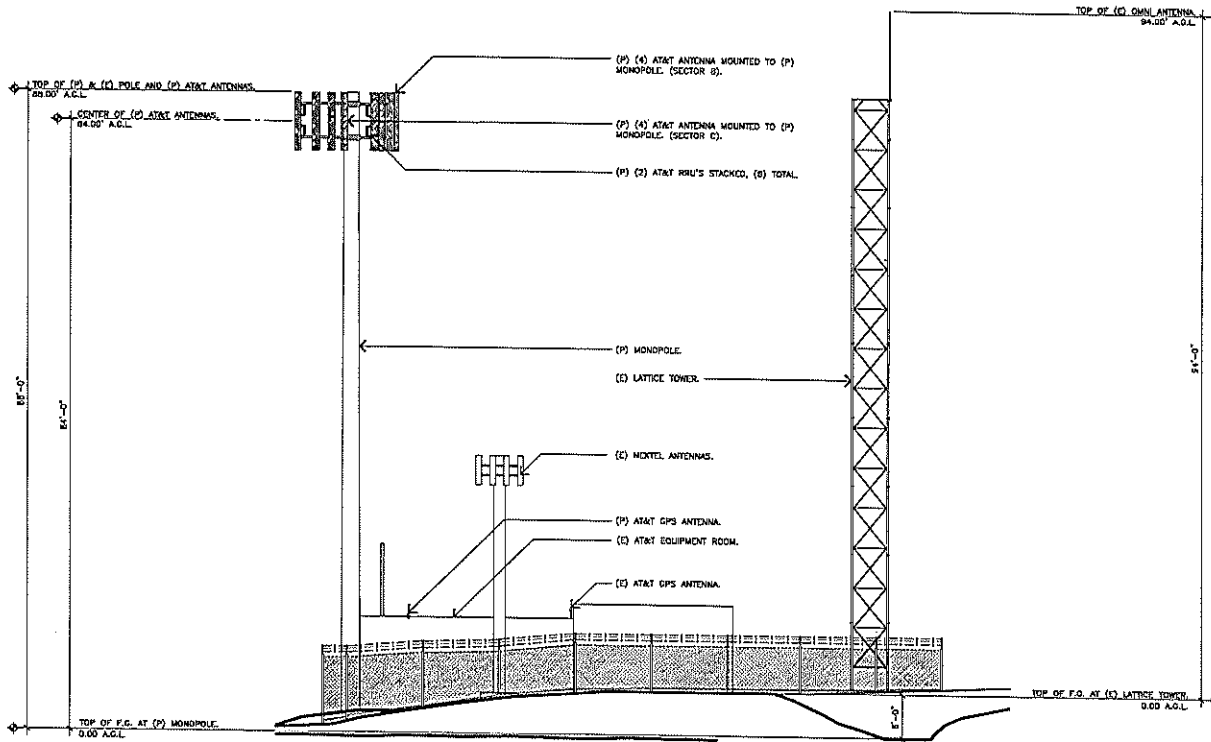
at&t

LTE PROJECT (OPTIMUM)
(P) SOUTH AND (P) NORTH ELEVATIONS

DRAWING NUMBER: 25736-615-LO
PROJECT NUMBER: LA-LAC966-203

6 5 4 3 2 1 5

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(P) WEST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' **1**



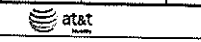
12900 PARK PLAZA DRIVE
CERRITOS, CALIFORNIA 90703



Architecture & Telecommunications
1 San Joaquin Plaza, Suite 220
Newport Beach, California 92660
Phone: (949) 750-3928
Fax: (949) 750-3931

HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34035 HIGHWAY 74
HEMET, CALIFORNIA 92345

0	04/22/14	REVISED PER PLANNING COMMENTS	MD	BN	JR
1	05/17/13	REVISED PER LL COMMENTS	MD	BN	JR
2	07/24/13	REVISED PER DRW COMMENTS	MD	BN	JR
3	07/12/13	REVISED PER DRW COMMENTS	MD	BN	JR
4	03/28/13	REVISED PER NEW MONOPOLE LOCATION	MD	BN	JR
MD	DATE	REVISIONS	BY	CHK	APP'D

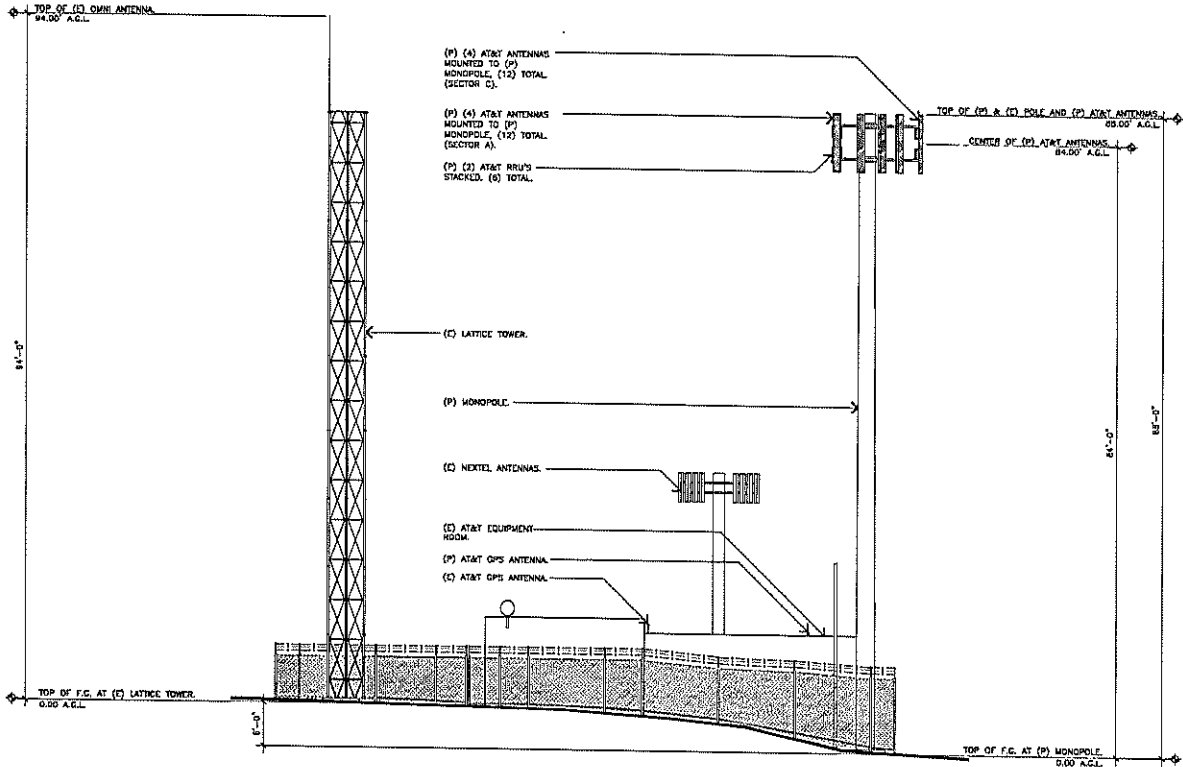


LTE PROJECT (OPTIMUM)
(P) WEST ELEVATION

25736-615-LO LA-LAC966-Z03.1

6 5 4 3 2 1

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(P) EAST ELEVATION



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Menlo Park, California 94020
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HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34055 HIGHWAY 74
HEMET, CALIFORNIA 92345

6	04/22/14	REVISED PER PLANNING COMMENTS	MD	BN	JR
5	09/17/13	REVISED PER LL COMMENTS	MD	BN	JR
4	07/24/13	REVISED PER DIM COMMENTS	MD	BN	JR
3	07/12/13	REVISED PER DIM COMMENTS	MD	BN	JR
2	02/28/13	REVISED PER NEW MONOPOLE LOCATION	MD	BN	JR
1		DATE	REVISIONS	BY	CHK APP'D



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

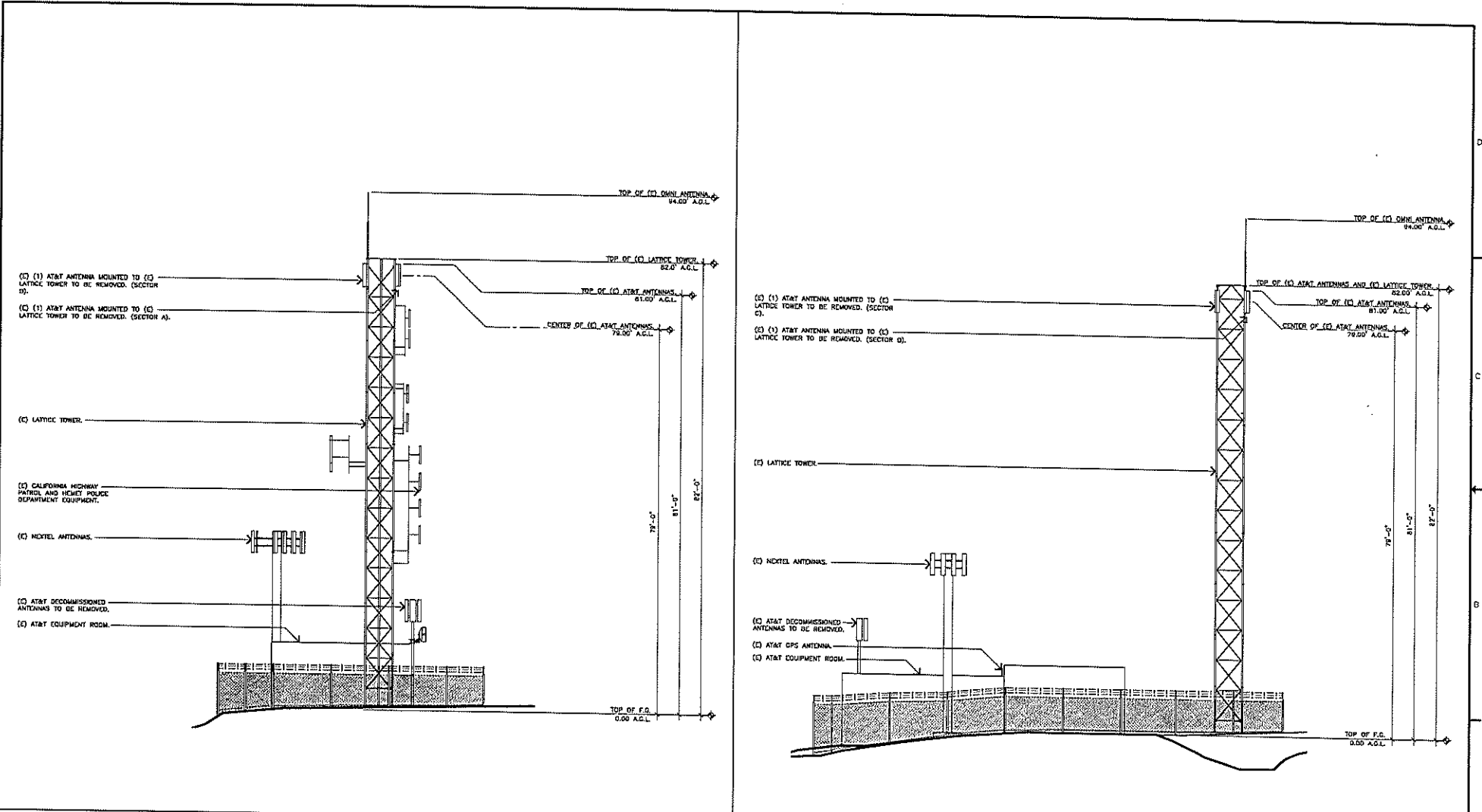
at&t

LTE PROJECT (OPTIMUM)
(P) EAST ELEVATION

DRAWING NUMBER: LA-LAC966-203.2

REV: 6

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(E) SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 2

(E) WEST ELEVATION

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



12900 PARK PLAZA DRIVE
CERRITOS, CALIFORNIA 90703



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Newport Beach, California 92660
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Fax: (949) 760-3931

HWY-74 / HWY-79
SITE NO. LAC966
USID: 14547
34033 HIGHWAY 74
HEMET, CALIFORNIA 92545

1	04/22/14	REVISED PER PLANNING COMMENTS	MD	RN	JR
2	05/17/13	REVISED PER LL COMMENTS	MD	RN	JR
3	07/24/13	REVISED PER DRM COMMENTS	MD	RN	JR
4	07/12/13	REVISED PER DRM COMMENTS	MD	RN	JR
5	08/28/13	REVISED PER NEW MONOPOLE LOCATION	MD	RN	JR
MD	DATE	REVISIONS	BY	CHK	APP



LTE PROJECT (OPTIMUM)
(E) SOUTH AND (E) WEST ELEVATIONS

DRAWING NUMBER: 25736-015-LO
PROJECT NUMBER: LA-LAC966-A04

DATE: 6/1/14

PROJECT DESCRIPTION & ALTERNATIVE SITES (COLLOCATION)

Site Address: 34035 Highway 74, Hemet, CA 92545
(AT&T Site LAC966)
Zone: A-2-10
APN: 465-050-019

PROJECT DESCRIPTION

The applicant, AT&T Mobility, is requesting approval of Conditional Use Permit to allow the construction, use, and maintenance of an unmanned wireless telecommunications facility (WTF) in an A-2-10 zone. The facility will consist of installing a new monopole with the associated equipment located at ground level within the existing shelter. The facility is needed to maintain the current service to the surrounding area in addition to providing the latest LTE technology. The project consists of:

- Remove 3 existing antennas from the existing lattice tower.
- Installation of twelve (12) panel antennas in three (3) sectors with four (4) antennas in each sector on a new 88 foot monopole. The 8' antennas will be mounted with an overall height of 88 feet.
- Installation twelve (12) Remote Radio Units (RRUs). For each sector, three (3) RRUs will be mounted on the backside of the antennas.
- Installation of two (2) surge suppressors. They will be mounted within the antennas on the tower.
- Installation of one (1) GPS antennas to provide for E911 compliance.
- The associated equipment will be located at the base of the tower within an existing equipment shelter.

SITE DESIGN

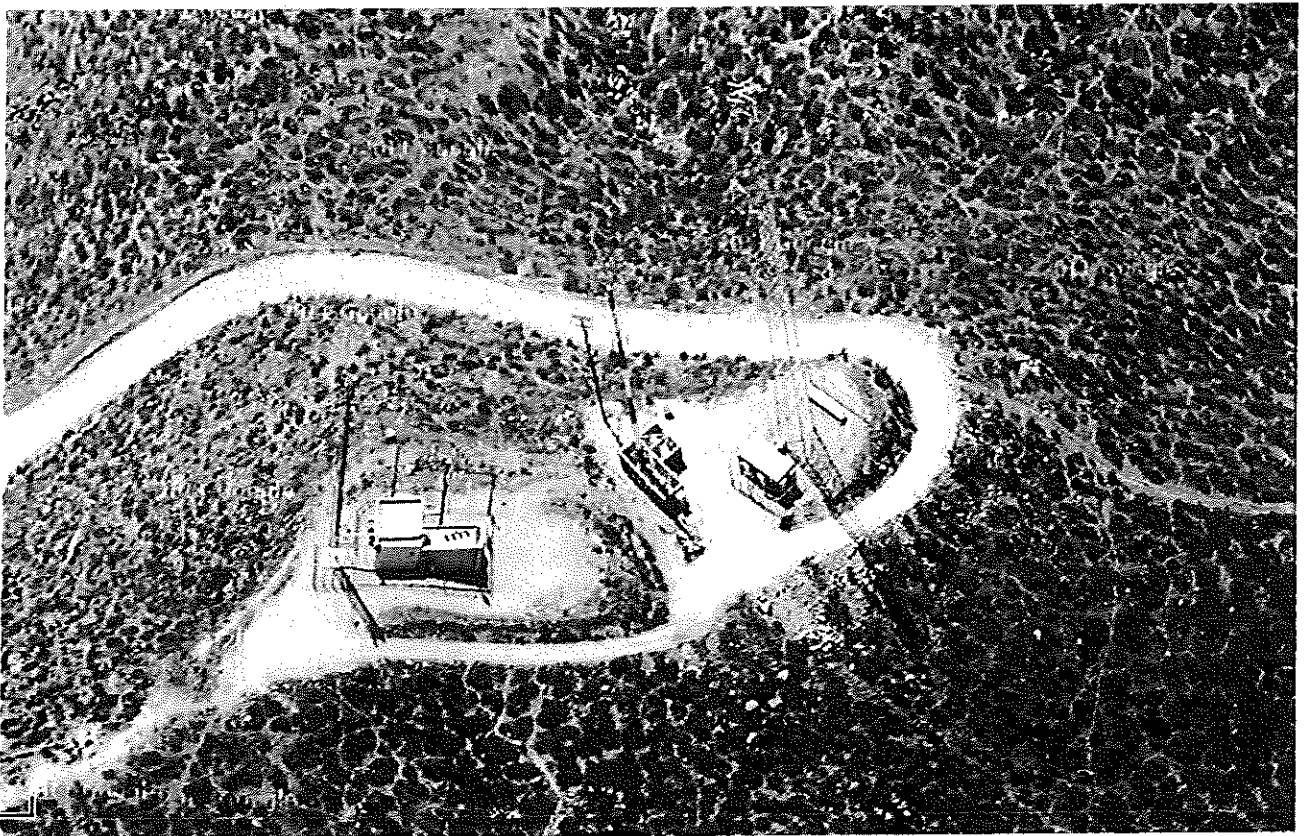
AT&T is proposing to install a new 88' monopole. This is the best design for this hill top and will draw the least amount of attention to it. There are other towers without a stealth design and proposing a new mono-tree at this location would make it stand out. There are no other trees in the area.

ALTERNATIVE SITES

There are other facilities on the site, but none are tall enough and near to AT&T's existing lease area to accommodate their needs. The AT&T's antennas are currently on a lattice tower that is also used by the

City of Hemet Police Department and the State of California Highway Patrol. Any upgrade/modification by AT&T on this tower will cause interference; therefore, AT&T will need to relocate their facility onto a new pole. The new pole will allow AT&T to maintain their service to the area, meet coverage demands and provide the latest technology.

There are currently 4 towers on the hill. AT&T is located on the tower furthest left in the picture below. To the right of this lattice tower is Nextel's monopole. Nextel's pole does not have the height need for AT&T to collocate and provide the needed coverage to the area. Further to the right, slightly down the hill is a "candy cane" monopole about 90 feet tall and already has two carriers located on it. The lattice tower to the far right is 130 feet tall. It is too far from AT&T's lease area, and the cable runs will be too far. Short cable runs are necessary for the site to function efficiently and effectively.



* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Not Identified

File: LAC966-01

Location: Hemet, CA
Distance: 3.8 Statute Miles
Direction: 94° (true bearing)

Latitude: 33°-44'-08.2" Longitude: 117°-03'-47.8"

SITE ELEVATION AMSL.....2055 ft.
STRUCTURE HEIGHT..... 88 ft.
OVERALL HEIGHT AMSL.....2143 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NR (Exceeds Notice Slope, Maximum: 1604 ft.)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for HMT
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for L65
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is required because height exceeds Notice Slope
criteria.

The maximum height to avoid notice is 1604 ft AMSL.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): Exceeds - Conical Surface Maximum 1680 ft AMSL
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: HMT: HEMET-RYAN

Type: A RD: 10531.53 RE: 1499

FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.
VFR Horizontal Surface: DNE

VFR Conical Surface: DNE
 VFR Approach Slope: DNE
 VFR Transitional Slope: DNE

The structure is within VFR - Traffic Pattern Airspace Climb/Descent Area. Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR horizontal and conical surfaces will receive a hazard determination from the FAA. Maximum AMSL of Climb/Descent Area is 1862 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: L65: PERRIS VALLEY

Type: A RD: 47420.08 RE: 1413
 FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Approach Slope: DNE
 VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 The Maximum Height Permitted is 1762 ft AMSL

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 4600 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP	FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION	IFR
OCL9 HEL SCE SAN JACINTO VALLEY SERVI	274.31	4.41	+661	
No Impact to Private Landing Facility Structure is beyond notice limit by 21796 feet.				
8CA5 AIR PINES AIRPARK	203.43	5.88	+723	
Possible Impact to Private Landing Facility Exceeds 488 ft VFR Transitional Surface (N/A Private Airport).				

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	GRND
IDNT	TYPE	AT	FREQ VECTOR (ft)	ELEVA ST LOCATION
HDF	VOR	R	113.4 291.8 39939	+729 CA HOMELAND
RIV	TACAN	R	NA 314.08 89449	+600 CA MARCH
RAL	VOR	I	112.4 304.35 141982	+1365 CA RIVERSIDE

.26	PDZ	VORTAC	R	112.2	295.26	156564	+711	CA	PARADISE
.54	PSP	RADAR	Y	2710.	77.81	173059	+1641	CA	PALM SPRINGS INTE
	No Impact. This structure does not require Notice based upon EMI. The calculated Radar Line-Of-Sight (LOS) distance is: 84 NM. This location and height is within the Radar Line-Of-Sight.								
-.31	SOX	RADAR WXL	ON	279.89	176580	-963	CA	ORANGE CTY/88D	
.45	NFG	RADAR	ON	2772.	206.48	182383	+1439	CA	CAMP PENDLETON
.48	NFG	TACAN	I	NA	210.33	194533	+1641	CA	CAMP PENDLETON
.34	ONT	RADAR	Y	2717.	305.73	198171	+1169	CA	ONTARIO INTL
.16	PSP	VORTAC	R	115.5	75.57	198575	+543	CA	PALM SPRINGS
.51	ELB	VOR/DME	R	117.2	263.72	204264	+1807	CA	EL TORO
.57	OCN	VORTAC	R	115.3	210.86	210049	+2091	CA	OCEANSIDE

FCC AM PROOF-OF-PERFORMANCE

NOT REQUIRED: Structure is not near a FCC licensed AM radio station Proof-of-Performance is not required. Please review AM Station Report for details.

Nearest AM Station: KSDT @ 6249 meters.

Airspace® Summary Version 13.11.334

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01-03-2014
15:08:44

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Labor Day (September 1), and by prescheduled appointment on Friday, September 5 from 8:30 a.m. to 5:00 p.m.

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

DATE OF HEARING: September 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1034HR14 – AT&T (Representative: Trillium Consulting, Tim Miller) – County Case No. CUP No. 3702 (Conditional Use Permit). Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel located southerly of Florida Avenue/SH-74, easterly of a southerly straight-line extension of Calvert Avenue, and northerly of the westerly extension of Stetson Avenue within the unincorporated community of Green Acres. (Area III of Hemet-Ryan Airport Influence Area).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Mark Corcoran of the County of Riverside Planning Department, at (951) 955-3025.

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

ALUC Identification No.

ZAP1034HR14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____

Property Owner Christine Macomber, Massey Kathleen

Phone Number _____

Mailing Address 938 Rosemount Blvd, Oakland, CA 94610

Agent (if any) Tim Miller with Trillium Consulting for AT&T

Phone Number (714) 799 2000

Mailing Address 5912 Bolsa Ave. Suite 202

Huntington Beach, CA 92649

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address 34035 Highway 74

Hemet, CA 92545

Assessor's Parcel No. 465-050-019

Parcel Size 20 acres

Subdivision Name _____

Lot Number _____

Zoning Classification A-2-10

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) The current land use has several telecommunication facilities atop a hill.

Proposed Land Use (describe) The proposed land use is to add another telecommunications facility among the others to provide the latest technology to the surrounding community.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A

For Other Land Uses Hours of Use N/A

(See Appendix C) Number of People on Site N/A Maximum Number N/A

Method of Calculation N/A

Height Data Height above Ground or Tallest Object (including antennas and trees) 88 ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site 2149 ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe _____

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	February 4, 2014
Agency Name	Riverside County Planning Dept.
Staff Contact	Lisa Edwards Mark Conoran
Phone Number	951-955-1898 3025
Agency's Project No.	Conditional Use Permit No. 3702
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: September 11, 2014

CASE NUMBER: ZAP1017BA14 – City of Banning

APPROVING JURISDICTION: City of Banning

JURISDICTION CASE NOS: General Plan Amendment 14-2501, Zone Change 14-3501

MAJOR ISSUES: The project proposes intermediate densities greater than 0.2 dwelling units per acre but below 5.0 dwelling units per acre. The project is intended primarily to reflect existing land uses and allow for existing residences to make needed improvements that are restricted under the current Industrial designation. The areas proposed as Low Density Residential along Hargrave Street and 2 of the parcels proposed as Very Low Density Residential would reflect the existing development and based on the existing lot sizes would not allow for future subdivision and would thus be considered nonconforming existing uses pursuant to Countywide Policy 3.3.2 and would be consistent. However, 7 of the 9 parcels proposed as Very Low Density Residential would allow for further subdivision based on the existing parcel sizes and the minimum lot size of ½-acre allowed by the designation and would thus not be similarly strictly considered nonconforming existing uses. Despite this, certain factors are apparent that may be considered by the Commission under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

RECOMMENDATION: Staff recommends a finding of INCONSISTENCY for the zone change and general plan amendment, based on the potential for future development and subdivision pursuant to the size of 7 of the existing parcels proposed for Very Low Density Residential and the allowed densities of the Very Low Density Residential designation. If the proposal is modified to exclude those seven parcels, staff would recommend a finding of CONSISTENCY.

PROJECT DESCRIPTION: General Plan Amendment 14-2501 and Zone Change 14-3501 are proposals by the City of Banning to change the existing General Plan land use designation and zoning classification of 1.45 acres from Industrial to Low Density Residential (LDR) (0-5 dwelling units per acre) and 17.17 acres from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre).

PROJECT LOCATION: The site is located southerly of Barbour Street, easterly of Hargrave Street, northerly of Charles Street, and westerly of a southerly straight-line extension of Juarez

Street, in the City of Banning, approximately 1,700 feet southwesterly of the westerly terminus of Runway 8-26 at Banning Municipal Airport.

LAND USE PLAN: 2004 Banning Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Banning Municipal Airport
- b. Land Use Policy: Zone D
- c. Noise Levels: Below 55 CNEL

BACKGROUND:

Residential Density: The site is located in Zone D of the Banning Municipal Airport Influence Area. Zone D requires a minimum residential density of 5.0 dwelling units per acre or otherwise limits density to no more than 0.2 dwelling units per acre. The proposed General Plan Amendment and Zone Change would specifically allow for densities between 0.2 and 5.0 dwelling units per acre, which would not comply with the Zone D residential criteria.

However, the General Plan Amendment and Zone Change are proposed to primarily reflect existing residential development on these properties. Of the 18 properties included, 15 are already developed with single family residential land uses, and the remaining 3 are vacant. 11 of the properties already developed would not be eligible for further subdivision, based on their current lot sizes and the allowable densities of the proposed classifications. Each of the LDR proposed parcels along Hargrave Street and two of the VLDR parcels are in this category. Based on historical aerial images, all of these 11 properties were developed at the time of adoption of the current Banning Municipal Airport Land Use Compatibility Plan in 2004. The development on these 11 properties would be considered nonconforming existing uses pursuant to Countywide Policy 3.3.2. The proposed General Plan Amendment and Zone Change for these properties simply reflect the existing uses. As stated on Page 6-13 of the California Airport Land Use Planning Handbook, "...a local plan cannot be found inconsistent with the ALUCP because of land use designations that reflect existing land uses, even if those designations conflict with the ALUC's compatibility criteria."

This leaves the 3 vacant properties (APNs 541-320-010, 541-320-011, 541-320-012) and 4 of the developed properties (APNs 541-320-013, 541-320-014, 541-320-015, 541-320-018) proposed as VLDR that could be further subdivided at a density that would not comply with the Zone D residential criteria. If each lot were subdivided further individually, the total number of lots could be 27 lots compared to the 7 current lots. While the 4 developed properties could currently be considered nonconforming existing uses pursuant to policy 3.3.2, subdivision resulting in additional residential development at densities less than 5 dwelling units per acre and more than one unit per 5 acres would not comply with the Zone D residential criteria. Therefore, the proposed General Plan Amendment and Zone Change are inconsistent with the Zone D residential criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Zone D (highly noise-sensitive outdoor nonresidential uses and hazards to flight) within the project, nor would the proposed General Plan Amendment or Change of Zone likely allow for any prohibited or discouraged uses. However, as noted previously the allowable densities pursuant to the proposed designations and classifications would not comply with the Zone D residential density criteria.

Noise: The properties lie just outside the area that would be subject to average exterior noise levels of 55 CNEL or greater under ultimate airport development conditions. Therefore, no special mitigation of noise from aircraft is required.

Part 77: The elevation of Runway 8-26 at its westerly terminus is approximately 2,219 feet above mean sea level (2219 feet AMSL). At a distance of approximately 1,700 feet to the nearest parcel included within the proposed General Plan Amendment and Zone Change, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 2236 feet AMSL. The maximum height allowed in the Low Density Residential and Very Low Density Residential zones is 35 feet. Existing elevations on the site range between 2208 and 2248 feet AMSL, with the northeast portion of the site closest to the airport at approximately 2224 feet AMSL. Therefore, new structures at this location could potentially require FAA review, depending on height. Since no specific subdivision or buildings are currently proposed, FAA obstruction evaluation is not required at this time.

Open Area: Compatibility Zone D requires 10% of area within major projects (10 acres or larger) to be set aside as open land that could potentially serve as emergency landing areas. Although the total project area for the current General Plan Amendment and Zone Change exceeds 10 acres, this area consists of multiple parcels with multiple owners and as previously noted, 15 of the 18 parcels are already developed. The total area of vacant properties is 7.55 acres. Considering only those parcels not already developed to potentially require open area, the requirement would not be applicable since the area does not exceed 10 acres.

Countywide Policy 3.3.6: While the VLDR portion of the proposed General Plan Amendment and Zone Change, in particular the 7 properties noted could be subdivided further, would not strictly comply with Zone D density criteria, the Commission may choose to consider whether to find the normally incompatible density compatible pursuant to Countywide Policy 3.3.6 if the combination of the following facts are determined to represent “other extraordinary factors or circumstances” as noted below:

- The proposed General Plan Amendment and Zone Change is primarily intended to reflect the existing land uses present on most of the properties and to allow these properties to make needed improvements to their residences that are currently prohibited due to the Industrial zoning currently applied to these properties.
- Any potential future subdivision on these properties would be subject to the City of Banning transmitting the project to ALUC for comment and ALUC requesting review.

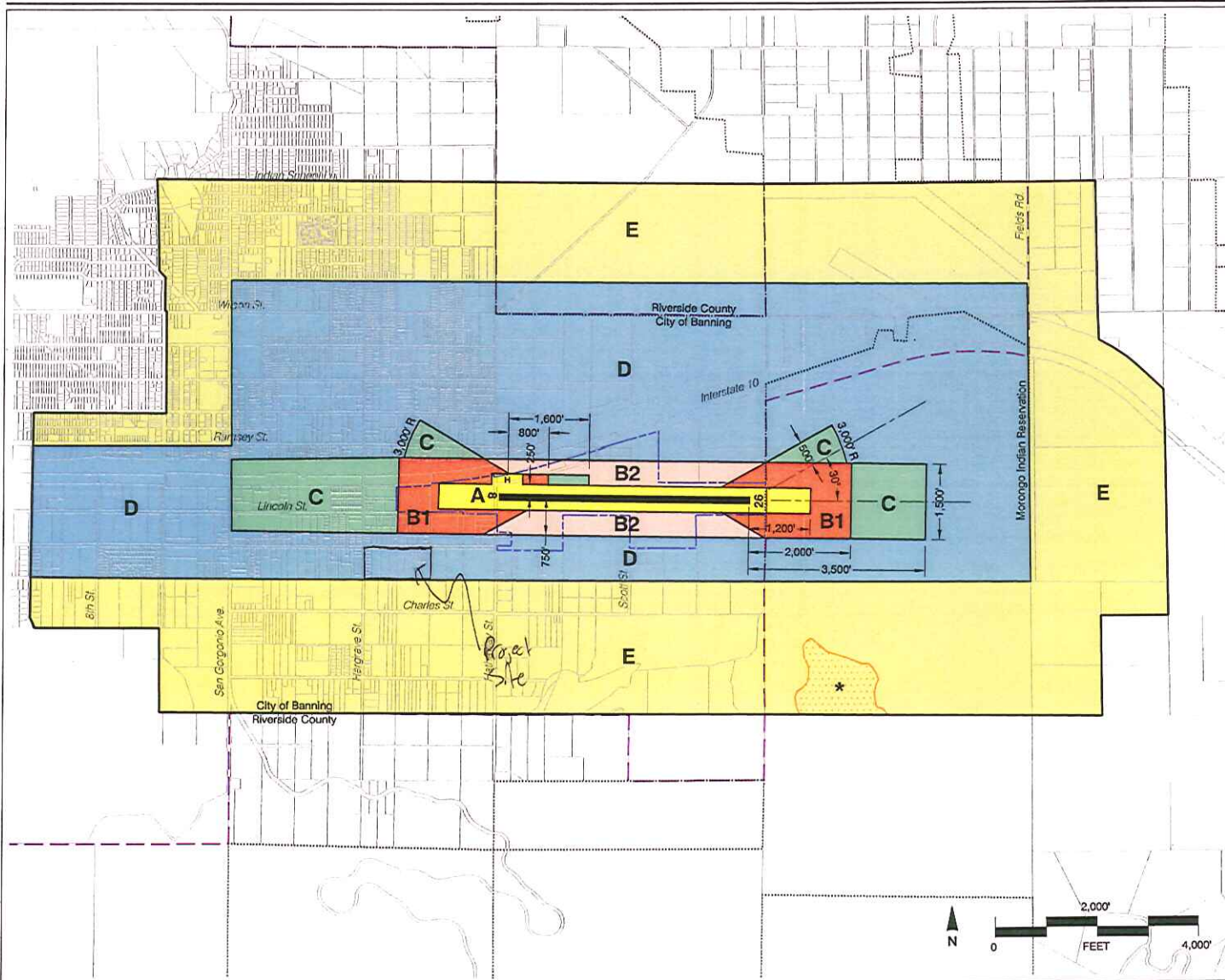
- The project site is in an area below 55 CNEL, thus limiting noise impacts and potential nuisance complaints from such potential density.
- The project site is not located beneath or near the extended centerline of the runway.
- The project site is not located beneath or near the General Traffic Pattern Envelope

Attachment: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area.

No conditions are proposed or required, as general plan amendments and changes of zone are not subject to conditions.

NOTICE OF AIRPORT IN VICINITY

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



Legend

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

Boundary Lines

- Airport Property Line
- City Limits
- Morongo Indian Reservation

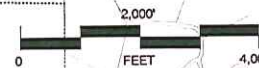
Note

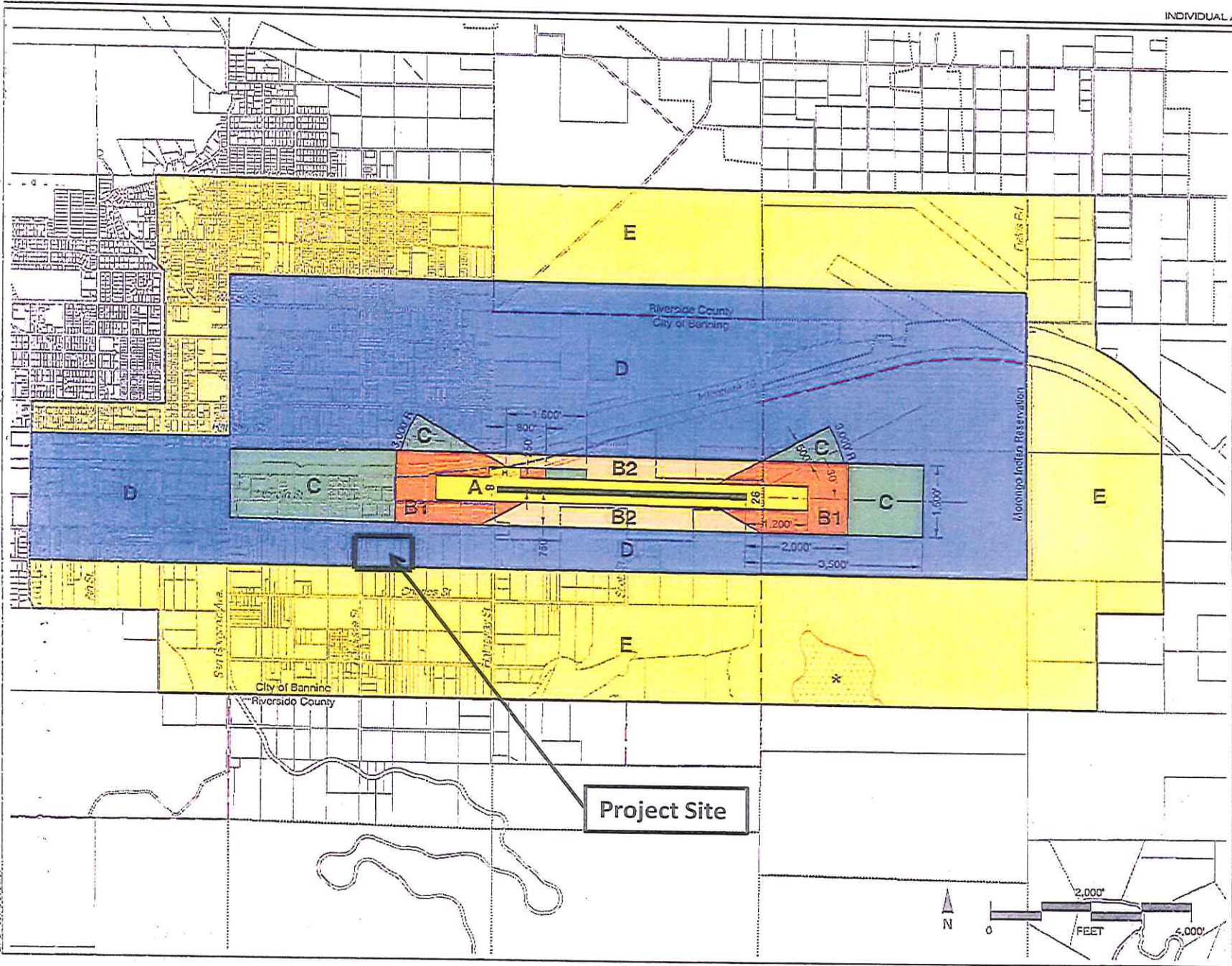
Dimensions measured from runway ends and centerlines.
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted October 2004)

Map BN-1

Compatibility Map
Banning Municipal Airport





Legend

- Compatibility**
- Airpo
 - Zone
 - Zone
 - Zone
 - Zone
 - Zone
 - Heigt

Boundary Lin

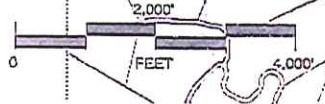
-
-
-

Note
Dimensions in centerlines.

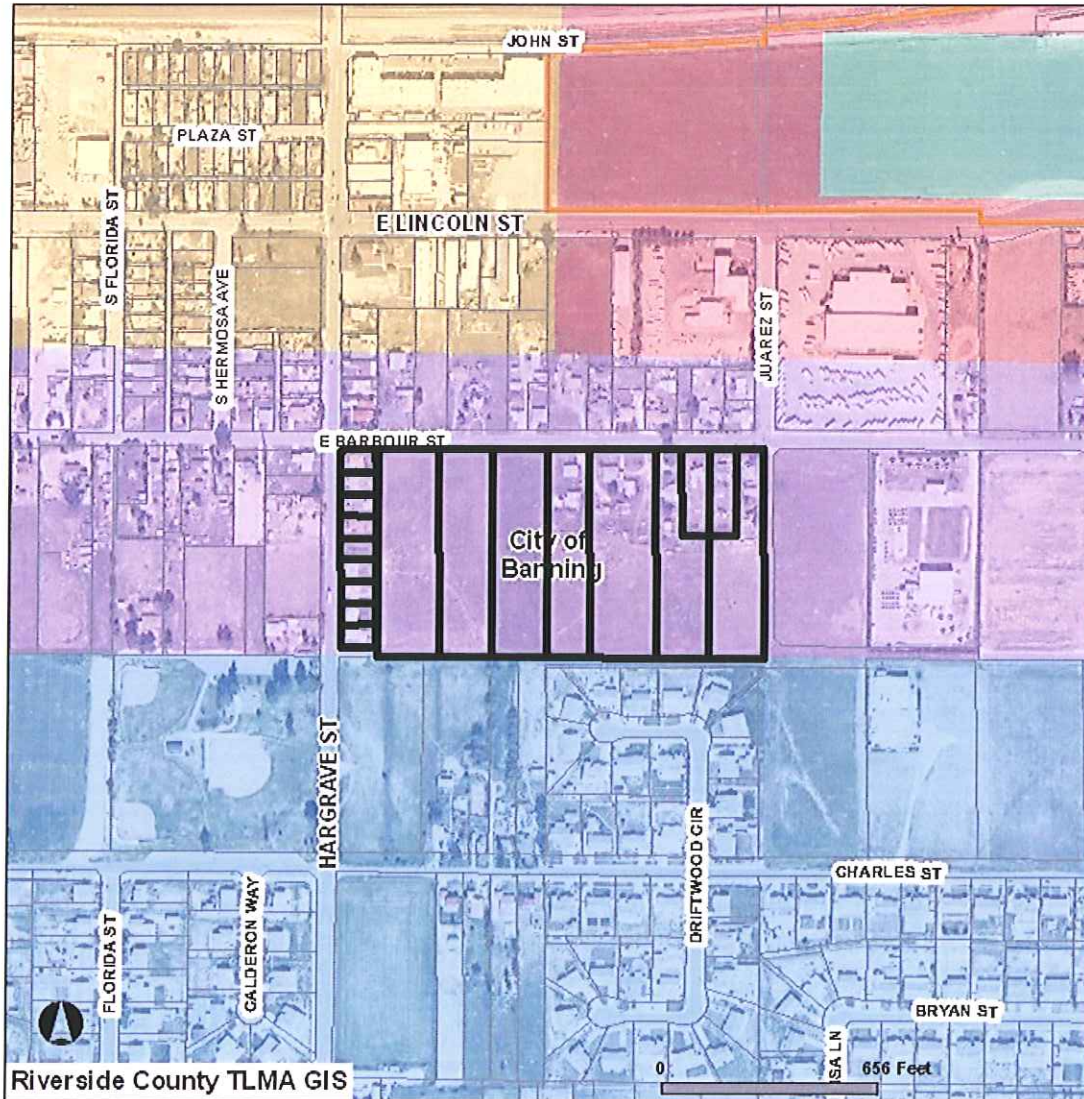
See Chapter 2, associated with

- Ri
- Airport L
- Riv
- Airport Laria
- Po
- (Acc

Project Site



RIVERSIDE COUNTY GIS



Selected parcel(s):

541-320-001 541-320-002 541-320-003 541-320-004 541-320-005 541-320-006 541-320-007
 541-320-008 541-320-009 541-320-010 541-320-011 541-320-012 541-320-013 541-320-014
 541-320-015 541-320-018 541-320-019 541-320-020

AIRPORTS

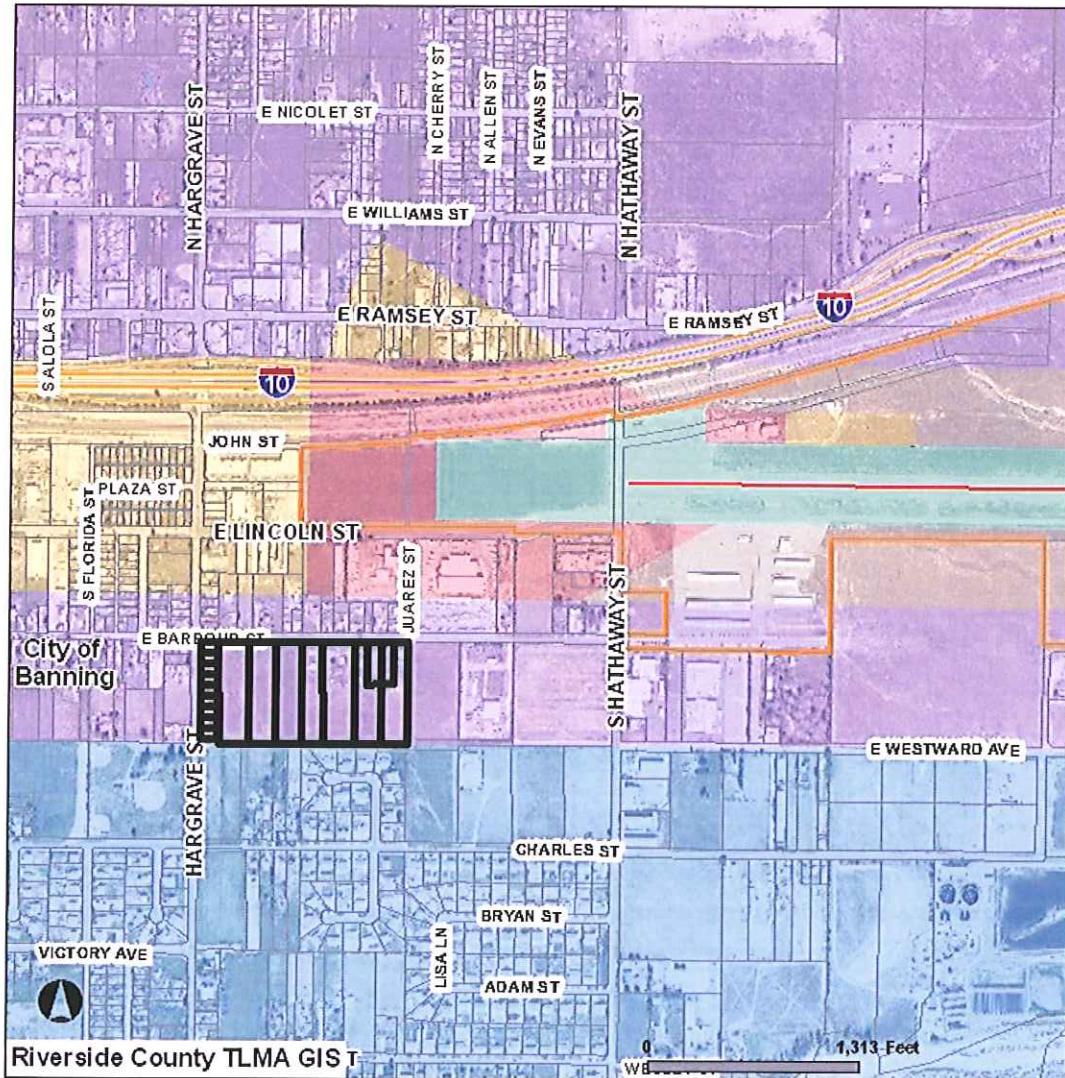
- SELECTED PARCEL
- AIRPORT RUNWAYS
- COMPATIBILITY ZONE B1
- INTERSTATES
- AIRPORT INFLUENCE AREAS
- COMPATIBILITY ZONE C
- HIGHWAYS
- AIRPORT BOUNDARIES
- COMPATIBILITY ZONE D
- PARCELS
- COMPATIBILITY ZONE A
- COMPATIBILITY ZONE E

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Aug 13 13:45:40 2014

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):

541-320-001 541-320-002 541-320-003 541-320-004 541-320-005 541-320-006 541-320-007
 541-320-008 541-320-009 541-320-010 541-320-011 541-320-012 541-320-013 541-320-014
 541-320-015 541-320-018 541-320-019 541-320-020

AIRPORTS

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

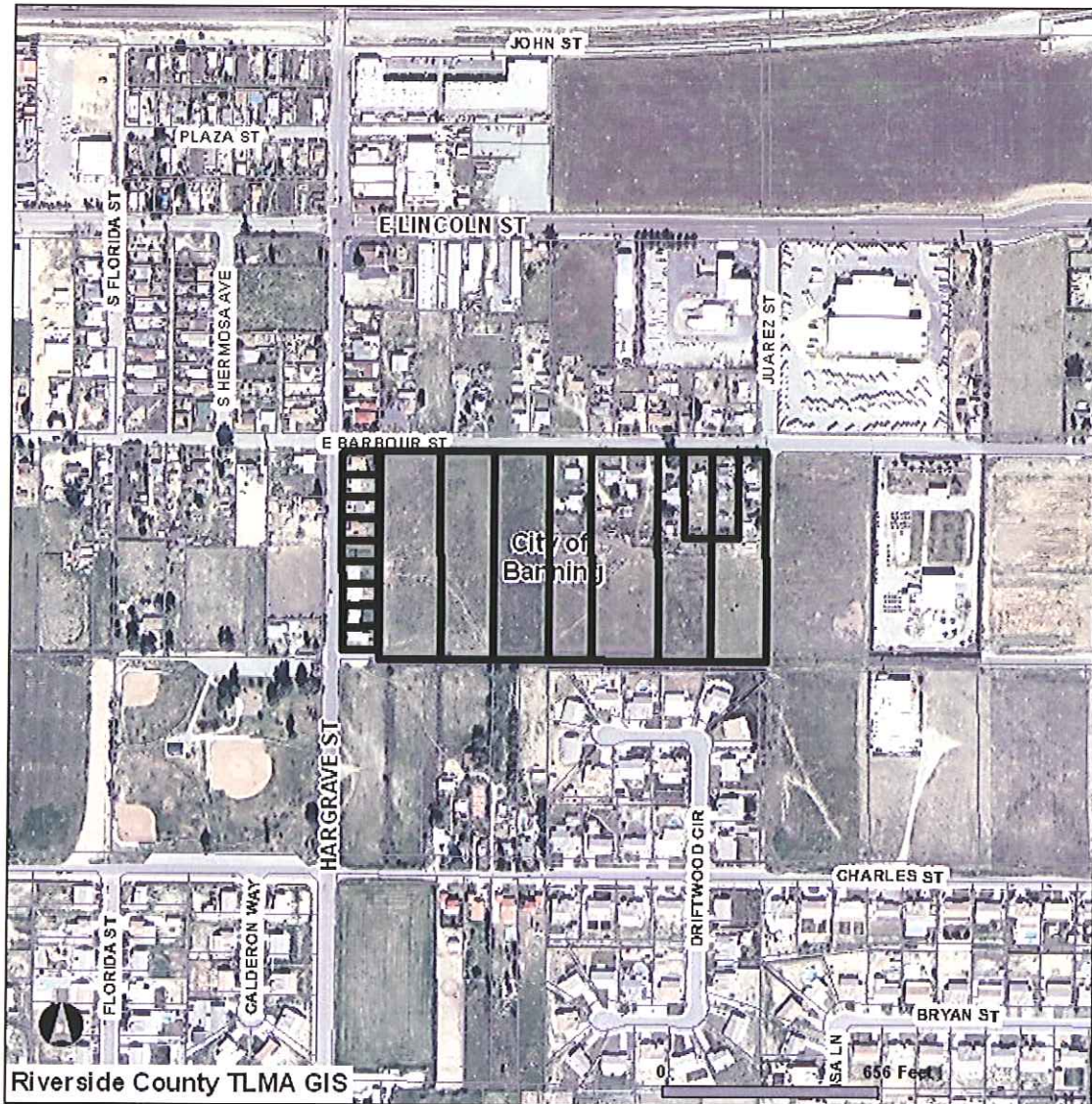
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):

541-320-001 541-320-002 541-320-003 541-320-004 541-320-005 541-320-006 541-320-007
 541-320-008 541-320-009 541-320-010 541-320-011 541-320-012 541-320-013 541-320-014
 541-320-015 541-320-018 541-320-019 541-320-020

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- CITY

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Aug 13 13:42:05 2014
 Version 131127

Neighborhood bounded by
Hargrave, Barbour, Juarez, & Westward
18 parcels (18.62 acres)

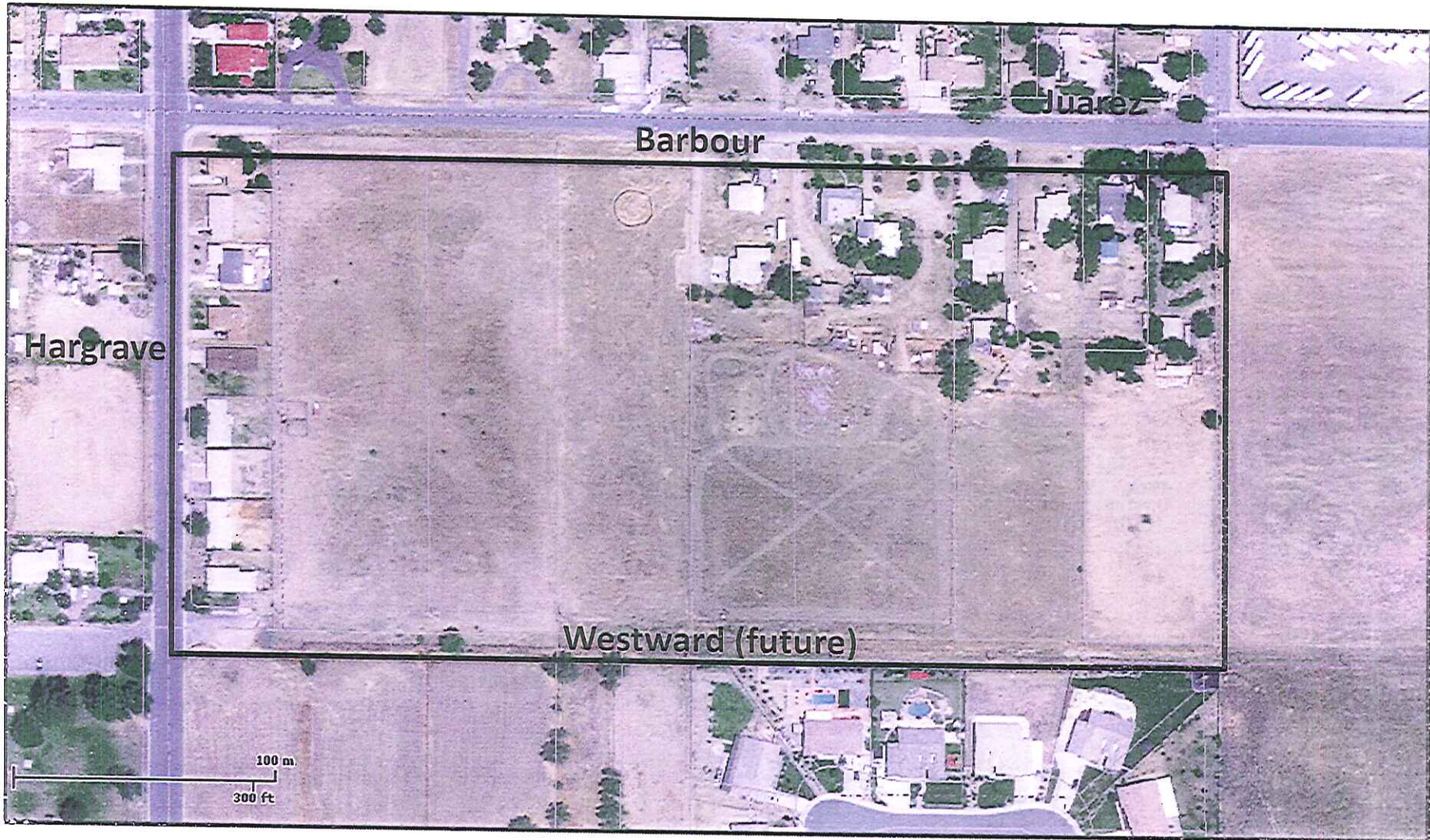


Exhibit 1

Existing General Plan and Zoning - Industrial

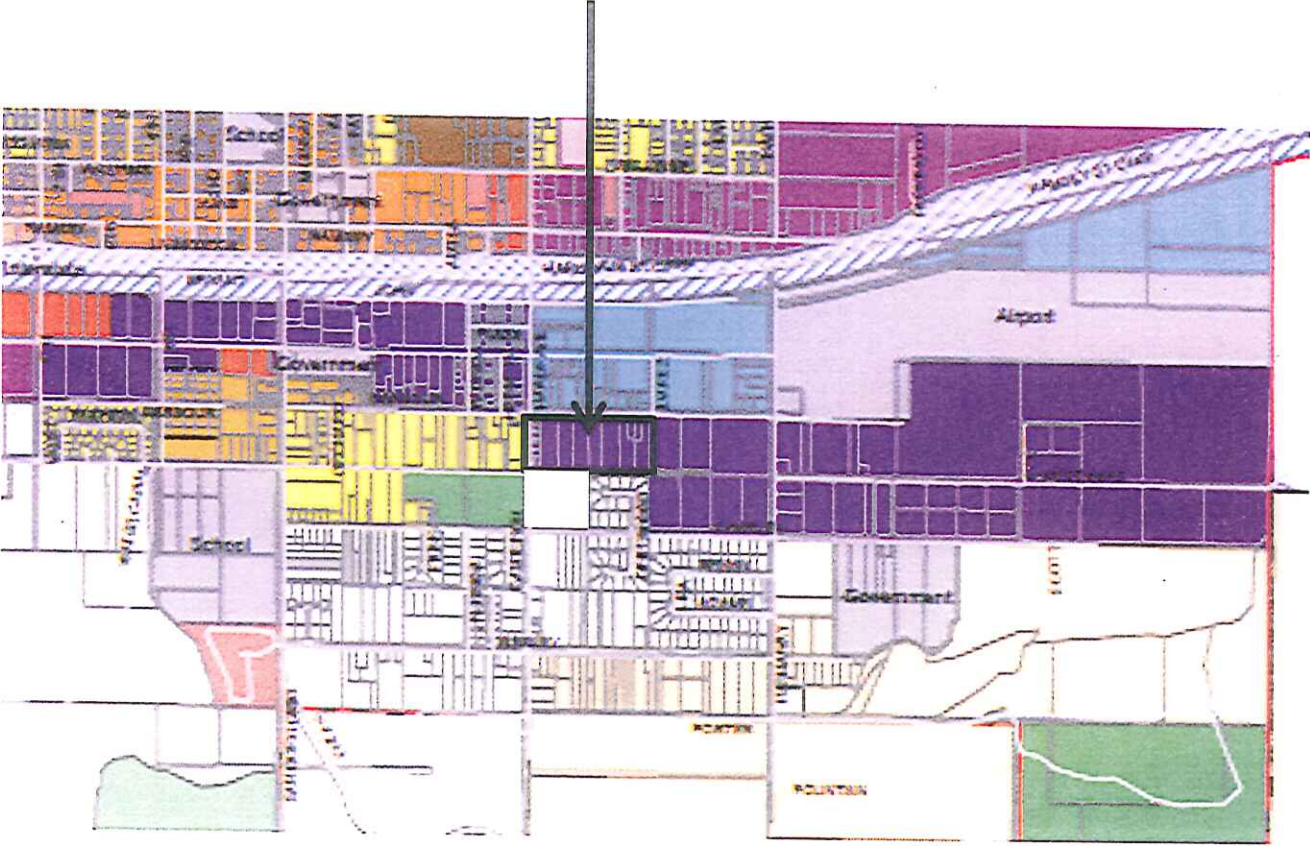


Exhibit 3

LDR Proposed Parcels

541320001, 541320002, 541320003, 541320004, 541320005, 541320006, 541320007, 541320008, 541320009

LOT SIZE:

541-320-001
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-002
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-003
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-004
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-005
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-006
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-007
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-008
RECORDED LOT SIZE IS 0.16 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-009
RECORDED LOT SIZE IS 0.17 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

VLDR Proposed Parcels

541320010, 541320011, 541320012, 541320013, 541320014, 541320015, 541320018, 541320019, 541320020

LOT SIZE:

541-320-010
RECORDED LOT SIZE IS 2.75 ACRES
VACANT
FURTHER SUBDIVISION POTENTIAL OF 5 LOTS

541-320-011
RECORDED LOT SIZE IS 2.4 ACRES
VACANT
FURTHER SUBDIVISION POTENTIAL OF 4 LOTS

541-320-012
RECORDED LOT SIZE IS 2.4 ACRES
VACANT
FURTHER SUBDIVISION POTENTIAL OF 4 LOTS

541-320-013
RECORDED LOT SIZE IS 1.88 ACRES
DEVELOPED
FURTHER SUBDIVISION POTENTIAL OF 3 LOTS

541-320-014
RECORDED LOT SIZE IS 2.88 ACRES
DEVELOPED
FURTHER SUBDIVISION POTENTIAL OF 5 LOTS

541-320-015
RECORDED LOT SIZE IS 1.93 ACRES
DEVELOPED
FURTHER SUBDIVISION POTENTIAL OF 3 LOTS

541-320-018
RECORDED LOT SIZE IS 1.93 ACRES
DEVELOPED
FURTHER SUBDIVISION POTENTIAL OF 3 LOTS

541-320-019
RECORDED LOT SIZE IS 0.5 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

541-320-020
RECORDED LOT SIZE IS 0.5 ACRES
DEVELOPED
NOT DIVISIBLE FURTHER

CHAPTER II - LAND USE DISTRICTS

SECTION 9102.00 RESIDENTIAL DISTRICTS

9102.01 PURPOSE

1. This Section is intended to achieve and improve the liveability of Banning's residential neighborhoods, and to protect the property values of Banning homeowners, by:
 - Prohibiting uses which are incompatible with quiet residential living.
 - Creating zones and neighborhoods which differ from one another in intensity of use and density of dwellings.
 - Welcoming a broad diversity of housing types (and people) from farm-based, to rural, to mobile homes, to multifamily dwellings and apartment buildings, to suburban style housing, and to low density, estate style residential development.
 - Providing sufficient safeguards for the City's inhabitants through ensuring sufficient light, clean air, privacy and green space for each dwelling.
 - Minimizing the negative impacts of traffic intensity (such as noise, polluted air, gridlock, and danger to pedestrians), in residential neighborhoods.
 - Protecting residential neighborhoods from illumination spillage, foul or hazardous odors, smoke, and other negative by-products from non-residential segments of the city.
 - Planning for the provision of public improvements and infrastructure to serve Banning's growing residential neighborhoods.
 - Locating new development to retain the scale and character of existing residential neighborhoods
 - Improving declining and mixed use residential neighborhoods.
 - Improving the pedestrian or equestrian connections between neighborhoods, and pedestrian access from neighborhoods to commercial areas.
 - And by allowing the growth of the City to occur on vacant and underutilized properties in the City.
2. There is a different purpose for each zoning district. An explanation of each of the City's residential zoning districts follows:

A. RANCH/ AGRICULTURE (R/A) DISTRICT (1 du/10 acres)

This district allows detached single family homes on lots of at least ten acres. Also permitted are agricultural and ranching activities, animal keeping (both personal and commercial use), and animal-keeping or agricultural related commercial enterprises, such as feed stores, commercial stables and similar uses. Bed & breakfast lodging and similar uses may be appropriate in this district, with the approval of a conditional use permit. If density transfers from the Ranch/Agriculture Residential – Hillside district are applied to a Ranch/Agriculture Residential parcel, the maximum density shall be one dwelling unit per 5 acres.

B. RANCH/ AGRICULTURE RESIDENTIAL -- HILLSIDE (RAR-H) (1 du/10 acres)

This zoning district is assigned to lands in the foothills. Portions of the site exceeding 25% slope as well as the ridgelines are to be preserved as open space, but density may be transferred to developable areas. If a density transfer is applied, the maximum density for the developable lands shall be one dwelling unit per 5 acres.

C. RURAL RESIDENTIAL (RR) (0-1 du/acre)

This zoning district allows detached single family homes on lots of at least one gross acre. Uses also permitted include agricultural and ranching activities, animal keeping (both personal use and commercial). Bed & breakfast lodging and similar uses may be appropriate with the approval of a conditional use permit. Animal-keeping or agricultural related commercial enterprises, such as feed stores, commercial stables and similar uses may be appropriate with approval of a conditional use permit.

D. RURAL RESIDENTIAL – HILLSIDE (RR-H) (0-1 du/acre)

This zoning district is assigned to lands in the foothills. Portions of the site exceeding 25% slope as well as the ridgelines are to be preserved as open space, but density may be transferred to developable areas. All other RR development standards apply. If a density transfer is applied, the maximum density allowable is 2 units to the acre, and the standards of the Very Low Density Residential district will be applied.

E. VERY LOW DENSITY RESIDENTIAL (VLDR) (0-2 du/acre)

This zoning district allows detached single-family homes at a density of up to 2 units per acre. May be appropriate for bed & breakfast and similar uses. Animal keeping is permitted according to Zoning restrictions.

F. LOW DENSITY RESIDENTIAL (LDR) (0-5 du/acre)

This zoning district allows the development of attached and detached single family homes, in traditional subdivisions and planned communities. The clustering of condominiums and townhomes may be appropriate with the provision of common area amenities and open space, when a Specific Plan or Planned Unit Development is prepared. Bed & breakfasts and similar uses may be appropriate with the approval of a conditional use permit. Home Occupations are permitted with approval of a Home Occupation permit.

G. MEDIUM DENSITY RESIDENTIAL (MDR) (0-10 du/acre)

This zoning district allows the development of attached and detached single family homes, in traditional subdivisions and planned communities. Also allows condominiums and townhomes, garden apartments and duplexes, with the provision of common area amenities and open space. The clustering of condominiums and townhomes may be appropriate with the provision of common area amenities and open space. Bed & breakfasts and similar uses may be appropriate with the approval of a conditional use permit. Home Occupations are permitted with approval of a Home Occupation permit. May also be appropriate for convenience retail commercial ("corner store" type development such as convenience stores, grocery or green grocer, video rental, drug stores, sit down restaurants, coffee shops or coffee bars or similar uses), less than 5,000 square feet in total square footage, with approval of a conditional use permit. Mixed use projects, which combine residential and commercial uses, are appropriate with approval of a Planned Unit Development.

H. HIGH DENSITY RESIDENTIAL (HDR) (11-18 du/acre)

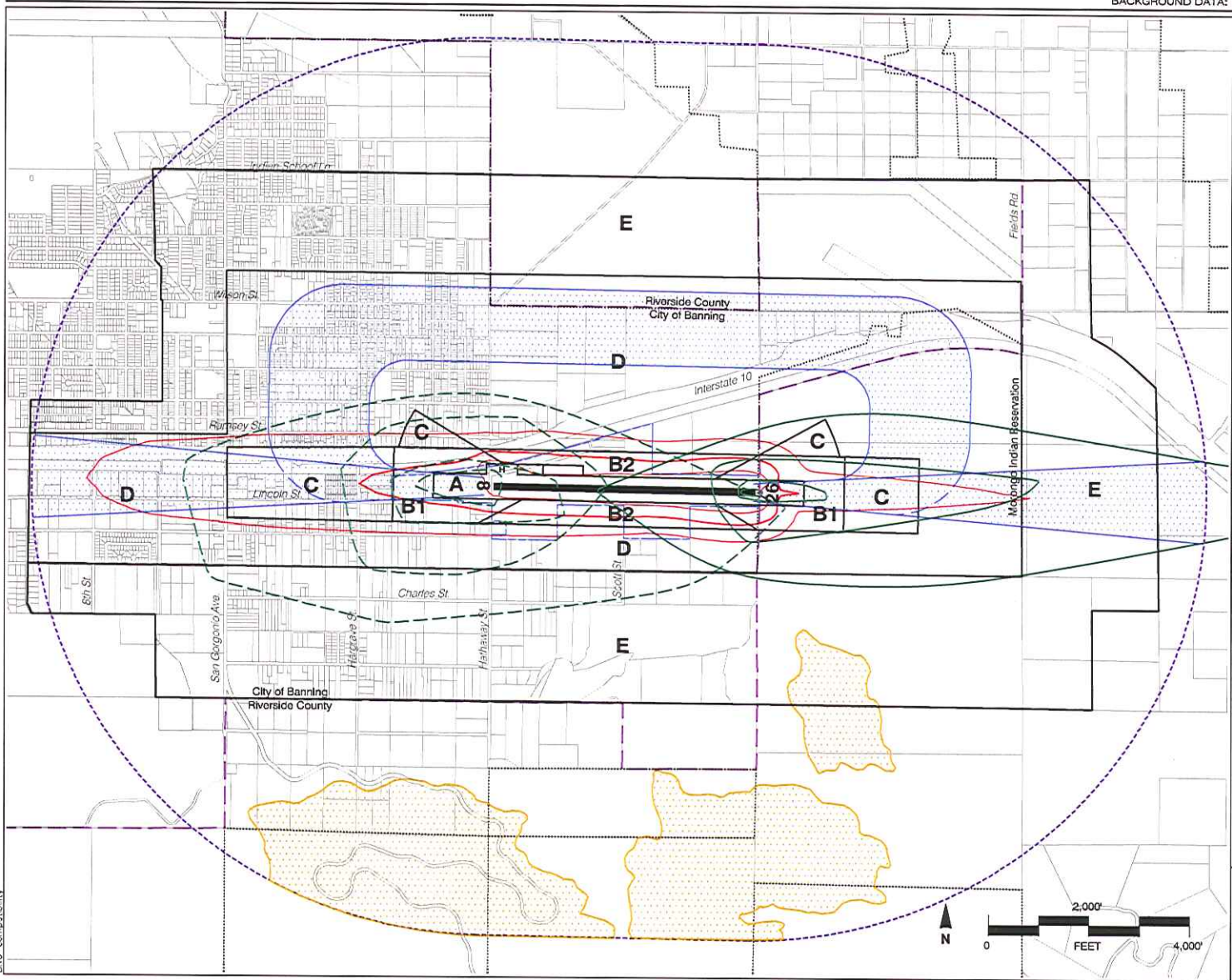
Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space. The clustering of condominiums and townhomes is appropriate with the provision of common area amenities and open space. Mobile home parks and subdivisions with the provision of common area amenities and open space may also be appropriate, with the approval of a conditional use permit. Home Occupations may be appropriate with approval of a Home Occupation permit.

I. MOBILE HOME PARK (MHP)

The district applies to existing mobile home parks or subdivisions within the City. Only mobile parks and subdivisions are permitted. Home occupations may be appropriate with the approval of a conditional use permit.

9102.02 PERMITTED, CONDITIONAL AND PROHIBITED USES

The following list represents those uses in the residential districts which are Permitted (P), subject to a Conditional Use Permit (C) or Prohibited (X):



Legend

Compatibility Zones

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

Noise and Overflight Compatibility Factors

- 65 dB CNEL } Future Average
- 60 dB CNEL } Annual Day
- 55 dB CNEL }
- ▭ General Traffic Pattern Envelope (approximately 80% of aircraft overflights estimated to occur within these limits)
- H Helipad

Safety and Airspace Compatibility Factors

- Aircraft Departure Accident Risk Intensity Contours* (Shown Only for Takeoffs to the West)
- Aircraft Approach Accident Risk Intensity Contours* (Shown Only for Landings from the East)
- FAR Part 77 Conical Surface Limits
- ▭ Terrain Penetration of FAR Part 77 Surfaces

Boundary Lines

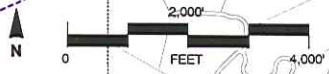
- Airport Property Line
- City Limits

* Aircraft accident risk intensity contours are derived from nationwide accident location data in California Division of Aeronautics database. The contours show relative intensities (highest concentrations) of near-airport accidents in 20% increments. The contour shapes represent a wide range of general aviation airports and have not been modified to reflect the flight tracks for this airport.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 East County Airports Background Data
 (October 2004)

Exhibit BN-6

Compatibility Factors
 Banning Municipal Airport



BMAP-compatibility

- (1) The average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided; or
 - (2) Double the density permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (c) For nonresidential development, the average usage intensity (the number of people per gross acre) of the site's proposed use shall not exceed the lesser of:
- (1) The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
 - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (d) The single-acre and risk-reduction design density and intensity multipliers described in Policies 4.2.5 and 4.2.6 and listed in Table 2A are applicable to infill development.
- (e) Infill development on some parcels should not enable additional parcels to then meet the qualifications for infill. The ALUC's intent is that parcels eligible for infill be determined just once. Thus, in order for the ALUC to consider proposed development under these infill criteria, the entity having land use authority (Riverside County or affected cities) must first identify the qualifying locations in its general plan or other adopted planning document approved by the ALUC. This action may take place in conjunction with the process of amending a general plan for consistency with the ALUC plan or may be submitted by the local agency for consideration by the ALUC at the time of initial adoption of this *Compatibility Plan*. In either case, the burden for demonstrating that a proposed development qualifies as infill rests with the affected land use jurisdiction and/or project proponent.

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

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

Handbook to attempt to establish a legal definition for the term. Rather the intent here is to describe what *consistency* generally means with respect to airport land use compatibility planning.

Most importantly, a local plan does not have to be *identical* to an ALUCP in order to be *consistent* with it. The fundamental objective is that these local plans, together with any implementing policies contained in ordinances or regulations, be capable of ensuring that future land use development will not conflict with ALUCP criteria. The two specific tests that need to be considered by ALUCs when assessing whether local planning policies are *fully* consistent with the ALUCP are:

- ◆ Whether any direct conflicts between the two plans have been eliminated; and
- ◆ Whether the local plan delineates a mechanism or process for ensuring that individual land use development proposals comply with the ALUC's adopted compatibility criteria.

Elimination of Direct Conflicts

Direct conflicts primarily involve local plan land use designations that do not meet the density (for residential uses) or intensity (for nonresidential uses) criteria specified in the ALUCP, although conflicts with regard to other policies (e.g., noise; airspace protection; overflight) also may exist. The elimination of direct conflicts may not be entirely straightforward where the ALUCP classifies *particular* land uses as compatible, conditionally compatible or incompatible because ALUCs and local jurisdictions do not always work from the same set of land use designations. Therefore, it is important for ALUC and local jurisdiction staff to discuss and reconcile potential definitional ambiguities when evaluating planning document consistency.

Note, however, that a local plan cannot be found inconsistent with the ALUCP because of land use designations that reflect existing land uses, even if those designations conflict with the ALUC's compatibility criteria. Because ALUCs have no authority over existing land uses, land use designations that merely reflect the existing uses for such parcels are, in effect, excluded from the consistency requirements.

Assurance of Compliance with Compatibility Criteria

Elimination of direct conflicts between a local plan and the ALUCP is not enough to guarantee that future land use development will adhere to the compatibility criteria. An implementation process must also be defined either directly in the local plan or by reference to a separately adopted ordinance, regulation, or other policy document. There are three facets to the process of ensuring compliance with airport land use compatibility criteria:

- ◆ **Delineation of Compatibility Criteria**—Airport land use compatibility criteria must be defined either in a policy document adopted by the county or city or through adoption of or reference to the ALUC's compatibility plan itself.
- ◆ **Identification of Mechanisms for Compliance**—The mechanisms by which applicable compatibility criteria will be tied to an individual development and continue to be enforced must be identified. Conditional use permits and development agreements are two

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Labor Day (September 1), and by prescheduled appointment on Friday, September 5 from 8:30 a.m. to 5:00 p.m.

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

DATE OF HEARING: September 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1017BA14 - City of Banning (Representative: Zai Abu Bakar) – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Zai Abu Bakar of the City of Banning Community Development Department, at (951) 922-3125.

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

ALUC Identification No.

2AP1017BA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application June 22, 2014
 Property Owner Various Phone Number (951) 922-3131
 Mailing Address _____

Agent (if any) City of Banning Phone Number (922) 922-3131
 Mailing Address 99 East Ramsey Street
Banning, CA 92220

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address Southeast corner of Barbour & Hargrave (see Exhibit 1)
 Assessor's Parcel No. See Exhibit 2 Parcel Size Total 18.62 acres
 Subdivision Name None Zoning Currently Industrial
 Lot Number None Classification _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) The 18 parcels are currently designated as Industrial on the General Plan and zoning map (Exhibit 3)

Proposed Land Use (describe) The General Plan Land Use & Zoning are proposed to be changed from Industrial to Low Density Residential for Assessor's Parcel Numbers 541-320-001 through 541-320-009 & changing from Industrial to Very Low Density Residential for Assessors Parcel Numbers 541-320-010 through 541-320-015 & 541-320-018 through 541-320-020.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 18
 For Other Land Uses Hours of Use Not Applicable.
 (See Appendix C) Number of People on Site Maximum Number No development proposed at this time.
 Method of Calculation Not Applicable.

Height Data Height above Ground or Tallest Object (including antennas and trees) Not Available ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site Not Available ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No
 If yes, describe No development is proposed at the time. If the General Plan Amendment & Zone Change are adopted by the City Council, Low Density & Very Low Density Residential limit building height to 35' maximum.

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)		
Date Received	June 22, 2014	Type of Project
Agency Name	City of Banning	<input checked="" type="checkbox"/> General Plan Amendment
Staff Contact	Ms. Zal Abu Bakar	<input checked="" type="checkbox"/> Zoning Amendment or Variance
Phone Number	(951) 922-3131	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	General Plan Amendment (GPA) No. 14-2501	<input type="checkbox"/> Use Permit
	Zone Change (ZC) No. 14-3501	<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

[Faint, illegible text and stamps, possibly including a signature or official seal.]

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: September 11, 2014

CASE NUMBER: ZAP1018BA14 – Museum of Pinball, Inc., John Weeks
(Representative: Ramon Aoanan)

APPROVING JURISDICTION: City of Banning

JURISDICTION CASE NO: CUP-14-8005 (Conditional Use Permit)

MAJOR ISSUES: The proposed use is calculated by staff based on the Building Code Method to accommodate potentially 1,343 and 1,767 people each within Buildings A South and B, respectively, which each would exceed the normal Compatibility Zone D single-acre criteria of 300 people and the maximum 390 with risk reduction bonus. However, based on the Parking Space Method, the total site occupancy would be 1,084 people, assuming that the truck/RV parking spaces are not occupied by tour buses. An occupancy of approximately 400-500 people per building is requested by the applicant to accommodate special and other events and would represent a peak or worst-case scenario.

RECOMMENDATION: Staff must recommend a finding of INCONSISTENCY for the Conditional Use Permit, based on the proposed project exceeding single-acre non-residential intensity criteria for Compatibility Zone D.

PROJECT DESCRIPTION: CUP-14-8005 would allow for the conversion of a former manufacturing facility into a pinball museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV camping (42 spaces) and amenities such as a jogging path, swimming pool, and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross).

PROJECT LOCATION: The site is located easterly of Hathaway Street, northerly of Westward Avenue, southerly of Lincoln Street, and bisected by Barbour Street, in the City of Banning, approximately 690 feet southerly of Runway 8-26 at Banning Municipal Airport.

LAND USE PLAN: 2004 Banning Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Banning Municipal Airport
- b. Land Use Policy: Zones B2 and D
- c. Noise Levels: Partially within 55-60 CNEL, remaining below 55 CNEL from aircraft noise

BACKGROUND:

Non-Residential Average Intensity: The site is located within Airport Compatibility Zones B2 and D, with all of the existing buildings and other proposed uses located in Compatibility Zone D and only a portion of a parking lot located within Compatibility Zone B2. Since no uses are proposed within Compatibility Zone B2, intensity of the proposed project shall be compared solely to the Compatibility Zone D criteria. Non-residential intensity in Airport Compatibility Zone D is restricted to an average intensity of 100 people per acre. The “Building Code Method” for calculating intensity utilizes “minimum floor area per occupant” criteria from the Building Code as a factor in projecting intensity. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the following intensities were utilized for the project:

- office/business areas – 1 person/100 square feet with potential for 50% reduction;
- assembly/exhibit areas – 1 person/15 square feet;
- assembly/seating/restaurant/bar areas – 1 person/15 square feet;
- educational/vocational areas – 1 person/50 square feet;
- storage areas/mechanical equipment – 1 person/300 square feet;
- warehouse areas – 1 person/500 square feet.

Based on the site plan provided, the building areas would total an occupancy of 3,742 people. The non-building uses would consist of the RV parking (42 total RV spaces) and the tennis courts. It is assumed that the tennis courts would be used by those utilizing the RV camping, so the tennis courts are not considered to attract additional people. Assuming an occupancy of 4 people for each RV parking space would result in a total of 168 people, which would result in a total site occupancy of 3,910 people. Based on the approximate 19.33 gross acres located in Zone D, this total site occupancy would result in an average intensity of 202 people per acre, which would be inconsistent with the Zone D average acre criterion of 100.

Although the 50% reduction is not typically applied for assembly type uses, with a 50% reduction also applied to assembly/exhibit, assembly/seating/restaurant/bar, and educational/vocational areas, the total building occupancy would be reduced to 1,907 people. This would reduce the overall site occupancy to 2,075 people and an average intensity of 107 people, which would also be inconsistent with the Zone D average acre criterion of 100 (although it would be consistent with the higher average intensity allowance of 150 persons per acre authorized in Compatibility Plans adopted since

2007).

An alternative calculation for intensity is based on the number of parking spaces provided for a project. A total of 362 standard and handicapped parking spaces, 48 truck/RV parking spaces, and 42 RV camping spaces are shown on the site plan. Assuming an occupancy of 2 persons per vehicle for standard parking spaces and 4 persons per truck/RV space, this would equate to a total of 1,084 people for the entire site. Utilizing the gross acreage located in Zone D as previously noted, this would result in an average intensity of 56 people, which would be consistent with the Zone D average acre criterion of 100. However, total occupancy would be higher if this destination facility becomes sufficiently popular to attract tour buses that would park in the truck/RV parking spaces.

Non-Residential Single-Acre Intensity: As previously noted, the existing buildings and proposed outdoor recreational areas are located within Airport Compatibility Zone D, with only a portion of a parking lot located within Airport Compatibility Zone B2. Non-residential intensity in Airport Compatibility Zone D is restricted to 300 people in any given single acre. The most intense single-acre within Zone D would consist of the southern portion of Building A or Building B. Pursuant to the Building Code calculations presented above, the southern portion of Building A would result in a total occupancy of 1,343 people and Building B would result in a total occupancy of 1,767 people, both of which would be inconsistent with the Zone D single-acre criterion of 300. Even with a 50% reduction for the assembly type uses (which is not typically allowed), the southern portion of Building A would result in a total occupancy of 674 people and Building B would result in a total occupancy of 898 people, which would also be inconsistent with the Zone D single-acre criterion of 300.

Upon discussion with the applicant to determine whether the projected level of occupancy pursuant to the Building Code is accurate with their planned use of the facility, the applicant indicated that a limitation of 300 or less people within the southern portion of Building A or Building B would not be acceptable.

Risk-Reduction Design Bonus: A bonus of up to 1.3 times the Zone D single-acre criteria of 300 for a maximum allowable intensity of 390 could be granted at the authority of the City of Banning based on the type and amount of risk reduction measures incorporated. The buildings are all limited to single-story. Based on the site images provided by the applicant, most of the buildings, in particular Buildings A South and Building B do contain a low amount of windows. The buildings' construction type is unknown by staff, but do not appear to be primarily concrete tilt up design based on site images. Based on aerial images, the roofs for each of the buildings do not include skylights. The applicant has indicated that for Building B, an additional two emergency exits are provided beyond the three required by code. Building A South includes three emergency exits, which is the minimum required by Code. Other potential bonus design measures related to fire sprinkler and strength of the roof are unknown. In summary, the project includes three of the recommended seven risk reduction design measures. However, the project as currently designed exceeds the maximum allowable single-acre intensity of 390 with a full 30 percent bonus.

Infill Potential: Higher intensity criteria may be considered if the surrounding land uses are similar to or more intense than the proposed project. To qualify for consideration, at least 65% of the project site's perimeter must be surrounded by uses similar to or more intense than the proposed project, and the project site must be less than 20 acres in area. If qualified, a higher average intensity level - the lesser of either the equivalent intensity to surrounding land uses or double the normally allowable intensity - may be consistent. The properties immediately surrounding the project site consist of low intensity residential, airport hangars, low intensity industrial, and vacant land that would not be similar or more intense than the proposed project. As such, the project would not qualify for consideration of infill higher intensity criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Zone B2 (Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight) or Zone D (highly noise-sensitive outdoor non-residential uses and hazards to flight). However, as noted above, the proposed usage exceeds Zone D intensity limitations.

Open Area Requirements: Compatibility Zone D requires a minimum of 10% open area. Compatibility Zone B2 does not require any provision of open area. Approximately 17.77 acres (net) of the project is located within Compatibility Zone D, which would require a minimum of 1.77 acres of open area required. The project includes two large parking areas that appear to be free of any obstructions greater than 4 feet in height. At the time of writing of this staff report, it has yet to be confirmed by the applicant whether with potential parking area lighting this open area might be reduced. Assuming no obstructions would be included, these parking areas total 3.6 acres, which provides more than double the minimum open space required.

Noise: The property lies partially within the area that would be subject to average exterior noise levels of 55-60 CNEL under ultimate airport development conditions, with the remainder located in areas subject to average exterior noise levels less than 55 CNEL. The portion located within the 55-60 CNEL area is proposed for parking and none of the remaining facility would be subject to aircraft noise levels in excess of 55 CNEL. Therefore, no special measures to mitigate aircraft-generated noise are required.

PART 77: The applicant has indicated that no additional height will be added to the existing buildings nor will any new structures will be added. As such, review by the Federal Aviation Administration Obstruction Evaluation Service is not required.

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

been judged consistent through use of Policy 3.3.6. Staff has not identified any site-specific factors such as terrain, specific location, or other extraordinary factors that exist to consider the normally incompatible use to be acceptable pursuant to Policy 3.3.6.

Handbook/Potential Amendment: The City of Banning has requested that ALUC amend the Banning ALUCP to allow for increased nonresidential intensities in Zone D. However, the City declined to pay the cost of the necessary CEQA study to advance the timing for consideration of this amendment. The California Airport Land Use Planning Handbook (2011) recommends allowing for single-acre intensities of 800 to 1,200 persons in the Traffic Pattern Zone around suburban airports. While strict use of the Building Code Method would still indicate inconsistency, acceptance of the Parking Space Method with a limit on use of tour buses would indicate probable compliance with this considerably more lenient standard. Therefore, it is quite possible that the Commission could find a similar proposal to be consistent with a future amended Banning ALUCP. However, staff must base its recommendation on the adopted Plan. A potential alternative for Commission consideration would be to “take no action” in light of the Handbook’s recommendations, but such a procedure may not be appropriate, given that the Commission is not currently engaged in amending the Banning ALUCP.

CONDITIONS (in the event that the Commission chooses to determine the project Consistent):

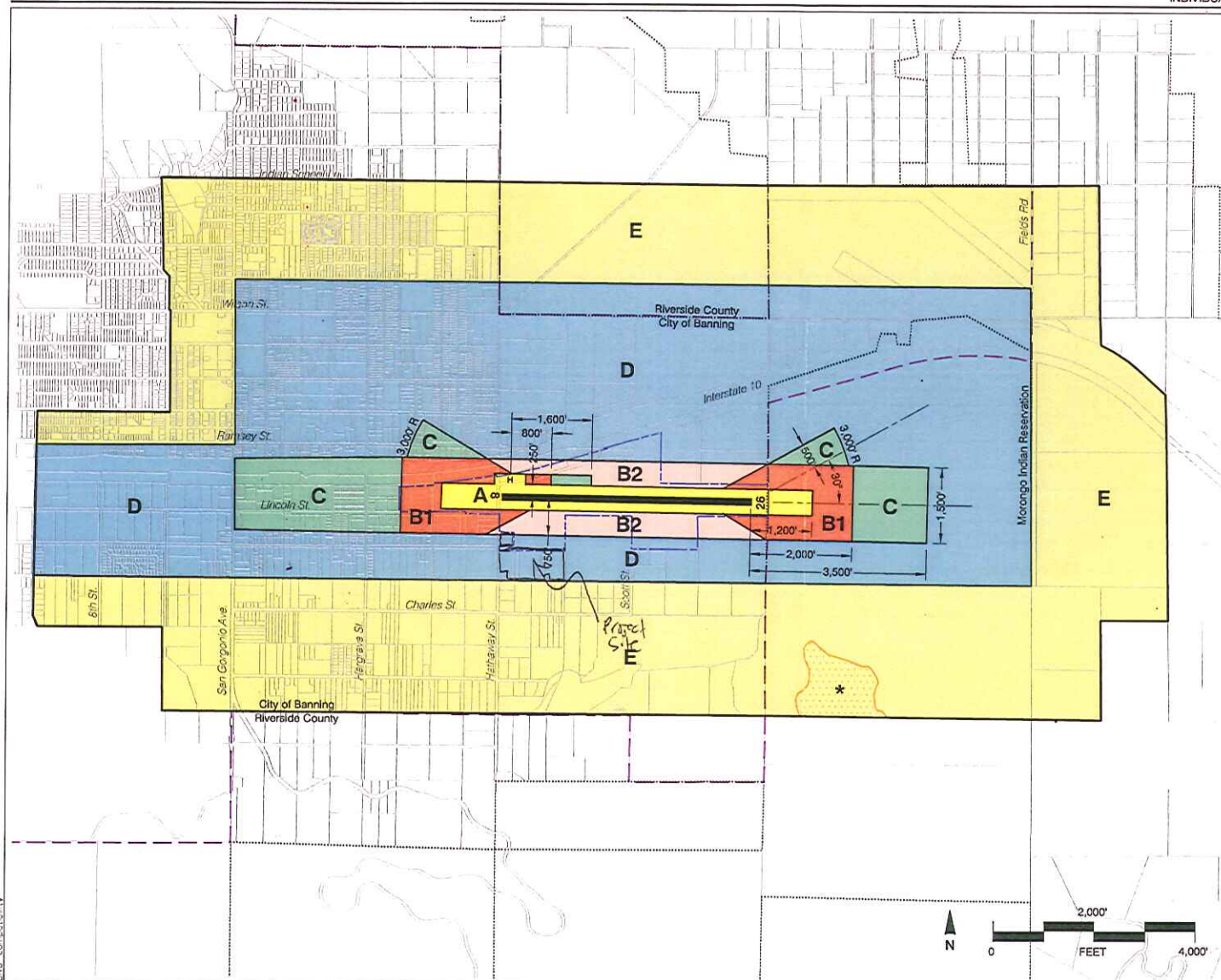
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor non-residential uses or hazards to flight

3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Y:\AIRPORT CASE FILES\Banning\ZAP1018BA14\ZAP1018BA14sepsr.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits
- Morongo Indian Reservation

Note

Dimensions measured from runway ends and centerlines.

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

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted October 2004)

Map BN-1

Compatibility Map
 Banning Municipal Airport





PINBALL MADNESS

700 S. HATHAWAY ST. BANNING, CA 92220

CLIENT:

JOHN WICKS

VICINITY MAP

NOT TO SCALE

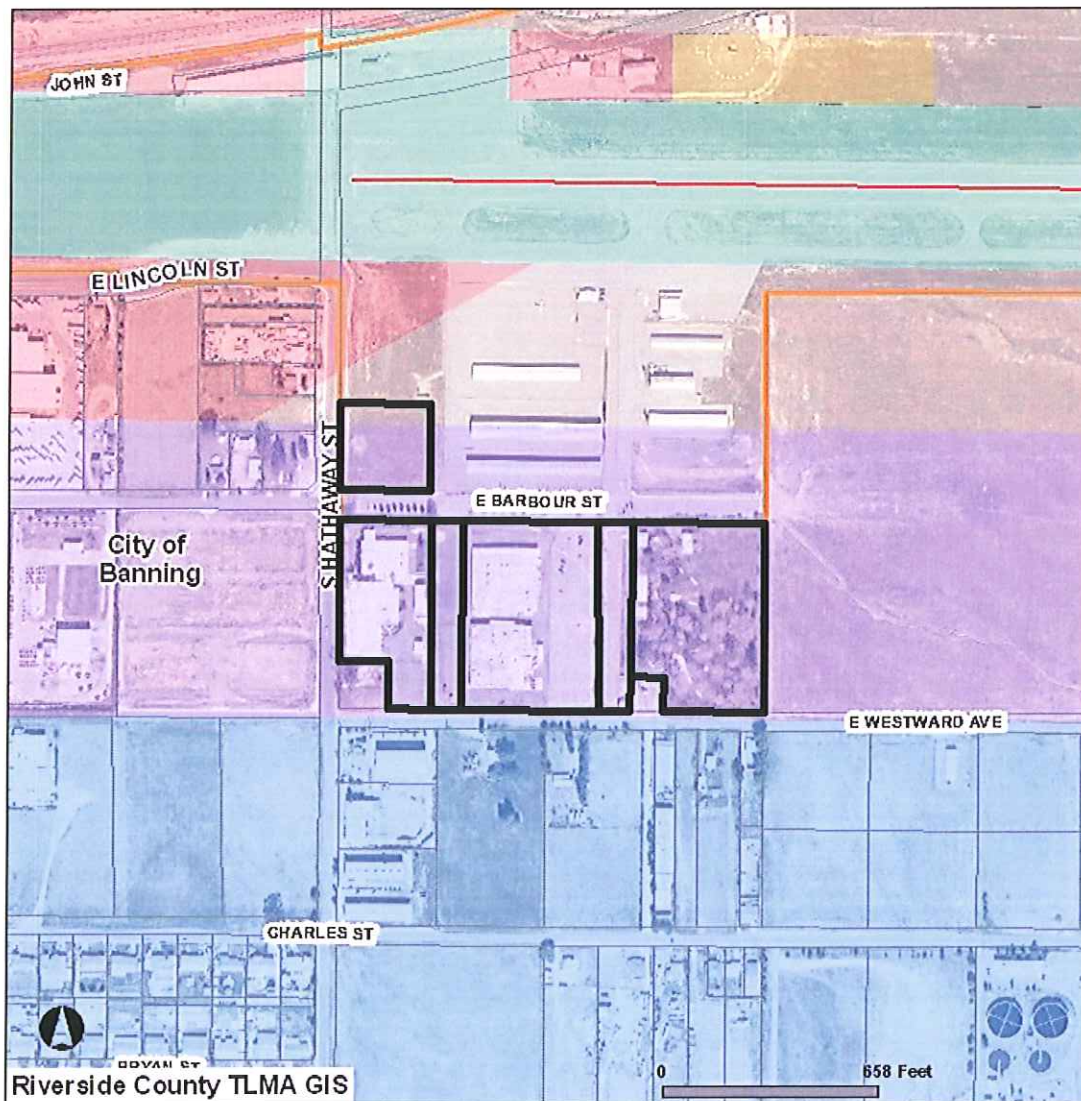
RAMON AOANAN AIA

Architect

P.C. Corrections

2413 LA CRESCENTA AVE.
ALHAMBRA, CA 91803
Tel. 510.432.4066
FAX 323.729.6043

RIVERSIDE COUNTY GIS



Selected parcel(s):
 532-130-003 532-130-004 532-130-006 532-130-007 532-130-014 532-130-015

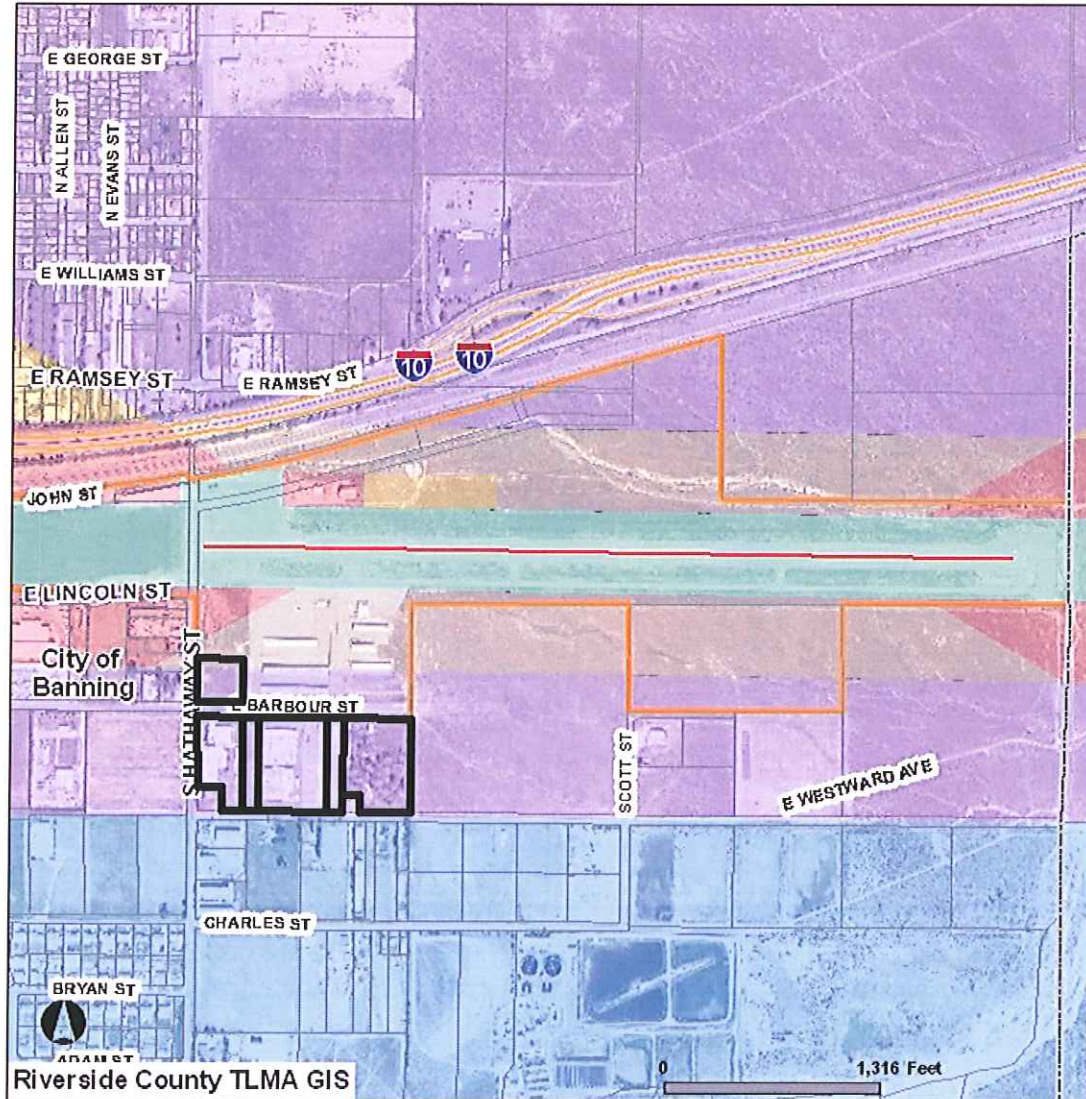
AIRPORTS

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

IMPORTANT
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RIVERSIDE COUNTY GIS



Selected parcel(s):
 532-130-003 532-130-004 532-130-006 532-130-007 532-130-014 532-130-015

AIRPORTS

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

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RIVERSIDE COUNTY GIS



Selected parcel(s):

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LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

IMPORTANT

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 Architect
 1
 1011 LA CROIX BLVD. #100
 BANNING, CA 92220
 TEL: 951.836.1111
 FAX: 951.836.1111
 WWW.RAMONAGANAN.COM

CLIENT:
 MUSEUM OF PINBALL, INC.

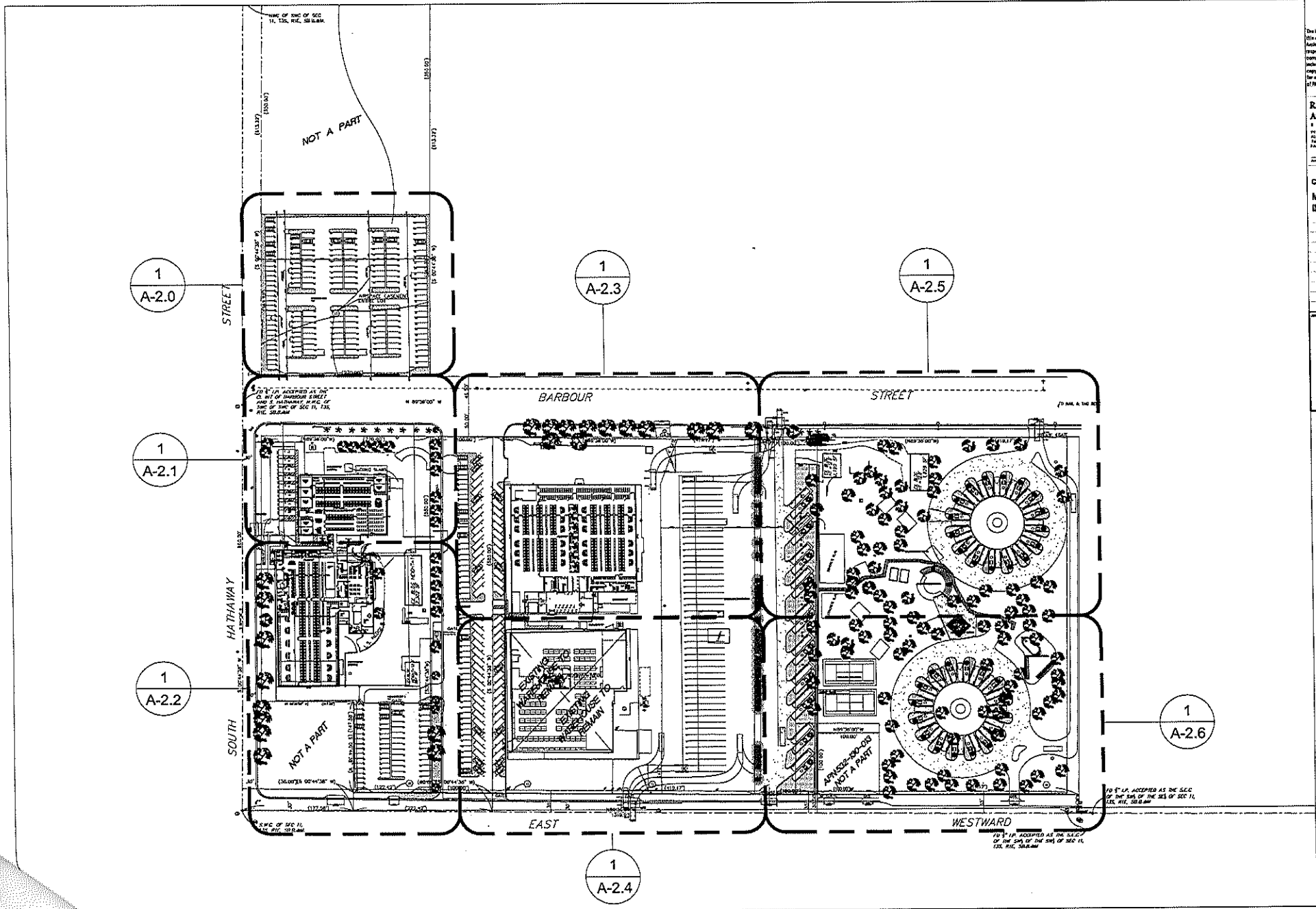
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MUSEUM OF PINBALL
 700 S. HATHAWAY ST., BANNING, CA 92220
 drawing title
OVERALL SITE PLAN

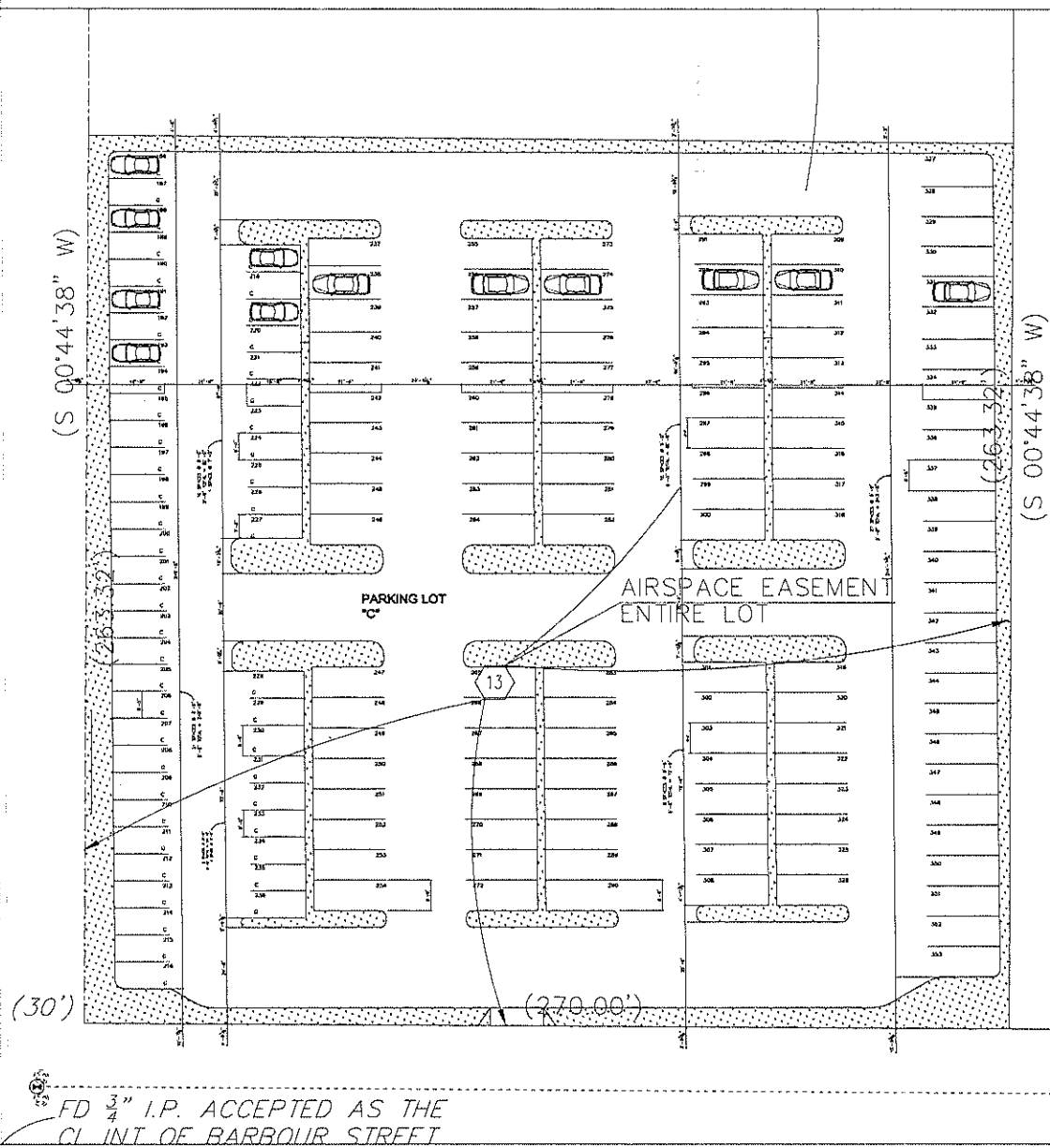
SCALE
 1/8" = 1'-0"

project number
 0001
 date
 JULY 30, 2014

A 1.0



STREET



FD 3/4" I.P. ACCEPTED AS THE CLINT OF BARBOUR STREET

The lines and designs represented herein and the drawings are prepared by RAMON AGANAN Architect (RCA) as the sole entity with respect to this project and RCA shall retain all copyright, patents and other intellectual property rights and they shall not be used by others for any other purpose without written permission of RCA.

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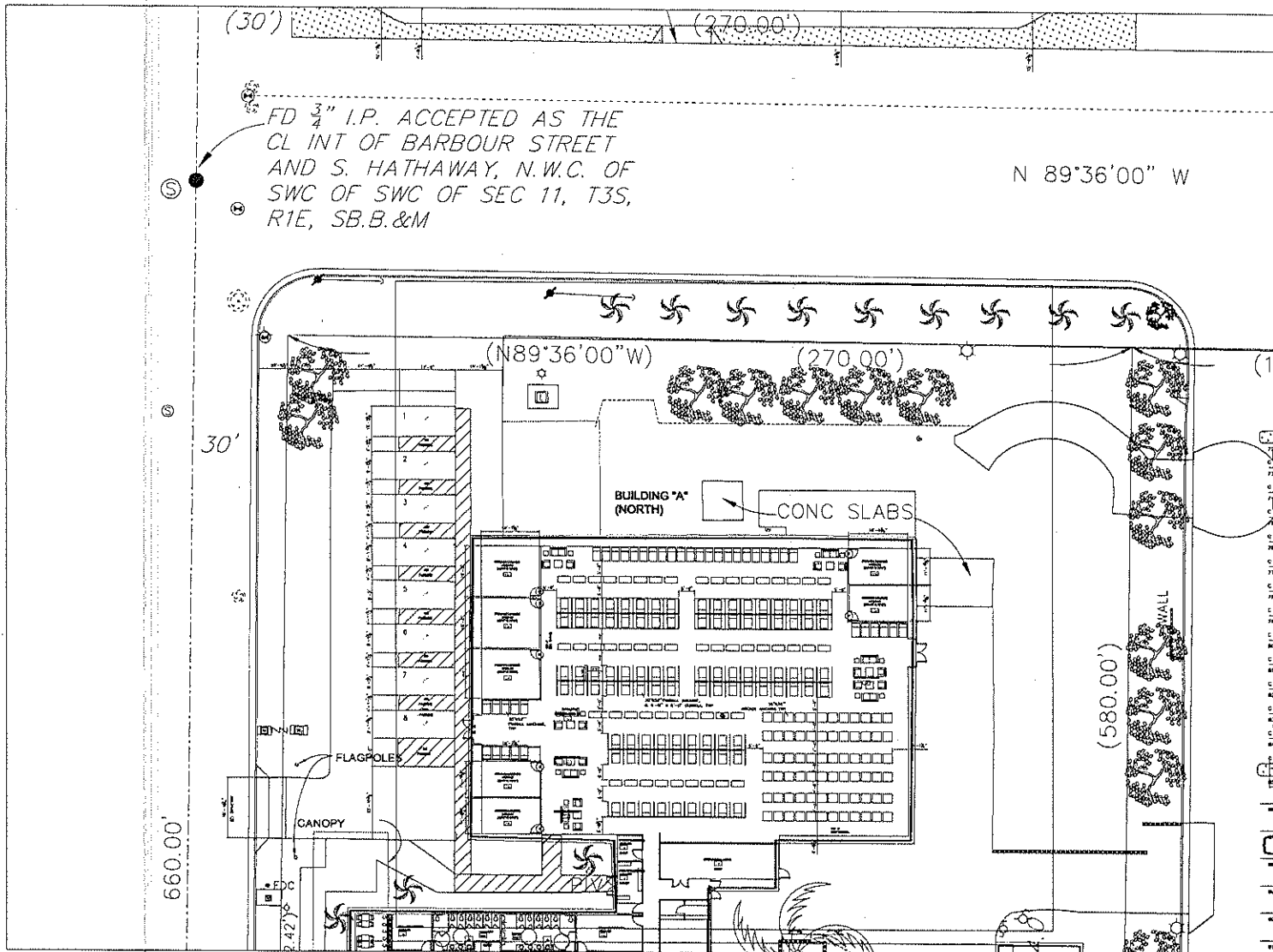
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MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220
Drawing title
SITE PLAN 1

Scale
1/16" = 1'-0"

project number
0001
date
JULY 30, 2014

A-2.0



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CLIENT:
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NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
 700 S. HATHAWAY ST. BANNING, CA 92220
 drawing title
SITE PLAN 2

1/16" = 1'-0"

project number
 0001
 date
 JULY 30, 2014

A-2.1

SOUTH

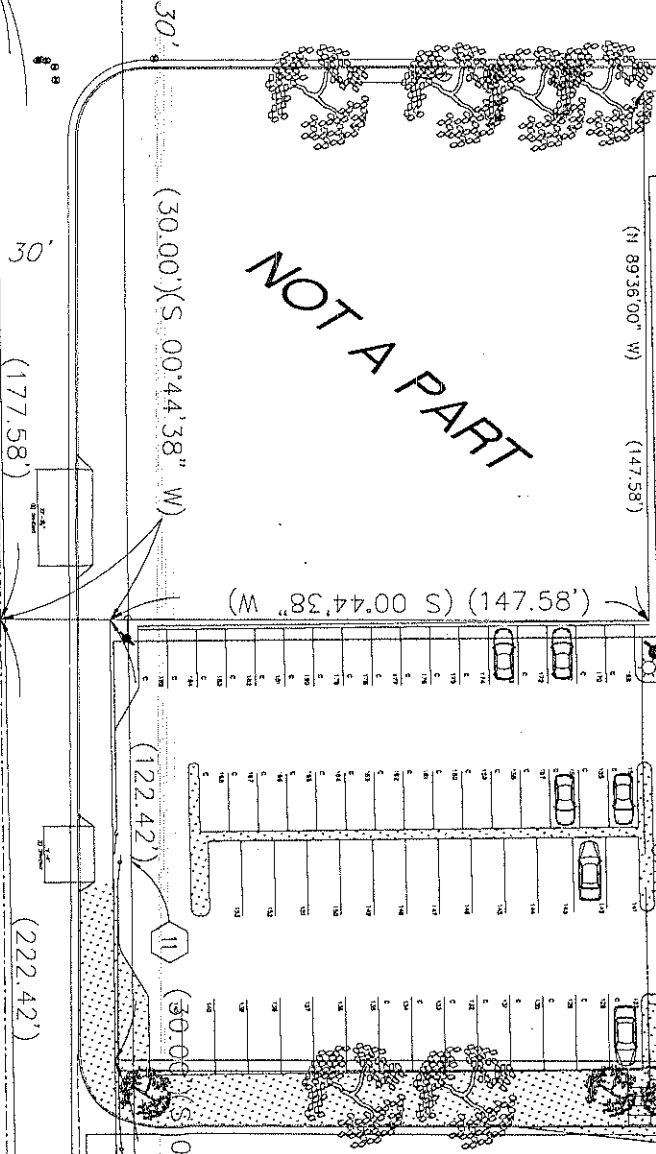
HATHAWAY

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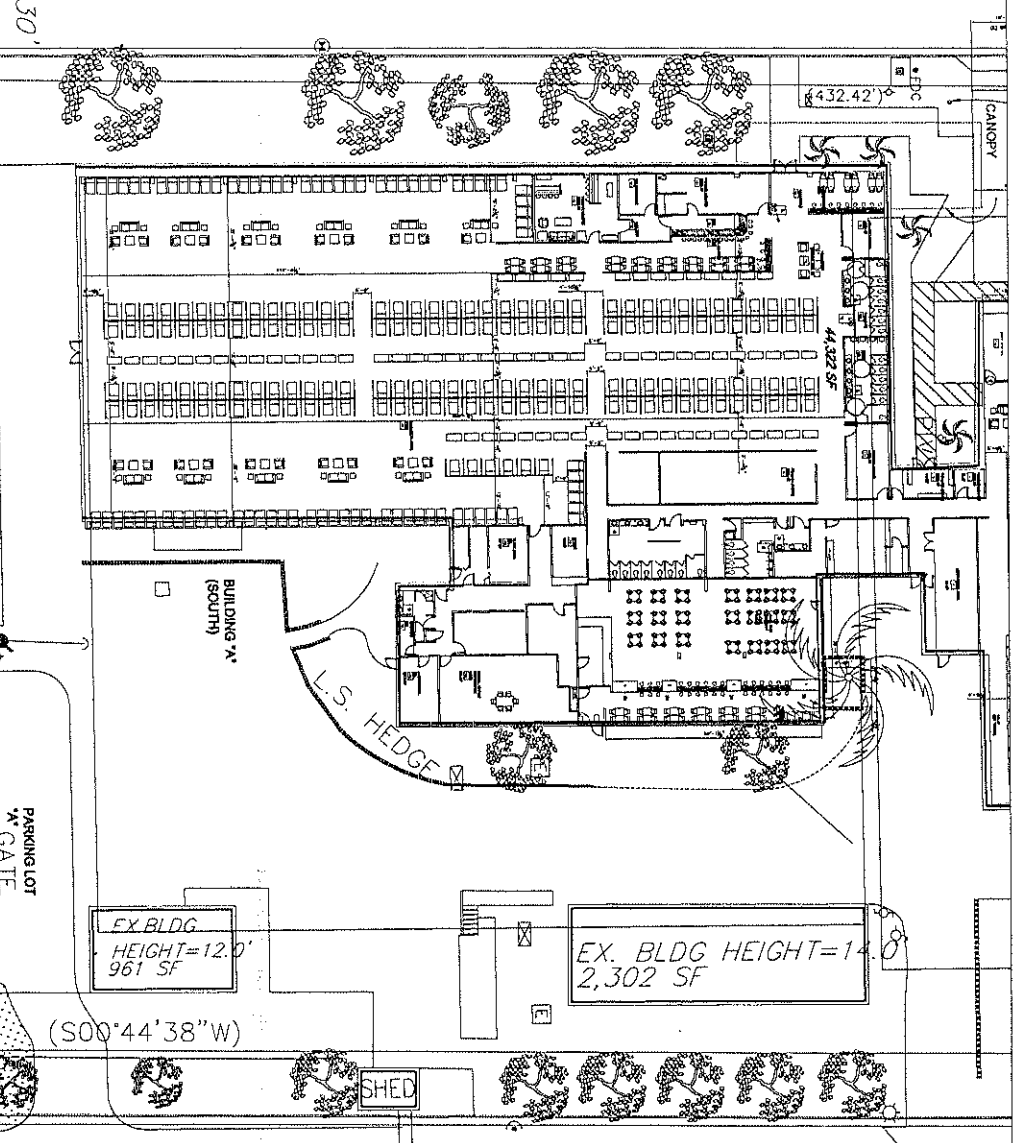
S 00°44'38" W

660.00'

S.W.C. OF SEC 11,
T3S, R1E, S.B. & M.



NOT A PART



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FAX: 951.836.8888

CLIENT:
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INC.

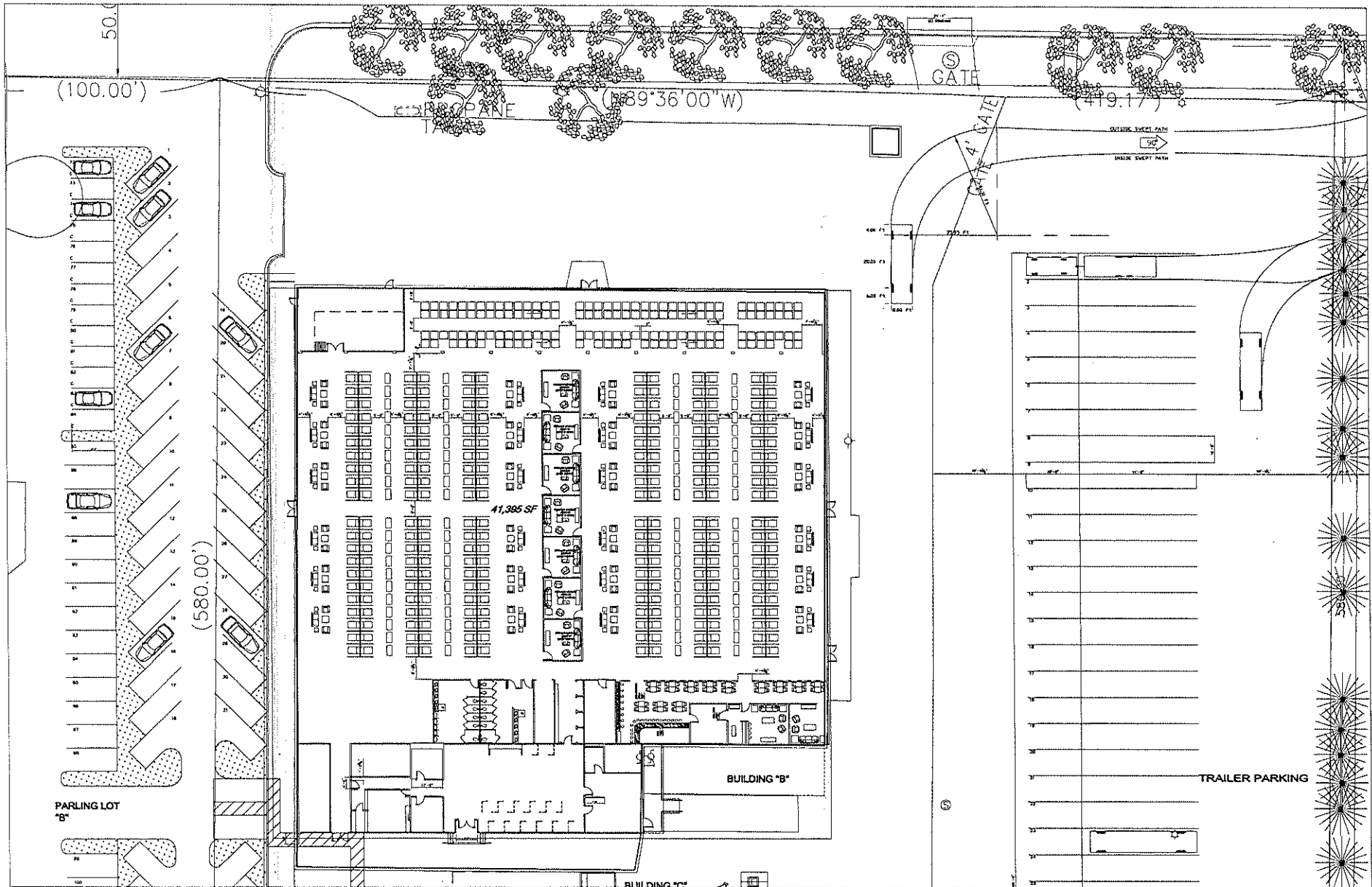
NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
700 S. HATHAWAY ST., BANNING, CA 92220
Drawing by
SITE PLAN 3

Scale
1/16" = 1'-0"

project number
0001
date
JULY 30, 2014

A-2.2



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Architect

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TEL: 415.432.4100
FAX: 415.432.4101

CLIENT:
MUSEUM OF PINBALL, INC.

PROJECT'S NO.

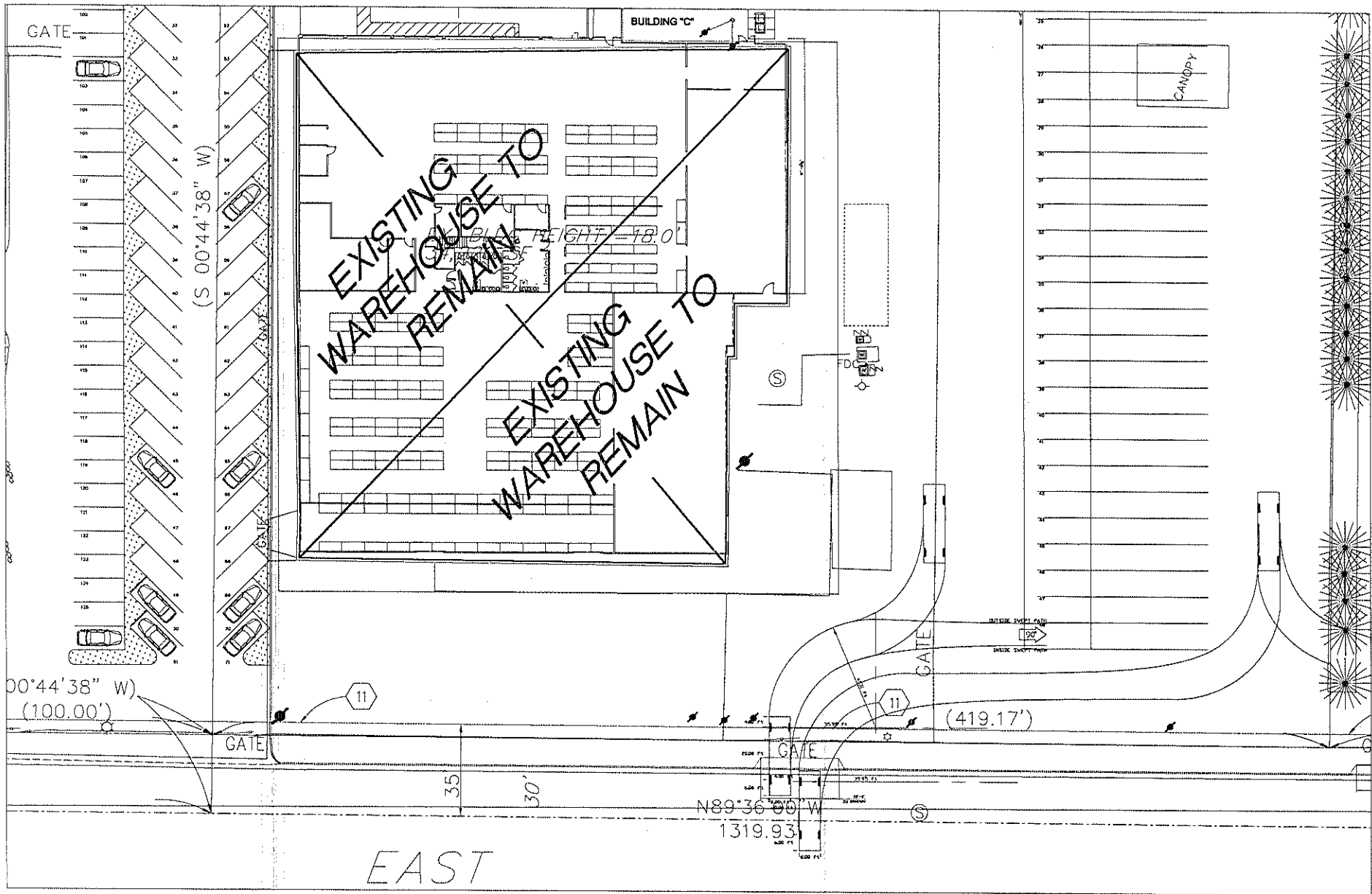
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MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220
drawing file
SITE PLAN 4

SCALE
1/16" = 1'-0"

project number
0001
date
JULY 30, 2014

A-2.3



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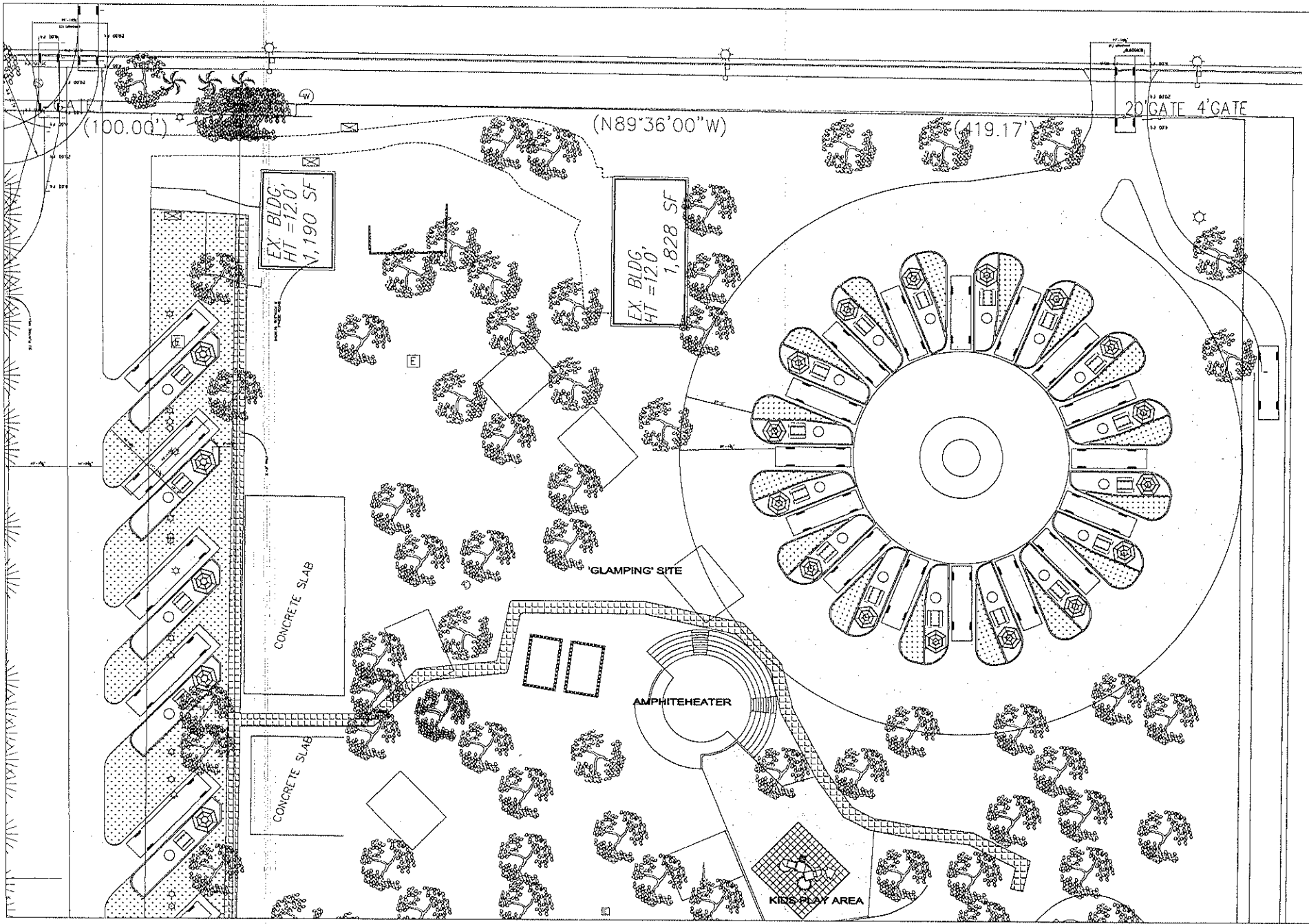
NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
 700 S. HATHAWAY ST. BANNING, CA 92220
 drawing no.

Scale
 1/16" = 1'-0"

project number
 0901
 date
 JULY 30, 2014

A-2.4



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RAMON ADOAN
Architect

1111 LA ONE RD #100
ANN ARBOR, MI 48106
TEL: 734.769.1100
FAX: 734.769.1101

DATE: 07/30/2014

CLIENT:
MUSEUM OF PINBALL, INC.

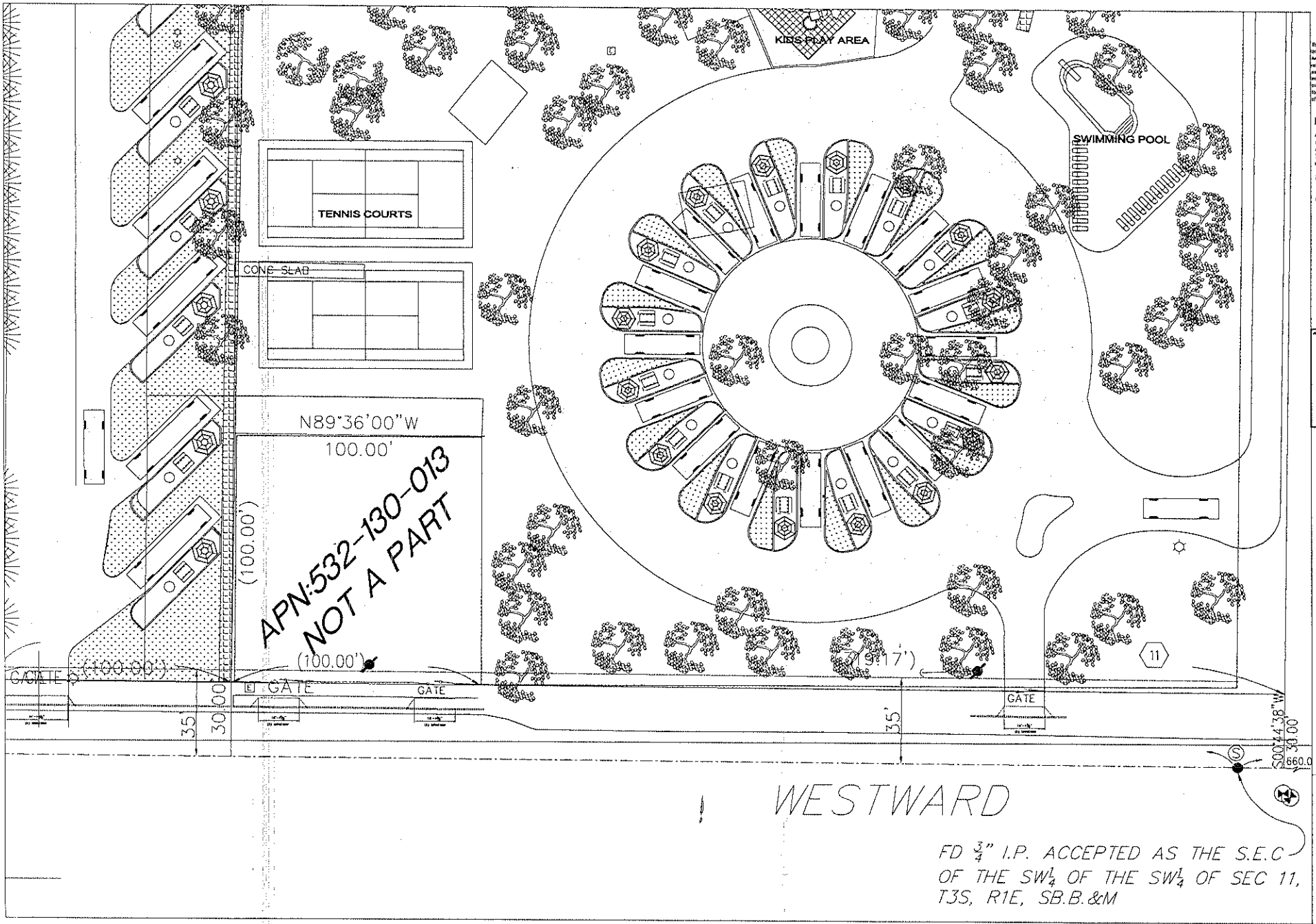
PROJECT'S NO. []
NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220
drawing title
SITE PLAN 6

SCALE
1/16" = 1'-0"

project number
0001
date
JULY 30, 2014

A-2.5



APN:532-130-013
NOT A PART

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RAMON AONAN
Architect

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SUNLAND, CA 91769
TEL: 626-255-1111
FAX: 626-255-1111

CLIENT:
MUSEUM OF PINBALL, INC.

NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220

SITE PLAN 7

Scale
1/16" = 1'-0"

project number
0001
date
JULY 30, 2014

A-2.6

FD 3/4" I.P. ACCEPTED AS THE S.E.C. OF THE SW 1/4 OF THE SW 1/4 OF SEC 11, T.3S, R.1E, SB.B.&M

700 S. HATHAWAY ST
BANNING, CA 92220

CITY OF BANNING ZONING CODE REQUIREMENTS:
USE CLASSIFICATION: BILLIARD PARLORS/POOL HALLS
CONDITIONAL USE REQUIRED IN AIRPORT INDUSTRIAL LOCATION
2013 CALIFORNIA BUILDING CODE

CITY OF BANNING ZONING CODE REQUIREMENTS

ZONING AREA DESIGNATION	ZONE USE DESIGNATION	USE OCCUPANCY REQUIREMENT
AIRPORT INDUSTRIAL	MUSEUM / INDOOR RECREATION CENTER	CONDITIONAL USE REQUIRED
AIRPORT INDUSTRIAL	OUTDOOR COMMERCIAL RECREATION	CONDITIONAL USE REQUIRED

COMMERCIAL AND INDUSTRIAL PARKING REQUIREMENTS

TABLE 17.28.040	REQUIRED	PROVIDED	REMARKS
RV PARKS	ONE (1) SPACE FOR EACH RECREATIONAL VEHICLE SPACE		
VIDEO ARCADES	ONE (1) SPACE PER 500 SF OF ENCLOSED SPACE + ONE (1) SPACE PER 3 PERSONS AT MAXIMUM CAPACITY		VARIANCE REQUIRED
INDUSTRIAL WAREHOUSING	OVER 30,000 SF: 22 SPACES + ONE SPACE PER 2,000 SF BEYOND THAT POINT OVER 20,000 SF		
RESTAURANTS, CAFES, BARS	ONE SPACE FOR EACH 200 SF OF PUBLIC SEATING AREA + ONE SPACE FOR EACH 500 SF OF ALL OTHER GROUND FLOOR AREA, WITH A MINIMUM OF 10 SPACES		VARIANCE REQUIRED
GENERAL OFFICES	FOR UP TO 2,000 SF OF GROSS FLOOR AREA, ONE SPACE FOR EACH 700 SF. FOR 2,001 TO 7,000 SF OF GROSS FLOOR AREA, ONE SPACE FOR EACH 300 SF. 2% OF TOTAL REQUIRED PARKING IS CAR SPACES WITH 2 VAN PARKING		
TOTAL		382 SPACES	

NOTES:
1) 10% OF TOTAL PARKING SPACES MAY BE COMPACTS (6'0" W X 8'0" L) OR
2) ACCESSIBLE PARKING REQUIREMENTS ARE ESTABLISHED BY THE 2013 CALIFORNIA BUILDING CODE.

PLUMBING FIXTURE REQUIREMENTS PER 2010 CALIFORNIA PLUMBING CODE

ZONING AREA DESIGNATION	ZONE USE DESIGNATION	USE OCCUPANCY REQUIREMENT
AIRPORT INDUSTRIAL	MUSEUM / INDOOR RECREATION CENTER	CONDITIONAL USE REQUIRED
AIRPORT INDUSTRIAL	OUTDOOR COMMERCIAL RECREATION	CONDITIONAL USE REQUIRED

5 LOAD OCCUPANCY CALCULATION
1.027 x 1.07

RIVERSIDE COUNTY AIRPORT LANDUSE COMMISSION REQUIREMENTS

LOCATION	TOTAL (GROSS) AREA	OCCUPANT LOAD	ALLOWABLE INTENSITY OCCUPANCY PER 1,000 SF OF AREA (BY ZONING)	NET AREA (SF)	BONUS 1 (EXTRA CATING)	BONUS 2 (PLANIMETER/ADDITIONAL SPACE PROVISION)
BUILDING "A" SOUTH	13,844 SF	504	380 OCCUPANTS	114 OCCUPANTS ABOVE REQUIREMENT		
BUILDING "A" NORTH	28,387 SF	823	390 OCCUPANTS	433 OCCUPANTS OVER REQUIREMENT		
BUILDING "B"	41,395 SF	568	380 OCCUPANTS	188 OCCUPANTS OVER REQUIREMENT		
BUILDING "C"	34,220 SF	88	380 OCCUPANTS	372 OCCUPANTS BELOW REQUIREMENT		

EXITING REQUIREMENTS PER 2011 CALIFORNIA BUILDING CODE

LOCATION	TOTAL (GROSS) AREA	OCCUPANT LOAD	MAXIMUM TRAVEL DISTANCE REQUIREMENT	ACTUAL MAXIMUM TRAVEL DISTANCE PROVIDED	EXITS (REQUIRED)	EXITS (PROVIDED)
BUILDING "A" SOUTH	13,844 SF	504	200'-0"		3	3
BUILDING "A" NORTH	28,387 SF	823	200'-0"		3	4
BUILDING "B"	41,395 SF	568	200'-0"		3	5
BUILDING "C"	34,220 SF	88	400'-0"		2	2

BUILDING "A" OCCUPANCY LOAD CALCULATION

FUNCTION OF SPACE	NET OCCUPANCY AREA (SF)	NET AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY EXHIBIT GALLERY AND MUSEUM	4,333 SF (PINBALL MACHINES)	6,014 SF	30 NET	511
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS		2,956 SF	15 NET	191
MECHANICAL EQUIPMENT AREAS		449 SF	300 GROSS	7
TOTAL OCCUPANT LOAD				504

BUILDING "A" OCCUPANCY LOAD CALCULATION

FUNCTION OF SPACE	NET OCCUPANCY AREA (SF)	NET AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY EXHIBIT GALLERY AND MUSEUM	6,183 SF (PINBALL MACHINES)	13,617 SF	30 NET	484
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS (HEALTH FOOD RESTAURANT)		2,816 SF	15 NET	116
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS (SEATING AREAS)		1,132 SF	15 NET	78
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS (PRIVATE PLAY AREAS)		1,866 SF	30 NET	62
EDUCATIONAL VOCATIONAL ROOM AREAS (PINBALL REPAIR INSTRUCTION AND INDIVIDUAL AREAS)		846 SF	60 NET	18
BUSINESS AREAS		447 SF	100 NET	5
REST ROOMS		1,268 SF	0	0
MECHANICAL EQUIPMENT & STORAGE AREAS		932 SF	300 GROSS	3
TOTAL OCCUPANT LOAD				623

BUILDING "B" OCCUPANCY LOAD CALCULATION

FUNCTION OF SPACE	NET OCCUPANCY AREA (SF)	NET AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY EXHIBIT GALLERY AND MUSEUM	7,824 SF (PINBALL MACHINES)	22,448 SF	30 NET	750
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS (SEATING AREAS)		1,899 SF	15 NET	76
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS (PRIVATE LOUNGE AREAS)		1,842 SF	30 NET	66
BUSINESS AREAS		4,479 SF	100 NET	5
REST ROOMS		947 SF	0	0
MECHANICAL EQUIPMENT & STORAGE AREAS		1,729 SF	300 GROSS	3
TOTAL OCCUPANT LOAD				899

BUILDING "C" OCCUPANCY LOAD CALCULATION

FUNCTION OF SPACE	NET OCCUPANCY AREA (SF)	NET AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
WAREHOUSES		13,917 SF	600 GROSS	47
BUSINESS AREAS		1,739 SF	100 NET	16
REST ROOMS		842 SF	0	0
MECHANICAL EQUIPMENT & STORAGE AREAS		632 SF	300 GROSS	3
TOTAL OCCUPANT LOAD				66

The owner and designer represented herein and the drawings are prepared and issued under the Architect (SEA) seal for the use solely and exclusively for the project and shall not be used for any other purpose without written permission of HCA.

RAMON AOANAN
Architect
6
1111 LAUREL BUCKLE AVE
ANIMESIDE, CA 92506
TEL: 951-841-0000
FAX: 951-759-8888

CLIENT:
MUSEUM OF PINBALL
INC.

ARCHITECT'S SEAL

NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
700 S. HATHAWAY ST., BANNING, CA 92220
OCCUPANCY & EXIT ANALYSIS
drawing 05B

NOT TO SCALE

project number
0001
date
JULY 30, 2014

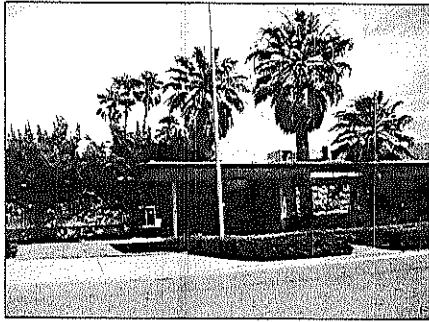
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The floor and design represented herein and the drawing, all property of RAMON AOANAN Architect (RCA) are for the use solely intended for this project and RCA shall retain all copyright, industry and other ownership rights and they shall not be used for any other purpose without written permission of RCA.

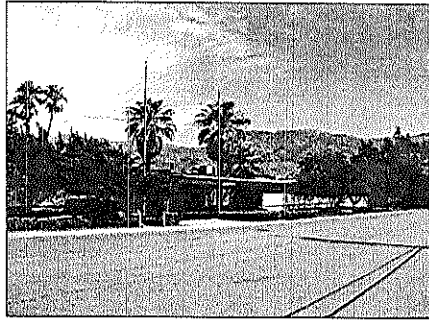
RAMON AOANAN
Architect
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CLIENT:
MUSEUM OF PINBALL, INC.

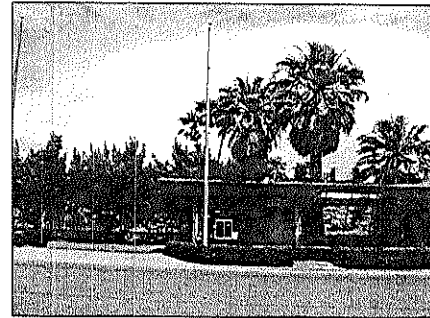
NOT FOR CONSTRUCTION



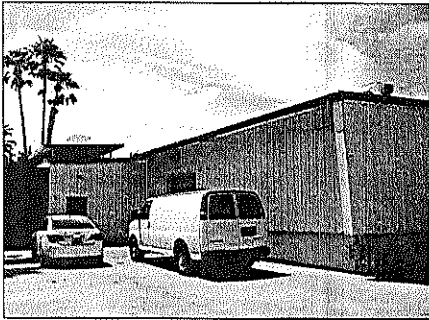
BUILDING A FRONT - 1



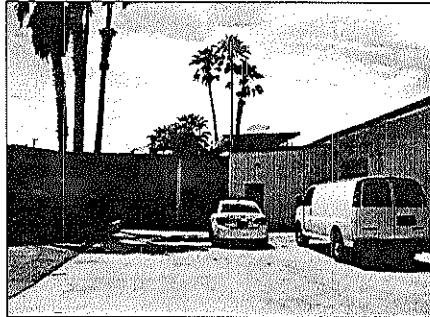
BUILDING A FRONT - 2



BUILDING A FRONT - 3



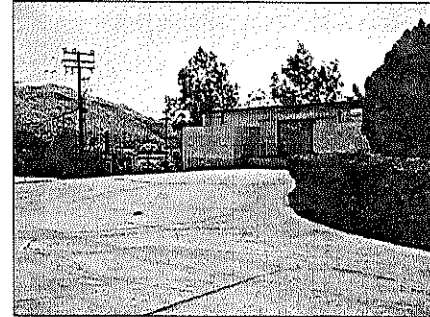
BUILDING A REAR - 1



BUILDING A REAR - 2



BUILDING A REAR - 3



BUILDING A REAR - 4

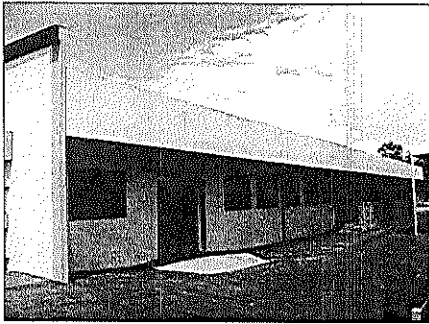
MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220

BUILDING-A PHOTOS

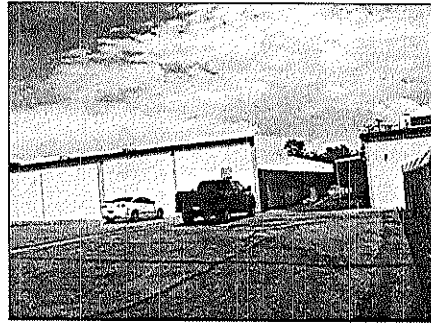
NOT TO SCALE

project number
0001
date
JULY 30, 2014

P 1.0



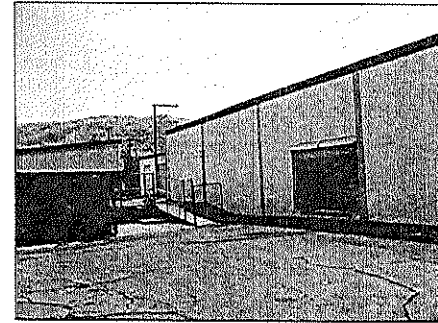
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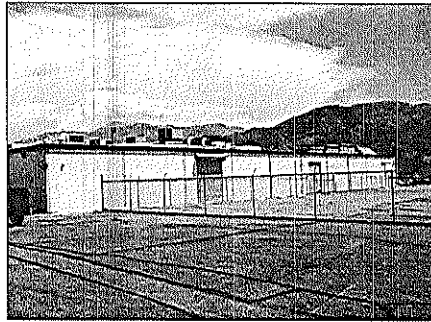
BUILDING B & C FRONT - 2



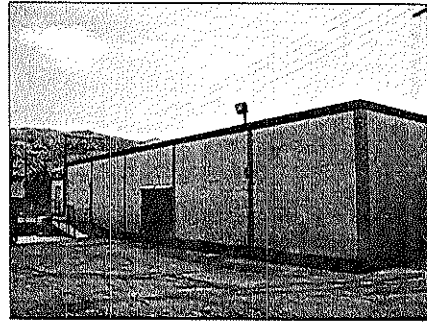
BUILDING B & C REAR - 1



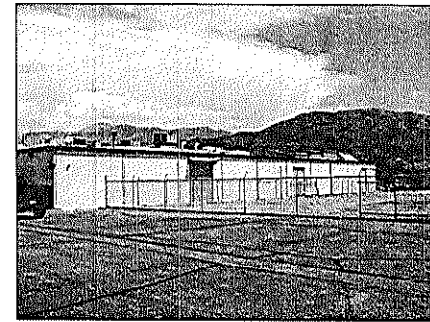
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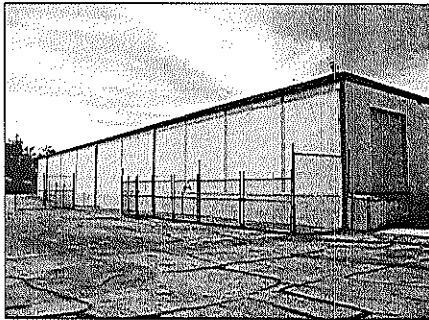
BUILDING B REAR - 1



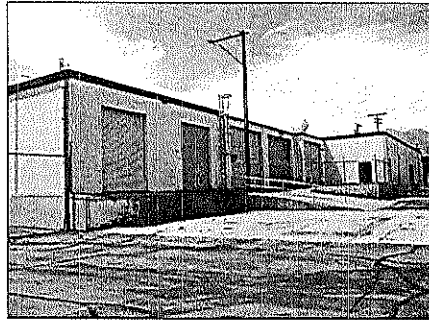
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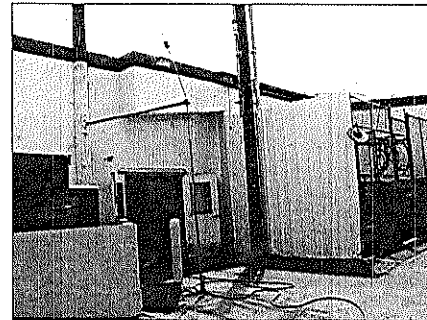
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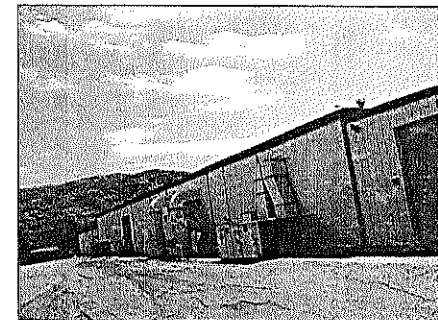
BUILDING B REAR - 5



BUILDING B REAR - 6



BUILDING B REAR - 7



BUILDING B REAR - 8

The sheet and design hereon remain the property of RAMON A. AGANAN Architect (RAA) and are for the use solely with respect to the project and P&S shall remain the copyright, and they shall not be used for any other purpose without written permission of RAA.

RAMON A. AGANAN
Architect

4110 LAUREL WALKER AVE
BANNING, CA 92403
TEL: 951-844-0000
FAX: 951-844-0000

CLIENT:
MUSEUM OF PINBALL, INC.

PROJECT'S SEAL

NOT FOR CONSTRUCTION

MUSEUM OF PINBALL
700 S. HATHAWAY ST. BANNING, CA 92220

BUILDING-B PHOTOS

drawing title

SCALE
NOT TO SCALE

PROJECT NUMBER
0001
DATE
JULY 30, 2014

P 2.0

MUSEUM OF PINBALL

EXHIBIT "A"

Proposed Land Use Land Use Project call for re-use of these buildings for the following:

- 1. Pinball Machine Museum and Arcade.**
*Supporting this use are a restaurant, private lounge areas and a bar and seating areas.
Designated as Building A North , Building A South and Building B on drawings.*
- 2. Warehouse**
Designated as Building C on drawings.
- 3. Glamping (Glamour Camping)**

About a 3rd of the total acreage of the property will be used for overnight recreational camping facility with facilities provided for swimming, tennis, physical fitness routines like walking, running, barbecue, and other outdoor activities. Existing bathroom and shower facilities will be maintained and a new fitness center will be installed within the existing structures

Hours of Use -

Friday and Saturday 10 AM to 2 AM

Sunday thru Thursday 10 AM to 9PM

Site/Use Summary							
Building/Use	Area/Amount	App's Occ Rate (1 per)	App's Occ	Verification of App's Occ	ALUC's Occ Rate (1 per)	ALUC's Occ	ALUC's Occ w assembly 50% reduction
Buildings							
Building A North							
Assembly/Exhibit Gallery	6,014	30	311	200	15	401	200
Assembly/Unconcentrated tables and chairs	2,856	15	191	190	15	190	95
Mech Equip	440	300	2	1	300	1	1
subtotal	9,310		504	392		593	297
Building A South							
Assembly/Exhibit Gallery	13,917	30	464	464	15	928	464
Assembly/Unconcentrated tables and chairs (restaurant)	2,916	15	195	194	15	194	97
Assembly/Unconcentrated tables and chairs (bars/seating areas)	1,132	15	76	75	15	75	38
Assembly/Unconcentrated tables and chairs (priv. play areas)	1,856	30	62	62	15	124	62
Educational/Vocational	866	50	18	17	50	17	9
Business Areas	497	100	5	5	200	2	2
Restrooms	1,398	0	0	0	0	0	0
Mech Equip	632	300	3	2	300	2	2
subtotal	23,214		823	820		1343	674
Building B							
Assembly/Exhibit Gallery	22,485	30	750	750	15	1,499	750
Assembly/Unconcentrated tables and chairs (bars/seating areas)	1,959	15	76	131	15	131	65
Assembly/Unconcentrated tables and chairs (priv. play areas)	1,642	30	55	55	15	109	55
Business Areas	4,479	100	5	45	200	22	22
Restrooms	947	0	0	0	0	0	0
Mech Equip	1,728	300	3	6	300	6	6
subtotal	33,240		889	985		1767	898
Building C							
Warehouse	13,917	500	47	28	500	28	28
Business Areas	1,739	100	18	17	200	9	9
Restrooms	662	0	0	0	0	0	0
Mech Equip	632	300	3	2	300	2	2
subtotal	16,950		68	47		39	39
			Building Total	2,284	2,245	3,742	1,907
Non-Building Uses							
RV Camping Spots							
West	10				0.25	40	40
Northeast	16				0.25	64	64
Southeast	16				0.25	64	64
subtotal						168	168
Other							
Tennis Courts	2					0	0
subtotal						0	0
			Non-Building Total	0	0	168	168
			Site Total	2,284	2,245	3,910	2,075

Nature of Risk

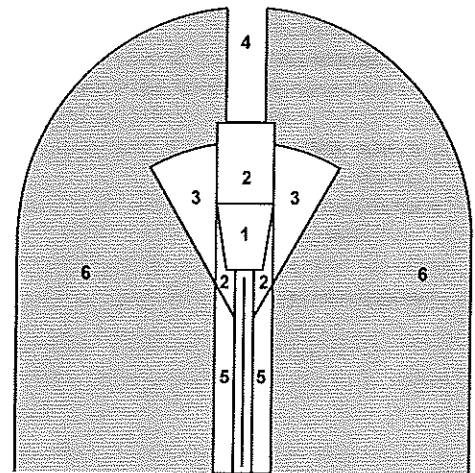
- Normal Maneuvers
 - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
 - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
 - Arrival: Pattern accidents in proximity of airport
 - Departure: Emergency landings
- Risk Level
 - Low
 - Percentage of near-runway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



IN TRAFFIC PATTERN

Basic Compatibility Policies

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



Refer to Chapter 3 for dimensions.

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

Note A: Noise and overflight should be considered.

Note B: Large stadiums and similar uses should be avoided.

FIGURE 4G

Safety Zone 6 – Traffic Pattern Zone

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Labor Day (September 1), and by prescheduled appointment on Friday, September 5 from 8:30 a.m. to 5:00 p.m.

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

DATE OF HEARING: September 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Ramon Aoanan) – City of Banning Case No. 14-8005 (Conditional Use Permit). The Conditional Use Permit would allow for the conversion of a former manufacturing facility into a pinball machine museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, and seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV (42 spaces) camping areas and amenities such as a jogging path, swimming pool and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross) located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Lincoln Street, and bisected by Barbour Street, in the City of Banning. (Airport Compatibility Zones D and B2 of the Banning Municipal Airport Influence Area).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Brian Guillot of the City of Banning Community Development Department, at (951) 922-3152.

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

ALUC Identification No.

ZAP1018BA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application JULY 30, 2014
 Property Owner JOAN WEEKS - MUSEUM OF PINBALL, INC. Phone Number 562-274-3254
 Mailing Address P.O. BOX 517
BANNING, CA 92262

Agent (if any) RAMON AOANAN, ARCHITECT Phone Number 510-432-4066
 Mailing Address 2413 LA CRESCENTA AVG.
ALHAMBRA, CA 91803

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address 700 S. HATHAWAY ST.
BANNING, CA 92220
 Assessor's Parcel Nos. 932-130-003, 004, 006, 007, 014 & 15 Parcel Size 18.08 ACRES
 Subdivision Name N.A. Zoning AI
 Lot Number N.A. Classification AIRPORT INDUSTRIAL

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) ① MANUFACTURING OF AIRPLANE PARTS & OTHER INDUSTRIAL PRODUCTS.
② RECREATIONAL PARK

Proposed Land Use (describe) SEE EXHIBIT "A"

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N.A.
 For Other Land Uses Hours of Use FRIDAYS & SATURDAYS: 10 AM TO 2 AM; SUNDAY THRU THURSDAY
 (See Appendix C) Number of People on Site Maximum Number 889 OCCUPANTS = 10 AM TO 9 AM
 Method of Calculation 2013 CA BLDG. CODE OCCUPANCY REQTS.

Height Data Height above Ground or Tallest Object (including antennas and trees) 20 FT. ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 2,211 FT. ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes
 No
 If yes, describe _____

C.A. 14-8005

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	8/6/2014
Agency Name	CITY OF BAKING PLANNING DEPT.
Staff Contact	HOLLY STUART
Phone Number	(951) 922-3190
Agency's Project No.	C.U.P.#14-0005
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

MUSEUM OF PINBALL

EXHIBIT "A"

Proposed Land Use Land Use Project call for re-use of these buildings for the following:

- 1. Pinball Machine Museum and Arcade.**
*Supporting this use are a restaurant, private lounge areas and a bar and seating areas.
Designated as Building A North , Building A South and Building B on drawings.*
- 2. Warehouse**
Designated as Building C on drawings.
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Hours of Use - **Friday and Saturday 10 AM to 2 AM**
 Sunday thru Thursday 10 AM to 9PM

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 4.1 March EIR Status Update. The Draft Environmental Impact Report for March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan has been released and is available for public review at ALUC's office, the March Joint Powers Authority office, Riverside Main Library, Moreno Valley Library, and Cesar Chavez Library in Perris, as well as at the Planning Departments of affected cities. Notices of Availability were mailed to over 2,000 area property owners, and notice was also published in the Riverside Press-Enterprise on August 21, 2014. The Draft EIR was placed online at ALUC's website (www.rcaluc.org) the following day.
- 4.2 Focus: Day Care Compatibility Plan Criteria. At ALUC's July 10 public hearing, in conjunction with consideration of the County's General Plan Amendment No. 960 and ALUC staff's recommended modifications to Land Use Element policies relating to day care, Commissioner Glen Holmes suggested that the Commission examine its policies regarding day care centers, particularly in relation to day care as an accessory activity at places of employment and day care facilities serving a limited number of children or dependent persons.

All but two of the public use airports in Riverside County primarily utilize the compatibility criteria included in the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan. These criteria prohibit day care centers in Compatibility Zones B1, B2, and C.

Pursuant to Table 2A, day care centers are not prohibited in Compatibility Zone D, but are subject to intensity limitations similar to other nonresidential uses. ALUC has found large day care centers (as part of larger developments such as shopping centers) consistent within Compatibility Zone D in the past.

However, Section 4.2.3.(a) groups "day care centers (with 7 or more children)" with "children's schools...hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped" as "Uses Having Vulnerable Occupants" (reduced effective mobility or inability to respond to emergency situations) that "shall be prohibited within all *Compatibility Zones* except *Zone E*." To date, ALUC staff has interpreted the portions of this section that conflict with Table 2A as inoperable, in that, pursuant to Table 2A, children's schools, hospitals, and nursing homes are "discouraged," but not necessarily "prohibited" in Zone D.

Not all types of development are subject to ALUC review. Requests for second unit permits, for example, are excluded (Section 3.1.3.(a)). The Countywide Policies document does not

provide for an exclusion for day care facilities, but the State Health and Safety Code does limit the discretion of local governments in considering proposals for family day care homes serving 14 or fewer children. (See attached excerpts from the California Health and Safety Code.)

The Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP) is the applicable document within the Hemet-Ryan Airport Influence Area. Day care is listed as an Institutional land use on page 13 of that Plan. Institutional uses are prohibited in Airport Areas I and II, except that within the outer 330 feet of Area II (the Transition Area), such uses are not necessarily prohibited, but require “a discretionary review as to its location and relative risk area.” Institutional uses within the remainder of the Transition Area and Area III also require discretionary review.

The March Airport Influence Area is currently subject to the 1984 Riverside County Airport Land Use Plan. Day care is not specifically addressed, but it would likely be considered to be a “high risk land use” prohibited in Airport Area I.

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HEALTH AND SAFETY CODE

SECTION 1597.30-1597.621

1597.30. The Legislature finds and declares:

(a) It has a responsibility to ensure the health and safety of children in family homes that provide day care.

(b) That there are insufficient numbers of regulated family day care homes in California.

(c) There will be a growing need for child day care facilities due to the increase in working parents.

(d) Many parents prefer child day care located in their neighborhoods in family homes.

(e) There should be a variety of child care settings, including regulated family day care homes, as suitable alternatives for parents.

(f) That the program to be operated by the state should be cost effective, streamlined, and simple to administer in order to ensure adequate care for children placed in family day care homes, while not placing undue burdens on the providers.

(g) That the state should maintain an efficient program of regulating family day care homes that ensures the provision of adequate protection, supervision, and guidance to children in their homes.

1597.36. The department shall provide written documentation to providers of the need for repairs, renovations, or additions when requested for an application for a loan guarantee pursuant to subdivision (d) of Section 8277.6 of the Education Code whenever the repairs, renovations, or additions are required by the department in order for the licensee to maintain or obtain a license for more than six children.

1597.40. (a) It is the intent of the Legislature that family day care homes for children should be situated in normal residential surroundings so as to give children the home environment which is conducive to healthy and safe development. It is the public policy of this state to provide children in a family day care home the same home environment as provided in a traditional home setting.

The Legislature declares this policy to be of statewide concern with the purpose of occupying the field to the exclusion of municipal zoning, building and fire codes and regulations governing the use or occupancy of family day care homes for children, except as specifically provided for in this chapter, and to prohibit any restrictions relating to the use of single-family residences for family day care homes for children except as provided by this chapter.

(b) Every provision in a written instrument entered into relating to real property which purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of the real property for use or occupancy as a family day care home for children, is void and every restriction or prohibition in any such written instrument as to the use or occupancy of the property as a family day care home for children is void.

(c) Except as provided in subdivision (d), every restriction or prohibition entered into, whether by way of covenant, condition upon use or occupancy, or upon transfer of title to real property, which restricts or prohibits directly, or indirectly limits, the acquisition, use, or occupancy of such property for a family day care home for children is void.

(d) (1) A prospective family day care home provider, who resides in a rental property, shall provide 30 days' written notice to the landlord or owner of the rental property prior to the commencement of operation of the family day care home.

(2) For family day care home providers who have relocated an existing licensed family day care home program to a rental property on or after January 1, 1997, less than 30 days' written notice may be provided in cases where the department approves the operation of the new location of the family day care home in less than 30 days, or the home is licensed in less than 30 days, in order that service to the children served in the former location not be interrupted.

(3) A family day care home provider in operation on rental or leased property as of January 1, 1997, shall notify the landlord or property owner in writing at the time of the annual license fee renewal, or by March 31, 1997, whichever occurs later.

(4) Notwithstanding any other provision of law, upon commencement of, or knowledge of, the operation of a family day care home on his or her property, the landlord or property owner may require the family day care home provider to pay an increased security deposit for operation of the family day care home. The increase in deposit may be required notwithstanding that a lesser amount is required of tenants who do not operate family day care homes. In no event, however, shall the total security deposit charged exceed the maximum allowable under existing law.

(5) Section 1596.890 shall not apply to this subdivision.

1597.43. The Legislature finds and declares all of the following:

(a) Family day care homes operated under the standards of state law constitute accessory uses of residentially zoned and occupied properties and do not fundamentally alter the nature of the underlying residential uses. Family day care homes draw clients and vehicles to their sites during a limited time of day and do not require the attendance of a large number of employees and equipment.

(b) The uses of congregate care facilities are distinguishable from the uses of family day care homes operated under the standards of state law. For purposes of this section, a "congregate care facility" means a "residential facility," as defined in paragraph (1) of subdivision (a) of Section 1502. Congregate care facilities are used throughout the day and night, and the institutional uses of these facilities are primary uses of the facilities, not accessory uses, and draw a large number of employees, vehicles, and equipment compared to that drawn to family day care homes.

(c) The expansion permitted for family day care homes by Sections 1597.44 and 1597.465 is not appropriate with respect to congregate care facilities, or any other facilities with quasi-institutional uses. Therefore, with these provisions, the Legislature does not intend to alter the legal standards governing congregate care facilities and these provisions are not intended to encourage, or be a precedent for, changes in statutory and case law governing congregate care facilities.

1597.44. A small family day care home may provide care for more than six and up to eight children, without an additional adult attendant, if all of the following conditions are met:

(a) At least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age.

(b) No more than two infants are cared for during any time when more than six children are cared for.

(c) The licensee notifies each parent that the facility is caring for two additional schoolage children and that there may be up to seven or eight children in the home at one time.

(d) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented.

1597.45. All of the following shall apply to small family day care homes:

(a) The use of single-family residence as a small family day care home shall be considered a residential use of property for the purposes of all local ordinances.

(b) No local jurisdiction shall impose any business license, fee, or tax for the privilege of operating a small family day care home.

(c) Use of a single-family dwelling for purposes of a small family day care home shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) of Division 13 (State Housing Law) or for purposes of local building codes.

(d) A small family day care home shall not be subject to Article 1 (commencing with Section 13100) or Article 2 (commencing with Section 13140) of Chapter 1 of Part 2, except that a small family day care home shall contain a fire extinguisher and smoke detector device that meet standards established by the State Fire Marshal.

1597.46. All of the following shall apply to large family day care homes:

(a) A city, county, or city and county shall not prohibit large family day care homes on lots zoned for single-family dwellings, but shall do one of the following:

(1) Classify these homes as a permitted use of residential property for zoning purposes.

(2) Grant a nondiscretionary permit to use a lot zoned for a single-family dwelling to any large family day care home that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control relating to those homes, and complies with subdivision (e) and any regulations adopted by the State Fire Marshal pursuant to that subdivision. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan and shall take into consideration the noise level generated by children. The permit issued pursuant to this paragraph shall be granted by the zoning administrator, or if there is no zoning administrator by the person or persons designated by the planning agency to grant these permits, upon the certification without a hearing.

(3) Require any large family day care home to apply for a permit to use a lot zoned for single-family dwellings. The zoning

administrator, or if there is no zoning administrator, the person or persons designated by the planning agency to handle the use permits, shall review and decide the applications. The use permit shall be granted if the large family day care home complies with local ordinances, if any, prescribing reasonable standards, restrictions, and requirements concerning the following factors: spacing and concentration, traffic control, parking, and noise control relating to those homes, and complies with subdivision (e) and any regulations adopted by the State Fire Marshal pursuant to that subdivision. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan and shall take into consideration the noise levels generated by children. The local government shall process any required permit as economically as possible.

Fees charged for review shall not exceed the costs of the review and permit process. An applicant may request a verification of fees, and the city, county, or city and county shall provide the applicant with a written breakdown within 45 days of the request. Beginning July 1, 2007, the application form for large family day care home permits shall include a statement of the applicant's right to request the written fee verification.

Not less than 10 days prior to the date on which the decision will be made on the application, the zoning administrator or person designated to handle the use permits shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100-foot radius of the exterior boundaries of the proposed large family day care home. A hearing on the application for a permit issued pursuant to this paragraph shall not be held before a decision is made unless a hearing is requested by the applicant or other affected person. The applicant or other affected person may appeal the decision. The appellant shall pay the cost, if any, of the appeal.

(b) In connection with any action taken pursuant to paragraph (2) or (3) of subdivision (a), a city, county, or city and county shall do all of the following:

(1) Upon the request of an applicant, provide a list of the permits and fees that are required by the city, county, or city and county, including information about other permits that may be required by other departments in the city, county, or city and county, or by other public agencies. The city, county, or city and county shall, upon request of any applicant, also provide information about the anticipated length of time for reviewing and processing the permit application.

(2) Upon the request of an applicant, provide information on the breakdown of any individual fees charged in connection with the issuance of the permit.

(3) If a deposit is required to cover the cost of the permit, provide information to the applicant about the estimated final cost to the applicant of the permit, and procedures for receiving a refund from the portion of the deposit not used.

(c) A large family day care home shall not be subject to the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code.

(d) Use of a single-family dwelling for the purposes of a large family day care home shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) of Division 13 (State Housing Law), or for purposes of local building and fire codes.

(e) Large family day care homes shall be considered as single-family residences for the purposes of the State Uniform

Building Standards Code and local building and fire codes, except with respect to any additional standards specifically designed to promote the fire and life safety of the children in these homes adopted by the State Fire Marshal pursuant to this subdivision. The State Fire Marshal shall adopt separate building standards specifically relating to the subject of fire and life safety in large family day care homes which shall be published in Title 24 of the California Code of Regulations. These standards shall apply uniformly throughout the state and shall include, but not be limited to: (1) the requirement that a large family day care home contain a fire extinguisher or smoke detector device, or both, which meets standards established by the State Fire Marshal; (2) specification as to the number of required exits from the home; and (3) specification as to the floor or floors on which day care may be provided. Enforcement of these provisions shall be in accordance with Sections 13145 and 13146. No city, county, city and county, or district shall adopt or enforce any building ordinance or local rule or regulation relating to the subject of fire and life safety in large family day care homes which is inconsistent with those standards adopted by the State Fire Marshal, except to the extent the building ordinance or local rule or regulation applies to single-family residences in which day care is not provided.

(f) The State Fire Marshal shall adopt the building standards required in subdivision (d) and any other regulations necessary to implement this section.

1597.465. A large family day care home may provide care for more than 12 children and up to and including 14 children, if all of the following conditions are met:

(a) At least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age.

(b) No more than three infants are cared for during any time when more than 12 children are being cared for.

(c) The licensee notifies a parent that the facility is caring for two additional schoolage children and that there may be up to 13 or 14 children in the home at one time.

(d) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented.

1597.467. (a) Whenever any licensee under this chapter has reasonable cause to believe that a child in his or her care has suffered any injury or has been subjected to any act of violence while under the licensee's care, the licensee shall, as soon as possible, report that injury or act of violence to the parent, parents, or guardian of that child.

(b) (1) A report shall be made to the department by telephone or fax during the department's normal business hours before the close of the next working day following the occurrence during the operation of a family day care home of any of the following events:

(A) Death of any child from any cause.

(B) Any injury to any child that requires medical treatment.

(C) Any unusual incident or child absence that threatens the physical or emotional health or safety of any child.

(2) In addition to the report required pursuant to paragraph (1), a written report shall be submitted to the department within seven

days following the occurrence of any events specified in paragraph (1). The report shall contain all of the following information:

- (A) Child's name, age, sex, and date of admission.
- (B) Date and nature of the event.
- (C) Attending physician's name and findings and treatment, if any.
- (D) Disposition of the case.

(c) The department may develop the report form to be used for reporting purposes pursuant to this section, and shall maintain all reports filed under this section in a manner that allows the department to report the data to the Legislature.

(d) The failure of a licensee to report, as prescribed by this section, any injury of, or act of violence to, a child under the licensee's care may be grounds for the suspension of his or her license pursuant to this chapter, but shall not constitute a misdemeanor.

(e) Nothing in this section shall relieve any licensee of any obligation imposed by other law including, but not limited to, laws relating to seeking medical attention for a child or reporting suspected child abuse.

1597.47. The provisions of this chapter shall not be construed to preclude any city, county, or other local public entity from placing restrictions on building heights, setback, or lot dimensions of a family day care facility as long as such restrictions are identical to those applied to other single-family residences. The provisions of this chapter shall not be construed to preclude the application to a family day care facility for children of any local ordinance which deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity. The provisions of this chapter also shall not be construed to prohibit or restrict the abatement of nuisances by a city, county, or city and county. However, such ordinance or nuisance abatement shall not distinguish family day care facilities from other single-family dwellings, except as otherwise provided in this chapter.

1597.52. (a) Licensing reviews of a family day care home for children shall be limited to health and safety considerations and shall not include any reviews of the content of any educational or training programs of the facility.

(b) No home shall be licensed or registered as a large family day care home after January 1, 1984, unless the provider has at least one year's experience as a regulated small family day care home operator or as an administrator of a licensed day care center. The director may waive this requirement upon a finding that the applicant has sufficient qualifying experience.

1597.53. No family day care home for children shall be licensed under Chapter 3 (commencing with Section 1500), but shall be subject to licensure exclusively in accordance with this chapter and Chapter 3.4 (commencing with Section 1596.70) which shall apply to family day care homes.

1597.531. (a) All family day care homes for children shall maintain

in force either liability insurance covering injury to clients and guests in the amount of at least one hundred thousand dollars (\$100,000) per occurrence and three hundred thousand dollars (\$300,000) in the total annual aggregate, sustained on account of the negligence of the licensee or its employees, or a bond in the aggregate amount of three hundred thousand dollars (\$300,000). In lieu of the liability insurance or the bond, the family day care home may maintain a file of affidavits signed by each parent with a child enrolled in the home which meets the requirements of this subdivision. The affidavit shall state that the parent has been informed that the family day care home does not carry liability insurance or a bond according to standards established by the state. If the provider does not own the premises used as the family day care home, the affidavit shall also state that the parent has been informed that the liability insurance, if any, of the owner of the property or the homeowners' association, as appropriate, may not provide coverage for losses arising out of, or in connection with, the operation of the family day care home, except to the extent that the losses are caused by, or result from, an action or omission by the owner of the property or the homeowners' association, for which the owner of the property or the homeowners' association would otherwise be liable under the law. These affidavits shall be on a form provided by the department and shall be reviewed at each licensing inspection.

(b) A family day care home that maintains liability insurance or a bond pursuant to this section, and that provides care in premises that are rented or leased or uses premises which share common space governed by a homeowners' association, shall name the owner of the property or the homeowners' association, as appropriate, as an additional insured party on the liability insurance policy or bond if all of the following conditions are met:

(1) The owner of the property or governing body of the homeowners' association makes a written request to be added as an additional insured party.

(2) The addition of the owner of the property or the homeowners' association does not result in cancellation or nonrenewal of the insurance policy or bond carried by the family day care home.

(3) Any additional premium assessed for this coverage is paid by the owner of the property or the homeowners' association.

(c) As used in this section, "homeowners' association" means an association of a common interest development, as defined in Sections 4080 and 4100 of the Civil Code.

1597.54. All family day care homes for children, shall apply for a license under this chapter, except that any home which on June 28, 1981, had a valid and unexpired license to operate as a family day care home for children under other provisions of law shall be deemed to have a license under this chapter for the unexpired term of the license at which time a new license may be issued upon fulfilling the requirements of this chapter.

An applicant for licensure as a family day care home for children shall file with the department, pursuant to its regulations, an application on forms furnished by the department, which shall include, but not be limited to, all of the following:

(a) A brief statement confirming that the applicant is financially secure to operate a family day care home for children. The department shall not require any other specific or detailed financial disclosure.

(b) (1) Evidence that the small family day care home contains a fire extinguisher or smoke detector device, or both, which meets standards established by the State Fire Marshal under subdivision (d) of Section 1597.45, or evidence that the large family day care home meets the standards established by the State Fire Marshal under subdivision (d) of Section 1597.46.

(2) Evidence satisfactory to the department that there is a fire escape and disaster plan for the facility and that fire drills and disaster drills will be conducted at least once every six months. The documentation of these drills shall be maintained at the facility on a form prepared by the department and shall include the date and time of the drills.

(c) The fingerprints of any applicant of a family day care home license, and any other adult, as required under subdivision (b) of Section 1596.871.

(d) Evidence of a current tuberculosis clearance, as defined in regulations that the department shall adopt, for any adult in the home during the time that children are under care.

(e) Evidence satisfactory to the department of the ability of the applicant to comply with this chapter and Chapter 3.4 (commencing with Section 1596.70) and the regulations adopted pursuant to those chapters.

(f) Evidence satisfactory to the department that the applicant and all other persons residing in the home are of reputable and responsible character. The evidence shall include, but not be limited to, a criminal record clearance pursuant to Section 1596.871, employment history, and character references.

(g) Failure of the applicant to cooperate with the licensing agency in the completion of the application shall result in the denial of the application. Failure to cooperate means that the information described in this section and in regulations of the department has not been provided, or not provided in the form requested by the licensing agency, or both.

(h) Other information as may be required by the department for the proper administration and enforcement of the act.

1597.541. (a) The department shall adopt regulations regarding age-appropriate immunization requirements for enrolled children for family day care homes.

(b) All family day care homes for children shall maintain evidence that enrolled children have met the age-appropriate immunization requirements adopted pursuant to this section.

1597.542. (a) The Division of Child Care Licensing in the department shall clearly differentiate degrees of violations of the regulations adopted for purposes of this chapter by the impact upon children in care.

(b) The department shall implement this section only to the extent funds are available in accordance with Section 18285.5 of the Welfare and Institutions Code.

1597.55a. Every family day care home shall be subject to unannounced visits by the department as provided in this section. The

department shall visit these facilities as often as necessary to ensure the quality of care provided.

(a) The department shall conduct an announced site visit prior to the initial licensing of the applicant.

(b) The department shall conduct an annual unannounced visit to a facility under any of the following circumstances:

(1) When a license is on probation.

(2) When the terms of agreement in a facility compliance plan require an annual evaluation.

(3) When an accusation against a licensee is pending.

(4) In order to verify that a person who has been ordered out of a family day care home by the department is no longer at the facility.

(c) (1) The department shall conduct annual unannounced visits to no less than 20 percent of facilities not subject to an evaluation under subdivision (b). These unannounced visits shall be conducted based on a random sampling methodology developed by the department.

(2) If the total citations issued by the department exceed the previous year's total by 10 percent, the following year the department shall increase the random sample by 10 percent of the facilities not subject to an evaluation under subdivision (b). The department may request additional resources to increase the random sample by 10 percent.

(d) Under no circumstance shall the department visit a licensed family day care home less often than once every five years.

(e) A public agency under contract with the department may make spot checks if it does not result in any cost to the state. However, spot checks shall not be required by the department.

(f) The department or licensing agency shall make an unannounced site visit on the basis of a complaint and a followup visit as provided in Section 1596.853.

(g) An unannounced site visit shall adhere to both of the following conditions:

(1) The visit shall take place only during the facility's normal business hours or at any time family day care services are being provided.

(2) The inspection of the facility shall be limited to those parts of the facility in which family day care services are provided or to which the children have access.

(h) The department shall implement this section during periods that Section 1597.55b is not being implemented in accordance with Section 18285.5 of the Welfare and Institutions Code.

1597.55b. No site visits, unannounced visits, or spot checks, shall be made under this chapter except as provided in this section.

(a) An announced site visit shall be required prior to the licensing of the applicant.

(b) A public agency under contract with the department may make spot checks if they do not result in any cost to the state. However, spot checks shall not be required by the department.

(c) An unannounced site visit to all licensed family day care homes shall be made annually and as often as necessary to ensure compliance.

(d) The department or licensing agency shall make an unannounced site visit on the basis of a complaint and a followup visit as provided in Section 1596.853. At no time shall other site visit requirements described by this section prevent a timely site visit response to a complaint.

(e) The department shall annually make unannounced spot visits on

20 percent of all family day care homes for children licensed under this chapter. The unannounced visits may be made at any time, and shall be in addition to the visits required by subdivisions (b) and (c).

(f) An unannounced site visit shall comply with both of the following conditions:

(1) The visit shall take place only during the facility's normal business hours or at any time family day care services are being provided.

(2) The inspection of the facility shall be limited to those parts of the facility in which family day care services are provided or to which the children have access.

(g) The department shall implement this section only to the extent funds are available in accordance with Section 18285.5 of the Welfare and Institutions Code.

1597.56. (a) The department shall notify a family day care home in writing of all deficiencies in its compliance with this act and the rules and regulations adopted pursuant to this act, and shall set a reasonable length of time for compliance by the family day care home. Upon a finding of noncompliance with a plan of correction, the department may levy a civil penalty that shall be paid to the department each day until the department finds the family day care home in compliance.

(b) In developing a plan of correction, both the licensee and the department shall give due consideration to the following factors:

(1) The gravity of the violation.

(2) The history of previous violations.

(3) The possibility of a threat to the health or safety of any child in the facility.

(4) The number of children affected by the violation.

(5) The availability of equipment or personnel necessary to correct the violation, if appropriate.

(c) The department shall ensure that the licensee's plan of correction is verifiable and measurable. The plan of correction shall specify what evidence is acceptable to establish that a deficiency has been corrected. This evidence shall be included in the department's facility file.

(d) The department shall adopt regulations establishing procedures for the imposition of civil penalties under this section.

1597.57. The department shall do all of the following:

(a) Develop and utilize one application form for all family day care homes for children requesting a new license.

(b) Establish for parents a consumer education program annually on the law and regulations governing family day care homes for children under this chapter and the role of the state and other public entities and local associations in relation to family day care homes for children. In planning this program, the department shall seek the assistance of other public entities and local associations.

(c) Administer an orientation program for new operators of family day care homes for children that may be conducted directly by the department or by contract with local governments or family day care home associations.

1597.58. (a) In addition to the suspension, temporary suspension, or revocation of a license issued under this chapter, the department may levy a civil penalty.

(b) The amount of the civil penalty shall not be less than twenty-five dollars (\$25) nor more than fifty dollars (\$50) per day for each violation of this chapter except where the nature or seriousness of the violation or the frequency of the violation warrants a higher penalty or an immediate civil penalty assessment or both, as determined by the department. In no event shall a civil penalty assessment exceed one hundred fifty dollars (\$150) per day per violation.

(c) Notwithstanding Sections 1596.893a, 1596.893b, 1597.56, and 1597.62 the department shall assess an immediate civil penalty of one hundred fifty dollars (\$150) per day per violation for any of the following serious violations:

(1) Any violation that results in the injury, illness, or death of a child.

(2) Absence of supervision, including, but not limited to, a child left unattended, a child left alone with a person under 18 years of age, and lack of supervision resulting in a child wandering away.

(3) Accessible bodies of water.

(4) Accessible firearms, ammunition, or both.

(5) Refused entry to a facility or any part of a facility in violation of Sections 1596.852, 1596.853, 1597.55a and 1597.55b.

(6) The presence of an excluded person on the premises.

(d) Notwithstanding Sections 1596.893a, 1596.893b, 1597.56 and 1597.62, any family day care home that is cited for repeating the same violation of this chapter or Chapter 3.4 (commencing with Section 1596.70), within 12 months of the first violation is subject to an immediate civil penalty assessment of up to one hundred fifty dollars (\$150) and may be assessed up to fifty dollars (\$50) for each day the violation continues until the deficiency is corrected.

(e) Any family day care home that is assessed a civil penalty under subdivision (d) that repeats the same violation of this chapter within 12 months of the violation subject to subdivision (d) shall be assessed an immediate assessment of up to one hundred fifty dollars (\$150) and may be assessed up to one hundred fifty dollars (\$150) for each day the violation continues until the deficiency is corrected.

(f) Notwithstanding any other provision of law, revenues received by the state from the payment of civil penalties imposed on licensed family day care homes pursuant to this chapter or Chapter 3.4 (commencing with Section 1596.70), shall be deposited in the Child Health and Safety Fund, created pursuant to Chapter 4.6 (commencing with Section 18285) of Part 6 of Division 9 of the Welfare and Institutions Code, and shall be expended, upon appropriation by the Legislature, pursuant to subdivision (f) of Section 18285 of the Welfare and Institutions Code exclusively for the technical assistance, orientation, training, and education of licensed family day care home providers.

1597.59. The department and the local agencies with which it contracts for the licensing of family day care homes for children shall grant or deny a license to a family day care home for children within 30 days after receipt of all appropriate licensing application materials as determined by the department, provided both of the following conditions are met:

(a) A site visit has been completed and the family day care home

has been found to be in compliance with licensing standards.

(b) The applicant and each person described by subdivision (b) of Section 1596.871 has obtained a criminal record clearance, or been granted a criminal record exemption by the department or the local contracting agency.

The department shall conduct an initial site visit within 30 days after the receipt of all appropriate licensing application materials.

1597.61. (a) When the department determines that a family day care home for children is operating without a license and notifies the unlicensed provider of the requirement for the license, the licensing agency may issue a cease and desist order only if it finds and documents that continued operation of the facility will be dangerous to the health and safety of the children or if a license held by the facility has been revoked by the department within two years preceding the determination of unlicensed operation. In all other cases where the licensing agency determines such a facility is operating without a license and notifies the unlicensed provider of the requirements for the license, the licensing agency may issue a cease and desist order only if the unlicensed provider does not apply for a license within a reasonable time after the notice.

(b) If an unlicensed family day care home fails to respond to a cease and desist order issued pursuant to subdivision (a), or if the department determines it necessary to protect the immediate health and safety of the children, the licensing agency may bring an action to enjoin such a home from continuing to operate pursuant to Section 1596.89.

(c) The district attorney of a county shall, upon application by the department, institute and conduct the prosecution of any action brought by the licensing agency against an unlicensed family day care home located in that county.

1597.62. (a) The department may impose civil penalties of not less than twenty-five dollars (\$25) and not more than fifty dollars (\$50) per day per violation for uncorrected violations that present an immediate or potential risk to the health and safety of children in care. The penalties shall be imposed in accordance with Sections 1596.893b and 1597.56.

(b) The department shall implement this section only to the extent funds are available in accordance with Section 18285.5 of the Welfare and Institutions Code.

1597.621. Family day care homes that, on December 31, 1983, have a valid unexpired registration to operate as a family day care home for children pursuant to Section 1597.62 in one of the pilot counties shall be deemed to be issued a family day care license effective January 1, 1984. Licensure pursuant to this section shall not require a visit pursuant to the requirement set forth in subdivision (a) of Section 1597.55. However, all other requirements of licensing shall continue to be met. Complaint and revocation procedures may be enforced.

HEALTH AND SAFETY CODE

SECTION 1597.70

1597.70. The Legislature finds and declares the following:

(a) It is significant that the Santa Clara County Intergovernmental Council has found that due to changes in the labor force and an increase in the child population, 25 percent of the nation's workers must make child care arrangements.

(b) Californians will benefit from investment in child care. According to the House Select Committee on Children, Youth, and Families, one dollar invested in preschool education results in a savings of four dollars and seventy-five cents (\$4.75) in social costs.

(c) Allowing and encouraging businesses to open onsite or nearsite employer-sponsored child care centers has had a number of positive effects for Californians, including reduced job absenteeism, closer parent-child relationships, and increased worker productivity.

(d) In a 1990 study, the Department of General Services found that working parents add five to six miles to their daily commute for transporting their children to child care and school, and that the effect of this commute is 1,352 extra miles driven each year and an additional 56 pounds of auto emissions per person per year.

HEALTH AND SAFETY CODE

SECTION 1597.71

1597.71. To encourage and facilitate the establishment of employer-sponsored child day care centers, the department shall allow for reasonable waivers of those regulations presenting difficulties to small businesses for licensure, provided that the health and safety of all children is maintained and that the applicant has agreed to alternative methods of meeting the purpose and intent of any regulation waived.
