



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

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

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
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Riverside

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Riverside

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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

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

www.rcaluc.org

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED CASE

BANNING AIRPORT

- 2.1 ZAP1017BA14 - City of Banning (Representative: Brian Guillot) - 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.). Continued from September 11 and November 13, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

3.0 ADMINISTRATIVE ITEMS**3.1 Director's Approvals**

3.2 Final Adoption Documents. Resolutions Certifying and Adopting March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan

3.3 Strategic Plan: Moving Forward

4.0 PUBLIC HEARING: NEW CASES**MARCH AIR RESERVE BASE**

4.1 ZAP1100MA14 – Strata Crest LLC (Attn: Eric Flodine) (Representative: Jennifer Gillen, Rick Engineering) – City of Riverside Case Nos. P14-0246 (Annexation) and P14-0901 (Pre-Zoning). This is a proposal to pre-zone a 9.77-acre (net area) site located northerly of Central Avenue, westerly of Sycamore Canyon Boulevard, and southerly of Interstate 215/Highway 60 (to wit, Assessor's Parcel Number 250-050-012) as Commercial General (CG), and to annex the property into the City of Riverside. (At present, the site is designated Commercial Retail on the Highgrove Area Plan and zoned C-P-S (Scenic Highway Commercial) by the County of Riverside.) (Compatibility Zone E within the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

4.2 ZAP1102MA14 – Optimus Building Corporation (Representative: Southwest Land Consultants, Sean Harrison) – Perris City Case Nos.: SPA14-04-0001 (Specific Plan Amendment), DPR 14-01-0015 (Development Plan Review), and Parcel Map No. 36678. DPR 14-01-0015 is a proposal to develop two industrial warehouse buildings with a combined floor area of 1,037,811 square feet on 48.4 net acres located northerly of Markham Street, easterly of Patterson Avenue, and westerly of Webster Avenue in the City of Perris. The larger building will be a high-cube logistics warehouse with 912,338 square feet of floor area (including 15,000 square feet of office space), while the smaller building will have 125,473 square feet of floor area (including 10,000 square feet of office space). The project will provide 305 automobile parking spaces and 321 stalls for truck trailers. SPA 14-04-0001 is a proposal to change the land use designation of the easterly portion of the site (22.34 net acres) within the Perris Valley Commerce Center (PVCC) Specific Plan from "General Industrial" to "Light Industrial." Parcel Map No. 36678 is a proposal to consolidate the 55 existing lots on this site into two industrial lots. (Compatibility Zones B1-APZI, B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT (Parcel Map and Specific Plan Amendment);
INCONSISTENT (Development Plan Review)

MARCH AIR RESERVE BASE

- 4.3 ZAP1103MA14 – Ridge Crest Real Estate (Representative: Alicen Wong, Gresham Savage Nolan & Tilden, PC) – City of Riverside Case Nos. P14-0472 (Planned Residential Development Permit) and Tentative Tract Map No. 39534. Tentative Tract Map No. 39534 is a proposal to divide 13.53 acres located northerly of Grove Community Drive, easterly of Trautwein Road, and southerly of John F. Kennedy Drive into 85 residential lots, 4 common area lots, and 3 private street lots. The project is being proposed as a Planned Residential Development (PRD), with residential lot sizes ranging from 3,600 to 5,396 square feet. (Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONTINUE to 1-8-15

- 4.4 ZAP1104MA14 – Standard Portfolio-Riverside, LLC (Representative: Keith Gardner, Keefer Consulting) – County Case No. SP00250A1 (Amendment No. 1 to Specific Plan No. 250 [Gateway Center]) and CZ07815 (Change of Zone). The amended Specific Plan would provide for up to 2,146 dwelling units, a 30.2-acre mixed use area with a Metrolink rail station, 1.9 acres of commercial uses, 15.5 acres of parks, 96.3 acres of open space, and 22.6 acres of roads on 317.4 acres located easterly of Interstate 215/Highway 60 and Watkins Drive, westerly of Morton Road, and northerly of Box Springs Road, on the opposite side of the freeway from the unincorporated community of University City. (The existing Specific Plan proposes up to 553 dwelling units, 92.8 acres of commercial, office, and business park uses, 19.5 acres for public and religious uses, 75.7 acres of open space and parks, and 26.3 acres of roads.) CZ07815 is a proposal to modify the existing Specific Plan zoning ordinance for SP00250 to reflect the proposed designations and boundaries of the Planning Areas, as amended, and to establish the list of permissible land uses and design standards for each of the Planning Areas. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

JACQUELINE COCHRAN REGIONAL AIRPORT

- 4.5 ZAP1025TH14 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case Nos.: PP25677 (Plot Plan) and PM 36735 (Tentative Parcel Map). PP25677 would establish a BMW Performance Driving School on 34.05 acres of a 51.18-acre site located easterly of Tyler Street, northerly of 62nd Avenue, and southerly of 60th Avenue in the unincorporated community of Thermal. The facility will include a one-mile (approximate) driver training track, a 49,087 square foot skid pad (for accident avoidance and steering control training), an 8,850 square foot visitor/conference building, a 2,800 square foot maintenance building, garage and car wash structures, two shade structures with a total floor area of 4,400 square feet, a 740 square foot sales trailer, and an 800 square foot guard house. PM36735 is a proposal to divide the site (excluding the on-site Coachella Valley Water District drainage easements) into nine numbered lots (the 34.05-acre facility, plus eight additional lots ranging from 15,951 to 25,263 square feet in size), plus three lettered lots for a private street (Jasper Lane), detention basin, and roadway frontage. (Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT (Parcel Map); INCONSISTENT (Plot Plan)

5.0 **APPROVAL OF MINUTES**

November 5 (Special Hearing) and November 13, 2014

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

7.0 **COMMISSIONER'S COMMENTS**

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COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 2.13.3

HEARING DATE: ~~December 11~~ November 13, 2014 (Continued from September 11, 2014 and November 13, 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.~~

The City of Banning is considering alternatives to the current proposal to enable ALUC staff to recommend a finding of consistency. At the time of writing of this staff report, City staff is seeking direction from the Banning City Council on preferences for alternatives. It is anticipated that the City Council could consider either a change to Ranch/Agriculture (R/A), which would restrict minimum lot sizes to 10 acres, or adopt a new designation that would restrict minimum lot sizes to 5 acres. If either were acceptable to the Banning City Council, such a change would eliminate the potential for further subdivision of the existing parcels. Other possibilities include a change to Medium Density Residential with an overlay requiring a minimum density of five dwelling units per acre. An additional option to address the concerns of the existing homeowners would be for the City to amend its Zoning Code to permit improvements to pre-existing nonconforming residential structures in the Industrial zone, thus eliminating the need for the general plan amendment and zone change.

The City of Banning has updated this proposal to include an overlay with a minimum lot size of 80,000 square feet on the proposed Very Low Density Residential properties that would restrict further subdivision, thus allowing the updated proposed General Plan Amendment and Zone Change to be found consistent.

RECOMMENDATION: *Staff recommends that this General Plan Amendment and Zone Change, as amended to require a minimum lot size of 80,000 square feet for new parcels within the Very Low Density Residential designation on this project site, be found CONSISTENT.*

~~*Staff recommends that this project be CONTINUED WITHOUT DISCUSSION to December 11, 2014 to allow the City of Banning additional time to consider alternatives to their proposed General Plan Amendment and Change of Zone. 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). *The Zone Change now includes a zoning overlay that would limit parcel size to a minimum of 80,000 square feet on those parcels proposed as VLDR.*

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. ***The largest of these lots is 2.88 acres in size.*** If each lot were subdivided further individually ***into one-half acre lots,*** 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. ***However, the addition of the overlay requiring a minimum lot size of 80,000 square feet (approximately 1.84 acres) essentially prohibits further subdivision of the existing lots, since the largest of these lots could not be divided without creating a lot smaller than 80,000 square feet.*** Therefore, the proposed updated General Plan Amendment and Zone Change ***can be determined to be consistent*** ~~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.

Staff Report
Page 5 of 5

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City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT
DEPARTMENT

November 17, 2014

Ed Cooper, Director
Airport Land Use Commission
Riverside County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

**Subject: Case No. ZAP1017BA14
General Plan Amendment No. 14-2501 and Zone Change No. 14-3501
(APN's 541-320-001 through -009; and, APN's 541-320-010 through -015,
and -018 through -020)**

Dear Mr. Cooper:

In consideration of the previous ALUC proposed finding of inconsistency for the subject project (staff report dated September 11, 2014), the City Council met on November 12, 2014, and directed City staff to revise the application to include an overlay for the proposed Very Low Density Residential (VLDR) rezoning. The proposal now includes an overly zone limiting the parcel size to 80,000 square feet minimum (VLDR-80,000); and, is essential to having the project be consistent with countywide policies (please see the enclosed exhibit).

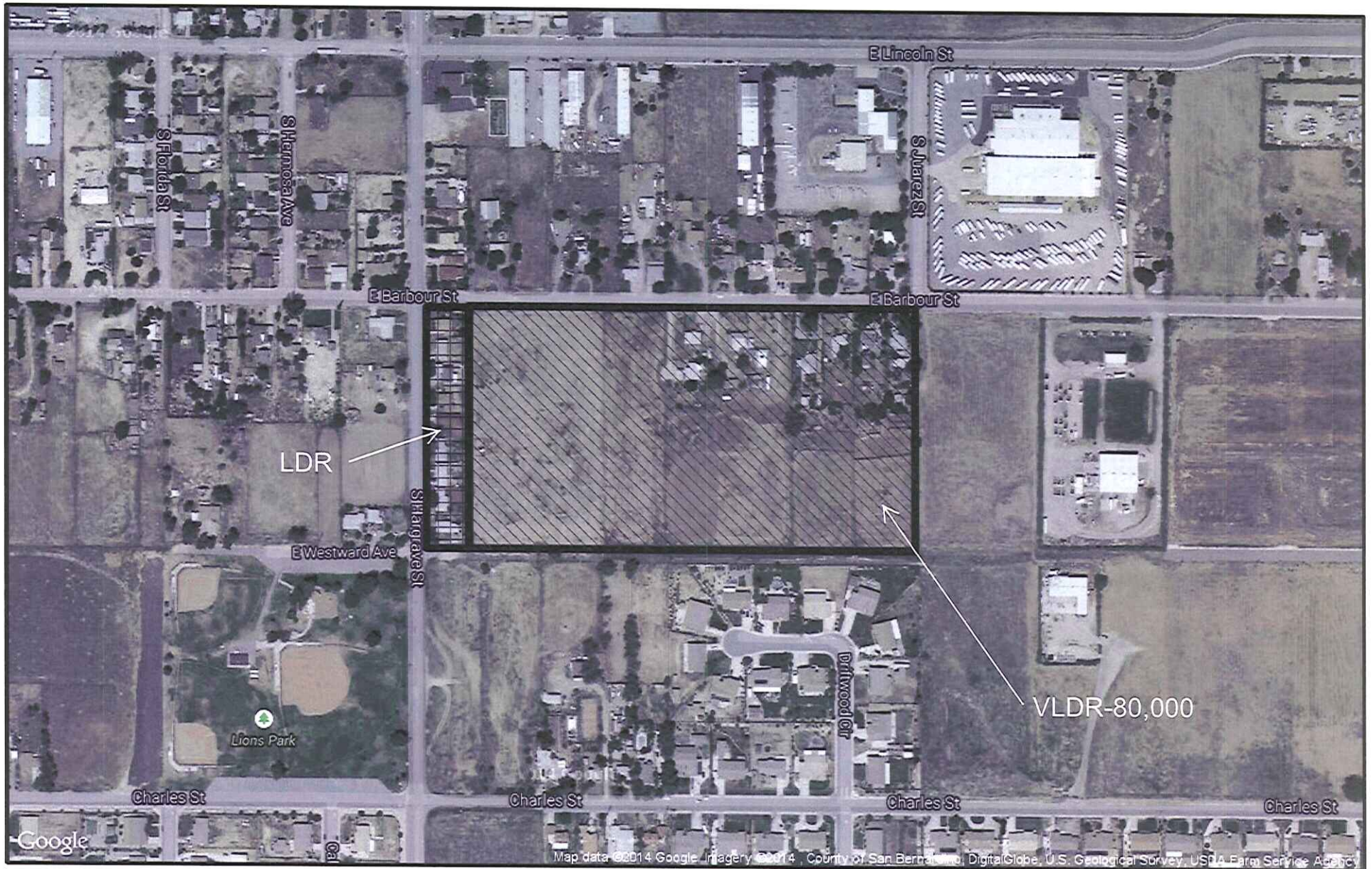
If there are questions regarding this action, please do not hesitate to contact me directly by email at bguillot@ci.banning.ca.us, or telephone at (951) 922-3131.

Regards,

Brian Guillot

Acting Director of Community Development

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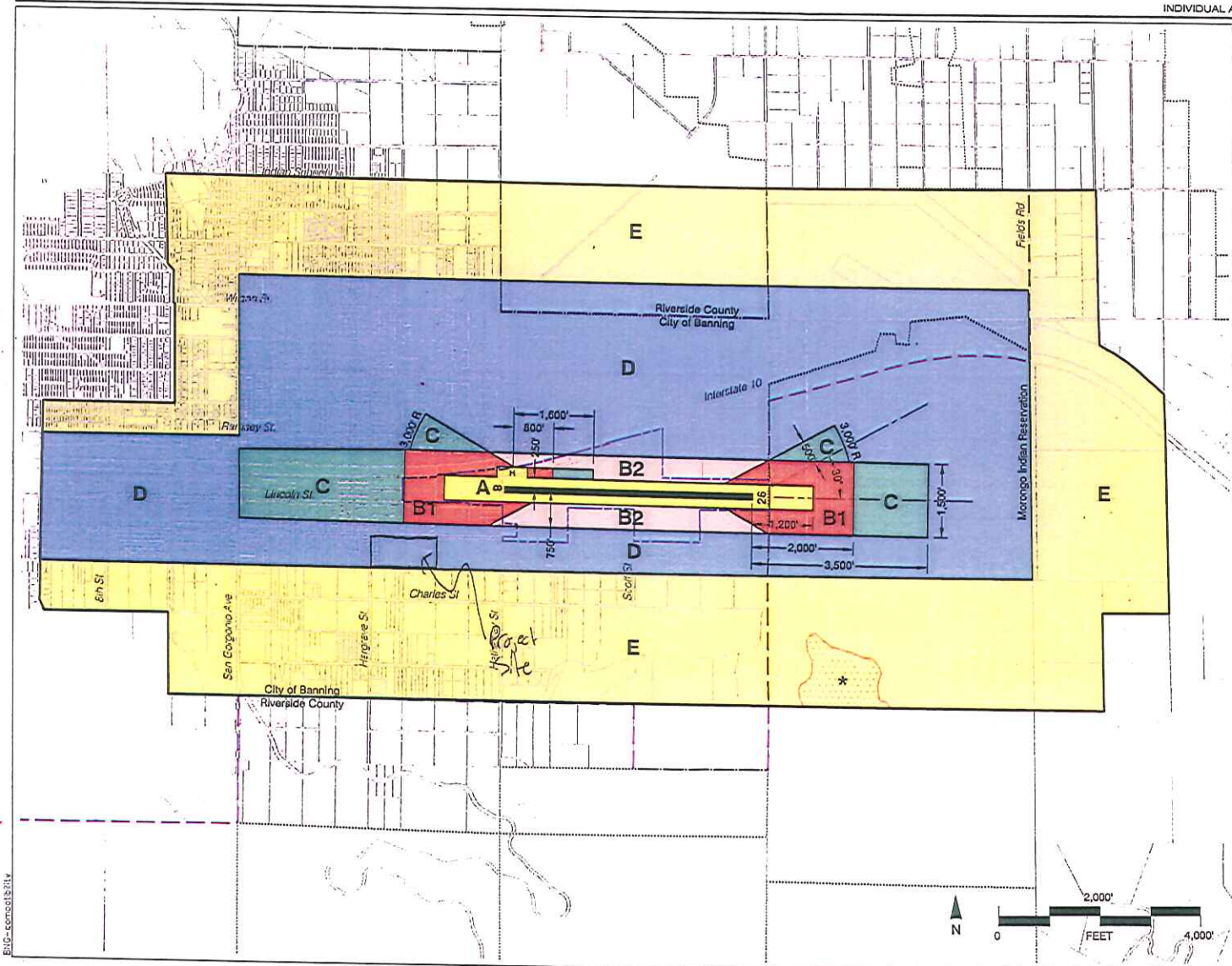


1" = 376 ft	Proposed Zoning	11/17/2014		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.

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

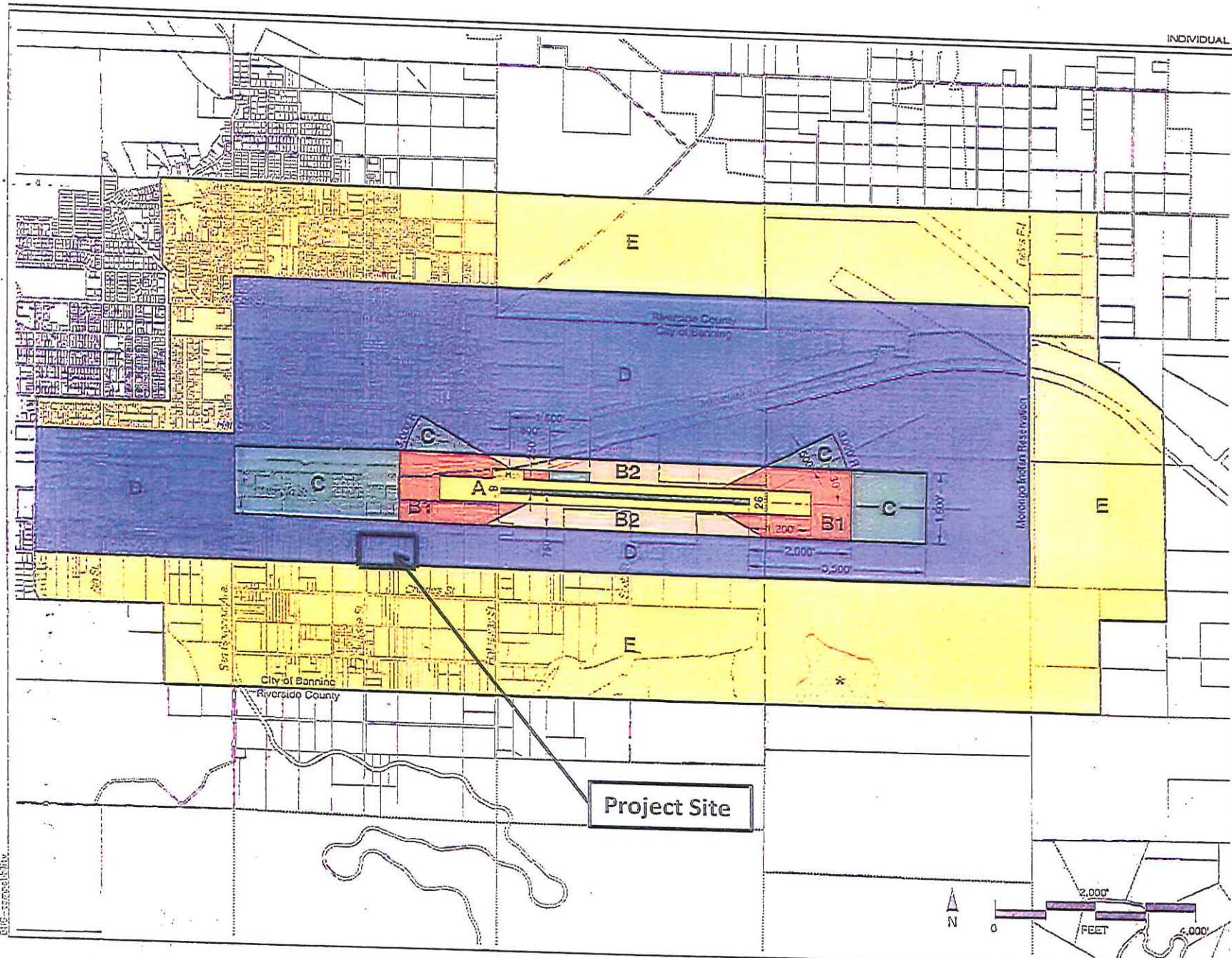
Note
 Dimensions measured from runway ends and centerlines.
 See Chapter 2, Table 2A for compatibility criteria associated with this map.

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

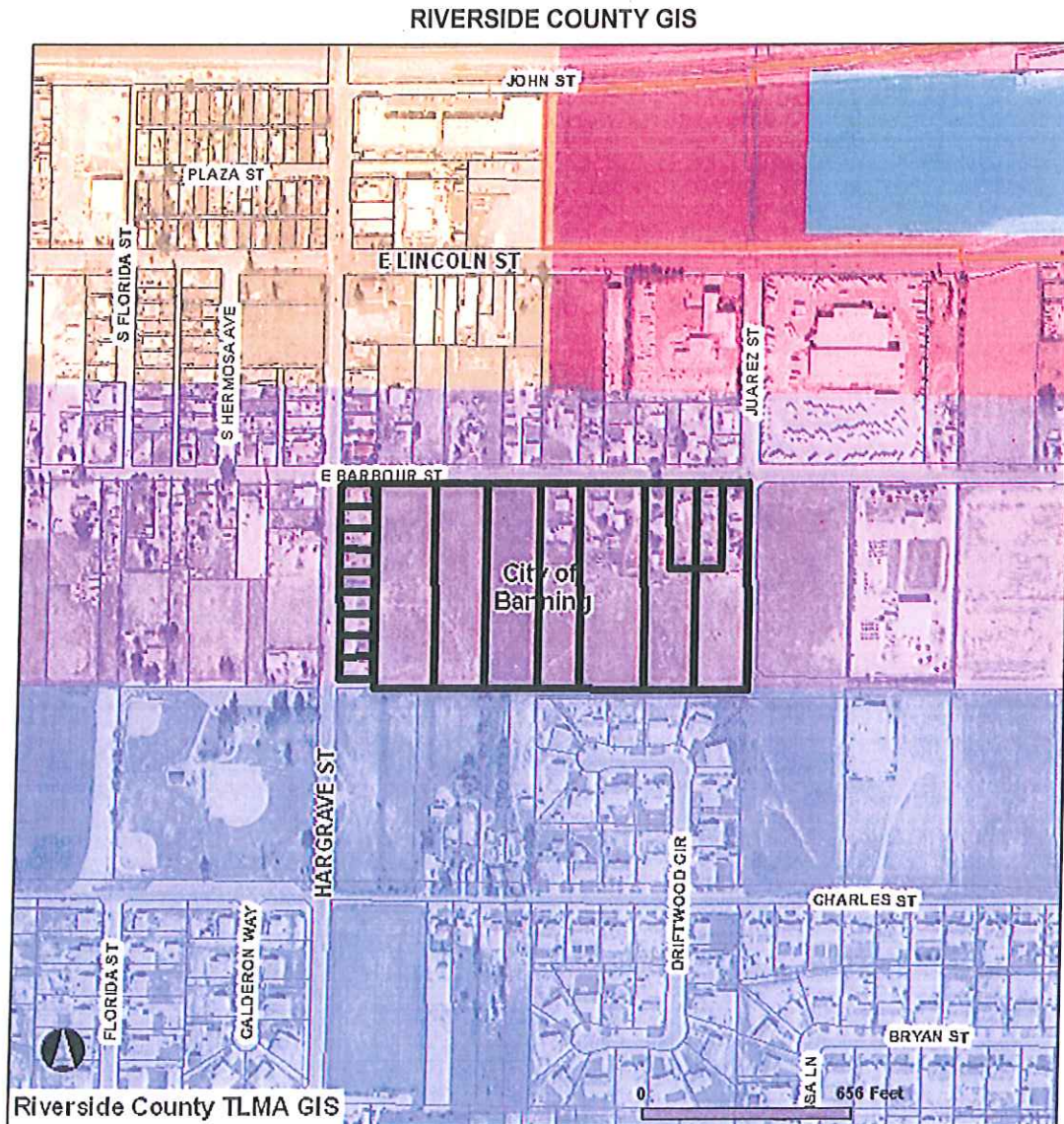
Map BN-1

Compatibility Map
 Banning Municipal Airport

BNS-compatibility



- Legend**
- Compatibility**
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Selected parcel(s):

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AIRPORTS

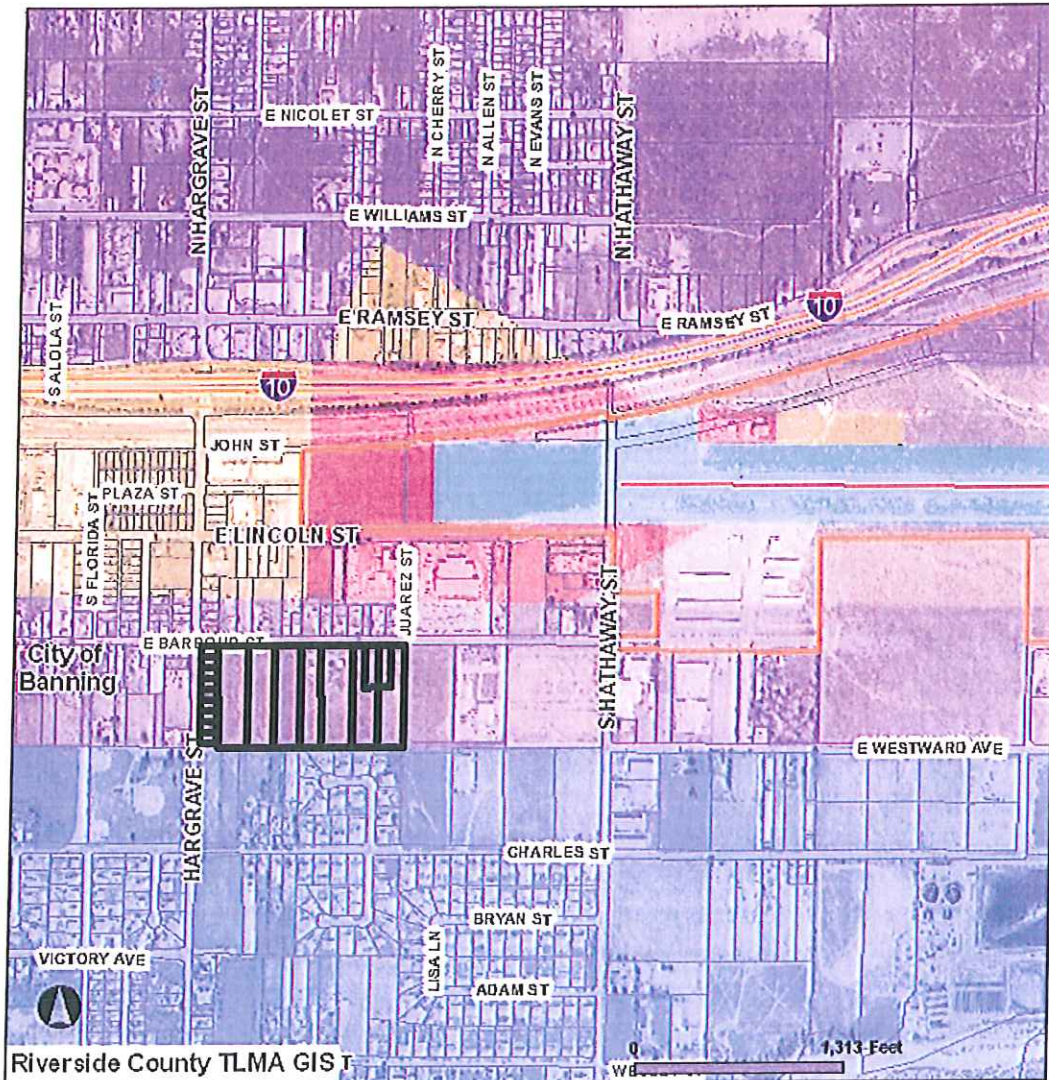
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|-----------------------|-------------------------|----------------------|----------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| AIRPORT RUNWAYS | AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A |
| COMPATIBILITY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

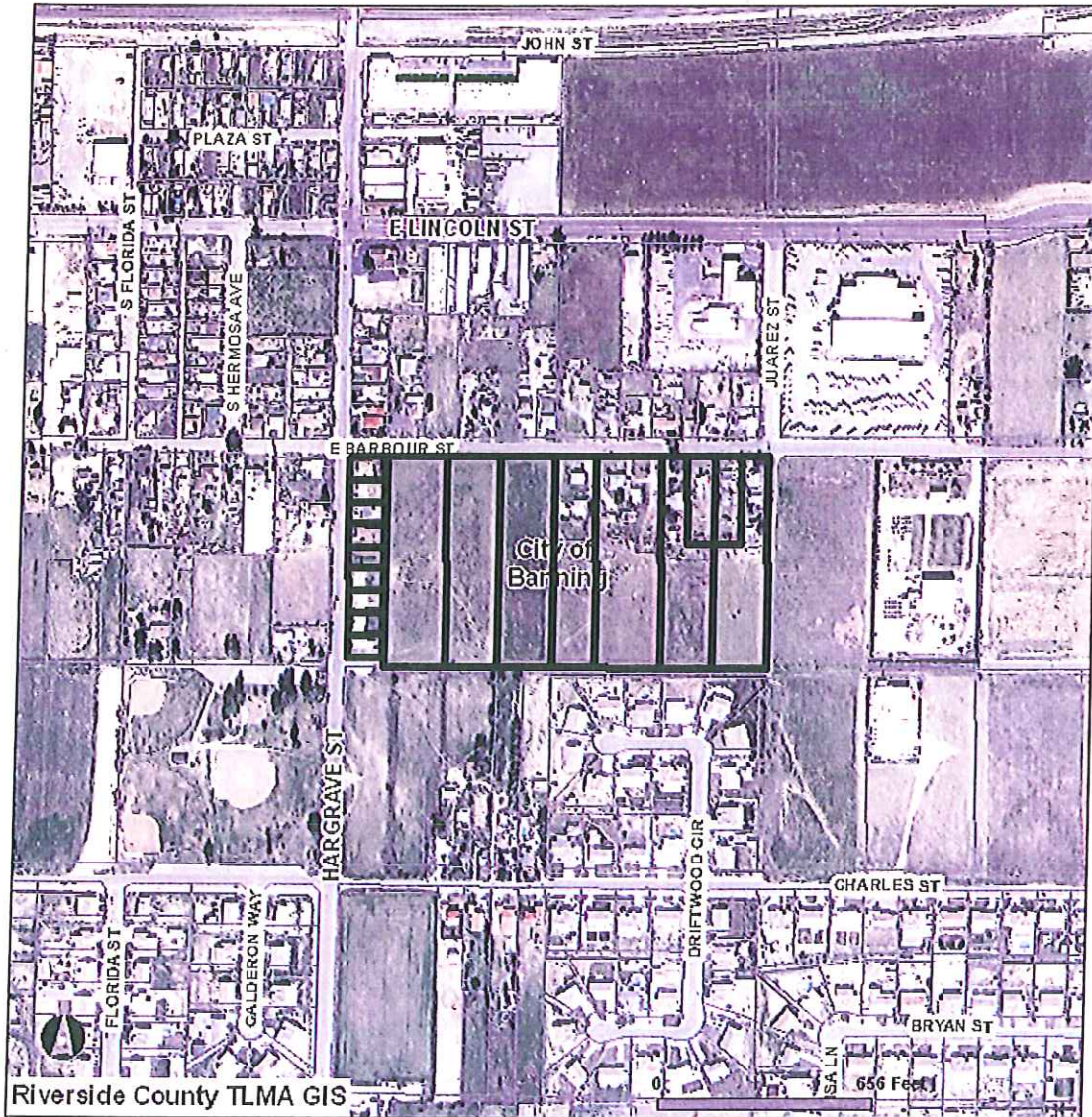
- SELECTED PARCEL
- AIRPORT RUNWAYS
- COMPATIBILITY ZONE B1
- COMPATIBILITY ZONE E
- INTERSTATES
- AIRPORT INFLUENCE AREAS
- COMPATIBILITY ZONE B2
- COMPATIBILITY ZONE C
- HIGHWAYS
- AIRPORT BOUNDARIES
- COMPATIBILITY ZONE D
- PARCELS
- COMPATIBILITY ZONE A
- COMPATIBILITY ZONE D

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REPORT PRINTED ON... Wed Aug 13 13:48:07 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

LEGEND

- SELECTED PARCEL
- 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)

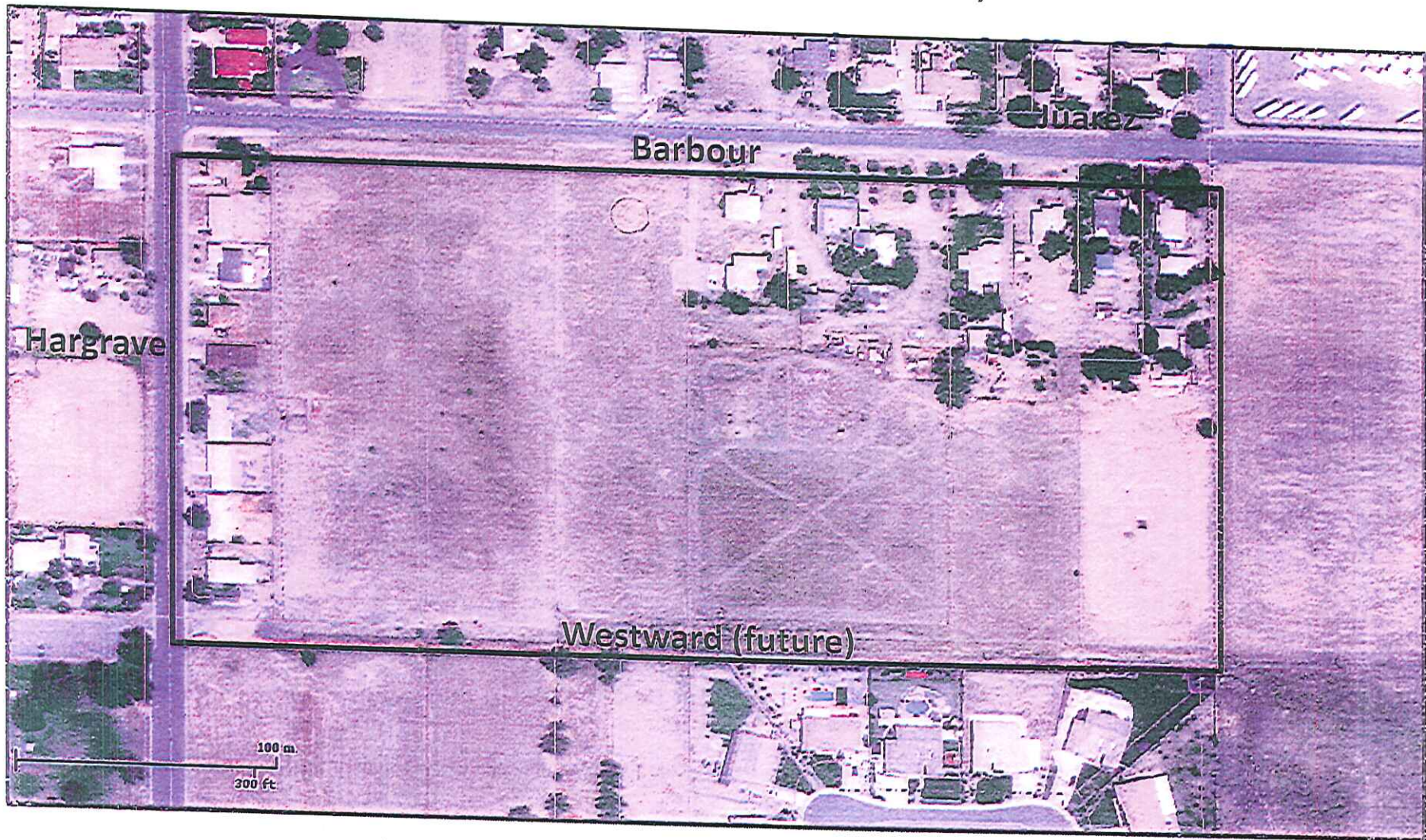


Exhibit 1

Existing General Plan and Zoning - Industrial

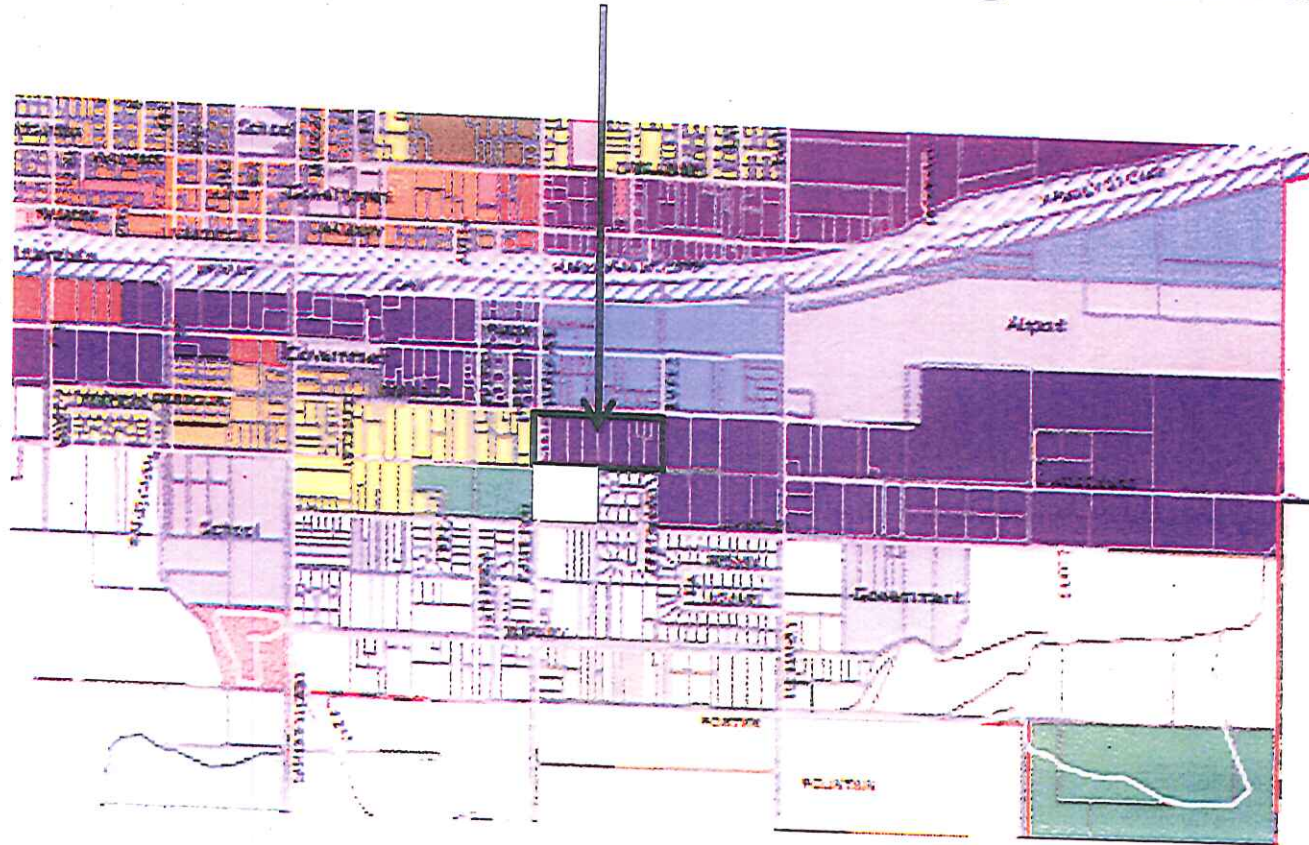


Exhibit 3

Existing General Plan and Zoning - Industrial

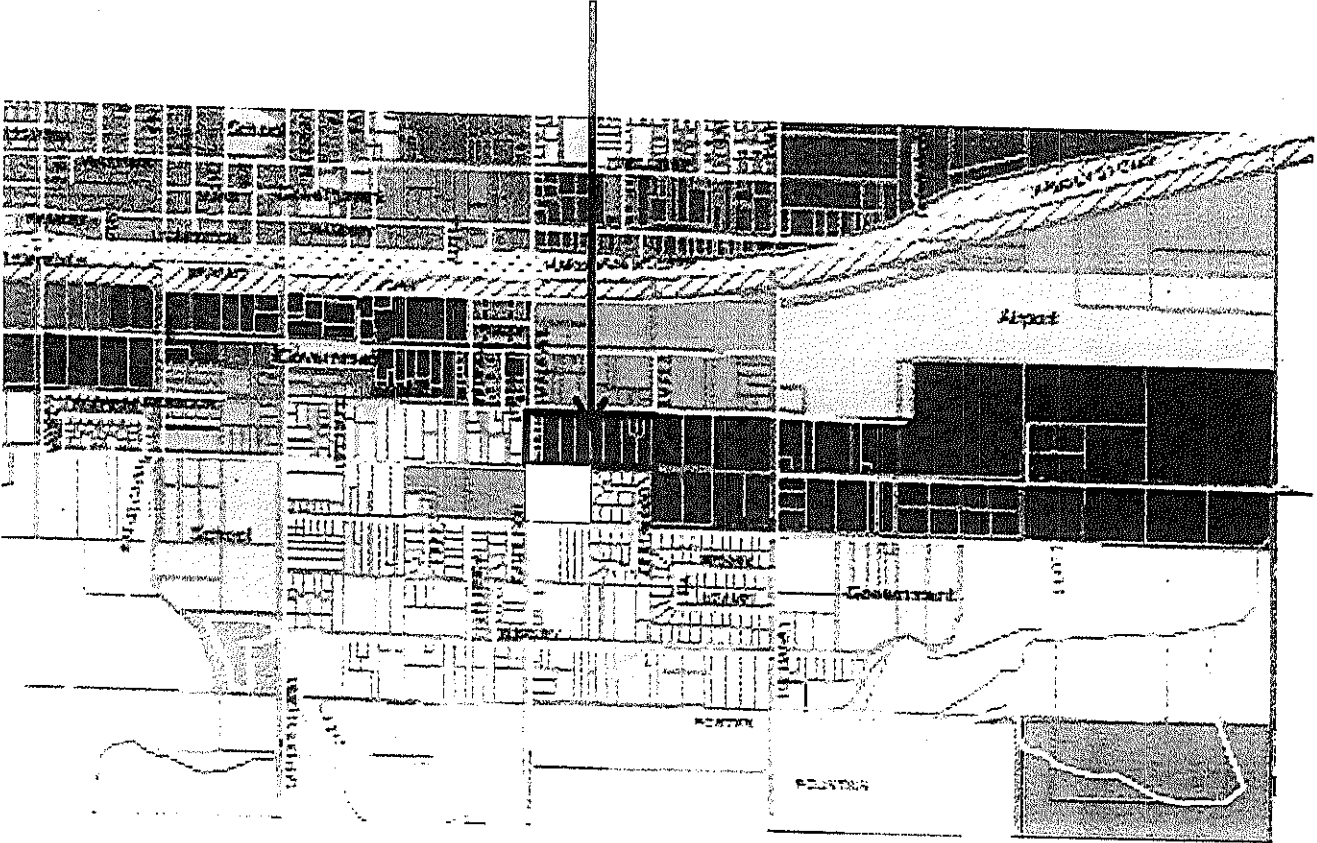


Exhibit 3

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)

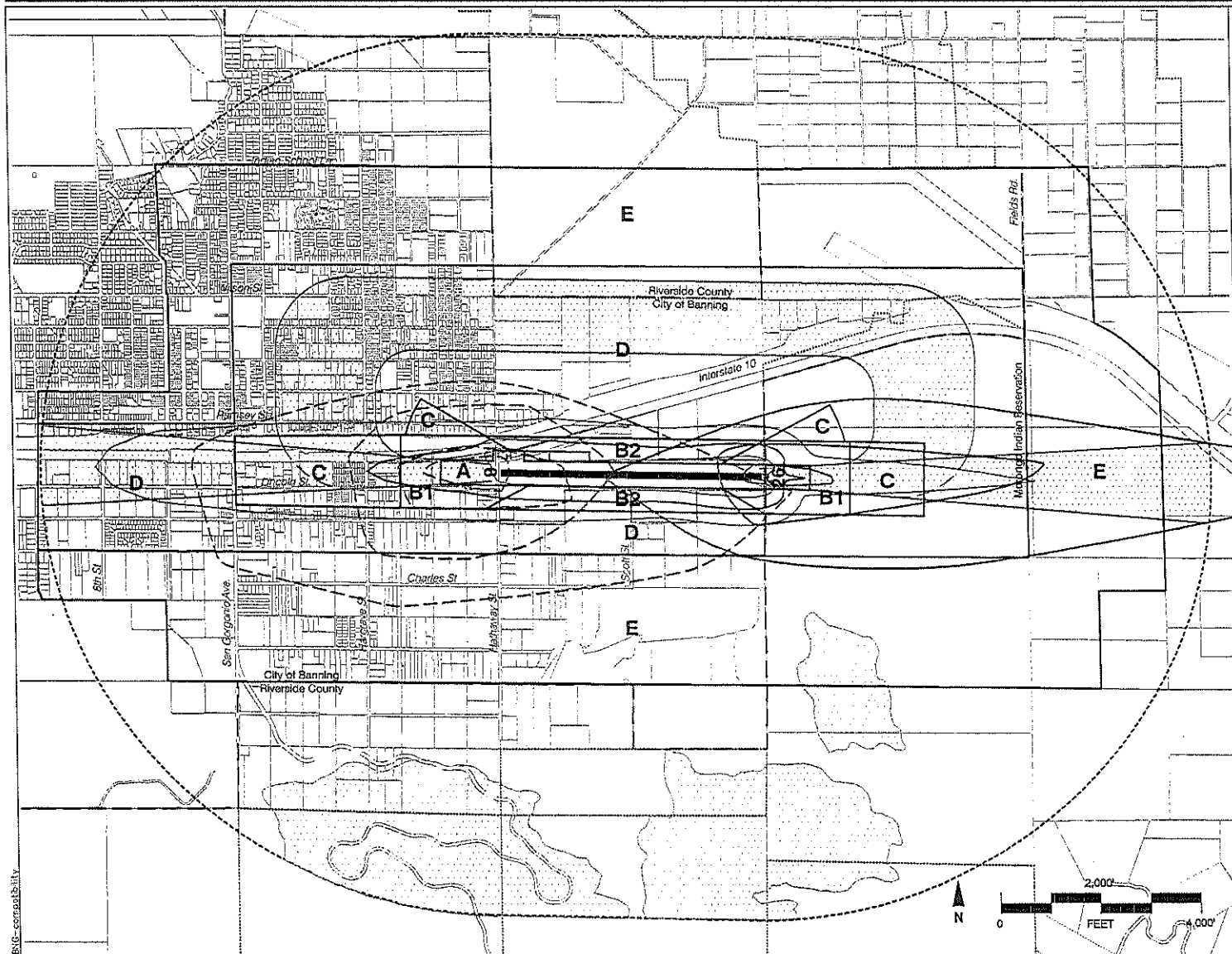
Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space. The clustering of condominiums and townhomes is appropriate with the provision of common area amenities and open space. Mobile home parks and subdivisions with the provision of common 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

- (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).

- 3.3.3. *Reconstruction:* An existing nonconforming development that has been fully or partially destroyed as the result of a calamity may be rebuilt only under the following conditions:
- (a) Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
 - (b) A nonconforming nonresidential development may be rebuilt provided that it has been only partially destroyed and that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre). Partial destruction shall be considered to mean damage that can be repaired at a cost of no more than 75% of the assessor's full cash value of the structure at the time of the damage.
 - (c) Any nonresidential use that has been more than 75% destroyed must comply with all applicable standards herein when reconstructed.
 - (d) Reconstruction under Paragraphs (1) or (2) above must begin within 24 months of the date the damage occurred.
 - (e) The above exceptions do not apply within *Zone A* or where such reconstruction would be in conflict with a county or city general plan or zoning ordinance.
 - (f) Nothing in the above policies is intended to preclude work required for normal maintenance and repair.
- 3.3.4. *Development by Right:* Nothing in these policies prohibits:
- (a) Construction of a single-family home, including a second unit as defined by state law, on a legal lot of record if such use is permitted by local land use regulations.
 - (b) Construction of other types of uses if local government approvals qualify the development as effectively existing (see Policy 1.2.10 for definition).
 - (c) Lot line adjustments provided that new developable parcels would not be created and the resulting gross density or intensity of the affected property would not exceed the applicable criteria indicated in the Compatibility Criteria matrix, Table 2A.
- 3.3.5. *Parcels Lying within Two or More Compatibility Zones:* For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel that is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the density or intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion. This transfer of development is permitted even if the resulting density or intensity in the less restricted area would then exceed the limits which would otherwise apply within that compatibility zone.
- 3.3.6. *Other Special Conditions:* The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

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.

ZAP1017BA14

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 Assessor's 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. Zai 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

No division
 & Zoning
 1000 Date

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 3.1 Director's Approvals. During the month of November, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed one non-legislative case (ZAP1023PS14, a proposal to divide 7.36 acres within Compatibility Zone E of the Palm Springs International Airport Influence Area in the City of Cathedral City into 47 single-family residential lots and 15 lots for parks, open space, streets, and water quality) and issued a determination of consistency. Copies of the approval letter and background documents are attached, for the Commission's information.
- 3.2 Final Adoption Documents. Resolution No. 2014-01 Certifying the Environmental Impact Report prepared for the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and Resolution No. 2014-02 Adopting the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. (revisions under construction)
- 3.3 Strategic Plan: Moving Forward. Staff's recommended update to the Strategic Plan chart is attached.

Action on the Hemet-Ryan Airport Layout Plan is moving forward very slowly. We received approval of an extension of time to June 2016 for completion of the activities funded by the State Division of Aeronautics' Acquisition and Development (A&D) grant, but at this time, we cannot guarantee that the Compatibility Plan process would be completed by that date. We are keeping in touch with the State Division of Aeronautics as the situation between the Economic Development Agency and the California State Department of Forestry and Fire Protection evolves.

We were also recently advised that the California Transportation Commission has approved a list of additional A&D projects for funding, including an update to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan and Countywide Policies amendments. (See attached letter from the CALTRANS Division of Aeronautics.) The Jacqueline Cochran amendment would include integration of the Additional Compatibility Policies for the Vista Santa Rosa community that the Commission supported in concept when presented a few years ago. Additionally, amendments to Countywide Policies should be considered to enhance consistency with *California Airport Land Use Planning Handbook* recommendations.

Staff would also recommend that the Commission consider applying the retail occupancy assumptions and the higher single-acre intensity allowances, utilized in our more recent Compatibility Plans, across-the-board.

3.1

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



CHAIR
Simon Housman
Rancho Mirage

November 19, 2014

VICE CHAIRMAN
Rod Ballance
Riverside

Ms. Sandra Campbell, Associate Planner
City of Cathedral City Planning Department
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Glen Holmes
Hemet

File No.: ZAP1023PS14
Related File No.: PUD 14-001, TTM 36747
APNs: 681-310-010, 681-310-011

John Lyon
Riverside

Dear Ms. Campbell:

Greg Pettis
Cathedral City

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for a subdivision of 7.36-acres (gross) into 47 single-family residential lots and 15 lots for parks, open space, streets and water located northerly of Jones Road, easterly of Cree Road, and southerly of Carey Road, in the City of Cathedral City.

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

The site is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). As the top point of each structure will be lower in elevation than the runway elevation at its southerly terminus (395.5 feet above Mean Sea Level), review by the Federal Aviation Administration Obstruction Evaluation Service is not required.

John Guerin
Russell Brady
Barbara Santos

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the following conditions:

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

CONDITIONS:

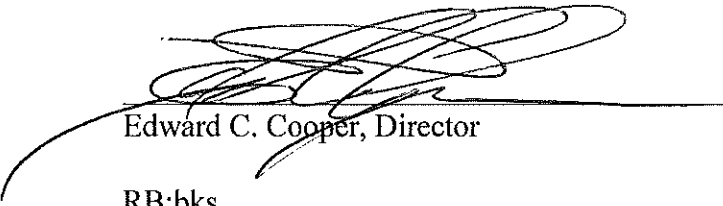
www.rcaluc.org

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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 but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
 - (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 and tenants.
4. Any new detention or 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 detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

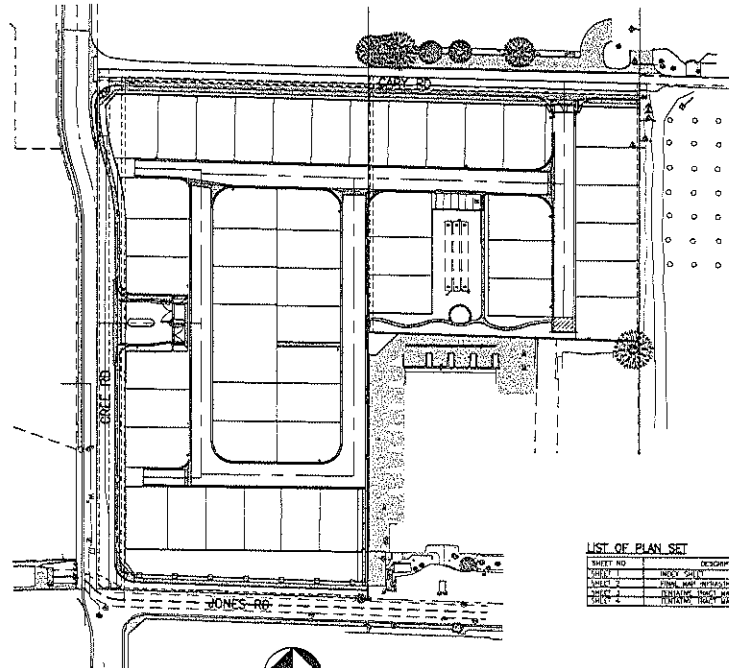
Attachments: Notice of Airport in Vicinity

cc: Thomas Nolan, Manager, Palm Springs International Airport
Cree Jones Ventures, LLC (applicant)
GHA Enterprises (representative)/Gonzales Investments, LLC (payee)
ALUC Case File

NOTICE OF AIRPORT IN VICINITY

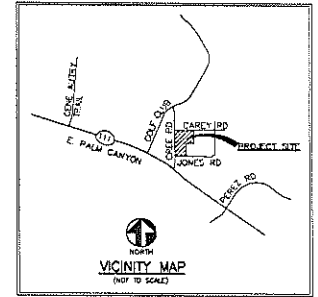
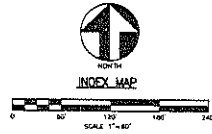
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual 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)

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
 THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S., R.2E., S.B.M.



LIST OF PLAN SET

SHEET NO.	DESCRIPTION
SHEET 1	MOOD SKETCH
SHEET 2	FINAL SITE ARCHITECTURAL PROPERTY MAP
SHEET 3	LANDSCAPE ARCHITECTURE
SHEET 4	TENTATIVE TRACT MAP



ACREAGE:
 GROSS: 17.24 ACRES = 739,261 SF
 NET: 16.32 ACRES = 717,504 SF

EXISTING ZONING:
 RR-RESORT RESIDENTIAL (3-6.0 DU/AC)

LAND USE:
 EXISTING: VACANT
 PROPOSED: RESIDENTIAL

ASSESSOR'S PARCEL NOS.:
 APN'S: 681-310-010 & 681-310-011

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREON BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

APN'S: 681-310-010
 THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SAN BERNARDINO RANGE AND MERIDIAN IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LOTS ON FILE IN BOOK 14, PAGE 652, OF MAPS, SAN DIEGO COUNTY RECORDS.

EXCEPTING THEREFROM THE MOBILEHOMES LOCATED THEREON

APN'S: 681-310-011
 THE EAST HALF OF THE SOUTH HALF OF LOT 20 IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SAN BERNARDINO RANGE AND MERIDIAN, AS SHOWN ON MAP ON FILE IN BOOK 14, PAGE 652, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, WITHIN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPT THEREFROM THE SOUTHERLY 330 FEET THEREOF.

OWNER/APPLICANT
 ORCE JONES VENTURES, LLC
 67-200 CAREY ROAD
 CATHEDRAL CITY, CA 92224
 PHONE: (760) 939-1400
 FAX: (760) 939-1438
 EMAIL: JAV@ORCEJONES.COM

PREPARED BY:
 FOMOTOR ENGINEERING
 225 SOUTH CIVIC DRIVE, SUITE 1-3
 PALM SPRINGS, CA 92232
 PHONE: (760) 323-1842
 FAX: (760) 323-1842

FOR REVIEW PURPOSES ONLY
 PHILIP K. FOMOTOR, REC 47264



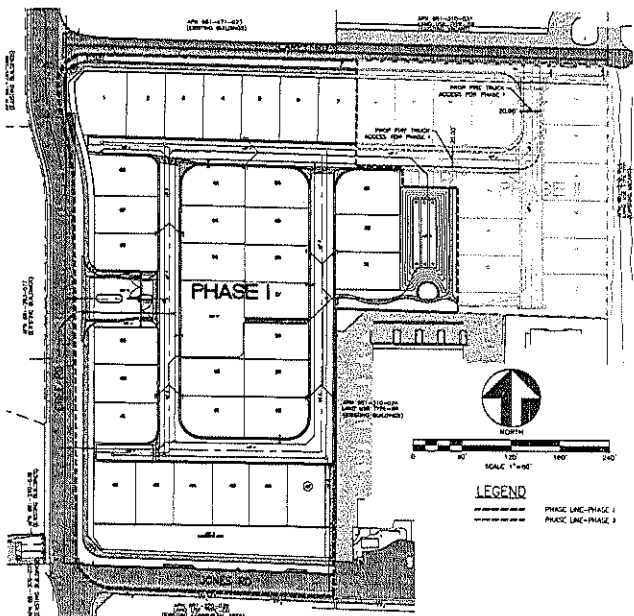
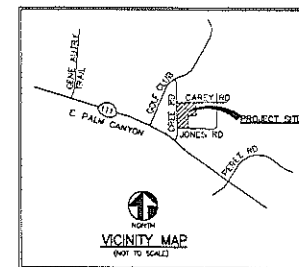
IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
INDEX SHEET
 PREPARATION DATE: 09/09/2014

SHEET 1
 OF
 SHEET 4

J. 13714

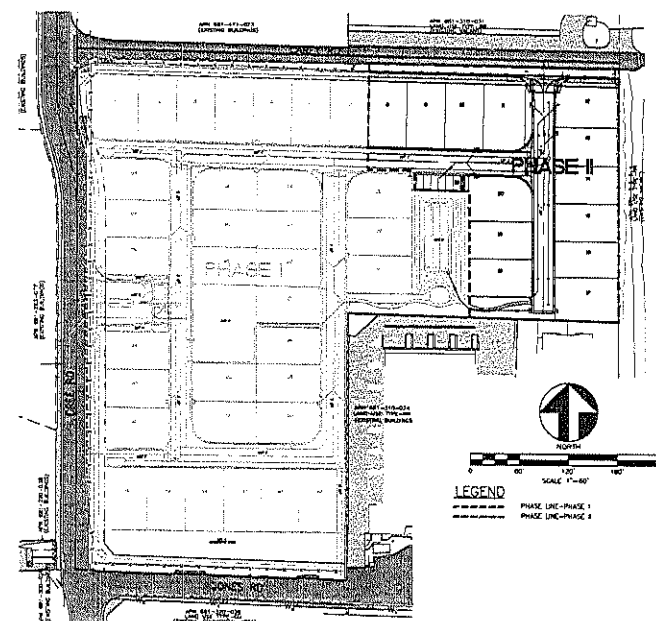
THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S., R.2E., S.B.M.

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
FINAL MAP INFRASTRUCTURE PHASING PLAN
THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S. R.5E. S.6.M.



PHASE I

- PHASE I-CONSTRUCTION ITEM LIST**
 OFFSITE STREET IMPROVEMENT-JONES RD, CARYL RD & PORTION OF CARYL RD
 OFFSITE STREET IMPROVEMENT-FOR LOTS 1-4, 2, & 4
 FOUNDATION WALL-PHASE I
 WATER MAIN-PHASE I
 SEWER MAIN-PHASE I
 OFFSITE STORM DRAIN-PHASE I
 OFFSITE RETENTION DASH
 HOLDUP CHASIS-ON-SITE



PHASE II

- PHASE II-CONSTRUCTION ITEM LIST**
 OFFSITE STREET IMPROVEMENT-REMAINING PORTION OF CARYL RD
 OFFSITE STREET IMPROVEMENT-FOR LOTS 6-20
 FOUNDATION WALL-PHASE II
 WATER MAIN-PHASE II
 SEWER MAIN-PHASE II
 OFFSITE STORM DRAIN-PHASE II

OWNER/APPLICANT
 GRACE JONES VENTURES, LLC
 87-200 CARYL ROAD
 CATHEDRAL CITY, CA 92234
 PHONE: (760) 949-1400
 FAX: (760) 949-1408
 EMAIL: JAMES@GRACEJONESPHASES.COM

PREPARED BY:
 FOUNDATOR ENGINEERING
 213 SOUTH GING DRIVE, SUITE 1-3
 PALM SPRINGS, CA 92267
 PHONE: (760) 323-1842
 FAX: (760) 323-1742
 FOR REVIEW PURPOSES ONLY
 ARCHITECT FOUNDATOR, REC 47264



IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
FINAL MAP INFRASTRUCTURE PHASING PLAN
 PREPARATION DATE: 09/24/2014

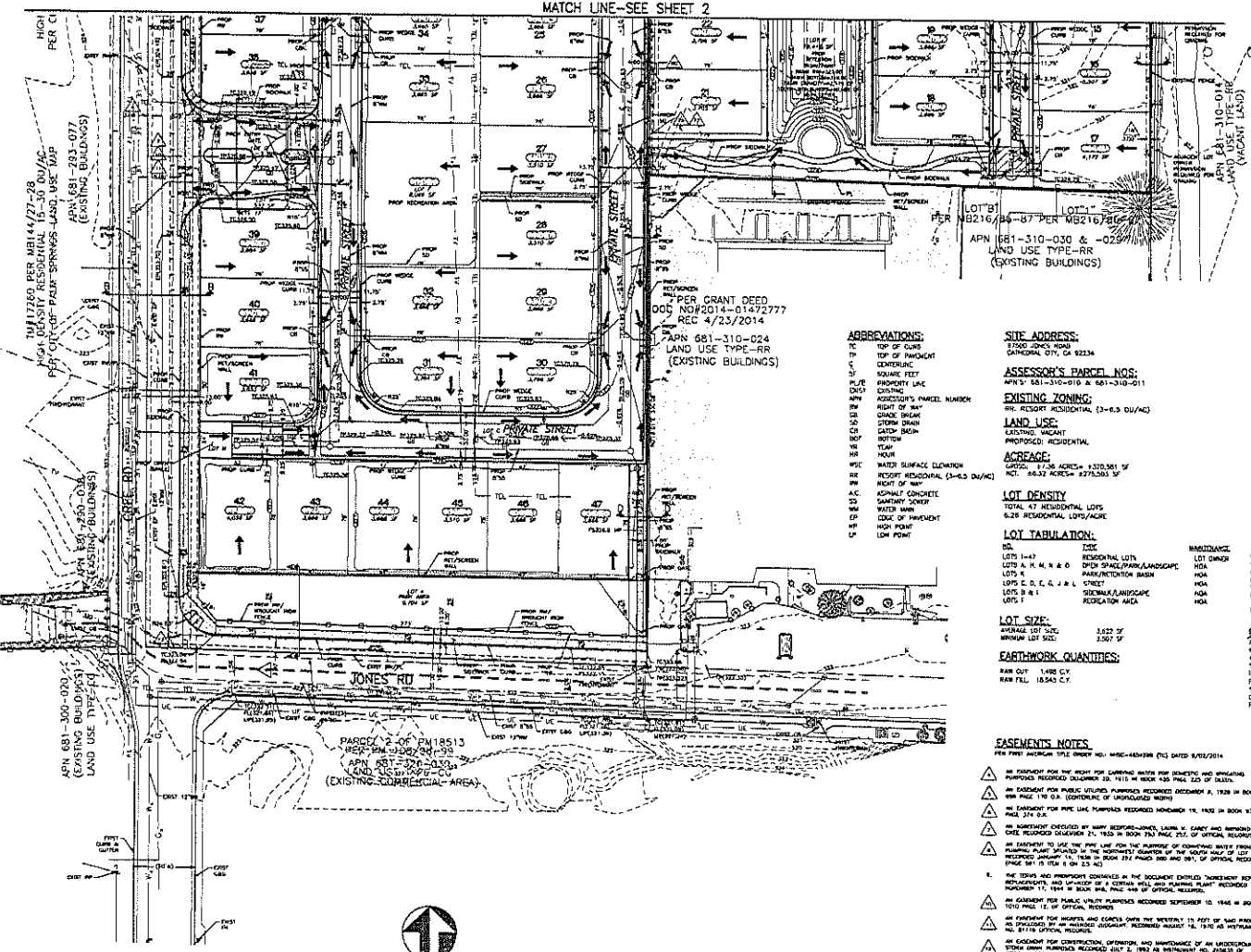
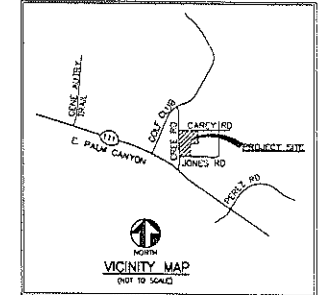
SHEET 2
 OF
 SHEET 4

THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S. R.5E. S.6.M.

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 36747

THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S. N.3E, S.B.M.



- LEGEND**
- BOUNDARY
 - LOT LINE / RIGHT OF WAY
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN
 - EXISTING BLOCK/SCREEN WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING BLOCK/FORCEN WALL
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING UNDERGROUND UTILITY
 - EXISTING TELEPHONE LINE
 - EXISTING GATE VALVE
 - EXISTING GAS LINE
 - EXISTING STORM RUNOFF FLOW DIRECTION
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED CONTOUR
 - PROPOSED STREET LIGHT
 - EXISTING CONTOUR
 - EXISTING CONCRETE
 - EXISTING LIGHT
 - EXISTING GATE VALVE
 - EXISTING SOWER MANHOLE
 - EXISTING SANDWICH METEOR
 - EXISTING ELECTRIC STRUCTURE
 - EXISTING POWER POLE
 - EXISTING TREE
 - EXISTING PALM TREE

SOURCE OF WATER SUPPLY
S.W. PUBLIC WATER SYSTEM

METHOD OF SEWAGE DISPOSAL
S.W. PUBLIC SEWER SYSTEM

SCHOOL DISTRICT
PALM SPRINGS UNIFIED

LEGAL DESCRIPTION:
THE LAND HEREIN TO BE HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
APN'S 881-310-010 THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF PALM VALLEY COUNTY LANDS ON FILE IN BOOK 14, PAGE 892, OF MAPS, SAN DIEGO COUNTY RECORDS.
EXCEPT THEREFROM THE MOBILE HOME(S) LOCATED THEREON
APN'S 881-310-011 THE EAST HALF OF THE SOUTH HALF OF LOT 20, IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF PALM VALLEY COUNTY LANDS ON FILE IN BOOK 14, PAGE 892, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, WITHIN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
EXCEPT THEREFROM THE SOUTHERLY 330 FEET THEREOF.

FEMA FLOOD ZONE
FLOOD MAP NO. 80603C1080A, EFFECTIVE DATE AUG. 23, 2008
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD OR FLOOD TERRAIN). AVERAGE DEPTH DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

SITE ADDRESS:
3700 JONES RD
CATHEDRAL CITY, CA 92234

ASSESSOR'S PARCEL NOS.:
APN'S: 881-310-010 & 881-310-011

EXISTING ZONING:
RES-RESORT RESIDENTIAL (3-6.5 DU/AC)

LAND USE:
EXISTING VACANT
PROPOSED: RESIDENTIAL

ACREAGE:
TOTAL 47.82 ACRES + 370.00 SF
RESORT RESIDENTIAL (3-6.5 DU/AC)
TOTAL 47.82 ACRES + 370.00 SF

LOT DENSITY:
6.2 RESIDENTIAL LOTS/ACRE

LOT TABULATION:

LOT	USE	REMARKS
1-47	RESIDENTIAL LOTS	REMARKS
A, M, N & O	DRIVE SPAC./PARK/LANDSCAPE	NOA
R	RAINFALL/RETENTION BASIN	NOA
C, D, E, G, J & L	STREET	NOA
S & T	SIDEWALK/BIPODE	NOA
U	RECREATION WALK	NOA

LOT SIZE:
MINIMUM LOT SIZE: 1,000 SQ. FT.
MINIMUM LOT SIZE: 1,000 SQ. FT.

EARTHQUAKE QUANTITIES:
AIR GWT: 1.485 C.Y.
RAW FILL: 18.543 C.Y.

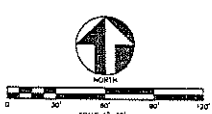
PER GRANT DEED
000 N0#2014-01472777
REC 4/23/2014
APN 881-310-024
LAND USE TYPE-RR
(EXISTING BUILDINGS)

ABBREVIATIONS:
TL TOP OF CURB
TR TOP OF ROADWAY
L CENTERLINE
S SQUARE FEET
PLATE EXISTING
DEST DESTINATION
APN ASSESSOR'S PARCEL NUMBER
R/W RIGHT OF WAY
CR CRACK DRAIN
SD STORM DRAIN
CB CATCH BASIN
WSP WET POND
WSP WATER SURFACE ELEVATION
RR RESORT RESIDENTIAL (3-6.5 DU/AC)
RW RIGHT OF WAY
A.C. ASPHALT CONCRETE
S.S. SANDY SOIL
W.M. WATER MAIN
E.P. EDGE OF PAVEMENT
H.P. HIGH POINT
L.P. LOW POINT

APN 881-310-010
LAND USE TYPE-RR
(EXISTING BUILDINGS)

APN 881-310-010
LAND USE TYPE-RR
(EXISTING BUILDINGS)

APN 881-310-010
LAND USE TYPE-RR
(EXISTING BUILDINGS)



UTILITY PURVISORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON (760) 332-4200

TV CABLE: THE WARNER CABLE (800) 874-5472

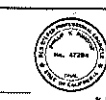
TELEPHONE: VERIZON COMPANY (760) 884-1700

GAS: SO CALIFORNIA GAS COMPANY (800) 333-7851

WATER/SEWER: DESERT WATER AGENCY (760) 321-4871

OWNER/APPLICANT
CEE JONES VENTURES, LLC
612-300 CAREY ROAD
CATHEDRAL CITY, CA 92234
PHONE: (760) 969-1400
FAX: (760) 969-1408
EMAIL: MARIOROSACOM@PAGES.COM

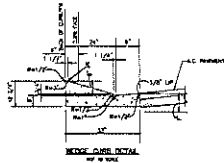
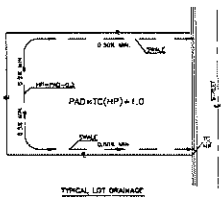
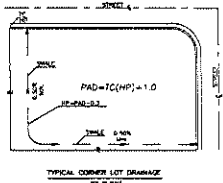
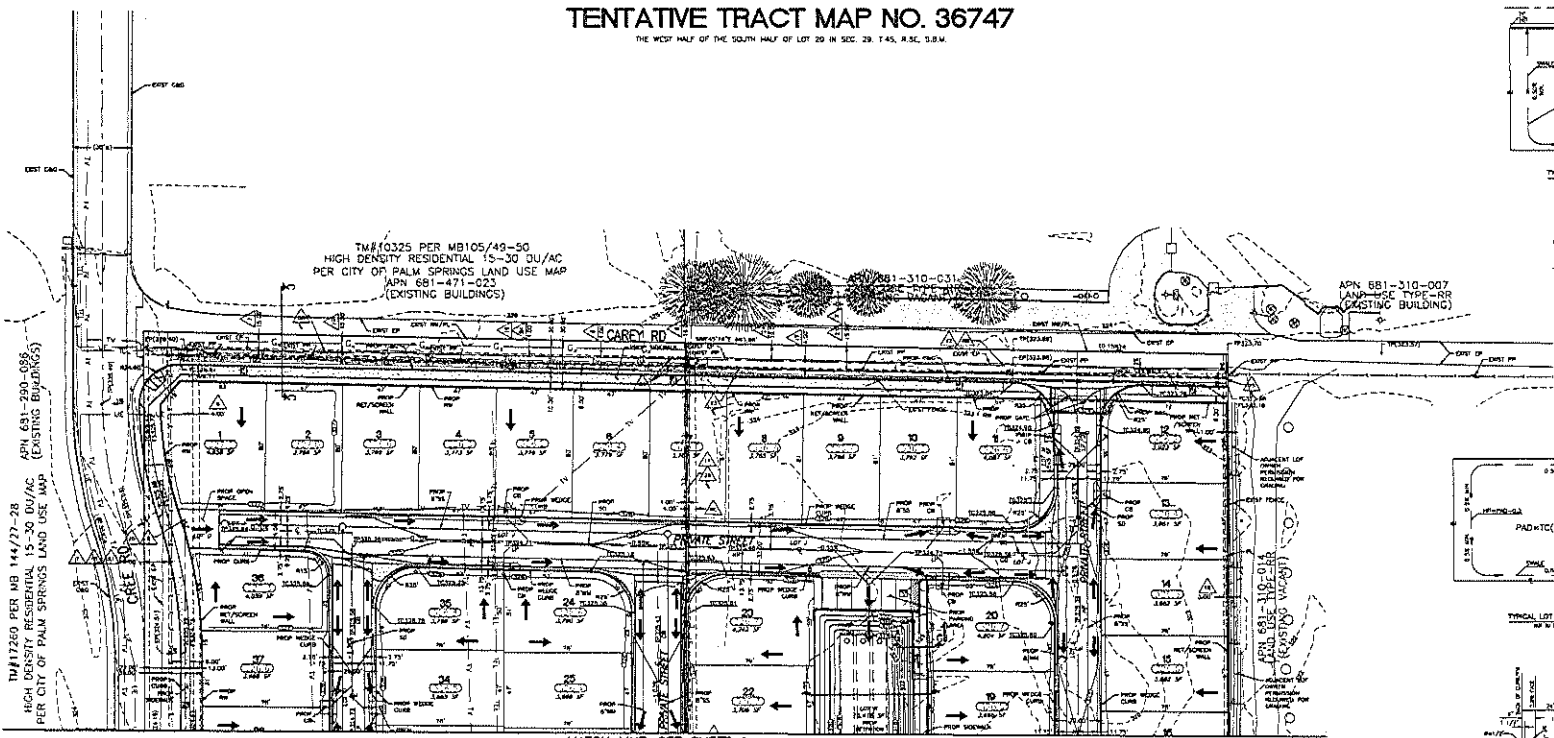
PREPARED BY:
TOWNOTER ENGINEERING
223 SOUTH GOND DRIVE, SUITE 1-8
PALM SPRINGS, CA 92262
PHONE: (760) 333-1842
FAX: (760) 333-1742



IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
PREPARATION DATE: 09/29/2014
THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S. N.3E, S.B.M.

SHEET 3
OF
SHEET 4

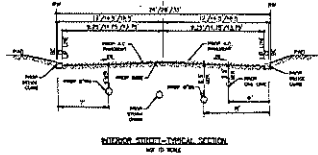
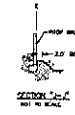
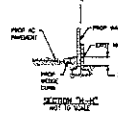
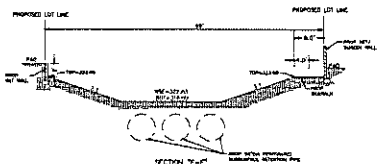
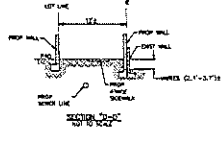
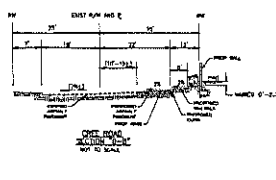
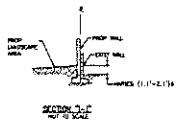
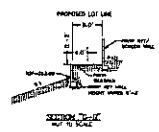
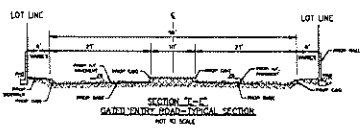
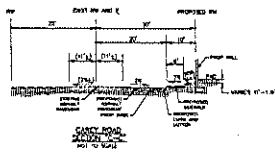
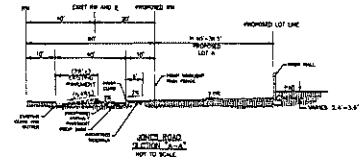
IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747
 THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S, R.5E, S.B.M.



MATCH LINE-SEE SHEET 1



SCALE 1"=30'



OWNER/APPLICANT
 ONE JONES MOUNTAINS, LLC
 61-500 DIXIE ROAD
 CATHEDRAL CITY, CA 92234
 PHONE: (760) 323-1400
 FAX: (760) 323-1408
 EMAIL: MANDORACH@JONESMOUNTAINS.COM

PREPARED BY:
 TOMPKINS ENGINEERING
 225 SOUTH CAME DRIVE, SUITE 1-5
 PALM SPRINGS, CA 92264
 PHONE: (760) 323-1842
 FAX: (760) 323-1742



IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36747

PREPARATION DATE: 02/26/2014

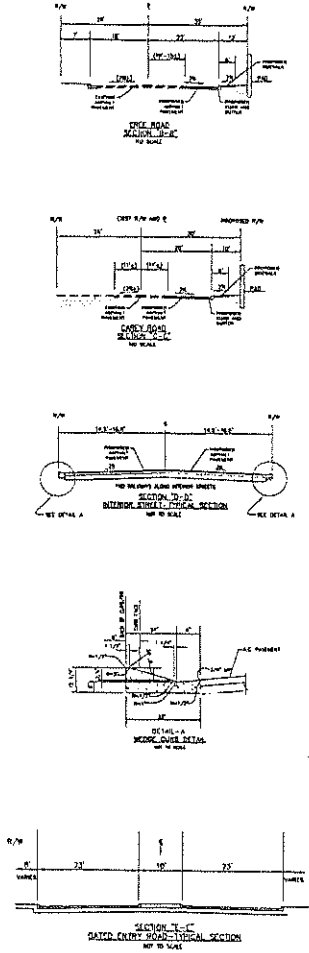
SHEET 4
 OF
 SHEET 4

FOR REVIEW PURPOSES ONLY
 GREGORY T. TOMPKINS, REG. #71884

JN 13024

THE WEST HALF OF THE SOUTH HALF OF LOT 20 IN SEC. 29, T.4S, R.5E, S.B.M.

SECTION DETAILS



DRIVEWAY PARKING SPACE
(10' X 20' OR 10' X 16')

GATED ENTRY WITH
LANDSCAPING AND
ENHANCED PAVING

RECREATION AREA
WITH POOL, SPA,
BBQ'S, CHANGING &
RESTROOMS

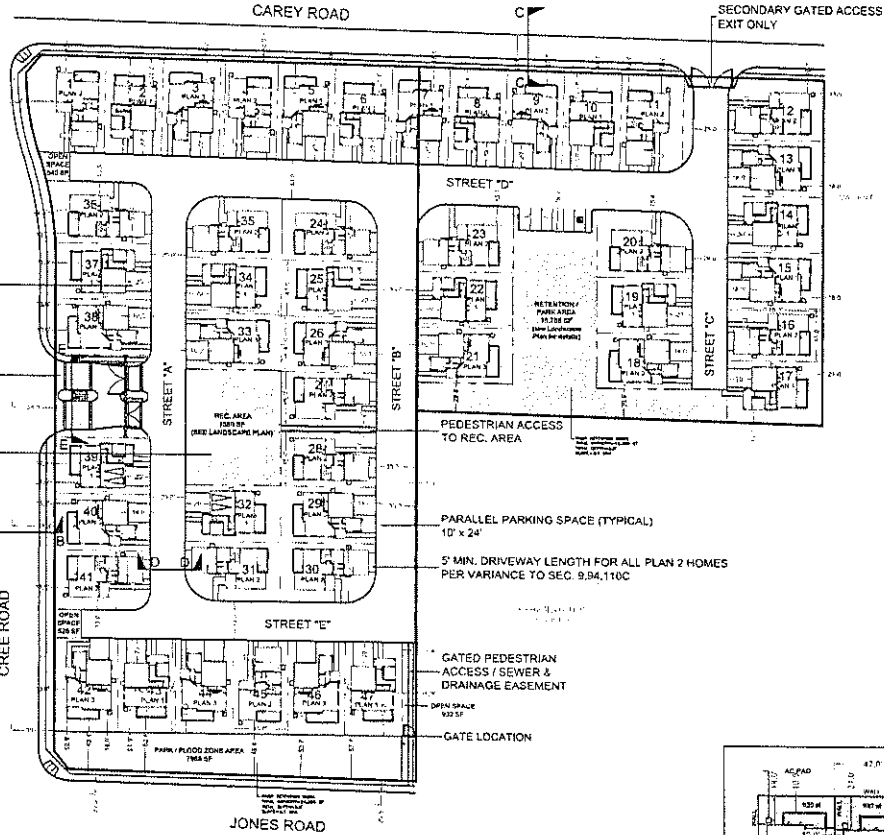
PARALLEL PARKING SPACE (TYPICAL)
10' X 24'

5' MIN. DRIVEWAY LENGTH FOR ALL PLAN 2 HOMES
PER VARIANCE TO SEC. 9.04.110C

GATED PEDESTRIAN
ACCESS / SEWER &
DRAINAGE EASEMENT

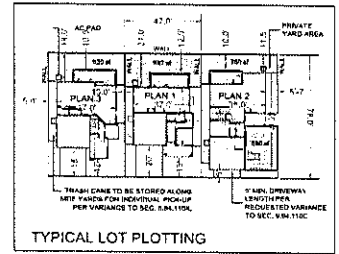
OPEN SPACE
933 SF

GATE LOCATION



PROJECT SUMMARY TABLE

GRABER SITE AREA	7.37 ACRES
TOTAL UNITS	47 UNITS
DENSITY	6.4 DU/AC
LOT SIZE SUMMARY	
47' X 78' LOT SIZE	38
45' X 78' LOT SIZE	11
TOTAL	47
PLAN TYPE SUMMARY	
PLAN 1	177
PLAN 2	302
PLAN 3	316
TOTAL	47
SITE COVERAGE	
ACTIVE OPEN SPACE	25,348
PRIVATE YARDS	88,047
FLOOD ZONE AREA	1,889
WALKING COVERAGE	82,316
PERMITTED ROADS TO CL	65,355
ROADS PARKING	82,884
TOTAL	321,013
PARKING SUMMARY	
PLAN 1	141
PLAN 2	147



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL OTHER SHEETS FOR DIMENSIONS AND NOTES.
3. REFER TO ALL OTHER SHEETS FOR DIMENSIONS AND NOTES.
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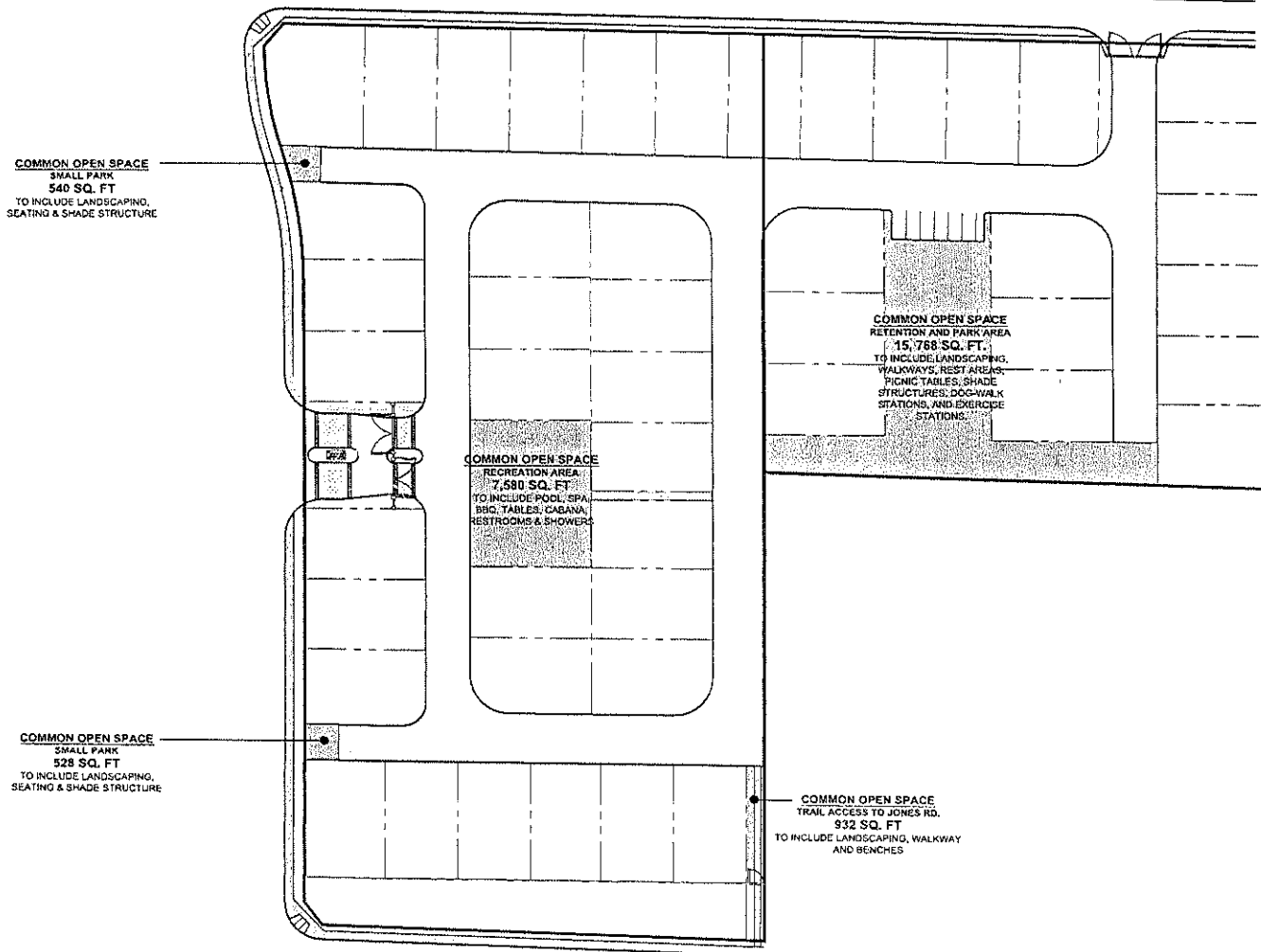
CREE / JONES VENTURES, LLC
THE DISTRICT
CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
APN: 681-310-010-4 and 681-310-011-5

ALTERNATIVE CONCEPTUAL SITE PLAN
45' & 47' X 78' LOT SIZE

Owner:
CREE / JONES VENTURES, LLC
30-475 Date Palm Dr., Suite C
Cathedral City, CA 92234
(760) 969-1400 Office
(760) 969-1408 Fax
marlo@jgnccompanies.com

SEPTEMBER 25, 2014 14010.00
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
500 Crystal Drive, Suite 1100, Washington, DC 20004
1948.1474-6030



OPEN SPACE SUMMARY

SMALL PARKS	1068 SF
TRAIL TO JONES	932 SF
RECREATION AREA	7580 SF
PARK/RETENTION	15,768 SF
TOTAL	25,348 SF*

*CITY REQUIREMENT FOR COMMON OPEN SPACE IS 500 S.F. PER UNIT. WITH 47 TOTAL UNITS, THE REQUIREMENT FOR THIS PROJECT IS 23,500 SF. PROJECT EXCEEDS THIS REQUIREMENT BY 1848 SF.

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

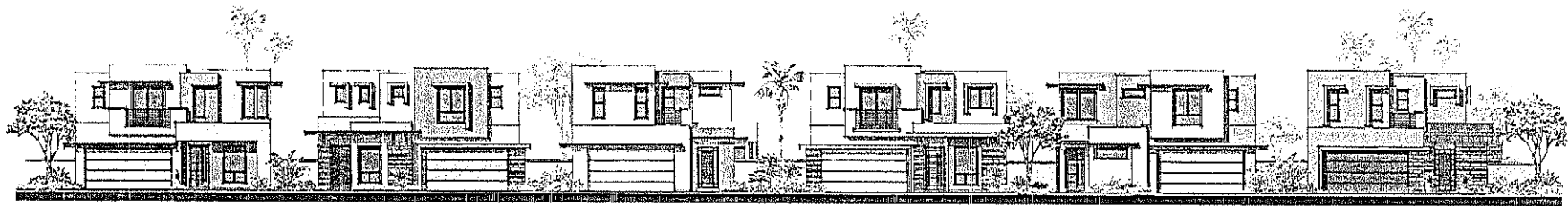
67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

COMMON OPEN SPACE

Owner:
 CREE / JONES VENTURES, LLC
 30475 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 968-1400 Office
 (760) 968-1498 Fax
 memo@jchecompanies.com

SEPTEMBER 25, 2014 14010.00

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 99 Corporate Park, Irvine, CA 92618
 94933474-6030



PLAN 1
MODERN

PLAN 3
DESERT MODERN

PLAN 2
MODERN

PLAN 1
DESERT MODERN

PLAN 3
MODERN

PLAN 2
DESERT MODERN

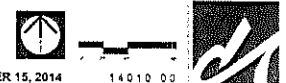
CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

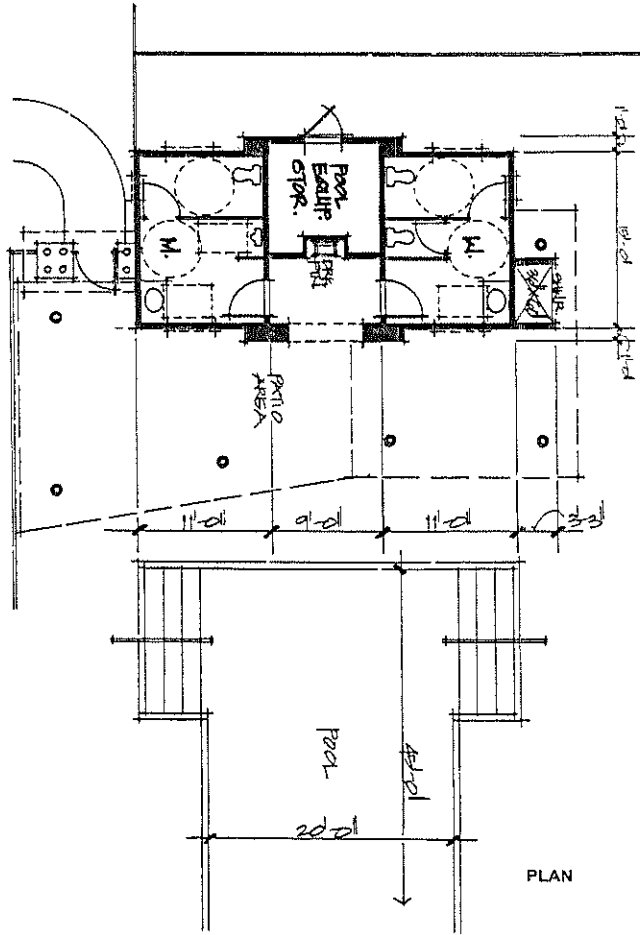
STREET SCENE
 MODERN & DESERT MODERN

45' & 47' X 78' LOT SIZE

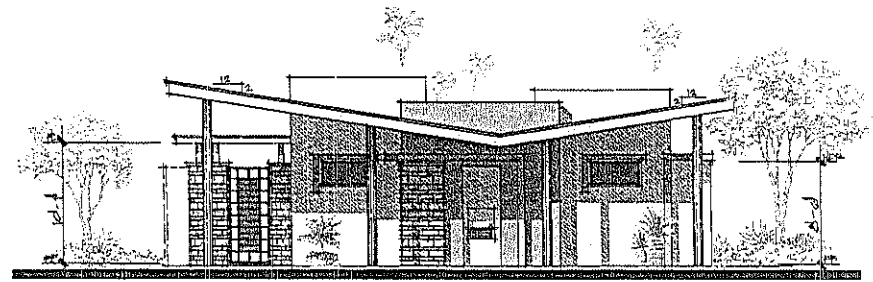
Owner:
 CREE / JONES VENTURES, LLC
 30-875 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 956-1488 Office
 (760) 956-1488 Fax
 mario@jvthecompanies.com



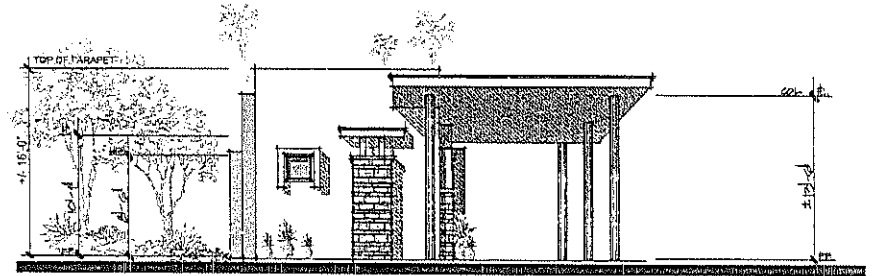
SEPTEMBER 15, 2014 14010 00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 40 Corporate Park, Irvine CA 92608
 (949) 474-6030



PLAN



FRONT



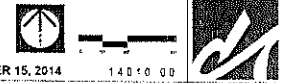
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CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

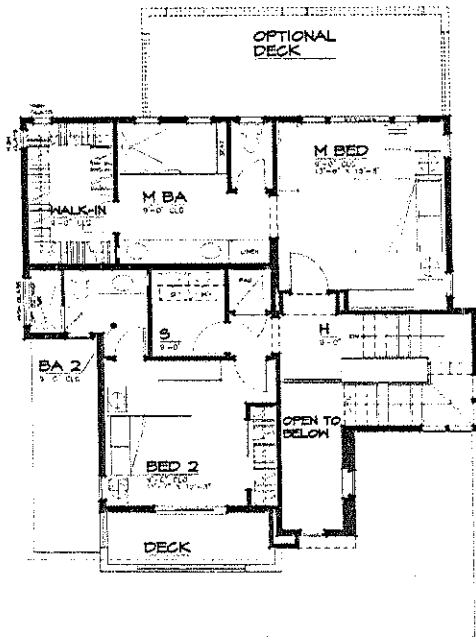
67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5
POOL CABANA - ELEVATIONS & PLAN
 DESERT MODERN - COLOR SCHEME 6

45' & 47' X 78' LOT SIZE

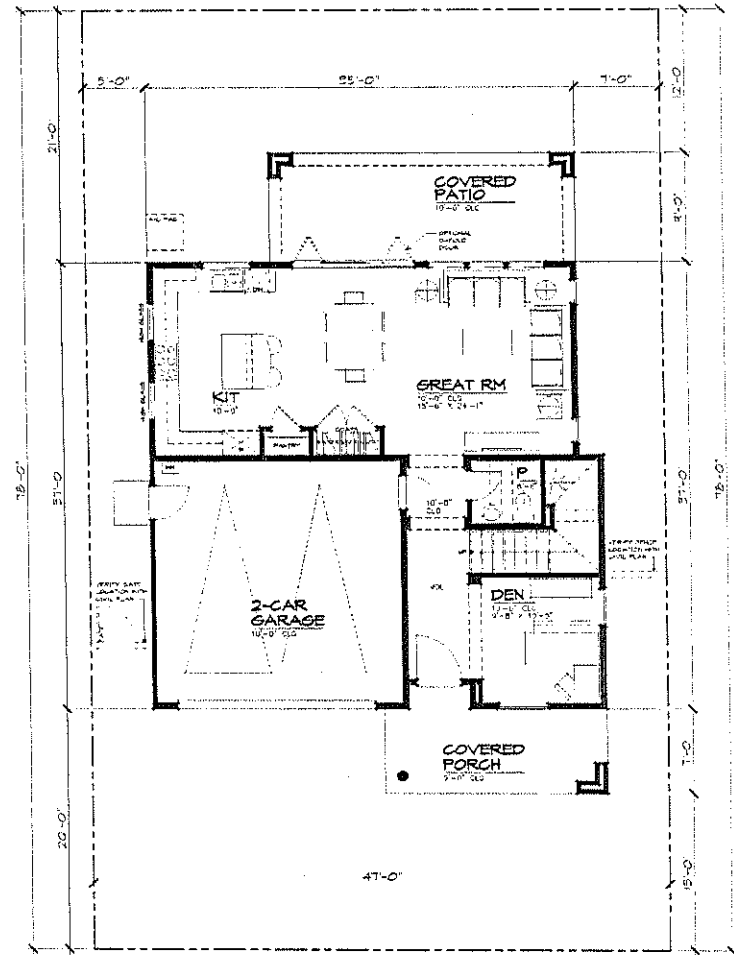
Owner:
 CREE / JONES VENTURES, LLC
 38-875 Duro Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 969-1400 Office
 (760) 969-1498 Fax
 mono@thecompanies.com



SEPTEMBER 15, 2014 14010 00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 90 Corporate Park Irvine CA 92618
 (949) 474-8039



SECOND FLOOR
889 SQ. FT



FIRST FLOOR
908 SQ. FT

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

PLAN 1 - 1,777 SQ. FT.

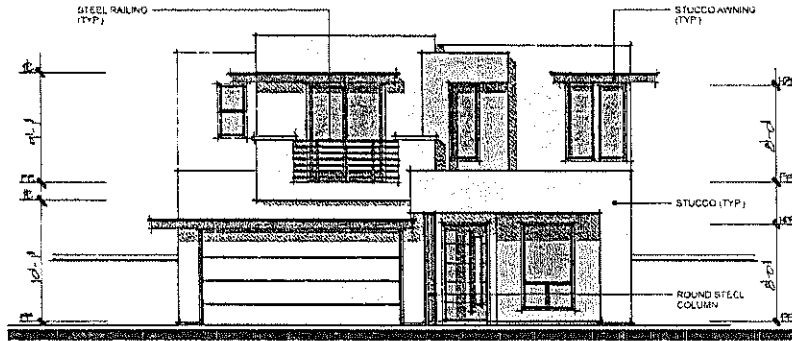
45' & 47' X 78' LOT SIZE

Owner:
 CREE / JONES VENTURES, LLC
 30-875 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 363-1400 Office
 (760) 360-1498 Fax
 marlo@ghacompanies.com

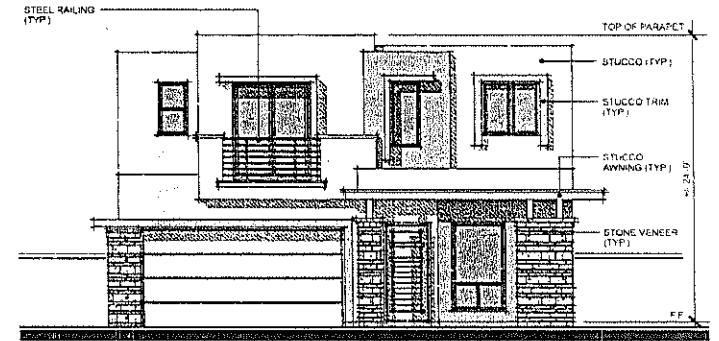


SEPTEMBER 15, 2014 14010.00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 69 Corporate Park, Irvine CA 92618
 (949) 274-8030





MODERN
COLOR SCHEME 1



DESERT MODERN
COLOR SCHEME 6

CREE / JONES VENTURES, LLC
THE DISTRICT
CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
APN: 681-310-010-4 and 681-310-011-5

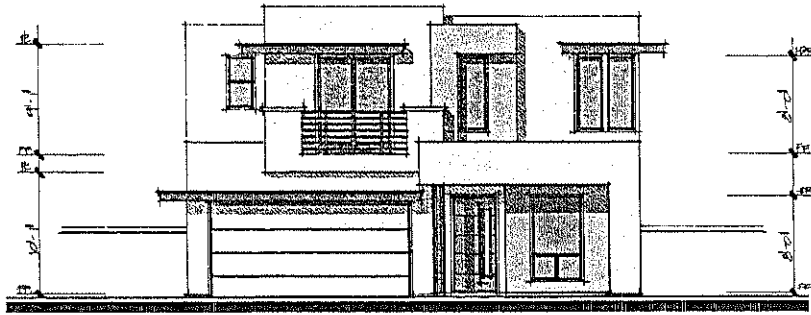
PLAN 1 ELEVATIONS
MODERN & DESERT MODERN

45' & 47' X 78' LOT SIZE

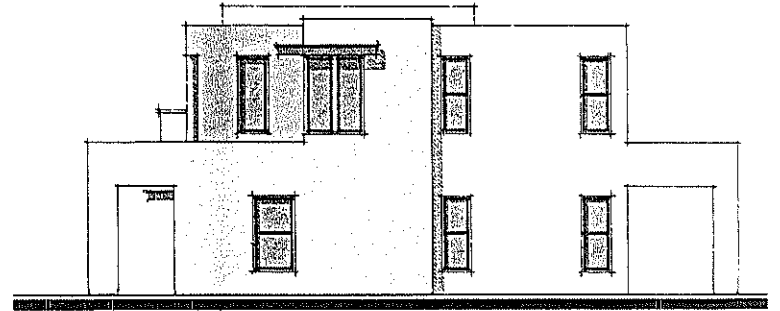
Owner:
CREE / JONES VENTURES, LLC
30-675 Dale Palm Dr., Suite C
Cathedral City, CA 92234
(760) 309-1400 Office
(760) 569-1498 Fax
msa1@ghiacompanies.com



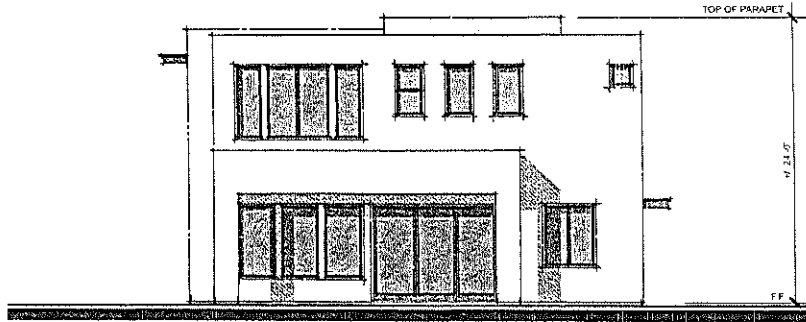
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DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
60 Corporate Park, Irvine, CA 92606
(949) 474-8030



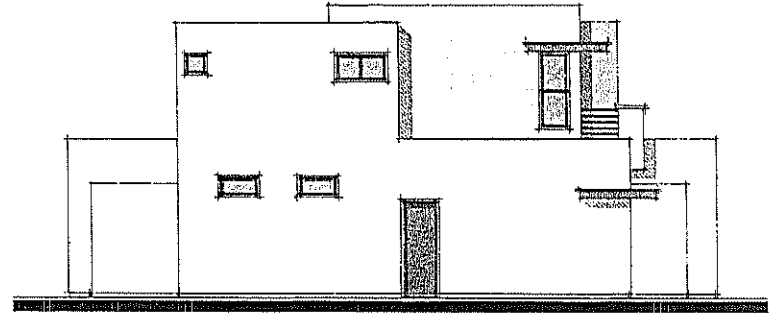
FRONT



RIGHT



REAR



LEFT

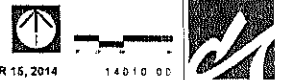
CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

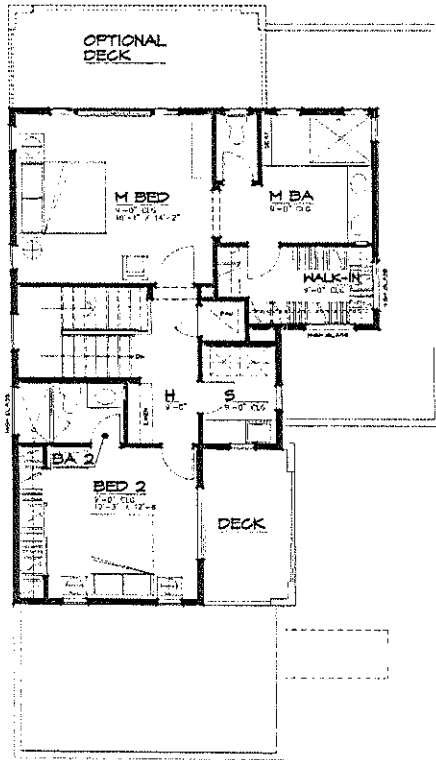
PLAN 1 ELEVATIONS
 MODERN - COLOR SCHEME 1

45' & 47' X 78' LOT SIZE

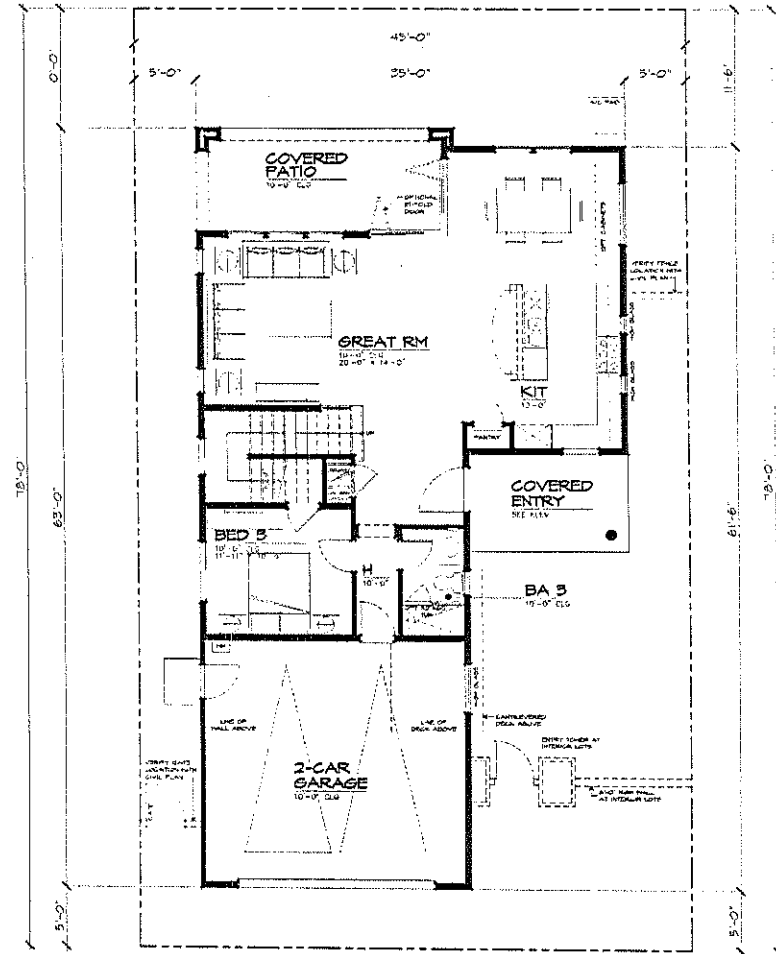
Owner:
 CREE / JONES VENTURES, LLC
 30-875 Date Palm Dr., Suite G
 Cathedral City, CA 92234
 (760) 989-1499 Office
 (760) 989-1490 Fax
 rlano@jghacompanies.com



SEPTEMBER 15, 2014 14010 00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 88 Corporate Park Irvine CA 92618
 (949) 474-6030



SECOND FLOOR
898 SQ. FT



FIRST FLOOR
1094 SQ. FT

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5
PLAN 2 - 1,992 SQ. FT.

45' & 47' X 78' LOT SIZE

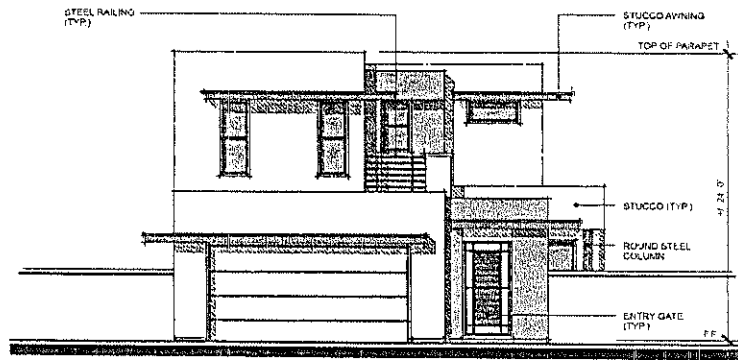
Owner:
 CREE / JONES VENTURES, LLC
 30 875 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 992-1400 Office
 (760) 992-1498 Fax
 mh@johncree.com



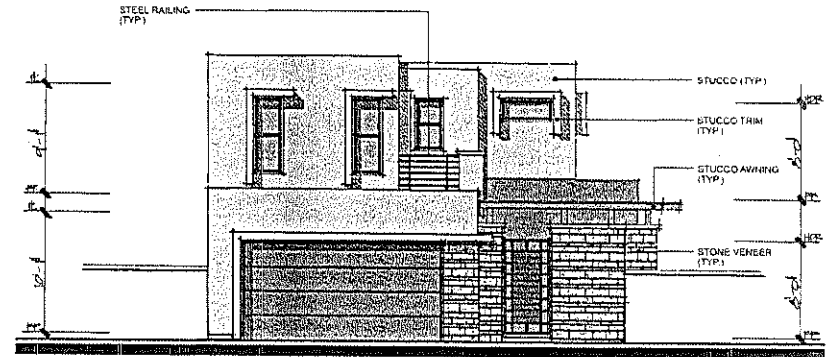
SEPTEMBER 15, 2014 14010.00

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 60 Corporate Park, Irvine CA 92606
 (949) 474-6933





MODERN
COLOR SCHEME 2



DESERT MODERN
COLOR SCHEME 5

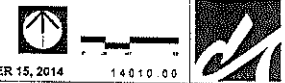
CREE / JONES VENTURES, LLC
THE DISTRICT
CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
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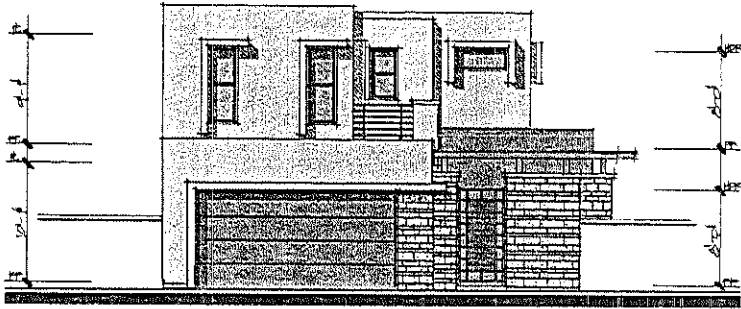
PLAN 2 ELEVATIONS
MODERN & DESERT MODERN

45' & 47' X 78' LOT SIZE

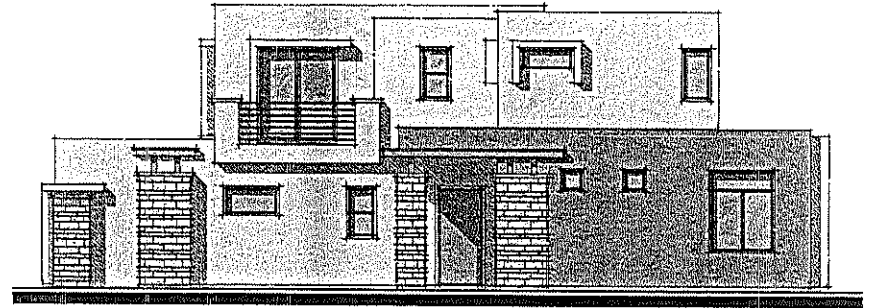
Owner:
CREE / JONES VENTURES, LLC
30-875 Dale Palm Dr., Suite C
Cathedral City, CA 92234
(760) 969-1400 Office
(760) 969-1498 Fax
mario@ghacompanies.com



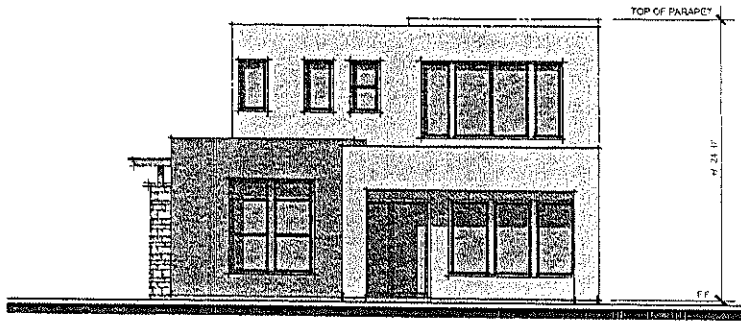
SEPTEMBER 15, 2014 14010.00
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
50 Corporate Park, Irvine CA 92608
949.474.6039



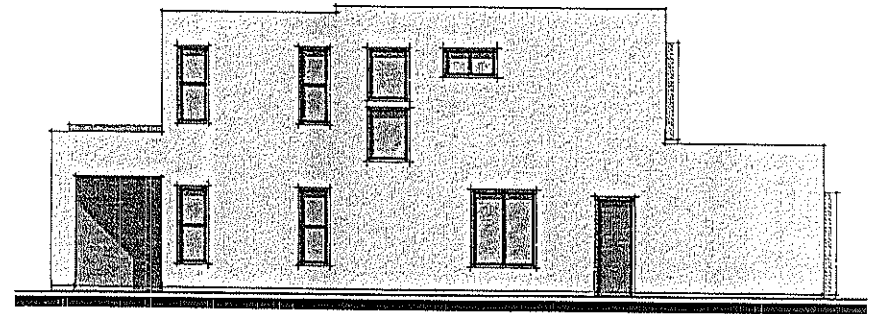
FRONT



RIGHT



REAR



LEFT

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

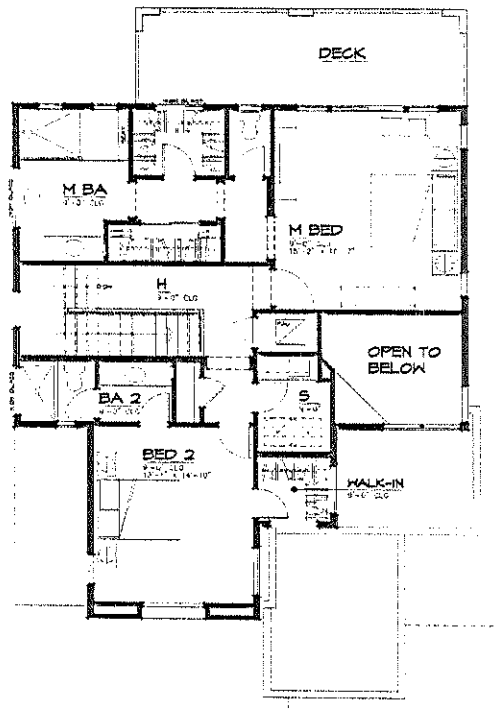
PLAN 2 ELEVATIONS
 DESERT MODERN - COLOR SCHEME 5

45' & 47' X 78' LOT SIZE

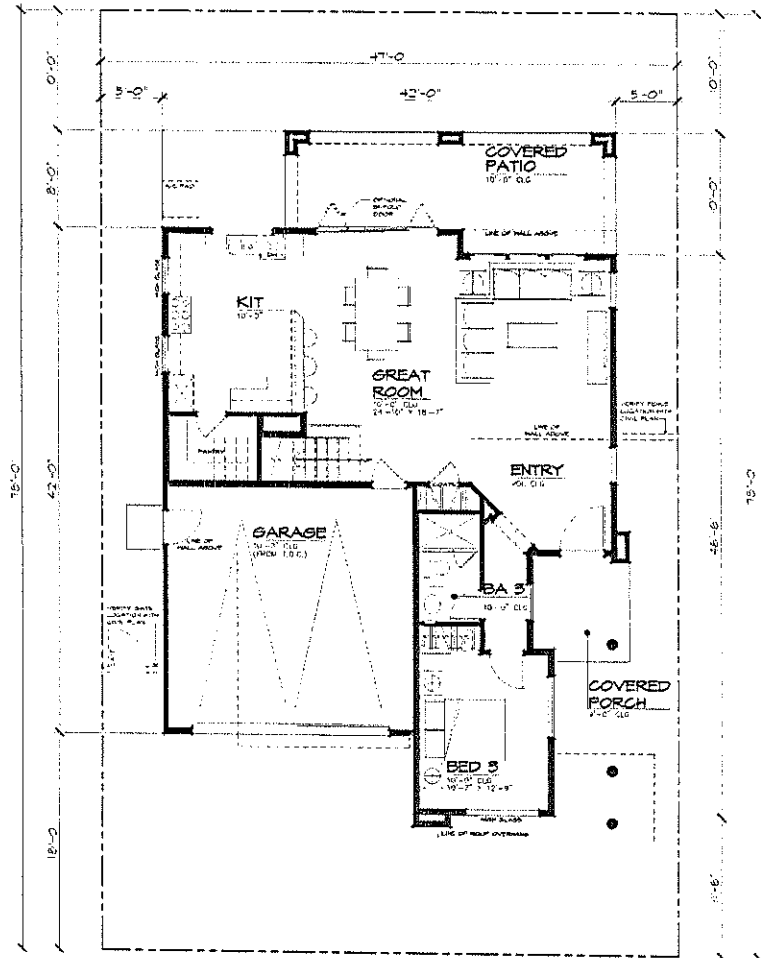
Owner:
 CREE / JONES VENTURES, LLC
 39-425 Duto Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 956-1400 Office
 (760) 956-1498 Fax
 mleece@jvaccompanies.com



SEPTEMBER 15, 2014 14010 00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 60 Corporate Park, Irvine, CA 92608
 (949) 471-6030



SECOND FLOOR
1,068 SQ. FT



FIRST FLOOR
1,096 SQ. FT

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

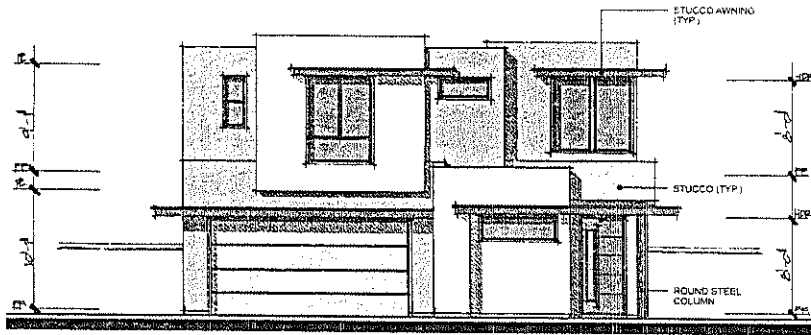
67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5
PLAN 3 - 2,164 SQ. FT.

45' & 47' X 78' LOT SIZE

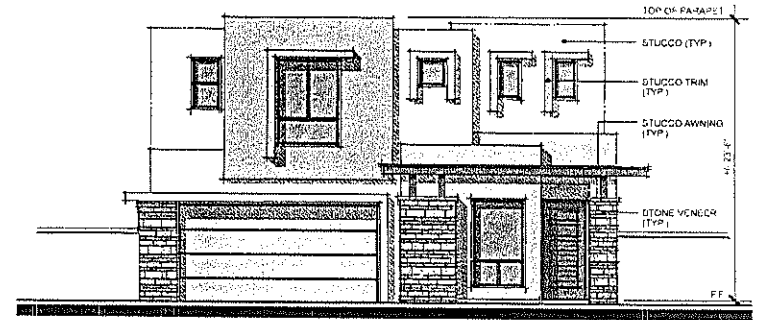
Owner:
 CREE / JONES VENTURES, LLC
 30-875 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 955-1400 Office
 (760) 369-1498 Fax
 mano@ghacompanies.com



SEPTEMBER 15, 2014 14010 00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 49 Corporate Park, Irvine, CA 92606
 (949) 474-0030



MODERN
COLOR SCHEME 3



DESERT MODERN
COLOR SCHEME 4

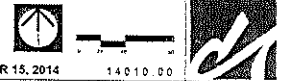
CREE / JONES VENTURES, LLC
THE DISTRICT
CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
APN: 681-310-010-4 and 681-310-011-5

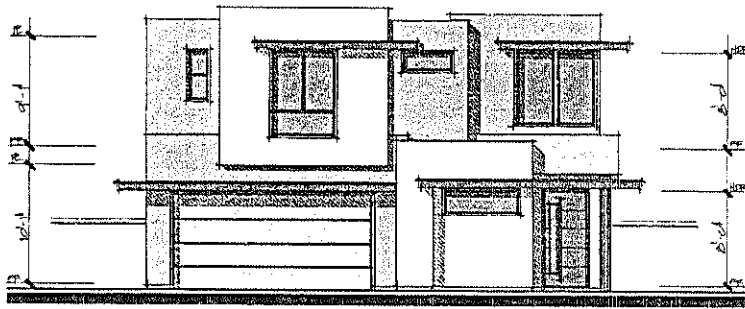
PLAN 3 ELEVATIONS
MODERN & DESERT MODERN

45' & 47' X 78' LOT SIZE

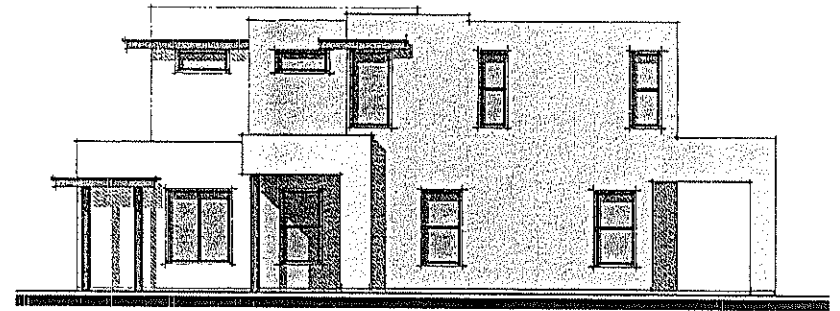
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CREE / JONES VENTURES, LLC
36-875 Dale Palm Dr. Suite C
Cathedral City, CA 92234
(760) 959-1400 Office
(760) 959-1498 Fax
mario@jheccompanies.com



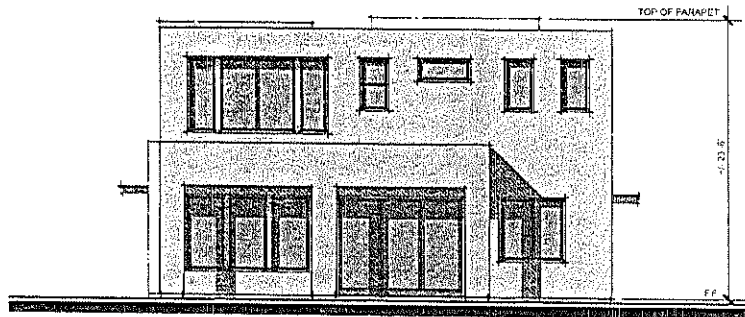
SEPTEMBER 15, 2014 14010.00
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
40 Corporate Park Irvine CA 92606
(949) 474-6833



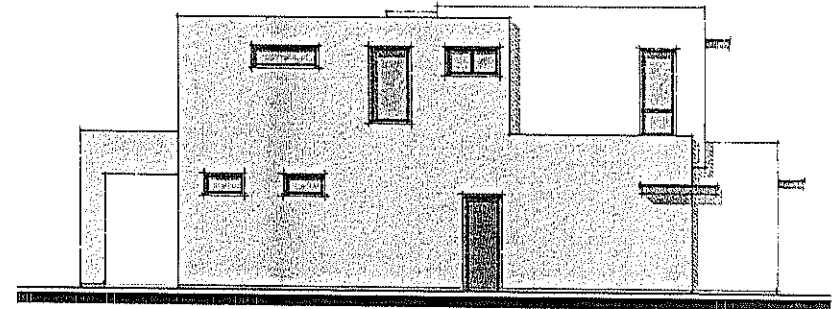
FRONT



RIGHT



REAR



LEFT

CREE / JONES VENTURES, LLC
THE DISTRICT
 CATHEDRAL CITY, CA

67-500 Carey Road, Cathedral City, CA 92234
 APN: 681-310-010-4 and 681-310-011-5

PLAN 3 ELEVATIONS
 MODERN - COLOR SCHEME 3

45' & 47' X 78' LOT SIZE

Owner:
 CREE / JONES VENTURES, LLC
 30-975 Date Palm Dr., Suite C
 Cathedral City, CA 92234
 (760) 969-1400 Office
 (760) 969-1498 Fax
 marlo@danielianassociates.com



SEPTEMBER 15, 2014 14010.00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 60 Corporate Park Irvine CA 92618
 949.474.8030

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS
1120 N STREET, SUITE 3300
P.O. BOX 942874, MS-40
SACRAMENTO, CA 94274-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY 711
www.dot.ca.gov



Airport Land Use Commission
Received

*Serious drought.
Help save water!*

OCT 22 2014

October 15, 2014

Mr. John Guerin, ALUC Contact
4080 Lemon Street, 9th Floor
Riverside, CA 92501-3634

Greetings:

On October 8, 2014, the California Transportation Commission (Commission) adopted the enclosed 2014 Aeronautics Acquisition and Development (A&D) Program. The Commission approved the list of projects for funding over the next two fiscal years (FY).

Please review the 2014 Aeronautics A&D Program. In order to have your project allocated, you must send in a completed DOA-0010 Acquisition and Development Application with all required supporting documents to: Aviation Funding Specialist, Division of Aeronautics.

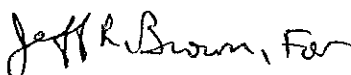
Please apply for the highlighted project (see enclosure) in FY 2014–2015 by April 17, 2015. Once you have applied and your project has been allocated by the Commission, you will receive a letter with further instructions.

Please be aware that all projects in the 2014 Aeronautics A&D Program will be subject to the Commission's General Aviation Funding Guidelines timely use of funds policy. This policy requires a project to be allocated by the Commission in the same FY programmed, or the project will lapse and be withdrawn from the Aeronautics A&D Program. Your project should be awarded prior to June 30, 2015.

If you have any questions, please contact:

Parvin Bijani at (916) 657-0543 or parvin.bijani@dot.ca.gov
Danny Uppal at (916) 654-4232 or danny.uppal@dot.ca.gov
Patrick Kyo at (916) 654-5082 or patrick.kyo@dot.ca.gov

Sincerely,


GARY CATHEY, Chief
Division of Aeronautics

Enclosure

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

2014 AERONAUTICS ACQUISITION AND DEVELOPMENT PROGRAM

Reference No.: 4.8

October 8, 2014

Attachment

FY 2014-15

These projects have been adopted by the commission in prior programs and never received an allocation due to a lack of funding

AIRPORT	CATEGORY	COUNTY	PROJECT DESCRIPTION	PRIORITY RANK	TOTAL COST	STATE COST 90%	RUNNING TOTAL
HERLONG AIRPORT	N-NPIAS	Lassen	Overlay Runway, Taxiway, and Apron	1	\$370,000	\$333,000	\$333,000
RAVENDALE AIRPORT	N-NPIAS	Lassen	Overlay Runway and Tie-down Area	1	\$340,000	\$306,000	\$639,000
CHICO MUNICIPAL AIRPORT	General Aviation	Butte	ALUCP-Airport Land Use Compatibility Plan Update	1	\$110,000	\$99,000	\$738,000
TAFT AIRPORT	General Aviation	Kern	ALUCP-Airport Land Use Compatibility Plan Update	1	\$245,000	\$221,000	\$959,000
ADIN AIRPORT	N-NPIAS	Modoc	Overlay Runway, Taxiway, Apron and Restripe Pavement	1	\$550,000	\$495,000	\$1,454,000
RUTH AIRPORT	General Aviation	Trinity	Runway Overlay and Restripe Pavement	1	\$480,000	\$432,000	\$1,886,000
RIO VISTA MUNICIPAL AIRPORT	General Aviation	Solano	ALUCP- Airport Land Use Compatibility Plan Update	1	\$160,000	\$144,000	\$2,030,000
AGUA CALIENTE SPRINGS AIRPORT	N-NPIAS	San Diego	Rehabilitate Runway 11/29	1	\$554,000	\$499,000	\$2,529,000
HAYWARD EXECUTIVE AIRPORT	General Aviation	Alameda	Runway 10R/28L and Taxiway Paving and Restriping	1	\$554,000	\$499,000	\$3,028,000
WARD FIELD AIRPORT	N-NPIAS	Del Norte	ALUCP- Airport Land Use Compatibility Plan Update	1	\$150,000	\$135,000	\$3,163,000
FALL RIVER MILLS AIRPORT	General Aviation	Shasta	ALUCP- Airport Land Use Compatibility Plan Update (County-wide)	1	\$220,000	\$198,000	\$3,361,000
CAMERON AIRPARK AIRPORT	General Aviation	El Dorado	Runway Crack Repair and Slurry Seal	1	\$98,000	\$89,000	\$3,450,000
JACUMBA AIRPORT	N-NPIAS	San Diego	Rehabilitate Runway 07/25	1	\$425,000	\$383,000	\$3,833,000
JACQUELINE COCHRAN REGIONAL	General Aviation	Riverside	ALUCP-Airport Land Use Compatibility Plan Update (County-wide)	1	\$150,000	\$135,000	\$3,968,000
ANDY MCBETH AIRPORT	N-NPIAS	Del Norte	Obstruction Removal (Trees)	3	\$150,000	\$135,000	\$4,103,000
CHIRIACO SUMMIT AIRPORT	N-NPIAS	Riverside	Runway Paving and Grading	1	\$477,000	\$430,000	\$4,533,000
BLUE CANYON AIRPORT	N-NPIAS	Placer	Obstruction Removal (Trees)	3	\$30,000	\$27,000	\$4,560,000
TRINITY CENTER/JAMES E. SWETT	General Aviation	Trinity	Slurry Seal Apron, Taxiway Area and Restripe Pavement	4	\$100,000	\$90,000	\$4,650,000
BLUE CANYON AIRPORT	N-NPIAS	Placer	Runway and Taxiway Light Repair	5	\$25,000	\$23,000	\$4,673,000
CALAVERAS CO./MAURY RASMUSSEN	General Aviation	Calaveras	Upgrade Automated Weather Observing System (AWOS)	6	\$55,000	\$50,000	\$4,723,000
CALAVERAS CO./MAURY RASMUSSEN	General Aviation	Calaveras	Replace Rotating Beacon	8	\$22,000	\$20,000	\$4,743,000
RAVENDALE AIRPORT	N-NPIAS	Lassen	Construct Windsock Lighting and Beacon; Repair Segmented Circle	6	\$120,000	\$108,000	\$4,851,000
HERLONG AIRPORT	N-NPIAS	Lassen	Installation of Runway Lighting	11	\$47,000	\$43,000	\$4,894,000
RAVENDALE AIRPORT	N-NPIAS	Lassen	Installation of Runway Lighting	11	\$50,000	\$45,000	\$4,939,000
MONTAGUE-YREKA, ROHRER FIELD	N-NPIAS	Siskiyou	Install Precision Approach Path Indicator (PAPI) on Runway 14	16	\$75,000	\$68,000	\$5,007,000

FY 2015-16

ELK HILLS-BUTTONWILLOW AIRPORT	N-NPIAS	Kern	Repave Runway	1	\$555,000	\$499,000	\$499,000
HAYFORK AIRPORT	General Aviation	Trinity	Runway and Apron Pavement Rehab	1	\$550,000	\$495,000	\$994,000
SANTA BARBARA MUNICIPAL AIRPORT	Comm. Serv.	Santa Barbara	ALUCP- Airport Land Use Compatibility Plan Update	1	\$155,000	\$140,000	\$1,134,000
MARINA MUNICIPAL AIRPORT	General Aviation	Monterey	ALUCP- Airport Land Use Compatibility Plan Update (County-wide)	1	\$180,000	\$162,000	\$1,296,000

Total Aeronautics Acquisition and Development Program for FY 14-15, FY 15-16 and FY 16-17

\$6,303,000

2014 AERONAUTICS ACQUISITION AND DEVELOPMENT PROGRAM

Reference No.: 4.8
October 8, 2014
Attachment

Capital Improvement Plan Priority Ranking Matrix For Acquisition and Development Projects

Category	Description	Rank
Safety	Airport Land Use Compatibility Plan (ALUCP); Seal/Overlay/Rehab Existing Runway Pavement (including grading and drainage)	1
	Runway Safety Area Land Acquisition; New Pavement for Runway turnaround (no parallel Taxiway)	2
	Obstruction Mitigation/Abatement (removal, trim, land acquisition, aviation easements for height restrictions); Obstruction Lighting (new)	3
	Seal/Overlay/Rehab Existing Taxiway Pavement (including grading and drainage); New Pavement for Run up area; Runway Protection Zone Land Acquisition	4
	Runway Lighting (e.g. MIRL) (repair or replace)	5
	Taxiway Lighting (e.g. MITL) (repair or replace); Landing Aids (e.g. REIL, Marking, Signage, Segmented Circle, PAPI, Wind cone, AWOS, Auto Surface Observation System/Automatic Weather Sensor System) (repair or replace)	6
	Automated Weather Reporting Equipment (AWOS)(new)	7
	Rotating Beacon (repair or replace)	8
	Seal/Overlay/Rehabilitate Existing Apron /Ramp Pavement (including grading and drainage)	9
Capacity	Runway Pavement (new); Extend or Widen	10
	Runway Lighting or Rotating Beacon (new)	11
	Taxiway Pavement (new); Extend or Widen	12
	Airport Layout Plan (ALP) (new or update)	15
	Landing Aids (new); Taxiway Lighting (new)	16
	Apron/Ramp Pavement (new) or Service Roads (Air Operation Area)	17
	Utilities (drainage, water, sewage); Environmental Mitigation; Blast Wall; Fire Protection Systems; Radio Communication Equipment; Bond Servicing	18
	Land Acquisition for Airside Usage; Airport Master Plan	19
	Noise Monitoring Equipment (new)	20
Security	Security Fence (new)	13
	Apron/Ramp Lighting (new)	14

Notes:

1. Projects in the 2014 Aeronautics Acquisition and Development (A&D) Grant Program are State funded at 90 percent of the total project cost with a 10 percent local match.
2. The National Plan of Integrated Airport Systems (NPIAS) identifies airports that are significant to air transportation and are eligible to receive grants under the Federal Aviation Administration (FAA) for the Airport Improvement Program (AIP).
3. On June 25, 2008, the California Transportation Commission (Commission) passed a resolution for the 2008 Aeronautics Program set aside. The new set aside ratio for the A&D programmed projects is: 30 percent for Airport Land Use Compatibility Plans (ALUCP), 30 percent for non-NPIAS airports, and 40 percent for NPIAS airports, per year.
4. The current Capital Improvement Plan (CIP) priority ranking was adopted by the Commission for the 2013 CIP.
5. The newly programmed A&D Grant Program minimum amount is \$20,000, and the maximum amount is \$500,000 per airport, per year.
6. Due to a lack of funds, 21 previously programmed projects were not allocated. The 2014 Aeronautics A&D Grant Program is currently proposed at \$7.3 million for a total of 32 projects, including 11 new and 21 re-programmed airport projects. If the airport sponsor cannot document timely use of funds within a project's programmed year, the project will lapse and be withdrawn from the program.

**AIRPORT LAND USE COMMISSION
STRATEGIC VISION PLAN**

LAND USE COMPATIBILITY PLAN PROCESSING PRIORITIES

2015 PRIORITY RECOMMENDED	PRIOR RANK	AIRPORT	YEAR OF LAST PLAN ADOPTION	YEAR OF LAST PLAN AMENDMENT	CASES SINCE 2006	JURISDICTIONS	MAJOR ISSUES/OTHER COMMENTS
A1	A3	HEMET-RYAN	1992	2009	38	CITY OF HEMET COUNTY OF RIVERSIDE	Action on amendments to the Airport Layout Plan is moving forward very slowly.
A2	A4	BANNING	2004	2005	19	CITY OF BANNING COUNTY OF RIVERSIDE	City has requested increased commercial/non-residential intensity allowances in Zone D.
A3	A5	BERMUDA DUNES	2004	2005	60	COUNTY OF RIVERSIDE CITY OF INDIO CITY OF PALM DESERT CITY OF LA QUINTA CITY OF INDIAN WELLS	Possible need for an Additional Compatibility Policy regarding variation from Countywide infill policy for residential development; means of addressing intensity of intermittent use assembly facilities in Zone D.
A4	A2	MARCH AIR RESERVE BASE/INLAND PORT AIRPORT	2014		134	CITY OF PERRIS CITY OF MORENO VALLEY CITY OF RIVERSIDE MARCH JPA COUNTY OF RIVERSIDE CITY OF MENIFEE	Final documents for new Plan are in process. Staff will need to work with affected jurisdictions regarding establishment of consistency with the new Compatibility Plan.
A5	B2	JACQUELINE COCHRAN REGIONAL AIRPORT	2005	2006	35	COUNTY OF RIVERSIDE CITY OF COACHELLA	Need to incorporate Vista Santa Rosa policies. Major issues include planned residential uses between Avenues 62 and 64.
A6	B3	RIVERSIDE MUNICIPAL	2005		82	CITY OF RIVERSIDE CITY OF JURUPA VALLEY	New Master Plan with easterly extension adopted; means of addressing intermittent use assembly facilities in Zone D.
B1	B1	ONTARIO INTERNATIONAL	2011 (City of Ontario)		-	CITY OF EASTVALE CITY OF JURUPA VALLEY	Delineation and formal adoption of Airport Influence Area in Riverside County is recommended to trigger real estate disclosure.
B2	C1	FLABOB	2004	2005	28	CITY OF JURUPA VALLEY CITY OF RIVERSIDE	Zone D prohibition of intermediate residential densities; possible need for policy addressing infill in rural lifestyle areas of Zone D.
B3	B4	BLYTHE	2004	2005	9	COUNTY OF RIVERSIDE CITY OF BLYTHE	Solar and other energy projects have been dominant concern in AIA. Zone D prohibition of intermediate densities problematic due to lack of sewer service in Mesa Verde.
B4	C2	PALM SPRINGS	2005	2006	24	CITY OF PALM SPRINGS CITY OF CATHEDRAL CITY COUNTY OF RIVERSIDE	New Master Plan adopted for Palm Springs International Airport. Plan already includes increased non-residential intensity allowances.
C1	A1	FRENCH VALLEY	2007	2011-2012*	71	COUNTY OF RIVERSIDE CITY OF MURRIETA CITY OF TEMECULA	Most recent amendment reflects elimination of the previously planned, but never built, secondary runway. Plan already includes increased non-residential intensity allowances.
C2	A6	PERRIS VALLEY	2011		6	CITY OF PERRIS CITY OF MURRIETA COUNTY OF RIVERSIDE	Plan already includes new procedure for calculation of retail intensities. Areas north of Ellis Avenue, including Downtown Perris, enjoy increased non-residential intensity allowances.
C3	C3	CORONA MUNICIPAL	2004	2005	3	CITY OF CORONA CITY OF NORCO COUNTY OF RIVERSIDE	Facility has more than its share of accidents and is frequently flooded, but no ALUCP issues.
C4	C5	CHINO	2008		20	CITY OF EASTVALE	Plan already includes new procedure for calculation of retail intensities and increased non-residential intensity allowances.
C5	C4	CHIRIACO SUMMIT	2004	2005	0	COUNTY OF RIVERSIDE	No activity, unless solar arrives in AIA in the future.

*Amendment adopted December 2011; Resolution adopted January 2012

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 4.1

HEARING DATE: December 11, 2014

CASE NUMBER: ZAP1100MA14 – Strata Crest, LLC (Attn: Eric Flodine)
(Representative : Jennifer Gillen, Rick Engineering)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: Planning Case Nos. P14-0246 (Annexation), P14-0901 (Pre-Zoning)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the proposed project be found **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: The applicant proposes an Annexation into the City of Riverside and Pre-Zoning to Commercial General (CG) on 9.77 net acres.

PROJECT LOCATION: The site is located northerly of Central Avenue, westerly of Sycamore Canyon Boulevard, and southerly of Interstate 215/Highway 60, and northerly of the unincorporated community of University City, approximately 25,500 feet northwesterly of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Compatibility Zone E
- c. Noise Levels: below 60 CNEL

BACKGROUND:

Non-Residential Intensity/Residential Density: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone E. Compatibility Zone E does not have any non-residential intensity criteria.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL contour relative to aircraft noise. Any potential future commercial development 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 feet above mean sea level (1535 feet AMSL). At a distance of approximately 25,500 feet from the runway, the site is beyond the distance within which Federal Aviation Administration (FAA) review would be required in relation to civilian airports. The site has an existing maximum elevation of approximately 1384 feet AMSL. The proposed Commercial General zone typically allows for a maximum building and structure height of 75 feet, for a potential maximum elevation of 1459 feet AMSL, which would remain lower than the airport elevation. Therefore, review by the FAA Obstruction Evaluation Service would likely not be required for any potential future development.

Open Area: Compatibility Zone E does not require land to be set aside as open areas.

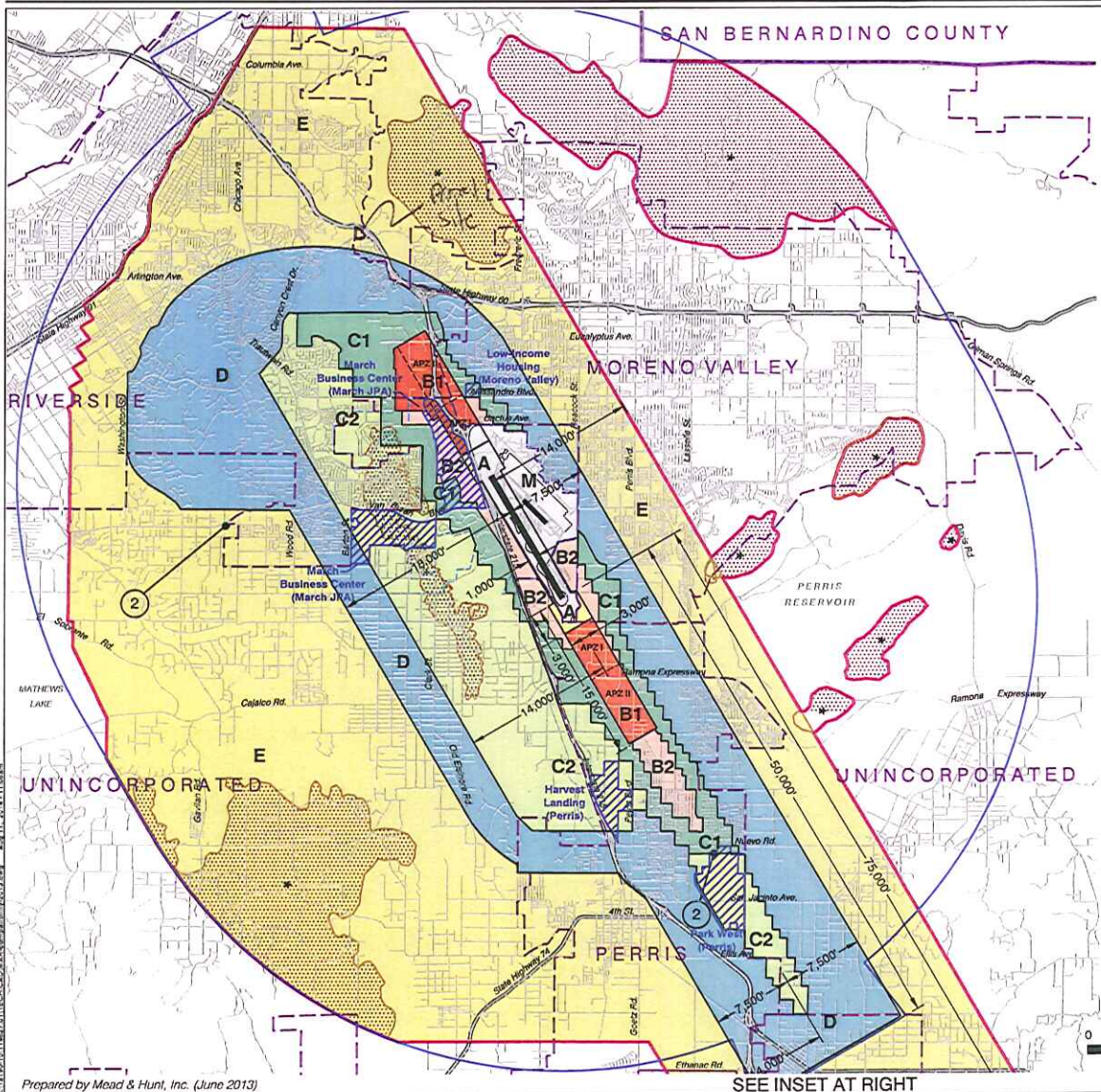
Attachment: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area.

Annexations and Pre-Zoning actions are not subject to conditions.

Y:\AIRPORT CASE FILES\March\ZAPI100MA14\ZAPI100MA14sr.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)



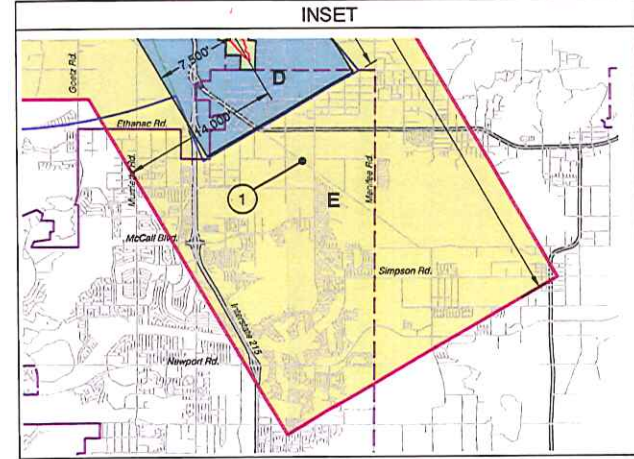
LEGEND

- | | |
|---|--|
| Compatibility Zones | Boundary Lines |
| <ul style="list-style-type: none"> Airport Influence Area Boundary Zone A Zone B1 Zone B2 Zone C1 Zone C2 Zone D Zone E Zone M | <ul style="list-style-type: none"> 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.

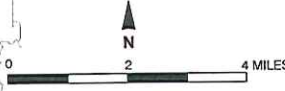
② Point at which departing aircraft typically reach 3,000 feet above runway end.



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(August 2014 Draft)**

Map MA-1

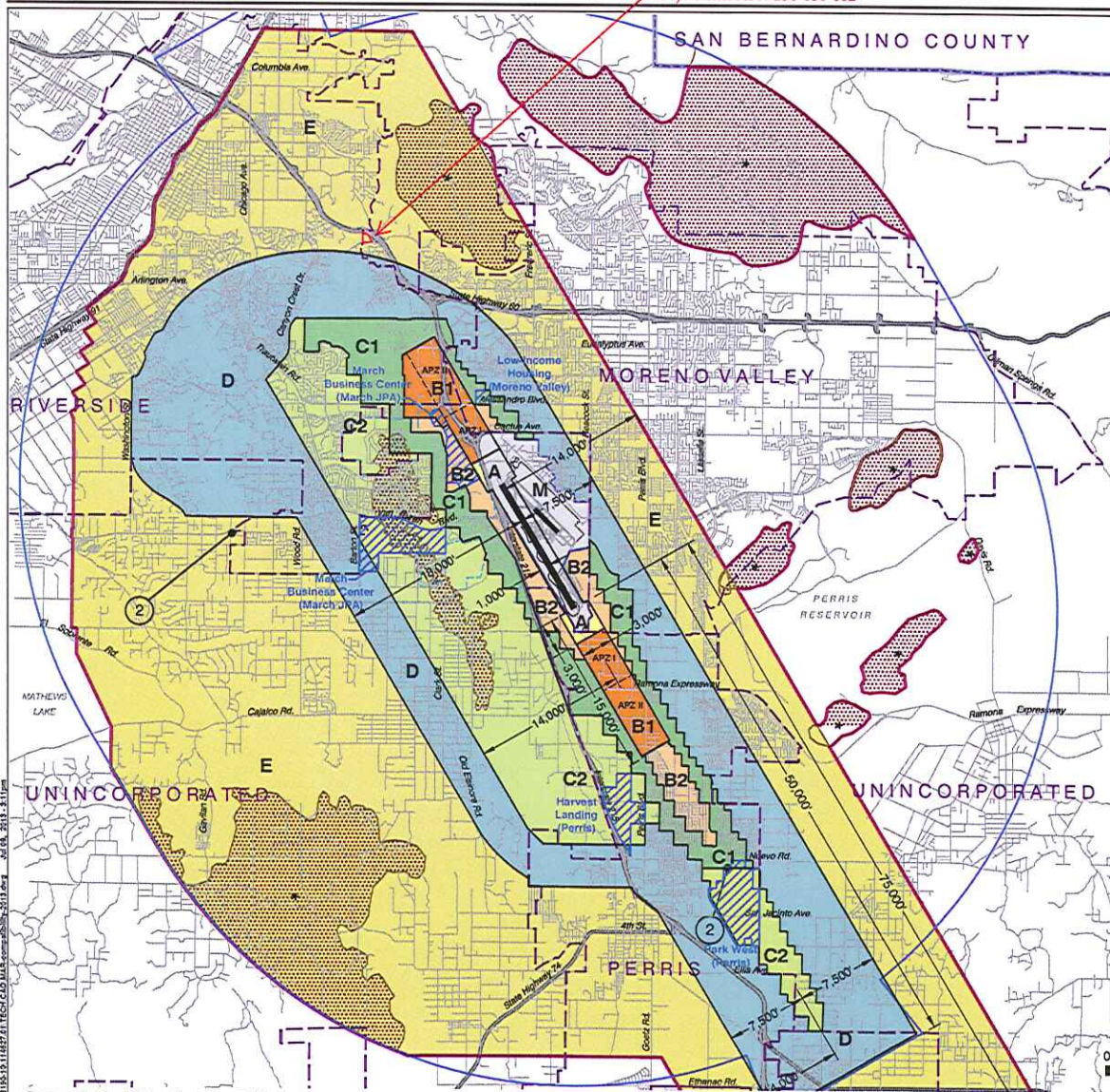
**Compatibility Map
March Air Reserve Base / Inland Port Airport**



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Subject Site. APN 256-050-012



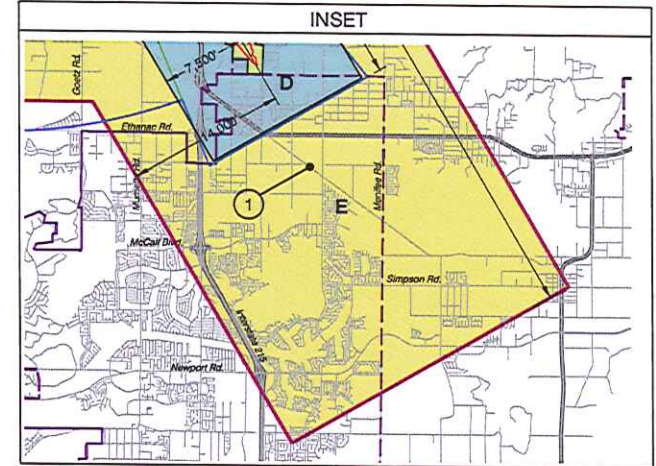
LEGEND

- 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)**

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

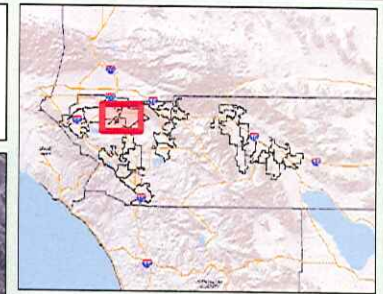
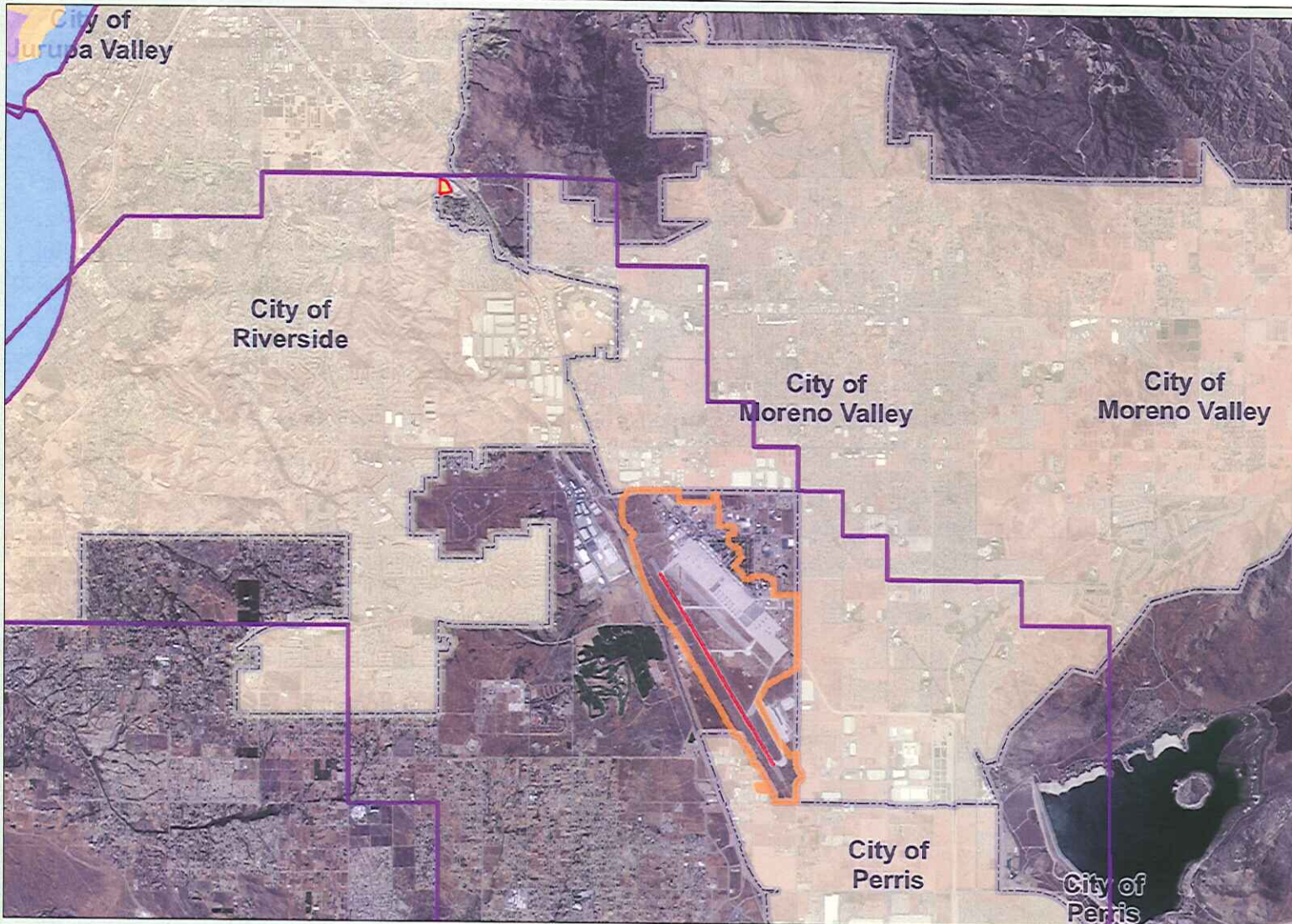
SEE INSET AT RIGHT



Base map source: County of Riverside 2013

Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities

Notes



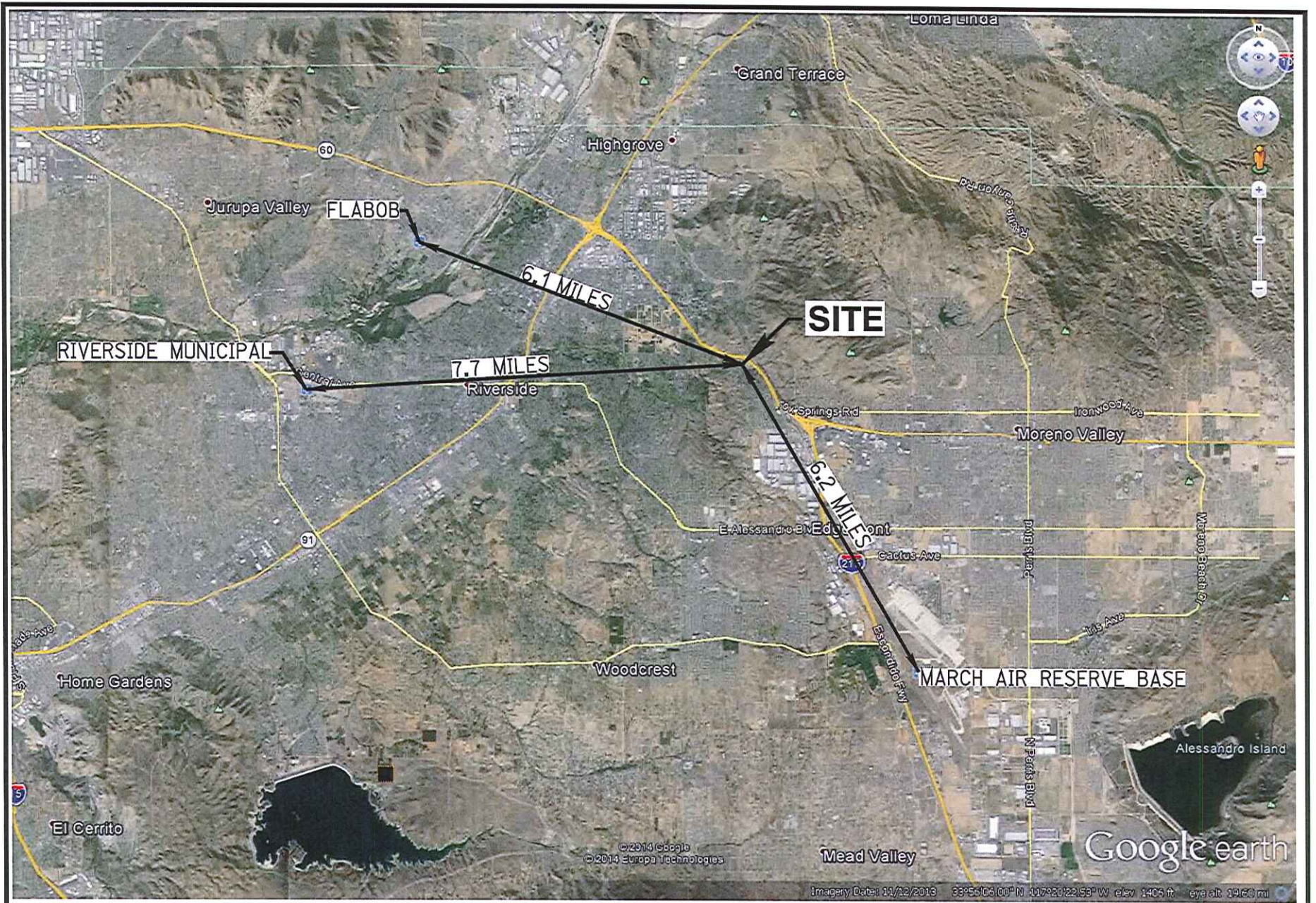
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0 11,058 22,117 Feet



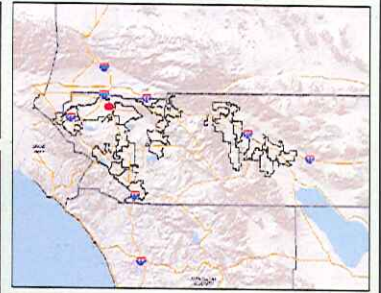
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PROJECT LOCATION EXHIBIT

My Map



Legend

-  RCLIS Parcels
-  City Boundaries
-  Cities



0 691 1,382 Feet



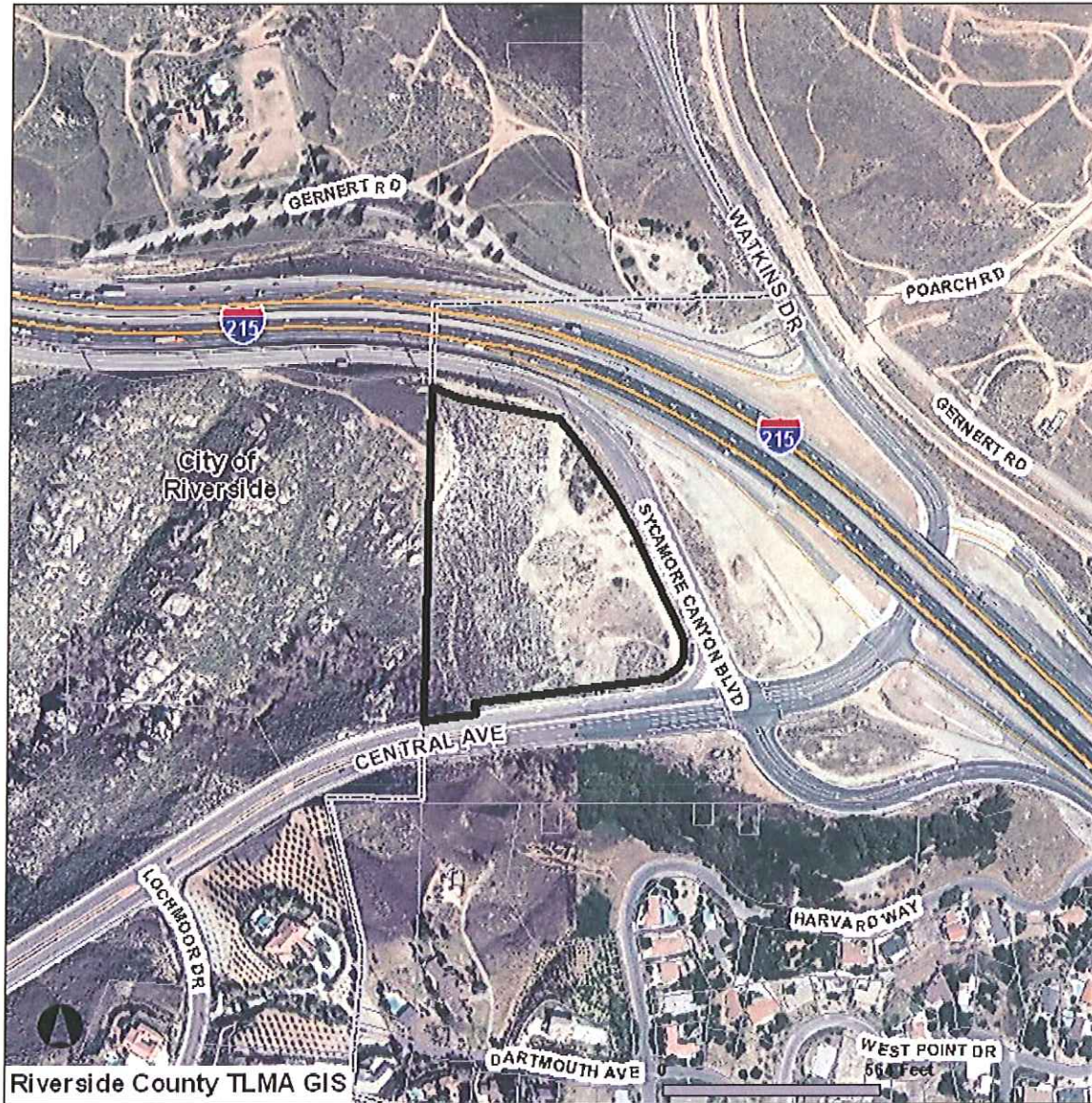
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Notes

RIVERSIDE COUNTY GIS



Selected parcel(s):
256-050-012

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

 CITY

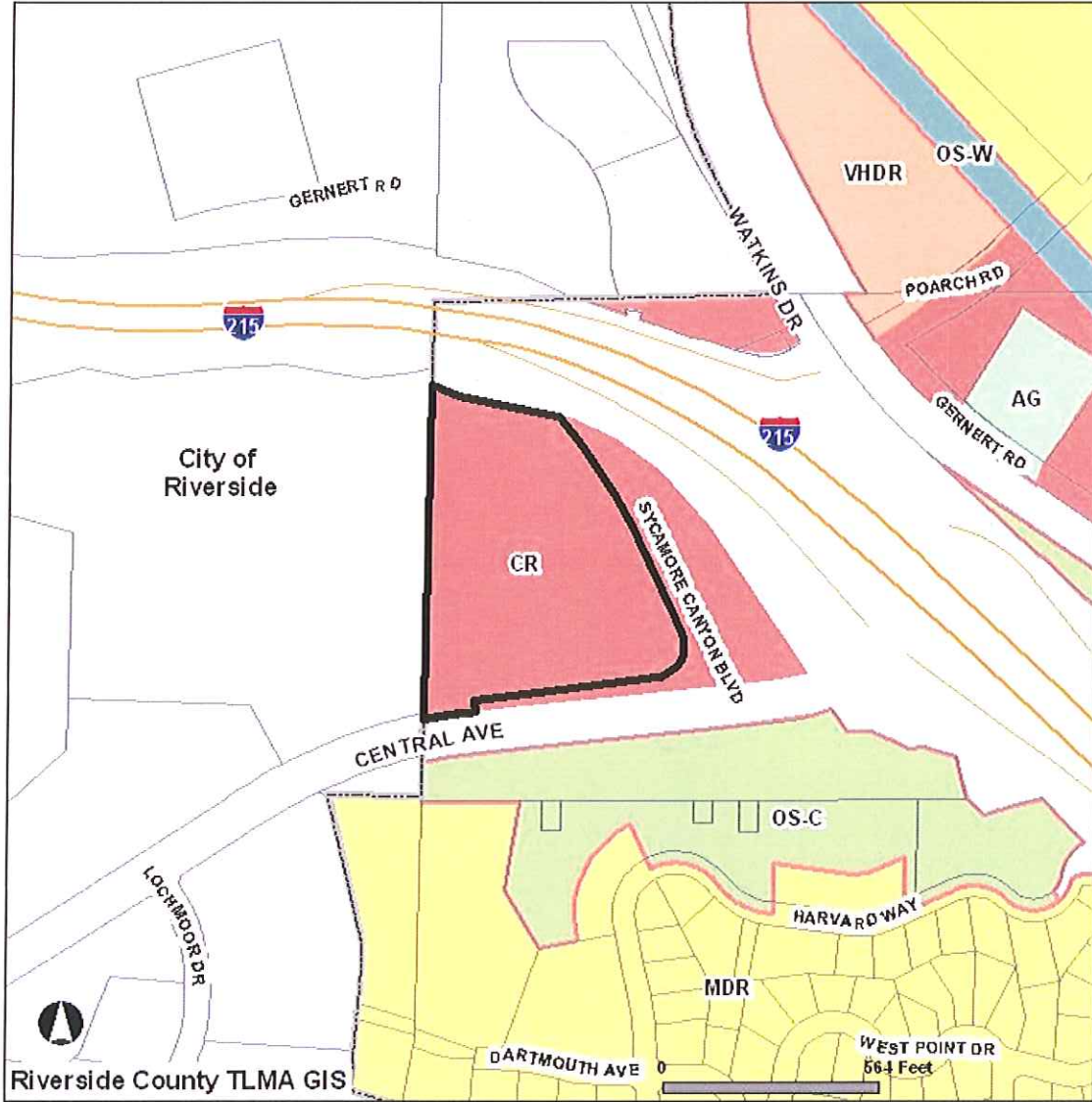
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Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):
256-050-012

LAND USE

- | | | | |
|---------------------|------------------|--------------------------------------|----------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | AG - AGRICULTURE | CR - COMMERCIAL RETAIL | MDR - MEDIUM DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-W - WATER | VHDR - VERY HIGH DENSITY RESIDENTIAL | |

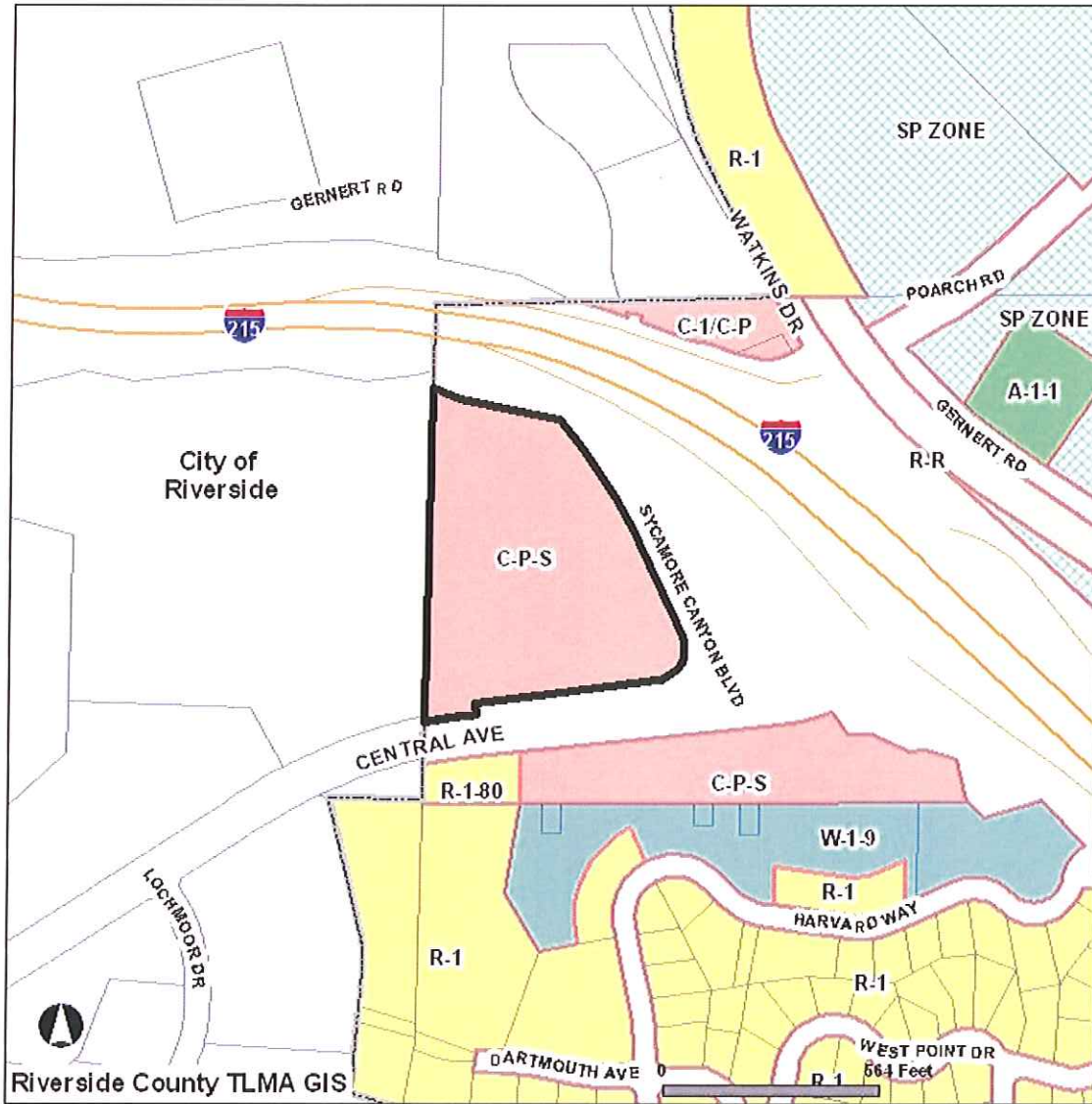
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Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):
256-050-012

ZONING

- | | | | |
|-----------------|-----------------|----------|----------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-1 | C-1/C-P, C-P-S |
| R-1, R-1-80 | R-R | SP ZONE | W-1-9 |

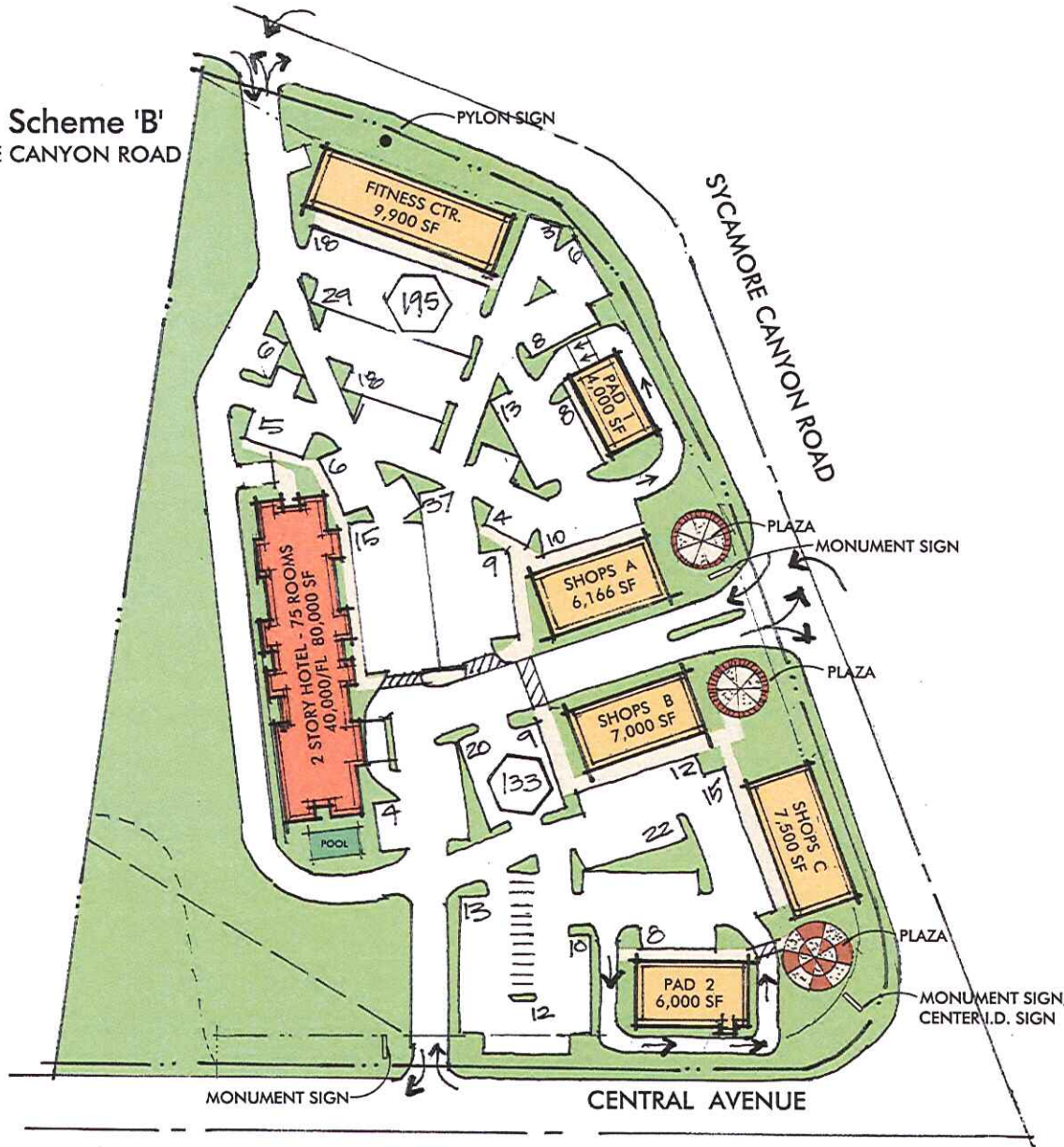
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Version 131127

PRELIMINARY SITE PLAN - Scheme 'B'
 NWC CENTRAL AVENUE & SYCAMORE CANYON ROAD
 RIVERSIDE, CALIFORNIA



Summary

Land Area:
 APN Area: ±9.77 AC ±425,581 SF
 Additional Area from Cal Trans:
 ±0.50 AC 21,780 SF
 Land-Gr. ±10.27 AC ±447,362 SF
 Land for Slope, Setback & Conservation:
 ±2.21 AC ±96,268 SF
 Land-Net ±8.06 AC ±351,094 SF

Building Coverage* 120,566 SF
 23%

* Calculated using only ground floor footprint of hotel plus pads @ 80,566 SF.

Parking Required** 328 stalls
 Parking Provided 328 stalls
 Parking Ratio 6/1000

**Parking Required:
 Retail @ 1/250 (17,000 SF) 68 stalls
 Rest. @ 1/100 (9,666 SF) 97 stalls
 Fitness Ctr. @ 1/150 (9,900) 66 stalls
 Hotel @ 1/RM (75 Rooms) 75 stalls
 Bank @ 1/180 SF (4,000 SF) 22 stalls
 Total 328 stalls



SCALE: 1" = 100'

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

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DATE: NOVEMBER 03, 2013
 NADEL JOB # 13137
 NADEL STUDIO ONE, INC.
 4445 EASTGATE MALL SUITE 407
 SAN DIEGO, CA 92121
 T 619.232.3434 F 619.232.7179
 WWW.NADELARG.COM



Maximum People On Site via Maximum Occupancy Method

Building Use	GSF	Ratio/sf	Users	Employees	Method
Health Club	9,900	1/50	99	10	GSF x occupant ratio by code x 50% capacity x User/Employee Ratio
Retail	17,000	1/30	255	26	GSF x occupant ratio by code x 45% capacity x User/Employee Ratio
Restaurant	9,666	1/15	161	24	GSF x occupant ratio by code x 50% capacity x User/Employee Ratio
Bank	4,000	1/100	12	6	GSF x occupant ratio by code x 30% capacity x User/Employee Ratio
Hotel	75	1.5/room	113	28	75 rooms x 1.5 occupants/room x 70% capacity x User/Employee Ratio
			640	94	
	Maximum People On-Site:			733	
	Parcel Size:			9.4	
	Average People per Acre:			78	

Chapter 19.110

COMMERCIAL AND OFFICE ZONES (O, CR, CG AND CRC)

- 19.110.010 Purpose.
- 19.110.020 Permitted Land Uses.
- 19.110.030 Commercial and Office Development Standards.
- 19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development.
- 19.110.050 Sign Review Required.
- 19.110.060 Other Regulations Applicable to all Commercial and Office Zones.

19.110.010 Purpose.

Four commercial and office zones are established to implement the four commercial and office land use designations in the General Plan. The purpose of each commercial and office zone is as follows:

A. Office Zone (O)

The Office Zone (O) is intended for the location of offices for administrative, business and professional activities, that involve a relatively low volume of direct customer contact. The Zone is also established to allow limited commercial uses that support the office uses and their employees.

B. Commercial Retail Zone (CR)

The Commercial Retail Zone (CR) is intended for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.

C. Commercial General Zone (CG)

The Commercial General Zone (CG) is intended to allow for more intense service commercial retail, office, and repair uses. The CG Zone allows for some outdoor retail uses.

D. Commercial Regional Center Zone (CRC)

The Commercial Regional Center Zone (CRC) is intended for intense, regional-serving commercial uses. The areas are located adjacent or in proximity to freeways and arterial roadways that accommodate regional traffic. (Ord. 6966 §1, 2007)

19.110.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit) or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless, the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that

the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

- B. The provisions set forth in Chapter 19.215 (Neighborhood Commercial Overlay Zone – NC) may be applied to any commercial zone and may further limit the uses permitted. (Ord. 7064 §2, 2010; Ord. 6966 §1, 2007)

19.110.030 Commercial and Office Development Standards.

Table 19.110.030 (Commercial and Office Development Standards) sets forth the minimum development standards for each of the commercial and office zones. (Ord. 7109 §3, 2010; Ord. 6966 §1, 2007)

Table 19.110.030

Commercial and Office Development Standards

Development Standard	O	CR	CG	CRC	Notes, Exceptions & Special Provisions
Floor-Area-Ration (FAR) - Maximum	1.0	0.50	0.50	0.50	See note 2
Lot Area - Minimum	20,000 sq. ft. ³	20,000 sq. ft. ³	20,000 sq. ft. ³	10 acres	See note 3
Lot Width - Minimum	65 ft.	60 ft.	100 ft.	300 ft.	Pursuant to Title 18 (Subdivision Code)
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	100 ft.	Pursuant to Title 18 (Subdivision Code)
Building Height - Maximum	40 ft.	75ft.	75 ft.	75 ft.	See also Chapter 19.200 – Building Stories Overlay Zone (S)
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	50 ft.	Front yard setback shall be increased by 2 ½ feet per story for any story over the second story. See Chapter 19.180 – Building Setback Overlay Zone.
Side Yard Setback - Minimum A. Interior Side B. Street Side	5 ft. 15 ft.	0 ft. 0 ft.	0 ft. 0 ft.	20 ft. 50 ft.	Side yard setbacks shall be increased by 2 ½ feet per story for any story over the second story. Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.

Rear Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	0 ft.	Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping. Whenever a CR or CG zoned property abuts a property zoned for residential use, the setback shall be a minimum of 15 feet with at least 5 feet of landscaping. Additional setbacks may be required.
Landscape Setbacks	Varies	Varies	Varies	Varies	See Chapter 19.580 – Parking and Loading
Landscape Setback from any Freeway Right-of-way	5 ft.	5 ft.	5 ft.	20 ft.	

Table 19.100.030

Notes:

1. The setback areas specified may be used for the following purposes:
 - a. Off-street parking, loading and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required by the Planning Commission; or Chapter 19.580 (Parking and Loading).
 - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center.
 - c. The permitted signs identifying the shopping center.
2. The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.
3. Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.

19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development

A. Walls

Where any commercial zone adjoins any lot zoned for residential use, a minimum six-foot-high decorative masonry wall shall be erected and maintained along such property line. However, such wall shall be limited in height to 3 feet within the front yard setback requirement.

B. All Activities to be Conducted Indoors

All activities shall be conducted wholly within a building except those activities specifically permitted within Article VII.

C. Access by Easement Permitted

Direct access to a public street or alley is not required for individual parcels within a commercial or office complex if permanent access to the parcel is provided by a recorded easement.

D. Temporary Sales

Temporary sales activities are permitted subject to the regulations set forth in Chapter 19.740 (Temporary Use Permit).

E. Screening of Mechanical Equipment

The screening of mechanical equipment shall comply with regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

F. Screening of Trash Receptacles

The screening of trash receptacles shall comply with regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

G. Utilities

Utilities shall be installed and maintained as set forth in Chapter 19.555 (Outdoor Equipment Screening).

H. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

I. Parking

Parking shall be provided as set forth in Chapter 19.580 (Parking and Loading).

J. Lighting

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply. (Ord. 6966 §1, 2007)

19.110.050 Sign Review Required.

No new building, structure, outdoor dining area, sign, or exterior alteration and no enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any

commercial or office zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review). (Ord. 6966 §1, 2007)

19.110.060 Other Regulations Applicable to all Commercial and Office Zones.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.16: Close-Out Sales

Chapter 5.24: Dance Halls and Public Dances

Chapter 5.28: Poolrooms

Chapter 5.32: Transient Occupancy Tax

Chapter 5.38: Pedestrian Food Vendors

Chapter 5.48: Swap Meet

Chapter 5.52: Massage

Chapter 5.60: Bingo

Chapter 5.64: Motor Vehicle Fuel Price Posting

Chapter 5.65: Convalescent Transport Vehicles

Chapter 5.66: Ambulances

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.40: Adult-Oriented Businesses

Chapter 9.42: Fortunetelling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Accessory Buildings & Structures A. Cargo Containers																						See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	1	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office																						See Incidental Uses Table
Agricultural Stand																						See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		For parking see Vehicle Sales under 19.580
Airports – Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X		
Airports – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Alcohol Sales																						See Incidental Uses Table
Ambulance Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P	P	X	X		5.65 – Convalescent Transport Vehicles 5.66 – Ambulances
Animal Keeping																						See Incidental Uses Table
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		19.245 – Arcades and Internet/Cyber Cafés

¹ For uses permitted in the Downtown Specific Plan see the Specific Plan.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
 **= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.
 P = Permitted
 RCP = Recycling Center Permit, Chapter 19.870
 DCP = Day Care Permit – Large Family, Chapter 19.860
 PRD = Planned Residential Development Permit, Chapter 19.780
 C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
 TUP = Temporary Use Permit, Chapter 19.740.
 sq. ft. = Square Feet
 MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
 X = Prohibited
 SP = Site Plan Review Permit, Chapter 19.770

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	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones				
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP	
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X			For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, Nightclubs, etc.)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X			19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X			19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo
A. Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X			
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X	X	X	X			19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X			9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X	X	X	X			For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit																							See Incidental Uses Table
Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X			19.265 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X			For parking see Retail Sales under 19.580
Bakery – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X			For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	X	X	X	X	X			

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Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	X		
Bed and Breakfast Inn A. In Historic Residence (Not part of a Mixed Use Development)	X X	X X	X MC ²	X MC ²	X MC ²	X MC ²	X	X MC ²	P MC ²	P MC ²	SP MC ²	P MC ²	SP MC ²	SP MC ²	X	X	X	X	X	X		19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Boarding of Cats and Dogs/Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X		19.270 – Boarding of Cats and Dogs/Kennels
Brewery A. Brewery, Microbrewery and Winery manufacturing and wholesale only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		19.272 – Breweries, Micro-Breweries, Brewpubs, and Brew-On-Premises
B. Brewery, Microbrewery, and Winery off-sale retail and/or on-site tasting.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X		
C. Brewpub	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	MC	X	X		
D. Brew-On-Premises (no tasting or sale of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC	MC	X	X		
E. Brew-On-Premises (with tasting and/or retails sales of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC	MC	X	X		
F. Distillery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X		
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X		19.273 – Building Materials Supply Store (Wholesale with ancillary retail sales)
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X		19.275 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	X	P	P	X	X		
Caretaker Living Quarters																						See Incidental Uses Table

² Only in a historic residence pursuant to Chapter 19.325.

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 ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.
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Catering Establishments	X	X	X	X	X	X	X	C	P	P	SP	P	SP	SP	P	P	X	P	X	X		6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses A. Crematoriums	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X		
Check Cashing	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		19.280 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ³																						19.190 – Commercial Storage Overlay Zone
Contractor's Storage Yard	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P	X	X	X	X		19.285 – Contractor Storage Yard
Day Care Centers – Child or Adult	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X	X	X	X		19.290 – Day Care Centers – Child
Day Care Homes – Large Family																						See Incidental Uses Table
Day Care Homes – Small Family																						See Incidental Uses Table
Drive-thru Lanes																						See Incidental Uses Table
Drug Store or Pharmacy – A. 2,000 sq. ft. or less B. More than 2,000 sq. ft.	X X	X X	X X	X X	X X	X X	X X	MC X	P P	P P	SP SP	P P	SP SP	SP SP	X X	X X	X X	X X	X X	X X		
Entertainment																						See Incidental Uses Table
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X		19.300 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	MC	MC	MC	X	X		
Farmers' Markets – Certified	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		19.305 – Farmers' Markets – Certified

³ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Florist Shops	X	X	X	X	X	X	X	MC	P	P	SP	P	SP	SP	X	X	X	X	X	X		19.310 – Florist Shops For incidental sale of alcohol see 19.415 – Alcohol Sales
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Fueling Systems – Private (Above Ground Tanks)																						See Incidental Uses Table
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X		
Gasoline Service Stations																						See Vehicle Fuel Stations 19.410 – Vehicle Fuel Stations
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	SP	SP	X	X	X	X	P	SP	SP	X	X	X	X	X	X		19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X		19.315 – Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X		19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail: A. Under 20,000 sq. ft. B. 20,000 s.f. or More	X X	X X	X X	X X	X X	X X	X X	X X	P C	P P	SP SP	P X	SP X	SP X	X X	X X	X X	X X	X X	X X		See Incidental Uses Table for Outdoor Display
Home Occupations																						See Incidental Uses Table

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19.150.020 (A)

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Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Hotel Hotel/Motel - Long-term Stay Motel	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay
Kennels																						See Boarding of Cats and Dogs/Kennels 19.270 – Boarding of Cats and Dogs/Kennels
Laboratories – Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	P	P	X	X	X		
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P	SP	SP	X	X	X	X	X	X		See Live/ Work Units "A Guide For Developers And Property Owners" 19.335 – Live/Work Units
Lumber Yard and Building Materials – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X		See Incidental Uses Table for Outdoor Display
Manufactured Dwellings ⁴	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X		19.850 – Fair Housing 19.100 – Residential Zones 19.340 – Manufactured Dwellings
Manufacturing (Indoors)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Medical Marijuana Dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	MC	MC	MC	MC	X	X		5.52 – Massage
Medical Services – Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X		

⁴ Manufactured Dwellings are only permitted in zones where single family residences are permitted.

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 sq. ft. = Square Feet

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Mobile Home Park	X	X	With the MH Overlay Zone ⁵				X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	P	P	P	P	P	SP	SP	X	X	X	X	P	SP	SP	X	X	X	X	X	X		19.345 – Model Homes
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use
Multiple-family Dwelling (2 or more units)	X	X	X	X	X ⁶	SP	SP	X	X	X	X	X	SP	SP	X	X	X	X	X	X		19.850 – Fair Housing
Offices (Administrative, Business, Executive and Professional, But Not Medical or Dental) A. In Historic Residence	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	P	P	P	X	X		
Outdoor Dining and/or Food Preparation (Permanent)																						See Incidental Uses Table
Outdoor Display of Incidental Plant Materials																						See Incidental Uses Table
Outdoor Sales, Display and Storage																						See Incidental Uses Table
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC		
Parolee/Probationer Homes A. 2 to 6 Occupants B. More than 6 Occupants	X X	X X	MC C	MC C	MC C	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X		19.350 – Parolee/Probationer Home
Pawn Shop	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		For parking see Retail Sales – 19.580 19.355 – Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X		5.52 – Massage

⁵ Mobile Home Parks are permitted in the RR, RE and R-1 Zones only with the Mobile Home Park Overlay Zone (Chapter 19.210).

⁶ Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

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Pet Store (Sales and Grooming, No Boarding)	X	X	X	X	X	X	X	X	P	P	SP	MC	MC	MC	X	X	X	X	X	X		For parking see Retail Sales – 19.580
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.780 – Planned Residential Development Permit
Plant Nurseries – Retail	X	X	X	X	C	X	X	X	P	P	X	C	X	X	X	X	X	X	X	X		19.360 – Plant Nurseries – Retail 19.505 – Outdoor Display and Sales
Plant Nurseries – Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Play Areas Incidental to Restaurants																						See Incidental Uses Table
Public Use of Public Property ⁷	C	C	C	C	C	C	X	C	C	C	C	C	C	C	C	C	C	C	C	C		19.365 – Public Use of Public Property
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		For parking see Manufacturing – 19.580
Rail Transit Station	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Recreational Facilities – Commercial																						5.28 – Poolrooms 19.370 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
A. Billiard Parlors and Pool Halls	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		
B. Bowling Alleys	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		
C. Skate Facility	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		
D. Amusement Parks	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X		
E. Golf Courses and Driving Ranges	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X		
F. Health and Fitness																						
1.4000 sq. ft. or less	X	X	X	X	X	X	X	X	P	P	SP	MC	MC	MC	MC	MC	MC	MC	X	X		
2. more than 4000 sq. ft.	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X		
G. Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X		
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.375 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals

⁷ Refer to Chapter 19.040.110 for Public Projects.

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Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.380 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF) – Requires and EIR
Recycling Facilities: A. Indoor Collection Centers B. Reverse Vending Machines C. Bulk Reverse Vending Machines D. Mobile Recycling Units	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		19.385 – Recycling Facilities
Rental of Bedrooms																						See Incidental Uses Table
Repair Shop –Small Items (Computers, Small Appliances, Watches, Etc) With Incidental Sales	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	P	P	P	X	X		
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	MC	P	P	SP	P	SP	SP	P	X	P	P	X	X		6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers Outdoor Dining – See Incidental Uses Table
Retail Sales A. In Historic Residence (Not part of a Mixed Use Development)	X	X	X	X	X	X	X	X	P	P	SP	P ⁸	SP	SP	X	X	X	X	X	X		
Retail Sales With Incidental Repairs (Except as Noted in this Table)	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		
Retail Sales Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area up to a maximum of 7,500 sq ft)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		19.390 – Retail Sales Ancillary to a Manufacturing Use

⁸Retail establishments 20,000 square feet or less are permitted in the MU-N Zone, over 20,000 square feet requires a conditional use permit.

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Schools:																						19.395 – Schools
A. College, Community College, University and Professional (Public & Private)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X	C	C	X		
B. Public & Private (Nursery & Grades K-12)	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X	X	C	X		
C. Vocational and Technical																						
1. Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X		
2. Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X		
D. Specialty Non-degree (Dance and Martial Arts)	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		
Second Dwelling Unit																						See Incidental Uses Table
Shelters, Homeless (2 to 6 occupants)	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X		19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development
A. Emergency Shelter																						
B. Supportive Housing																						
C. Transitional Housing and Transitional Housing Development																						
Shelters, Homeless - (more than 6 occupants)	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X		19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development
A. Emergency Shelter																						
B. Supportive Housing																						
C. Transitional Housing and Transitional Housing Development																						
Shopping Center:- Regional																						
A. Up to 5 Acres	X	X	X	X	X	X	X	X	P	P	X	X	SP	SP	X	X	X	X	X	X		
B. More than 5 Acres	X	X	X	X	X	X	X	X	SP	SP	SP	SP	SP	X	X	X	X	X	X	X		
Showroom	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	X	X		
Single-family Dwelling – Detached	P	P	P	P	P	X ⁹	X	X	X	X	X	P	X	X	X	X	X	X	X	X		Chapter 19.850 – Fair Housing

⁹ Permitted in the R-3-4000 Zone only with a Planned Residential Development (PRD) Permit, Chapter 19.780.

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Single-family Dwelling – Attached	X	X	P	P	P	X ¹⁰	X ⁹	X	X	X	X	P	X	X	X	X	X	X	X	X		Chapter 19.850 – Fair Housing.
Sober Living Homes	P	P	P	P	P	SP	SP	X	X	X	X	P	SP	SP	X	X	X	X	X	X		For parking see Single Family Dwelling – 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X	X	X		
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Tattoo and Body Piercing Parlors	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		19.405 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Temporary Uses																						See Temporary Uses Table
Truck Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X		
Tutoring Center A. 10 students or less B. 11-20 students C. 20 or more students	X X X	X X X	X X X	X X X	X X X	X X X	X X X	P MC C	P MC C	P MC C	P MC C	P MC C	P MC C	P MC C	X X X	X X X	X X X	X X X	X X X	X X X		19.397 - Tutoring Center
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X		5.64 – Motor Vehicle Fuel Pricing 19.410 – Vehicle Fuel Stations
Vehicle Impound Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.415 – Vehicle Impound Yard
Vehicle Parts and Accessories	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X	X	X	X	X	X		
Vehicle Repair Facilities – Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P	P	X	X	X		19.420 – Vehicle Repair Facilities

¹⁰ Permitted under a Planned Residential Development Permit, Chapter 19.780.

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Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X		19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	P	X	X	X	X		19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X		19.420 – Vehicle Repair Facilities
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)																						See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X		
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X		19.425 – Vehicle Wash Facilities
Vehicle Wholesale Business A. Indoor (less than 5,000 sq. ft.) B. Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X		19.427 – Vehicle Wholesale Business
Veterinary Services: A. Clinics and Small Animal Hospitals (short term boarding) B. Incidental to a Pet Shop	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	C	C	X	X	X		19.430 – Veterinary Services
Warehousing & Wholesale Distribution Centers: 400,000 sq. ft. or less Greater than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Wireless Telecommunication Facilities and Related Support Structures																						19.530 – Wireless Telecommunications Facilities and Related Support Structures

(Ord. 7185 §2, 2012; Ord. 7158 §1, 2012; Ord. 7151 §1, 2012, Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

D:\Content\input\nonfolio\81166\19 - Title 19\Article_V_Permitted_Uses_Table-OK.wpd

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
RCP = Recycling Center Permit, Chapter 19.870
DCP = Day Care Permit – Large Family, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780
sq. ft. = Square Feet
TUP = Temporary Use Permit, Chapter 19.740.

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article V – INCIDENTAL USES TABLE

19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Accessory Buildings & Structures A. Cargo Containers	P X	P P	P P	P X	P X	P X	P X	P X	P X	P P	SP X	P X	SP X	SP X	P P	P P	P P	P P	P P	P P		19.440 – Accessory Buildings & Structures
Agricultural Field Office	C	C	X	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.445 – Agriculture Field Office
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	XX	X	X	X	X	X	19.910.020 - "A" Definitions
Alcohol Sales A. Off-sale ¹ Incidental to Florist Shop B. On-sale ¹ C. Concurrent Sale of Vehicle Fuel with Alcoholic Beverages	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X MC MC X	C MC MC C	C MC MC C	C MC MC C	C MC MC X	C MC MC X	C MC MC X	X X X C	X X X C	X X X C	X X X C	X X X C	X X X C	X X X C	19.310 – Florist Shops 19.450 – Alcohol Sales
Animal Keeping A. Domestic Animals up to 4 B. Domestic Animals over 4 C. Non-Domestic Animals up to permitted D. Non-Domestic Animals over permitted E. Dairies F. Riding Stables & Academies G. Bees H. Earthworms ^{2,3} I. Aviaries	P P P P X X P X P	P P P C C P P P P	P P P MC X X P X P	P P X X X X X X X	P P X X X X X X X	P P X X X X X X X	P P X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	P P X X X X X X X	P P X X X X X X X	P P X X X X X X X	P P X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	19.455 – Animal Keeping
Auxiliary Dwelling Unit (Granny Housing)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.460 – Auxiliary Dwelling Unit (Granny Housing)
Caretaker Living Quarters A. Agricultural B. Industrial Uses & Commercial Storage C. Temporary During Construction	X X TUP	C X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X MC TUP	X MC TUP	X MC TUP	X X TUP	X X TUP	X X TUP	19.465 – Caretaker Living Quarters
Day Care Homes – Large Family	DCP	DCP	DCP	DCP	DCP	DCP	DCP	X	X	X	X	DCP	DCP	DCP	X	X	X	X	X	X	X	19.470 – Day Care Homes – Family
Day Care Homes – Small Family	P	P	P	P	P	P	P	X	X	X	X	P	SP	SP	X	X	X	X	X	X	X	19.470 – Day Care Homes – Family
Drive-thru Businesses	X	X	X	X	X	X	X	C ³	C	C	C	X	X	X	X	X	X	X	X	X	X	19.475 – Drive-thru Businesses

¹ See exemptions noted in 19.450 – Alcohol Sales
² Worm Farms in excess of sixty-four (64) sq. ft. shall be subject to the granting of a conditional use permit.
³ Banks & Financial Institution/Services and Drug Stores or Pharmacy less than 2,000 sq. ft. only

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DCP = Day Care Permit - Large Family, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780
C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740
sq. ft. = Square Feet
RRP = Room Rental Permit
MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article V – INCIDENTAL USES TABLE

19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Entertainment	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X		See Article X (Definitions)
Fuel Systems – Private (Above Ground Tanks)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC		19.480 – Fueling Systems – Private (Above Ground Tanks)
Home Occupations	X	X	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X		19.485 – Home Occupations
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X		19.490 – Mining/Mineral Extraction
Outdoor Dining (only)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X		Restaurants – See Permitted Uses Table
Outdoor Dining and Food Preparation (Permanent)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X		19.495 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		19.500 – Outdoor Display of Incidental Plant Materials
Outdoor Display and Sales ⁴	X	X	X	X	X	X	X	X	X	P ⁵	X	X	X	X	X	X	X	X	X	X		19.505 – Outdoor Display and Sales
Outdoor Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		19.510 – Outdoor Storage
Play Areas Incidental to Restaurants	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X		19.515 – Play Areas Incidental to Restaurants
Rental of Rooms 2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X		19.100 – Residential Zones 19.520 – Rental of Rooms
Rental of Rooms to 3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X		19.100 – Residential Zones 19.520 – Rental of Rooms 19.895 – Room Rental Permit
Second Dwelling Units A. If all required standards cannot be met	X X	X X	X X	P MC	P MC	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X		19.525 – Second Dwelling Units
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.527 – Vehicle Repair - Personal

⁴ Outdoor Sales and Display are permitted with a TUP see 19.740.

⁵ Example: Vehicle and large equipment sales.

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 TUP = Temporary Use Permit, Chapter 19.740
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Article V – INCIDENTAL USES TABLE

19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																			Location of Required Standards in the Municipal Code		
	Residential Zones						Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones				
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF		RWY	DSP
Wireless Telecommunication Facilities and Related Support Structures																						19.530 – Wireless Telecommunication Facilities and Related Support Structures

(Ord. 7222 §3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

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Article V – TEMPORARY USES TABLE 19.150.020 (C)

This table identifies uses that are temporary in nature.

Use	Zones																				Location of Required Standards in the Municipal Code		
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones				
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP	
Car Show	X	X	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Caretaker Living Quarters – Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		19.465 – Caretaker Living Quarters
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X		
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X		
Entertainment (Trial Basis Only)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	X		
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP ¹	X			
Fruit Stand	X	X ²	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	X		
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X	X		
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X			19.495 – Out Dining and Food Preparation
Outdoor Sales event in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	X		
Outdoor Sales event not in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	X		
Special Events (Running Events, Parades, Block Parties etc.)																							Special Event Permits are administered by the Arts and Cultural Affairs pursuant to 2.28
Subdivision Sales Trailer and/or Office During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		

¹All sites having active minor conditional use permits or conditional use permits, Private schools, Assemblies of People, etc.
²For Exceptions, see Chapters 19.100.030 (A) – RA-5 Permitted Uses and 19.150.020 (B) Incidental Uses Table

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
 ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.
 P = Permitted
 RCP = Recycling Center Permit, Chapter 19.870.
 DCP = Day Care Permit - Large Family, Chapter 19.860
 PRD = Planned Residential Development Permit, Chapter 19.780
 C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
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 sq. ft. = Square Feet
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Article V – TEMPORARY USES TABLE 19.150.020 (C)

This table identifies uses that are temporary in nature.

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Temporary Holiday Storage Containers	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		
Vapor Recovery Operations	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		

(Ord. 7211 §2, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

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²For Exceptions, see Chapters 19.100.030 (A) – RA-5 Permitted Uses and 19.150.020 (B) Incidental Uses Table

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 ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Permitted Uses). If any conflict between this Table and Sections 19.100.030A and 19.100.030 B exists, the provisions of Sections 19.100.030A and 19.100.030 B shall apply.
 P = Permitted
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 sq. ft. = Square Feet
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 SP = Site Plan Review Permit, Chapter 19.770

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 Thursday, November 27 (Thanksgiving), and by prescheduled appointment from 9:00 a.m. to 5:00 p.m. on Friday, December 5.

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

DATE OF HEARING: December 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1100MA14 – Strata Crest LLC (Attn: Eric Flodine) (Representative: Jennifer Gillen, Rick Engineering) – City of Riverside Case Nos. P14-0246 (Annexation) and P14-0901 (Pre-Zoning). This is a proposal to pre-zone a 9.77-acre (net area) site located northerly of Central Avenue, westerly of Sycamore Canyon Boulevard, and southerly of Interstate 215/Highway 60 (to wit, Assessor's Parcel Number 250-050-012) as Commercial General (CG), and to annex the property into the City of Riverside. (At present, the site is designated Commercial Retail on the Highgrove Area Plan and zoned C-P-S (Scenic Highway Commercial) by the County of Riverside.) (Compatibility Zone E within the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. David Murray of the City of Riverside Planning Department, at (951) 826-5773.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1160MA14**PROJECT PROPONENT** (TO BE COMPLETED BY APPLICANT)

Date of Application September 3, 2014
Property Owner Strata Crest, LLC Attn: Eric Flodine Phone Number 858-875-0243
Mailing Address 4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

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 Northwest corner of Sycamore Canyon Blvd. and Central Ave. adjacent to 215/60 fwy.
Riverside, CA 92507
Assessor's Parcel No. 256-050-012 Parcel Size 9.4 acres
Subdivision Name _____ Zoning
Lot Number _____ Classification Commercial Retail (CR)

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 existing site is undeveloped and unused. Large portion of the property had been rough graded in the past. The topography of the site is generally flat to hilly and the existing ground cover is stable with some shrubs and some small trees.

Proposed Land Use (describe) The site will be developed into a commercial retail development in the future. Proposed development plans include a hotel, fitness center, and several restaurant/retail buildings.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
For Other Land Uses Hours of Use 6:00 - 22:00 for majority of uses; 24 hours for hotel use only
(See Appendix C) Number of People on Site Maximum Number 733 Total / 78 People per Acre
Method of Calculation Maximum Occupancy Method. (See Enclosed Worksheet)

Height Data Height above Ground or Tallest Object (including antennas and trees) Per City Zoning Code : 75 ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site 1460 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	
Agency Name	City of Riverside
Staff Contact	Community Development Dept.-Planning
Phone Number	Gabriel Perez
Agency's Project No.	951-826-5108
	Planning Case No. P14-0246
Type of Project	
	<input type="checkbox"/> General Plan Amendment
	<input checked="" type="checkbox"/> Zoning Amendment or Variance
	<input type="checkbox"/> Subdivision Approval
	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> Public Facility
	<input checked="" type="checkbox"/> Other <u>Annexation</u>

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

- 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: 4.2

HEARING DATE: December 11, 2014

CASE NUMBER: ZAP1102MA14 - Optimus Building Corporation
(Representative: Southwest Land Consultants, Sean Harrison)

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO: DPR 14-01-0015 (Development Plan Review), PM36678
(Tentative Parcel Map), SPA 14-04-0001 (Specific Plan
Amendment)

MAJOR ISSUES: The proposed Development Plan Review Building B does not comply with the average acre criterion of 25 people for Compatibility Zone B1 APZ I based on the building code method. However, based on the parking space method, Building B would comply with the criterion.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Tentative Parcel Map and Specific Plan Amendment, subject to the conditions included herein. Staff must recommend a finding of INCONSISTENCY for the Development Plan Review based on the proposed Building B not complying with the Compatibility Zone B1 APZ I average acre criterion of 25 people based on the building code method. However, if the Commission is willing to consider and accept the parking space method, it may CONTINUE the Development Plan Review, pending FAA Obstruction Evaluation submittal and acceptance.

PROJECT DESCRIPTION: The Development Plan Review proposes to construct two industrial warehouse buildings totaling 1,037,811 square feet (Building A – 912,338 square feet, Building B – 125,473 square feet) on 53.56 gross acres. The Tentative Parcel Map proposes to consolidate the 55 existing lots into two parcels with lot sizes of 41.72 net acres and 6.66 net acres. The Specific Plan Amendment proposes to change the land use designation within the Perris Valley Commerce Center Specific Plan from General Industrial to Light Industrial on the easterly approximately 24-acres, so that the entire 53.56-acre gross project site would be designated as Light Industrial.

PROJECT LOCATION: The site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street, within the City of Perris, approximately 3,750 feet southerly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zones B1, B2, C1
- c. Noise Levels: 60-70 CNEL

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1 (within Accident Potential Zone [APZ] I), B2, and C1. Zone B1 within APZ I would limit average intensity to 25 people per acre, while Zones B2 and C1 would limit average intensity to 100 people per acre. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on an exhibit provided by the applicant, approximately 5.51 acres are located within Zone B1, 18.63 acres are located within Zone B2, and 53.56 acres are located within Zone C1. Based on staff's calculations, approximately 64,533 square feet of Building B (10,000 square feet office, 54,533 square feet warehouse) are located in Zone B1, 60,940 square feet of Building B (0 square feet office, 60,940 square feet warehouse) and 272,374 square feet of Building A (5,000 square feet office, 267,374 square feet warehouse) are located in Zone B2, and 639,964 square feet of Building A (10,000 square feet office, 629,964 square feet warehouse) are located in Zone C1.

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. Furthermore, Building A is larger than 200,000 square feet and is planned as a high-cube warehouse, so its occupancy could be calculated on the basis of a 65 percent reduction from the Building Code maximum. However, this calculation is not required for Building A occupancy to be considered consistent. Based on the area of uses (assuming a 50% reduction for office uses) and the number of people per square feet, approximately 159 people are anticipated in Zone B1, 255 people are anticipated in Zone B2, and 491 people are anticipated in Zone C1. These occupancy levels within each zone result in average intensities of 29 people per acre in Zone B1, 14 people per acre in Zone B2, and 17 people per acre in Zone C1. This indicates that the average intensity criteria is exceeded within Zone B1 but is not exceeded within Zones B2 and C1.

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 for Building B (58 standard vehicle spaces and 29 trailer

truck loading spaces), the total building occupancy would be estimated at 116 people. Utilizing this total building occupancy and applied proportionally for the building area located within Zone B1 (64,533 square feet of the total 125,473 square foot building area) would result in a Zone B1 building area occupancy of 60 people for an average acre intensity of approximately 11, which would be consistent with the Compatibility Zone B1 average acre intensity criteria.

Non-Residential Single-Acre Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within draft Compatibility Zone B1 (within Accident Potential Zone [APZ] I), B2, and C1. Zone B1 within APZ I would limit maximum single-acre intensity to 100 people, while Zones B2 and C1 would limit maximum single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided, the office use would be concentrated within the corners of each building. The buildings' designs have the office area in the corners extending out partially beyond the normal rectangular building footprint. Therefore, in a first scenario by drawing a single-acre (210 feet by 210 feet) that includes the entire office area would also include areas outside of the building, thus affecting the total occupancy anticipated. A second scenario maximizes the building area included within the single-acre area, but would result in a reduction of office area. Both scenarios are presented below for each Zone to note the difference between the two.

The most intense single-acre within Zone B1 would either consist of 5,000 square feet of office use and 30,300 square feet of warehouse area or 1,655 square feet of office use and 42,445 square feet of warehouse area. These would accommodate 86 and 93 people, respectively, both of which are consistent with the Zone B1 single-acre criterion of 100 people. The most intense single-acre within Zones B2 and C1 would either consist of 5,000 square feet of office use and 34,500 square feet of warehouse area or 1,200 square feet of office use and 42,900 square feet of warehouse area. These would accommodate 49 and 36 people, respectively, both of which are consistent with the Zone B2 and C1 single-acre criterion of 250 people.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1 (including those prohibited in APZ I per the AICUZ), B2, or C1 within the project. Projects within APZ I are required to locate structures a maximum distance from the extended runway centerline. The project site is located approximately 1,000 feet from the extended runway centerline, and the building is set back an additional 150 feet from the property line.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being within the 60-70 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 southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 3,750 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1525.5 feet AMSL. The project proposes a maximum pad elevation of 1497.25 feet AMSL. The proposed buildings have a maximum height of 55 feet for a potential maximum elevation of 1552.25 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is required. At the time of writing of this staff report, no documentation has been provided to indicate any submittal has been made to FAA or been accepted for review.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, Compatibility Zone B1 within either APZ does limit lot coverage to a maximum of 50%. Based on the site and building sizes noted previously, the project proposes lot coverage of approximately 27% within Zone B1, which is consistent with the maximum 50% criterion.

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 aviation 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 Perris shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in these structures:

Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; and auction rooms.
7. Overall office area within Building A shall be limited to a total maximum of 15,000 square feet and within Building B shall be limited to a total maximum of 10,000 square feet. Office area shall be dispersed to each corner of Building B and shall not be consolidated to any individual corner that would exceed 5,000 square feet of office area within any individual corner of Building B so as to not exceed the single-acre criteria for Compatibility Zone B1. Building A located within Compatibility Zones B2 and C1 does not require any restriction on consolidation of the maximum 15,000 square feet of office area within any single-acre area. If any development of the warehouse building proposes to exceed the maximum office area per building or maximum within any individual building corner, it shall require further ALUC review to determine its consistency with the applicable criteria in place at that time.
8. Building B shall be designed with zoned fire sprinkler systems and shall not exceed one aboveground habitable floor.

9. The following additional uses shall be prohibited in Building B:

Manufacturing of food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.

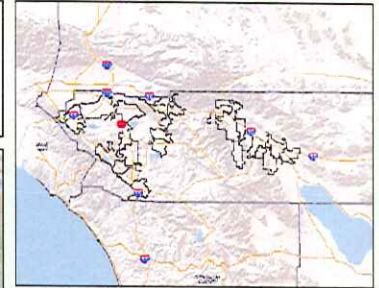
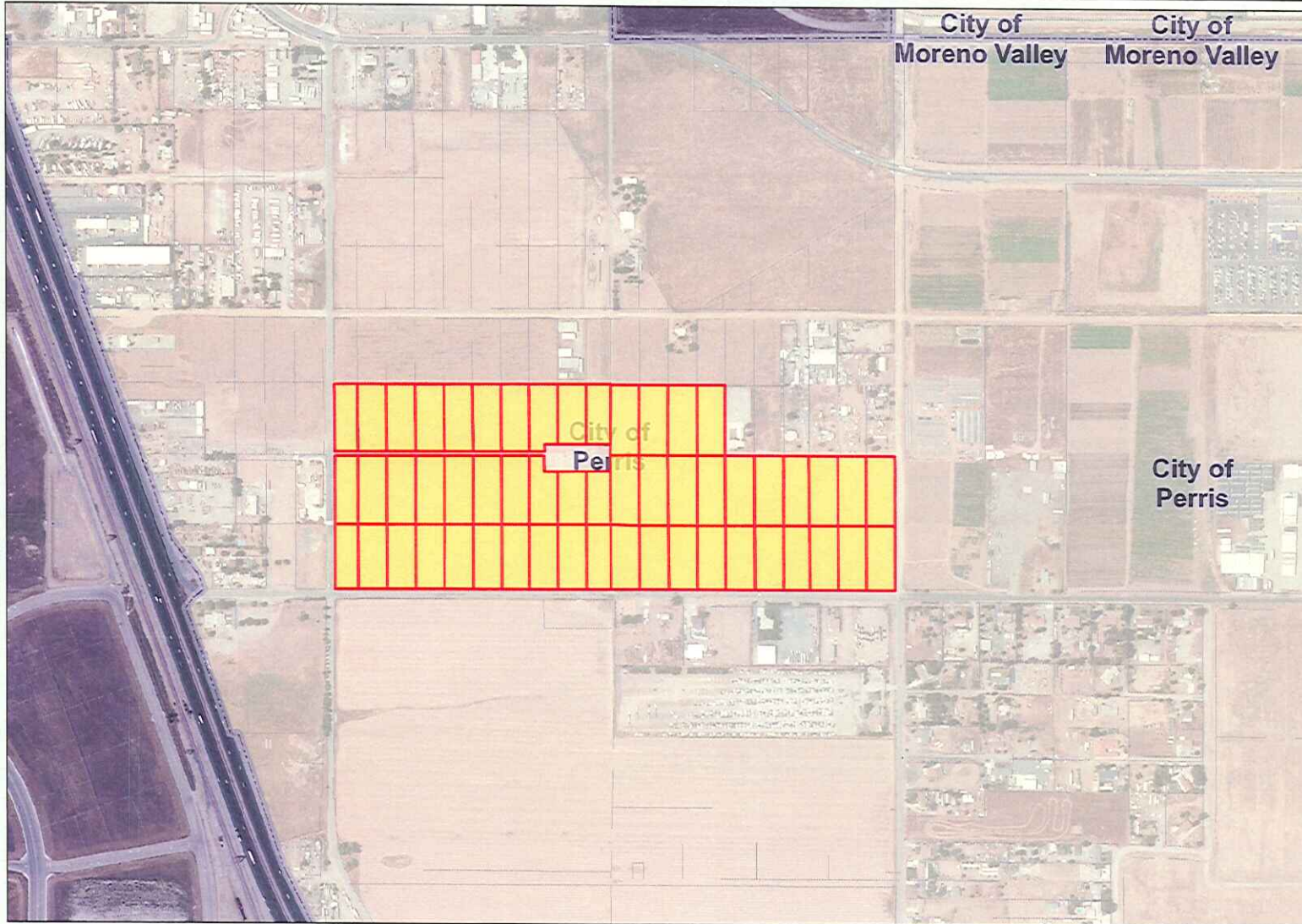
Retail trade, eating and drinking establishments; personal services; professional services; educational services; governmental services; medical facilities; cultural activities; any other uses providing on-site services to the public.

10. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

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)

My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities**
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies**
- Lakes
- Rivers



0 873 1,746 Feet



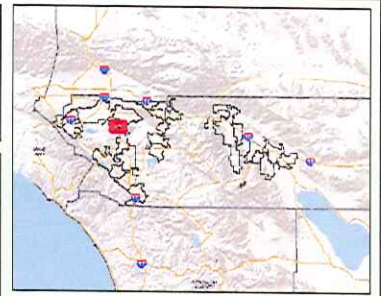
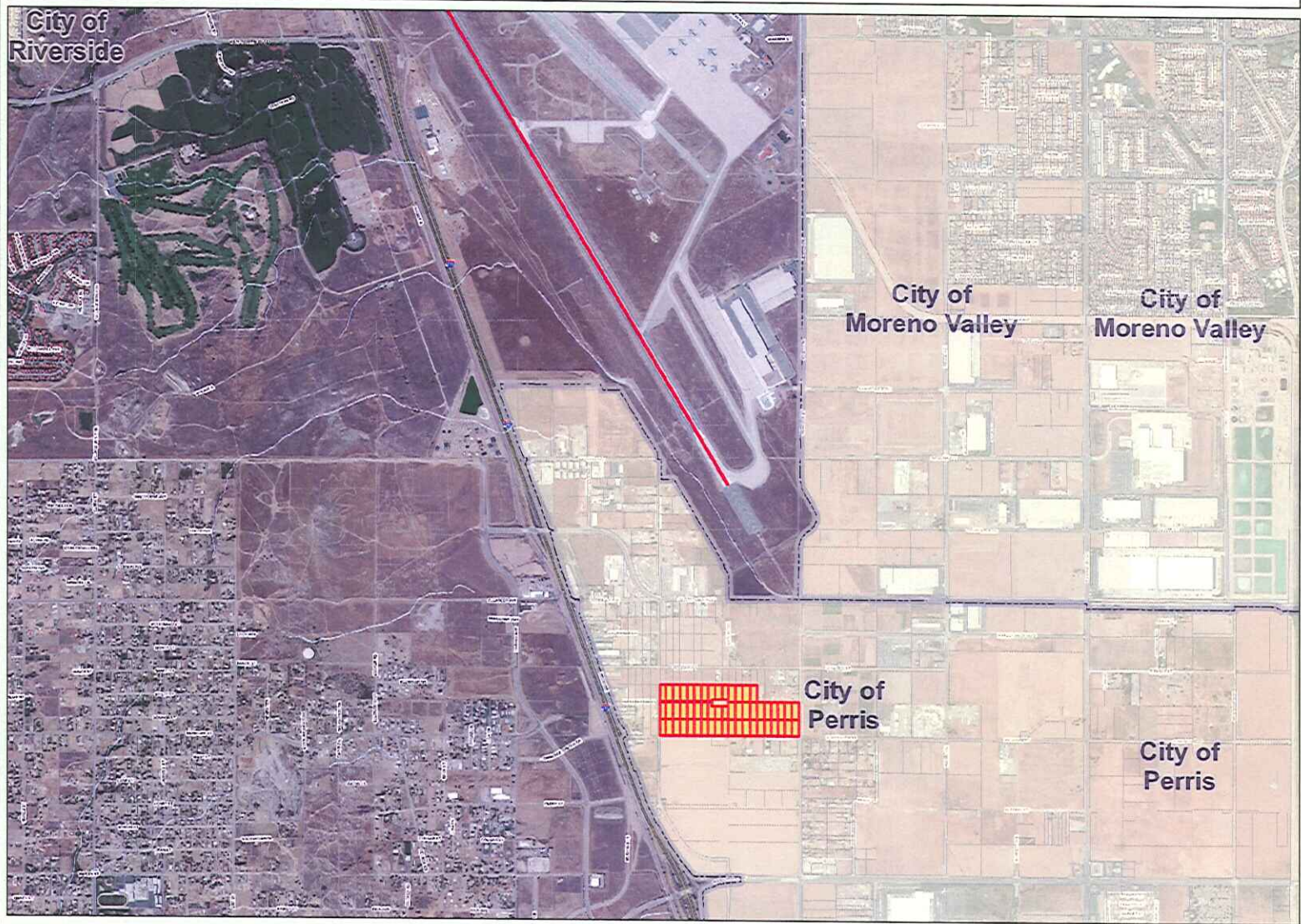
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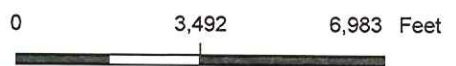
Notes

My Map



Legend

- AIA
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities**
- roads
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities

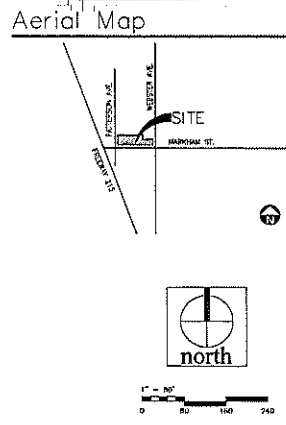
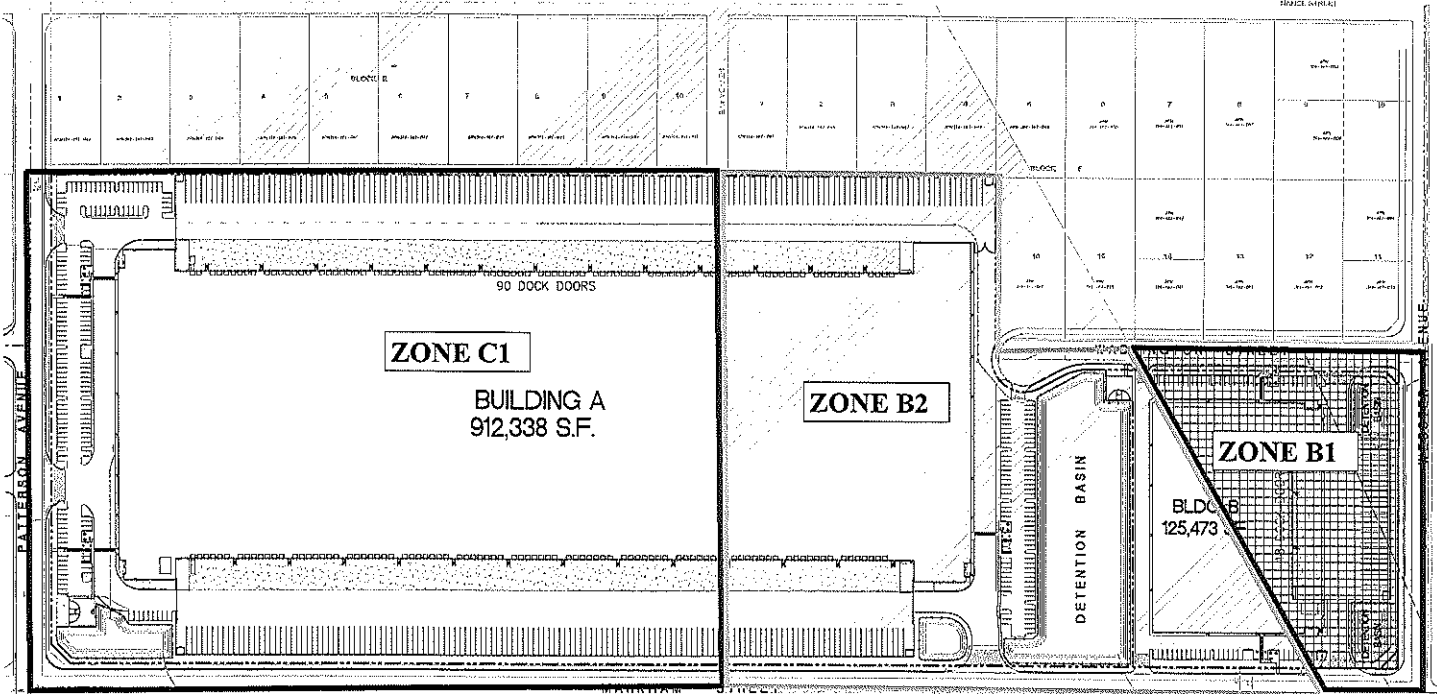


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Notes



Tabulation

	Building A	Building B	Total
Site Area			
Area (A)	1,617,330	280,041	2,107,371 s.f.
Area (B)	41.7	6.7	48.4 ac.
Building Area			
Area	15,000	10,000	25,000 s.f.
Volume	602,338	113,473	1,037,811 s.f.
Total Building Area	617,338	123,473	1,037,811 s.f.
Compliance	60.2%	43.2%	49.2%
Auto Parking Provided			
1st 20K @ 17,200 s.f.	20	20	40 vehicles
2nd 20K @ 10,000 s.f.	10	10	20 vehicles
Over 40K @ 100,000 s.f.	128	10	138 vehicles
Total	208	40	248 vehicles
Auto Parking Provided			
Minimum (2.1%)	221	64	276 vehicles
Maximum (2.1%)	9	4	13 vehicles
Total	230	68	298 vehicles
Trailer Parking Provided			
Trailer (10'x45')	287	29	316 vehicles
Landscape Required	295,478	26,717	324,195 s.f.
Landscape Provided	295,728	47,877	343,605 s.f.

Legend

- ZONE B1 - INNER APPROACH/DEPARTURE ZONE
AIRSPACE REVIEW REQUIRED FOR OBJECTS >35' TALL
- ZONE B2 - ADJACENT TO RUNWAY
AIRSPACE REVIEW REQUIRED FOR OBJECTS >35' TALL
- ZONE C1 - EXTENDED APPROACH/DEPARTURE ZONE
AIRSPACE REVIEW REQUIRED FOR OBJECTS >70' TALL

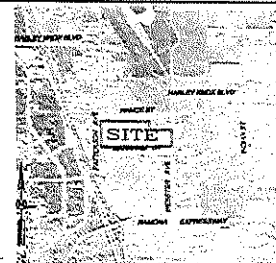
ALUC ZONE SUMMARY

BUILDING	ZONE B1	ZONE B2	ZONE C1	TOTAL
BLDG. A	-	15.71 AC	29.42 AC	45.13 AC
BLDG. B	5.51 AC	2.92 AC	-	8.43 AC
TOTAL	5.51 AC	18.63 AC	29.42 AC	53.56 AC

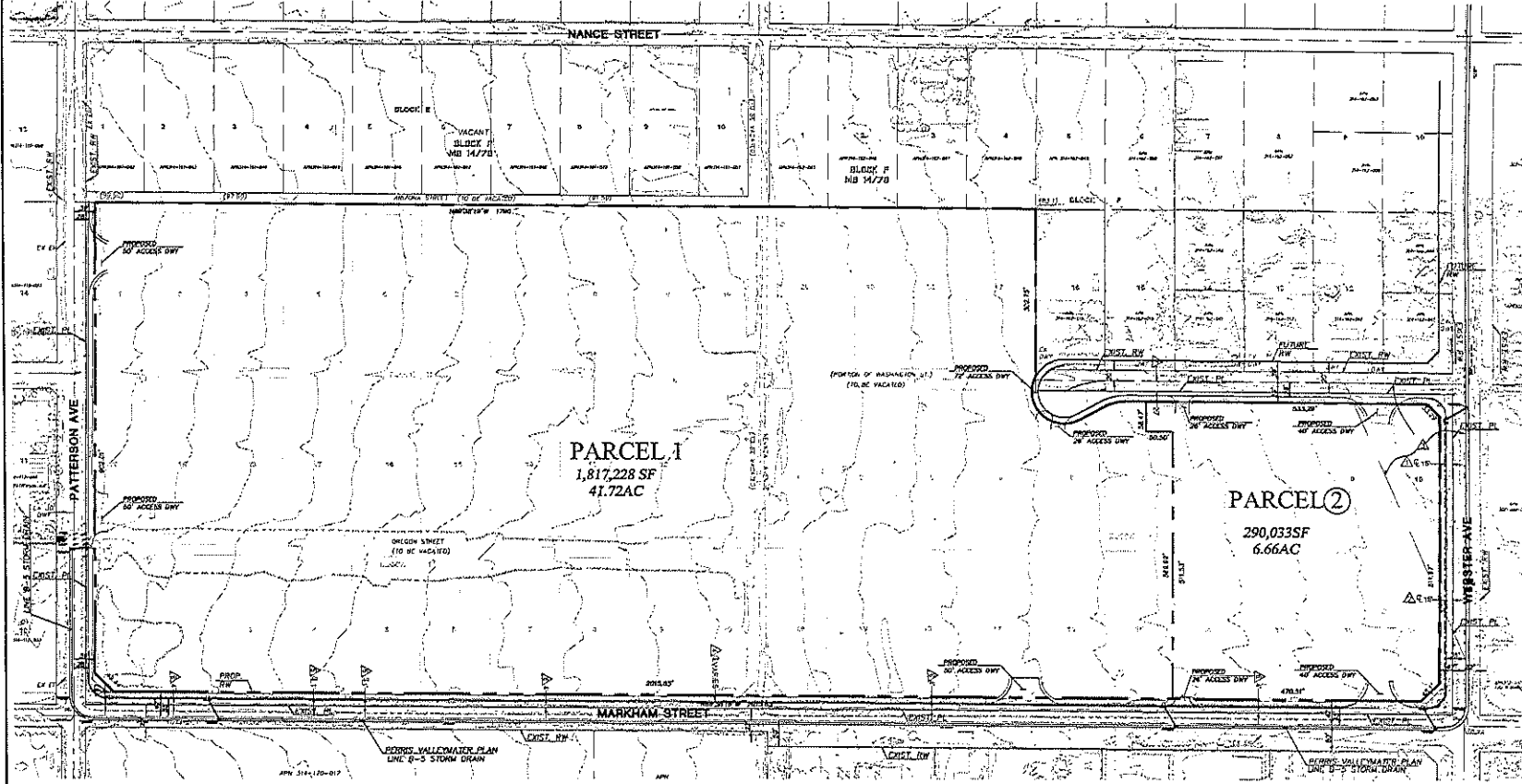
$\times 35 = 187.75 \times 100 = 18,775 \times 1.03 = 19,347 = 49,473.75$ total allowed

OPTIMUS LOGISTIC CENTER II
ALUC ZONE OVERLAY EXHIBIT
November 10, 2014

OPTIMUS LOGISTIC CENTER II TENTATIVE PARCEL MAP 36678



VICINITY MAP
NOT TO SCALE



- EASEMENT NOTES**
- 1. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, FOR UTILITIES AND RIGHTS INCIDENTAL THEREIN, RECORDED AUGUST 1, 1945 AS INSTRUMENT NO. 29 OF OFFICIAL RECORDS, AFFECTS LOT 10 IN BLOCK "C", WITH UNKNOWN.
 - 2. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, FOR UTILITIES AND RIGHTS INCIDENTAL THEREIN, RECORDED AUGUST 1, 1945 AS INSTRUMENT NO. 29 OF OFFICIAL RECORDS, AFFECTS A PORTION OF LOT 11 IN BLOCK "C", WITH UNKNOWN.
 - 3. A PERPETUAL AND ASSIGNABLE EASEMENT IN FAVOR OF UNITED STATES OF AMERICA, FOR THE ESTABLISHMENT, MAINTENANCE AND USE OF TRANSPORTATION ZONE, RECORDED NOVEMBER 4, 1953 AS INSTRUMENT NO. 7563 OF OFFICIAL RECORDS, AFFECTS A PORTION OF LOTS 9, 10 AND 11 IN BLOCK "C".
 - 4. AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION, FOR UTILITIES AND RIGHTS INCIDENTAL THEREIN, RECORDED MAY 2, 1958 AS INSTRUMENT NO. 3152, OF OFFICIAL RECORDS, WITH UNKNOWN.
 - 5. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, FOR UTILITIES AND RIGHTS INCIDENTAL THEREIN, RECORDED OCTOBER 15, 1956 AS INSTRUMENT NO. 21127 OF OFFICIAL RECORDS, AFFECTS LOTS 4 AND 5 IN BLOCK "Y".
 - 6. AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION, FOR UTILITIES AND RIGHTS INCIDENTAL THEREIN, RECORDED APRIL 17, 1958 AS INSTRUMENT NO. 3782, OF OFFICIAL RECORDS, AFFECTS LOTS 11 THROUGH 20 INCLUSIVE OF BLOCK "C" AND LOTS 1 THROUGH 10 INCLUSIVE OF BLOCK "Y".
 - 7. AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, FOR ROAD AND RIGHTS INCIDENTAL THEREIN, RECORDED APRIL 17, 1979 AS INSTRUMENT NO. 7932, OF OFFICIAL RECORDS.
 - 8. AN EASEMENT IN FAVOR OF VAL VERDE MUNICIPAL WATER COMPANY, FOR TO LAY AND MAINTAIN PIPES, INPLEADS, CONDUITS, OTHERS, FLANGES OR OTHER MEANS OF WATER TRANSPORTATION AND RIGHTS INCIDENTAL THEREIN, RECORDED OCTOBER 27, 1915 IN BOOK 430, PAGE 345, OF DEEDS. THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT.

UTILITY PURVEYORS

- WATER - DAWD
- SEWER - DAWD
- CABLE - SOUTHERN CALIFORNIA GAS
- TELEPHONE - VERIZON
- ELECTRIC - SOUTHERN CALIFORNIA EDISON
- CABLE TV - TIME WARNER

PARCEL SUMMARY

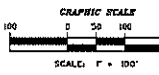
41.38 ACRES NET
51.05 ACRES GROSS
NUMBER OF PARCELS: 2
NUMBER OF OPEN SPACE LOTS: NONE
MINIMUM PARCEL SIZE: 6.66 AC.

APPLICANT

OPTIMUS BUILDING CORPORATION INC.
570 GARY D. HANCOCK
12040 EAST FLORENCE AVE.
SANTA FE SPRING, CA 92670
(562)344-5215 FAX (562)344-7198

ENGINEER

HLC CIVIL ENGINEERING
39281 WA CAZIZ
MURRIETA CA 92563
(951)340-0957 Email: hnc@hlc-engineer.com



LEGAL DESCRIPTION

PARCEL 1:
LOT 8 OF PERRY HC-SUBDIVISION OF VAL VERDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 43 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 314-161-041

PARCEL 2:
LOTS 12, 18, 19 AND 20 IN BLOCK F; LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK G; LOTS 1 THROUGH 20 INCLUSIVE, IN BLOCK H; AND LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK I OF GOLDEN VALLEY FARMS, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA RECORDS.
APN 314-161-011 THROUGH 314-161-040 AND APN 314-162-017 THROUGH 314-162-040

SCHOOL DISTRICT

VAL VERDE UNIFIED
EXISTING/PROPOSED LAND USE
EXISTING: AGRICULTURE
PROPOSED: LOGISTICS WAREHOUSE

EXISTING/PROPOSED ZONING

EXISTING: BUSINESS PARK
PROPOSED: LIGHT INDUSTRIAL

TOPOGRAPHY SOURCE

AERIAL SURVEY OCT. 2013

GENERAL PLAN DESIGNATION

EXISTING: PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN
PROPOSED: PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN

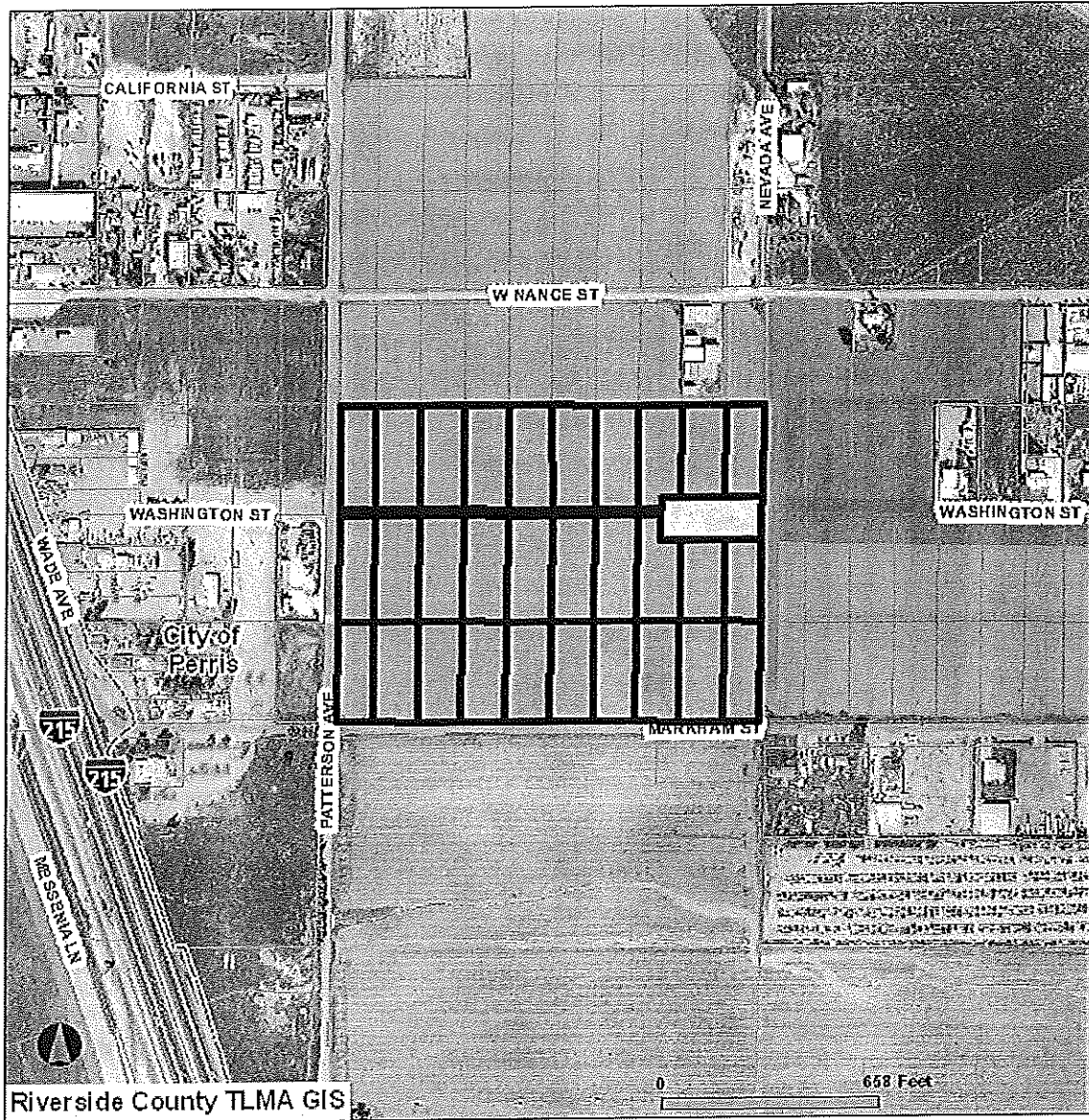
ASSESSOR'S PARCEL NUMBERS

APN 314-161-011 THROUGH 314-161-041 AND APN 314-162-017 THROUGH 314-162-040

DATE	DESCRIPTION
10/26/21	REV COMMON PARCEL LINE BETWEEN PARCEL 1 & 2

**OPTIMUS LOGISTIC CENTER II
TENTATIVE PARCEL MAP 36678**

RIVERSIDE COUNTY GIS



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 314-161-011 | 314-161-012 | 314-161-013 | 314-161-014 | 314-161-015 | 314-161-016 | 314-161-017 |
| 314-161-018 | 314-161-019 | 314-161-020 | 314-161-021 | 314-161-022 | 314-161-023 | 314-161-024 |
| 314-161-025 | 314-161-026 | 314-161-027 | 314-161-028 | 314-161-029 | 314-161-030 | 314-161-031 |
| 314-161-032 | 314-161-033 | 314-161-034 | 314-161-035 | 314-161-036 | 314-161-037 | 314-161-038 |
| | | 314-161-039 | 314-161-040 | 314-161-041 | | |

IMPORTANT

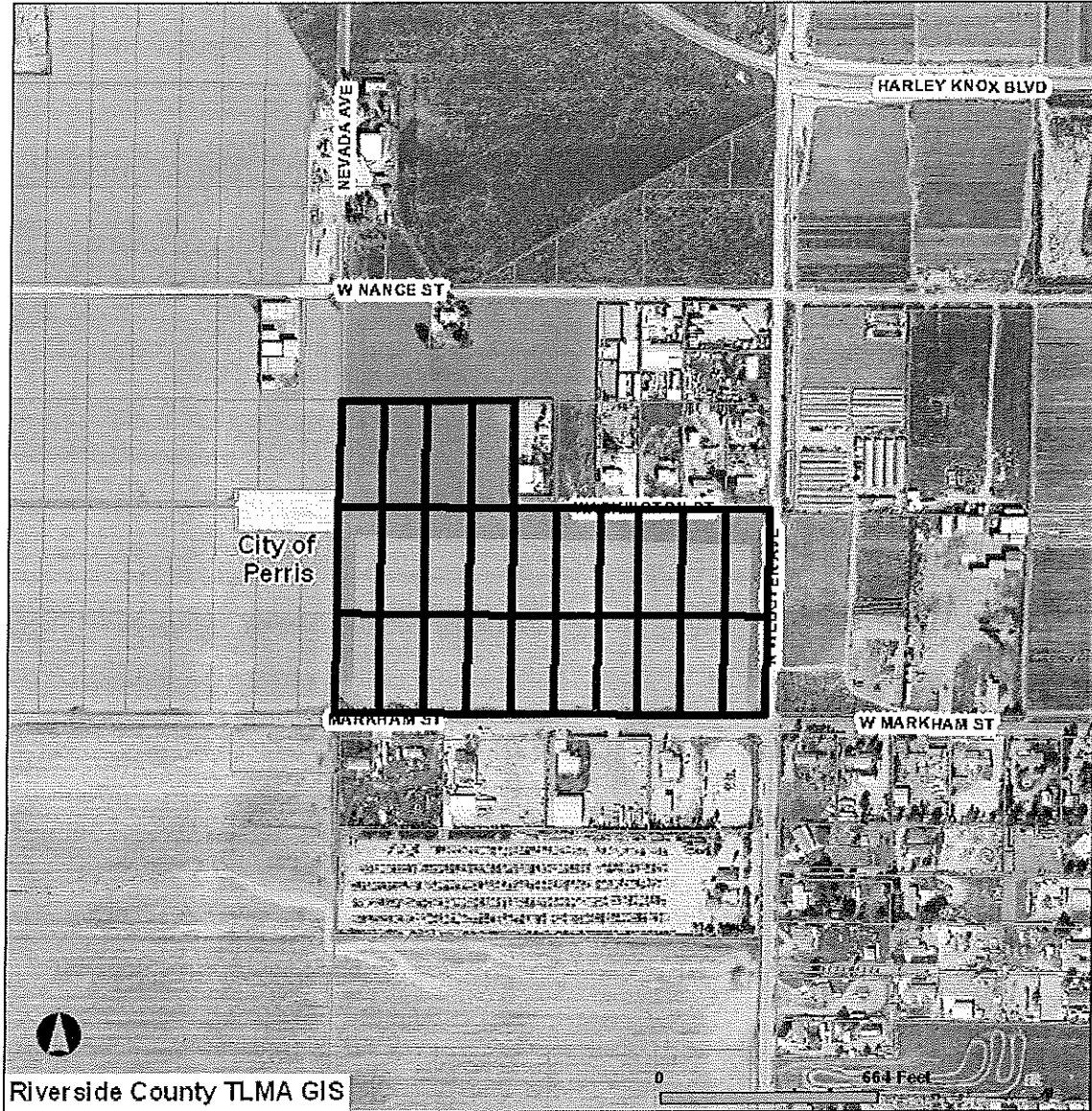
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STANDARD WITH PERMITS REPORT

APNs

- 314-161-011-2
- 314-161-012-3
- 314-161-013-4
- 314-161-014-5
- 314-161-015-6
- 314-161-016-7
- 314-161-017-8
- 314-161-018-9

RIVERSIDE COUNTY GIS



Selected parcel(s):

- 314-162-017 314-162-018 314-162-019 314-162-020 314-162-021 314-162-022 314-162-023
- 314-162-024 314-162-025 314-162-026 314-162-027 314-162-028 314-162-029 314-162-030
- 314-162-031 314-162-032 314-162-033 314-162-034 314-162-035 314-162-036 314-162-037
- 314-162-038 314-162-039 314-162-040

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

- 314-162-017-1
- 314-162-018-2
- 314-162-019-3
- 314-162-020-3
- 314-162-021-4
- 314-162-022-5
- 314-162-023-6
- 314-162-024-7
- 314-162-025-8

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 Thursday, November 27 (Thanksgiving), and by prescheduled appointment from 9:00 a.m. to 5:00 p.m. on Friday, December 5.

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

DATE OF HEARING: December 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1102MA14 – Optimus Building Corporation (Representative: Southwest Land Consultants, Sean Harrison) – Perris City Case Nos.: SPA14-04-0001 (Specific Plan Amendment), DPR 14-01-0015 (Development Plan Review), and Parcel Map No. 36678. DPR 14-01-0015 is a proposal to develop two industrial warehouse buildings with a combined floor area of 1,037,811 square feet on 48.4 net acres located northerly of Markham Street, easterly of Patterson Avenue, and westerly of Webster Avenue in the City of Perris. The larger building will be a high-cube logistics warehouse with 912,338 square feet of floor area (including 15,000 square feet of office space), while the smaller building will have 125,473 square feet of floor area (including 10,000 square feet of office space). The project will provide 305 automobile parking spaces and 321 stalls for truck trailers. SPA 14-04-0001 is a proposal to change the land use designation of the easterly portion of the site (22.34 net acres) within the Perris Valley Commerce Center (PVCC) Specific Plan from "General Industrial" to "Light Industrial." Parcel Map No. 36678 is a proposal to consolidate the 55 existing lots on this site into two industrial lots. (Compatibility Zones B1-APZI, B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Kenneth Phung of the City of Perris Planning Department, at (951) 943-5003.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC Identification No.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ZAP 1102MA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 10-28-14
Property Owner Gary Hamro / Optimus Building Corporation Phone Number 562 944-5215
Mailing Address 12040 East Florence Ave
Santa Fe Springs, CA 90670

Agent (if any) Gary Hamro / Michael Naggar / Sean Harrison Phone Number 951 657 4281
Mailing Address 445 South D Street
Perris, CA 92570

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 North of Markham, East of Patterson, West of Webster
Assessor's Parcel No. 314-161-011 thru 314-161-041 + 314-162-017 #1040 Parcel Size 51.05 gross
Subdivision Name Val Verde Tract Lot 6 of Perry Book 7 Page 45
Lot Number Lots 17, 18, 19, 20 Block F Lots 1-20 Block G + Block 1 of Gloden Valley Farms Book 17 Page 78 Zoning Classification LI/GI

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) Agriculture with Land Use Designation Light Industrial & General Industrial

Proposed Land Use (describe) high cube logistics warehouse with 2 buildings (1,037,811 sq ft total 912,388 sq ft + 125,423 sq ft) This will require a Specific Plan Amendment of the western portion of the property from General Industrial to Light Industrial for consistency.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____

For Other Land Uses Hours of Use 24 hours

(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) 55 ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site 1552.25 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 _____

Munch

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

City of Perris

Ken Phung

Pm36674

Type of Project

General Plan Amendment

Zoning Amendment or Variance

Subdivision Approval

Use Permit

Public Facility

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: 4.3

HEARING DATE: December 11, 2014

CASE NUMBER: ZAP1103MA14 – Ridge Crest Cardinal – Riverside, LP
(Representative: Gresham, Savage, Nolan & Tilden, Alicen Wong)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P14-0472 (Planned Residential Development), P14-0473
(Tentative Tract Map 39534)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission CONTINUE this matter to the January 8th ALUC hearing, pending FAA Obstruction Evaluation submittal as requested by staff. However, if submittal and acceptance is made to FAA as requested by staff, staff would recommend a finding of CONDITIONAL CONSISTENCY for the Planned Residential Development and Tentative Tract Map, subject to the conditions included herein.

PROJECT DESCRIPTION: The Planned Residential Development and Tentative Tract Map propose to divide and develop the 13.53-acre net (14.67-acre gross) property into 85 residential lots, 4 common area lots, and 3 private street lots.

PROJECT LOCATION: The site is located northerly of Grove Community Drive, easterly of Trautwein Road, and southerly of John F. Kennedy Drive, within the City of Riverside, approximately 14,900 feet westerly of Runway 14-32 at March Air Reserve Base.

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

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

BACKGROUND:

Residential Density: The site is located within Compatibility Zone C2. Compatibility Zone C

typically allows residential densities at or below 6.0 dwelling units per acre. However, this project area was included as an exception to the recently adopted March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, with the condition that the project density not exceed 6.5 dwelling units per acre. The project has a net acreage of 13.53 acres, but has a gross acreage (including the adjacent half-width of Grove Community Drive) of approximately 14.67 acres. Based on the gross acreage of the site, the 85 units proposed would result in a density of 5.79 dwelling units per acre, which would be consistent with the typical residential criteria of 6.0 dwelling units per acre for Compatibility Zone C2 as well as the 6.5 dwelling units per acre criteria applied through the project area exception.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being just outside the 60 CNEL contour relative to aircraft noise. ALUC's objective is that interior noise levels from aviation-related sources not exceed CNEL 40 dB. As standard building construction is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, the residential development 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 feet above mean sea level (1535 feet AMSL). At a distance of approximately 14,900 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1684 feet AMSL. The proposed grading has a maximum pad elevation of approximately 1668.1 feet AMSL (on lot 1, located closest to the runway) and a maximum proposed building height of 29.5 feet for a total maximum elevation of 1697.6 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is required at this time for at least lot 1. At the time of writing of this staff report, no documentation has been provided to indicate any submittal has been made to FAA or been accepted for review.

Open Area: Compatibility Zone C2 does not require land to be set aside as open areas.

CONDITIONS:

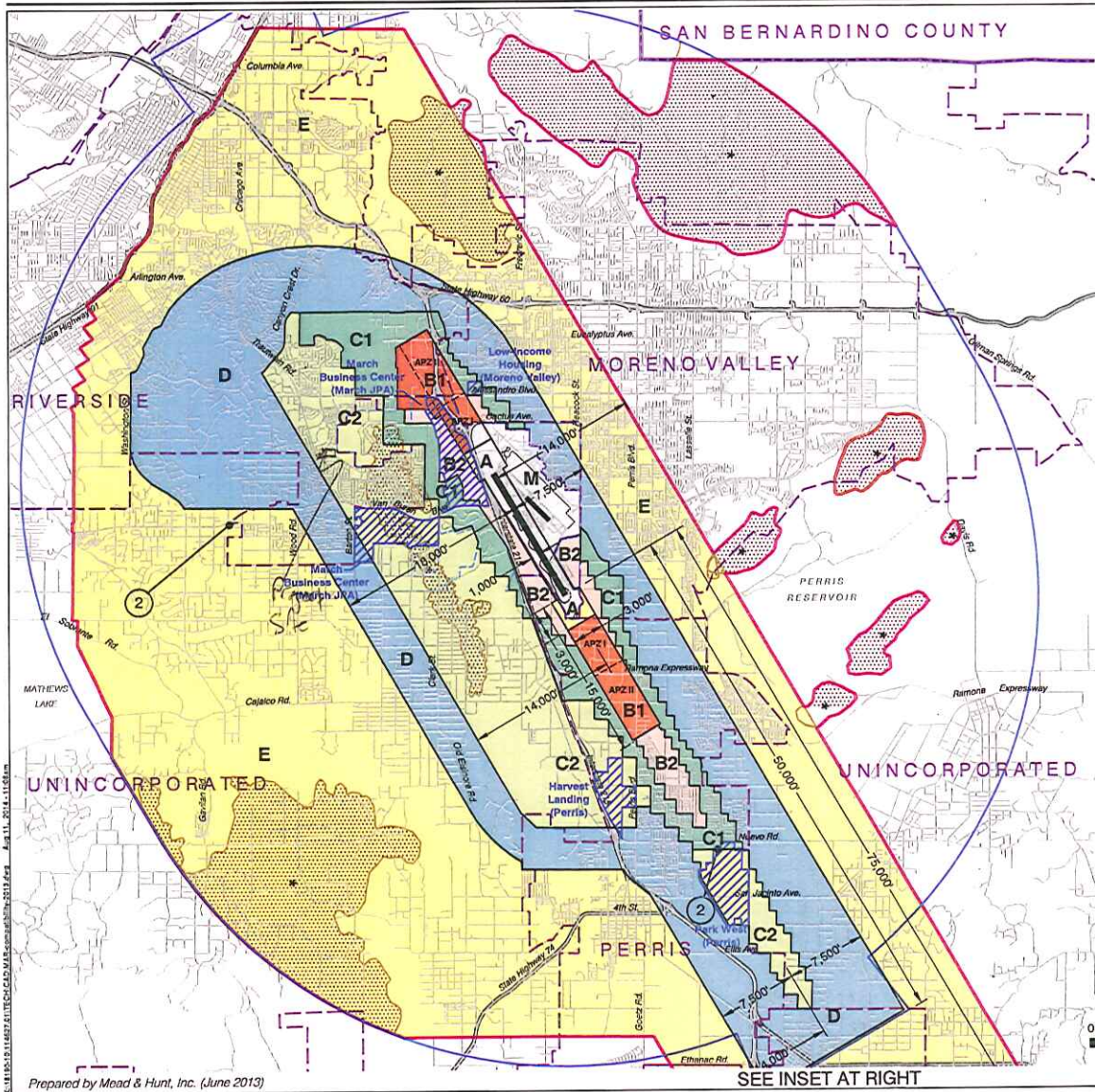
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, 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, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property, 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. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 6. Prior to the issuance of any building permits for any structures within the Tentative Tract Map, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service for each such structure with a top point elevation exceeding 1,684 feet above mean sea level. Copies of such FAA determinations shall be provided to the City of Riverside Planning and Building and Safety Departments, and to the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

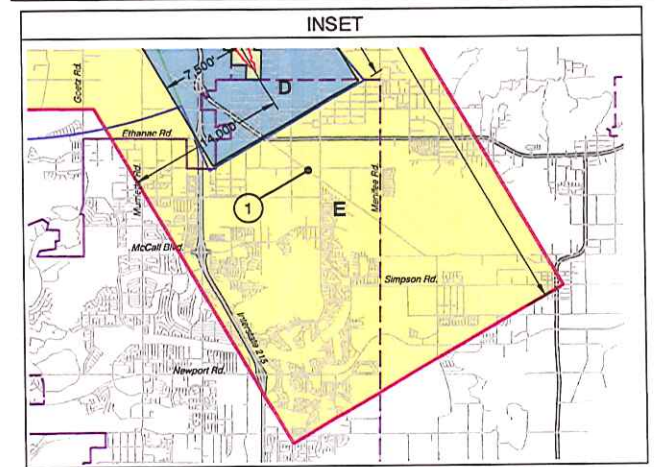
High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

Boundary Lines

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

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

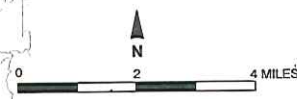
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



**Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (August 2014 Draft)**

Map MA-1

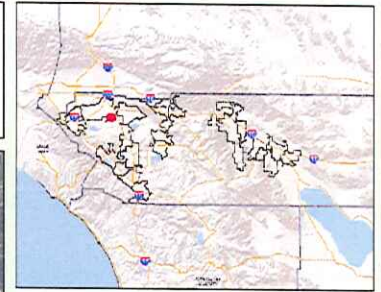
**Compatibility Map
 March Air Reserve Base / Inland Port Airport**



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

My Map



Legend

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



0 835 1,671 Feet



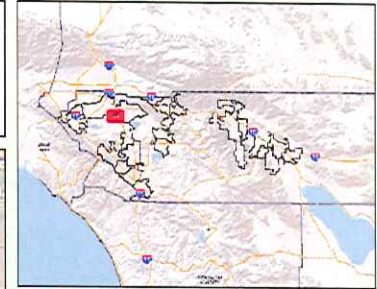
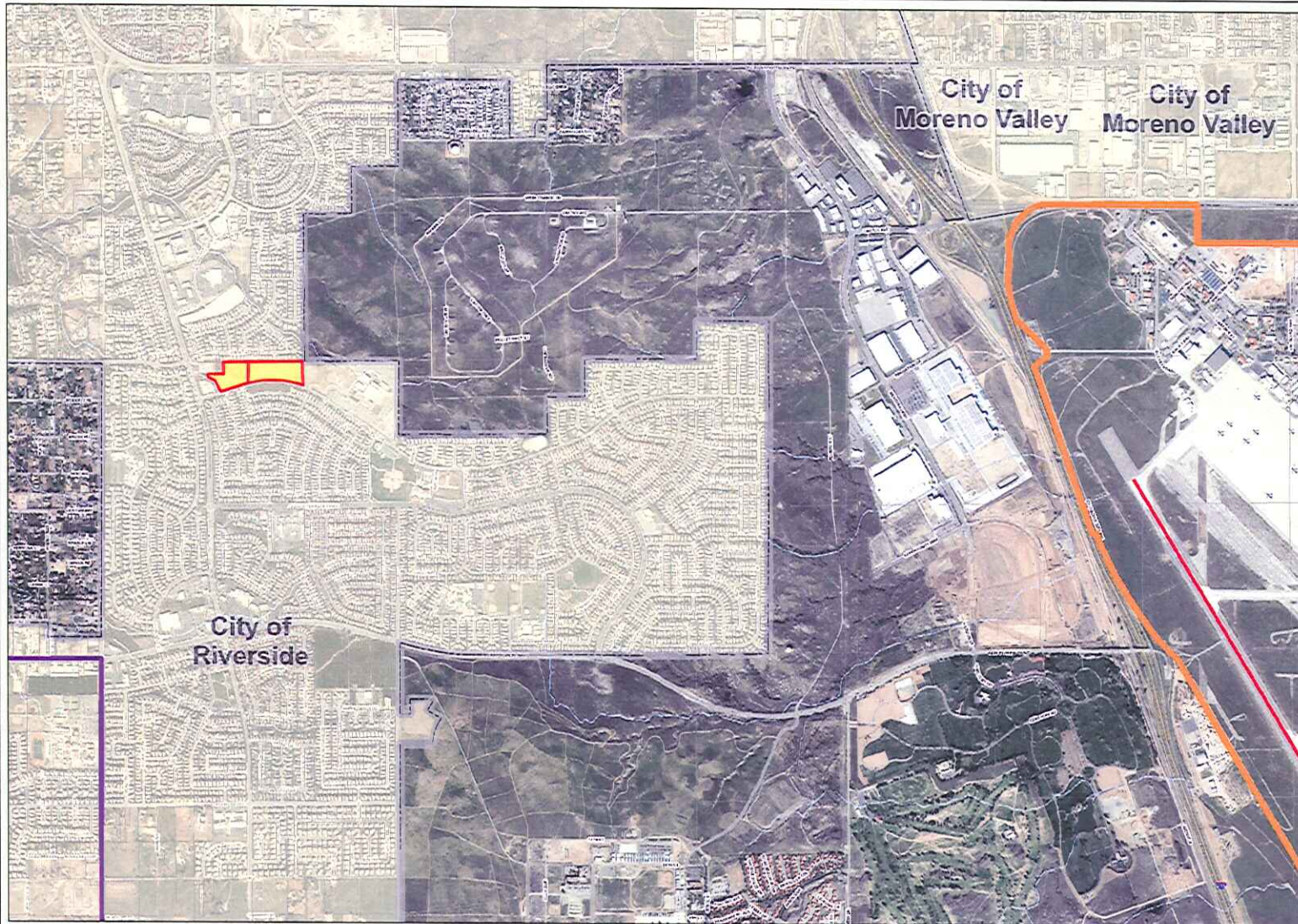
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/19/2014 10:01:18 AM

© Riverside County TLMA GIS

Notes

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- counties



0 3,341 6,683 Feet

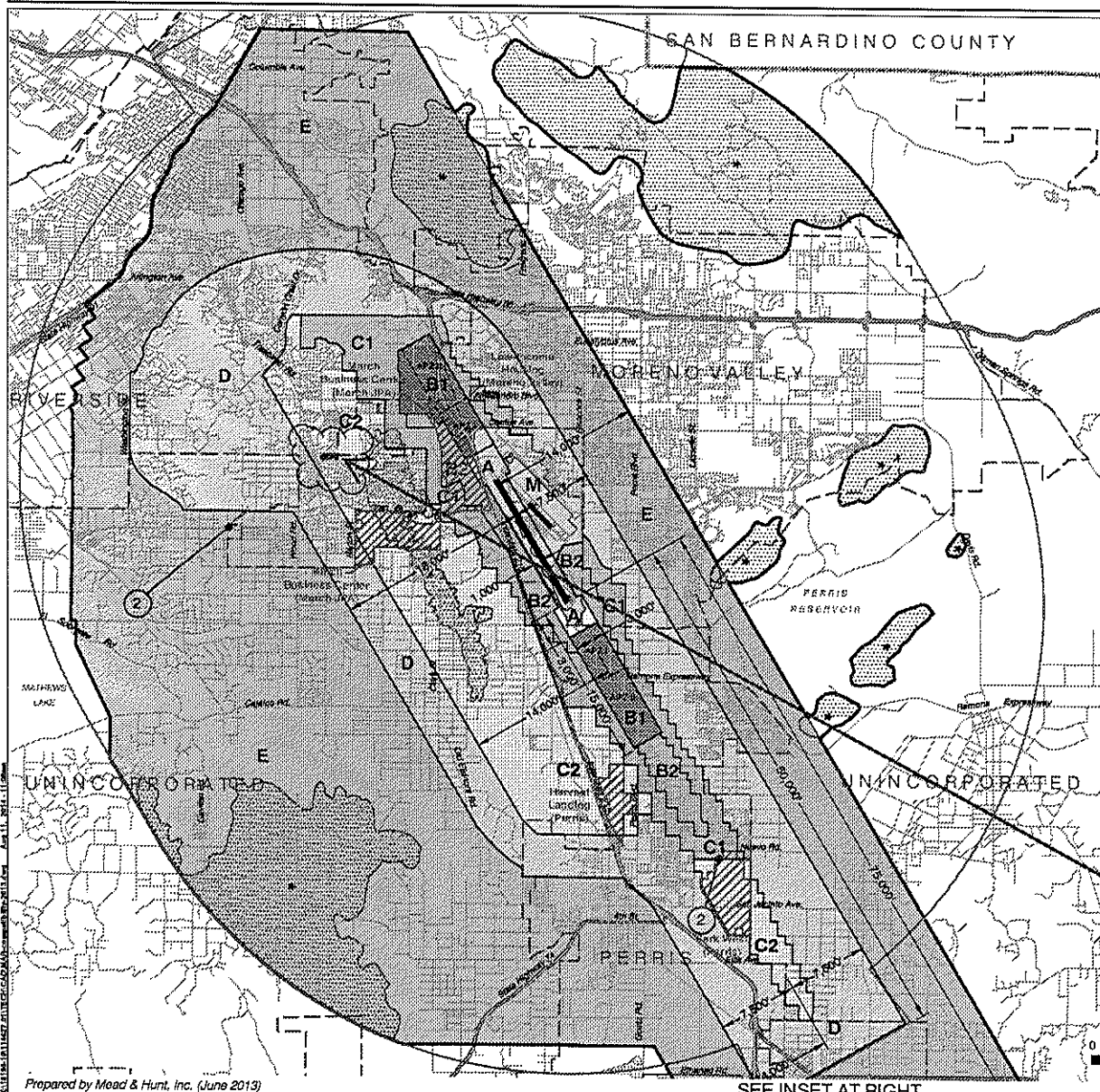


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes



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

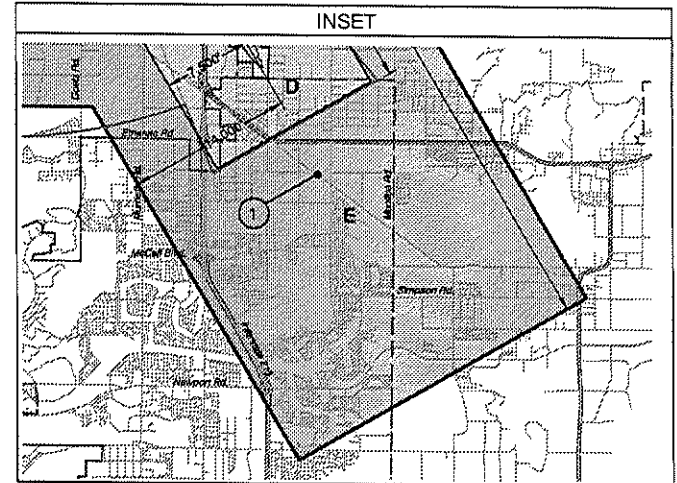
Boundary Lines

- 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.



Orangecrest Project (P14-0472)

**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(August 2014 Draft)**

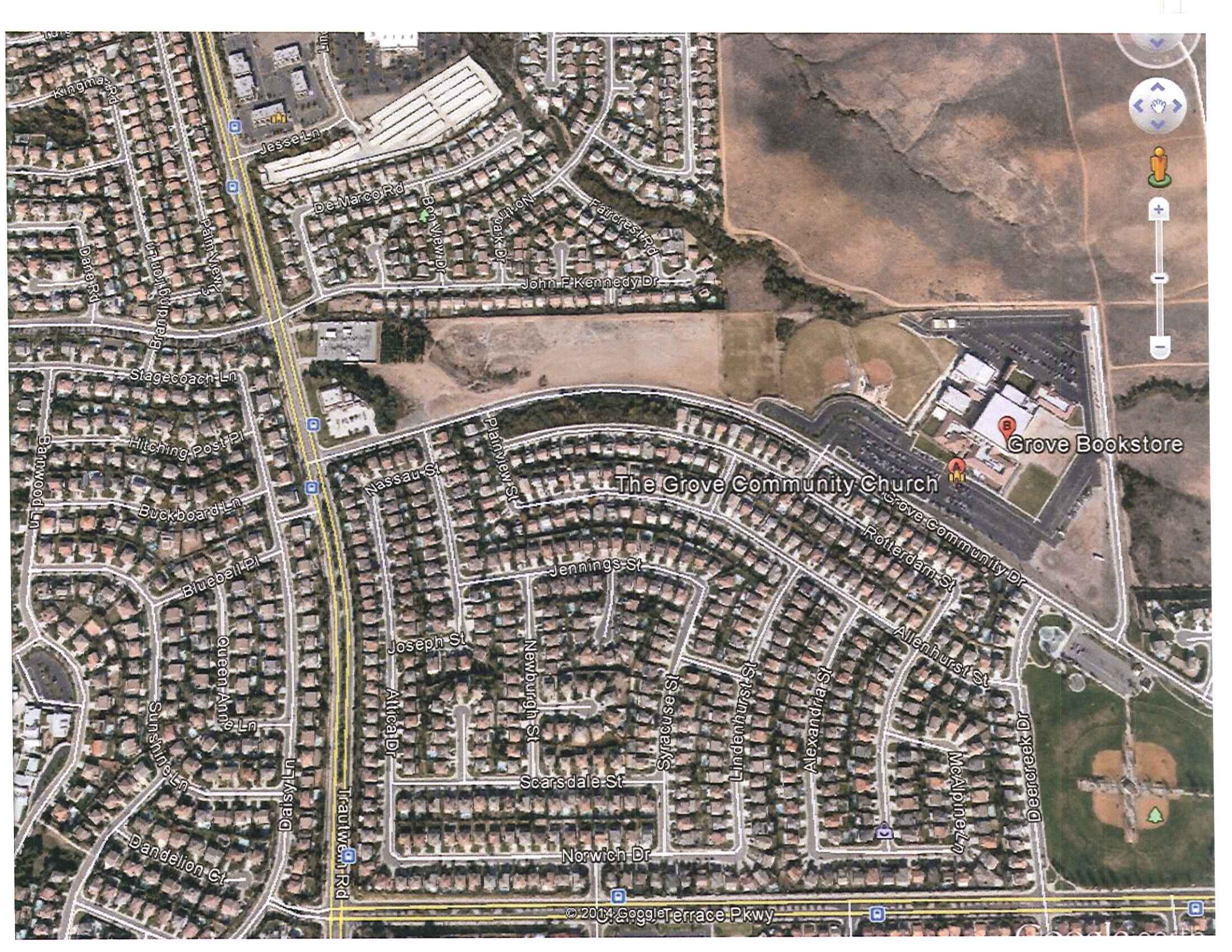


Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport



The Grove Community Church

Grove Bookstore

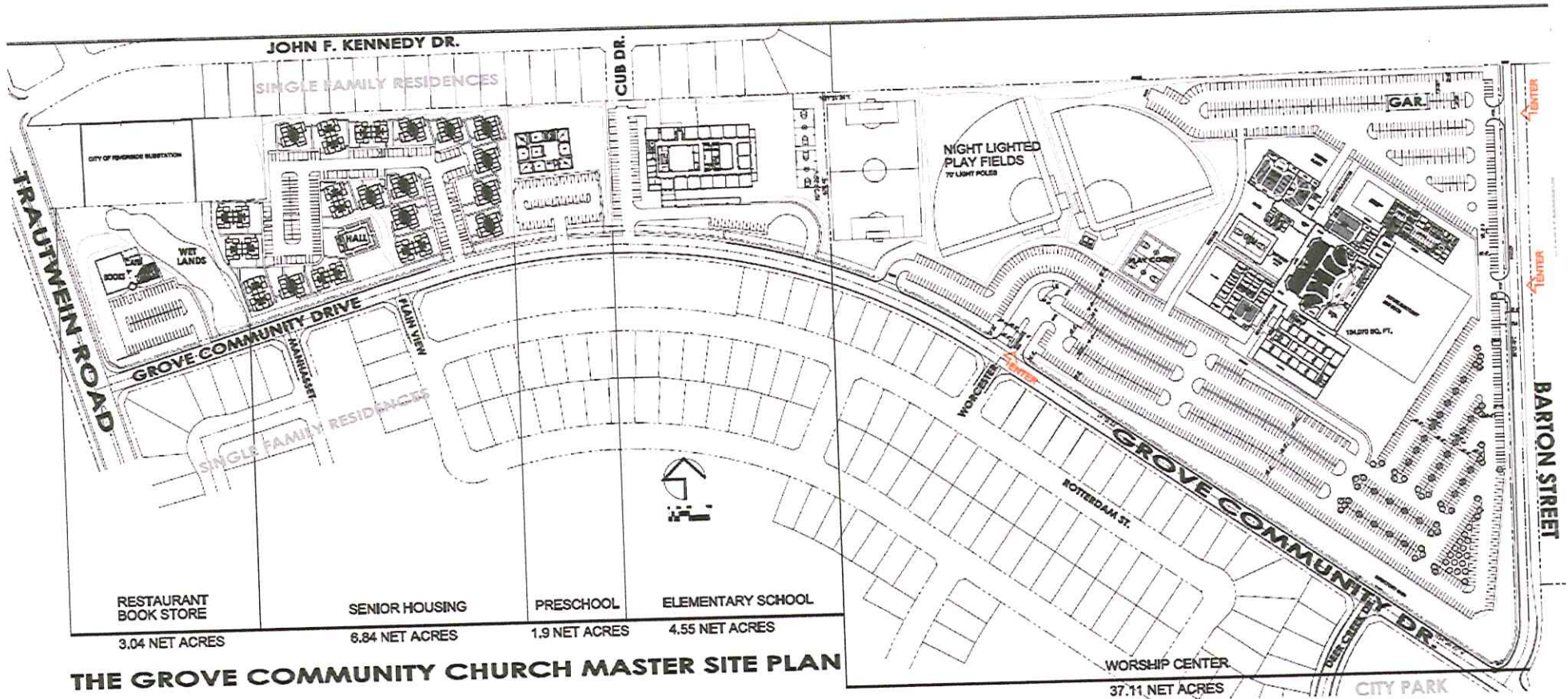
Previously Approved Development:

Currently Developed:

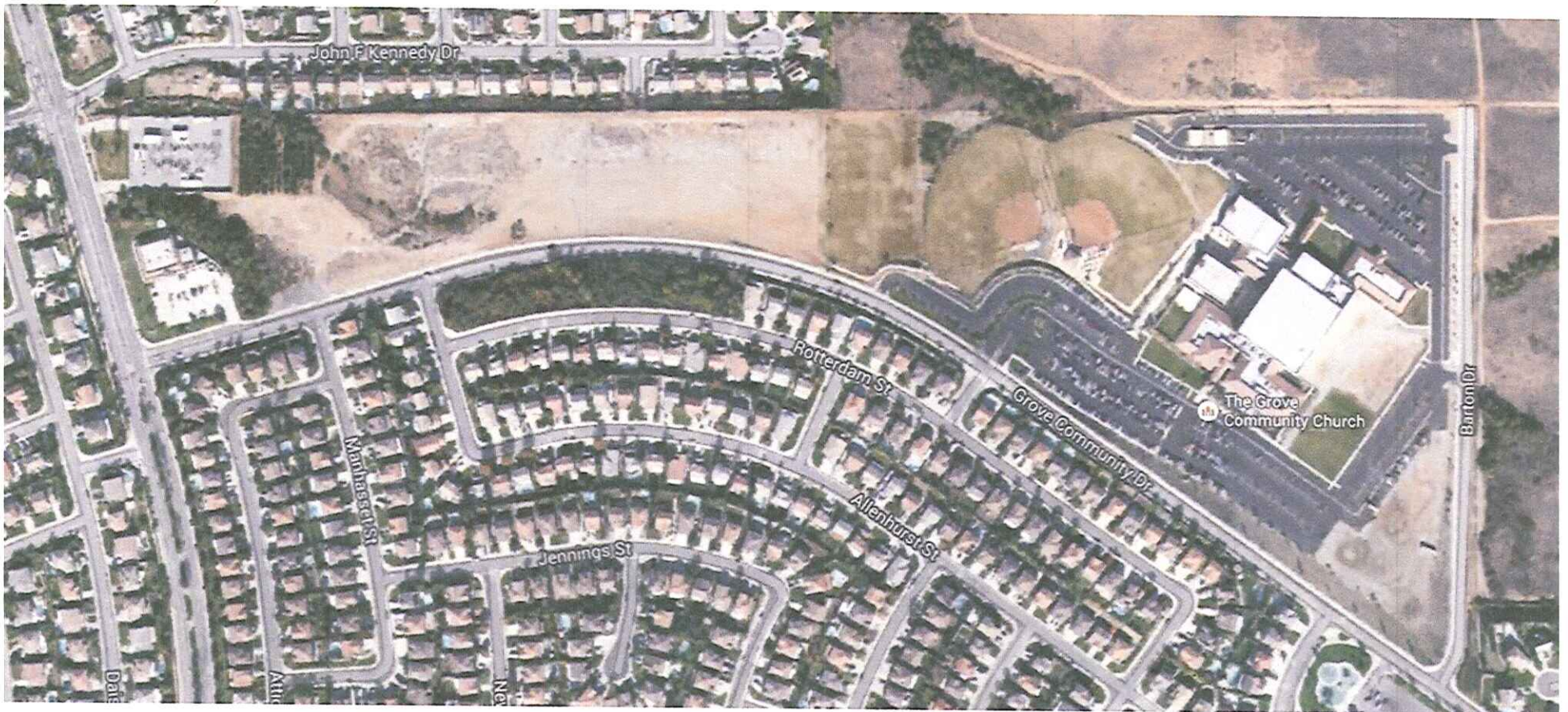
- CU-059-012 Church Complex (167,000 SF, 46' Building Height / 37.11 Acres)
- CU-059-012 Coffee Shop / Book Store (10,000 SF / 3.03 Acres)

Not Developed:

- CU-056-012 Senior Housing (76 Units / 6.84 Acres = 11.11 DU / Acre)
- CU-057-012 Preschool (260 Students & 26 Staff / 1.9 Acres),
- CU-058-012 Elementary School (630 Students & 30 Staff / 4.55 Acres)



Aerial Image of approved Development Area
(Undeveloped areas are raw dirt)



Current Proposed Development
 85 Lots / 13.53 Acres = 6.3 D.U. / Acre
 (Previously approved Senior Housing, Preschool and Elementary School sites)



SITE SUMMARY

Acres: +13.5 ac
 Units: 85 Units
 (+45x80 SFD Lots)
 Density: +6.3 du/ac

Common Open Space:
 Required - 500 sf/du = 42,500 sf
 Provided - +103,415 sf
 (+1,240 sf/unit)

Private Open Space:
 Required - 200 sf/du
 Provided Rear Yards 15x45 - 675 sf/du

PARKING

	REQ	PROV
Private Garages 2 spaces/du	170	170
Driveway 2 spaces/du	-	170
On Street 1 per 3/du	29	72
Total	199	412

ORANGECREST

Ridge Crest Real Estate, LLC
 4150 W. Riverside Drive, Suite 204
 Burbank, CA 91505
 323.450.2334

CONCEPTUAL SITE PLAN

RIVERSIDE, CALIFORNIA
 07/14/2017

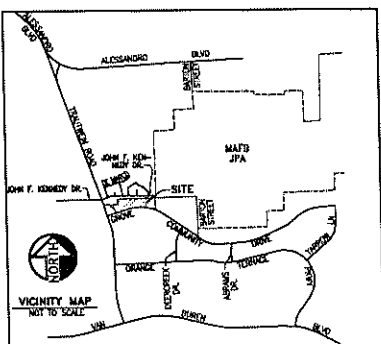
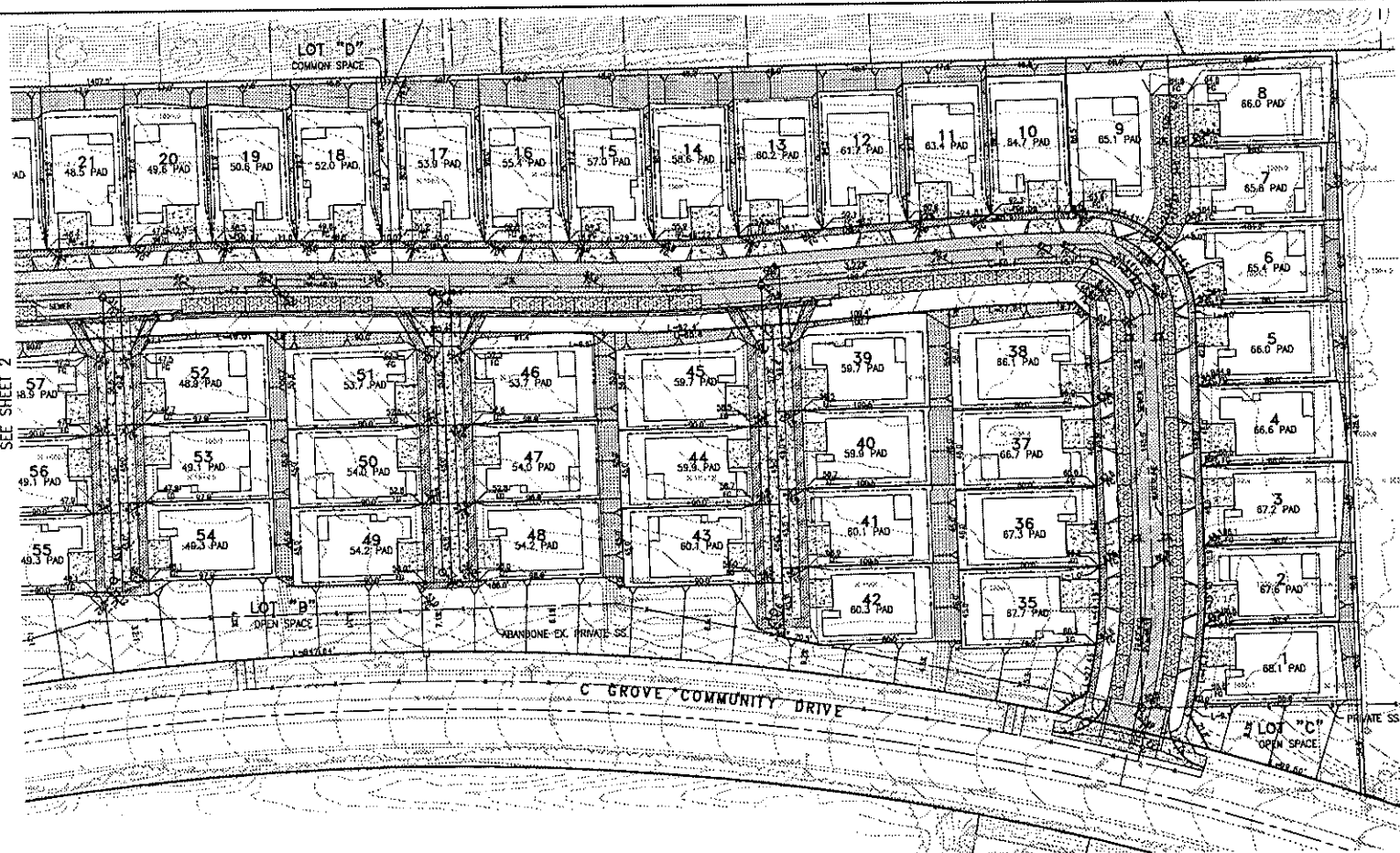
1/1/2018



KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



Architecture+Planning



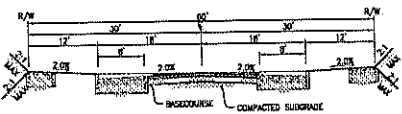
LEGAL DESCRIPTIONS
 REMAINDER PARCELS 1 & 2 OF TRACT NO. 30008-1, PER MB 408/8-13

SOURCE OF TOPOGRAPHY
 TOPOGRAPHY MAP IS BASED UPON FIELD SURVEY & FLIGHT
 MADE BY GABEL, COOK AND ASSOCIATES, INC. IN OCTOBER OF 2014

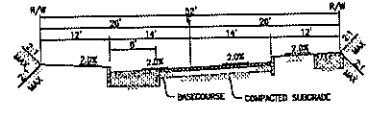
BENCHMARK
 7.5' NAIL IN CITY TAG IN SENECAHOCK OAK NLY WALL OF C&R ALONG THE CITY CURB OF
 SHAWNEE ROAD 224' ELY OF THE CITY DRIVE TO THE GRANDDAM ELECTRICAL
 SUBSTATION. ELEVATION = 1613.500 (04-13)

LEGEND

	EXISTING CONTOURS
	FINISH CONTOURS
	FINISH FLOOR
	FINISH SURFACE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	BUILDING SET BACK LINE
	GRADE BREAK
	FLOW LINE
	FINISHED GRADE
	HIGH POINT
	TOP OF GRATE
	CENTERLINE
	LANDSCAPED AREA
	PROPERTY LINE
	RIGHT OF WAY
	SIDEWALK
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	RIGHT OF WAY
	DAYLIGHT LINE
	INDICATES AC PAVEMENT
	INDICATES CONCRETE PAVEMENT
	INDICATES PERVIOUS PAVERS - SIDEWALKS
	INDICATES PERVIOUS CONCRETE - STREET PARKING LANE



PRIVATE STREET SECTION
 "B" STREET, "C" STREET & PORTION OF "A" STREET
 NO SCALE

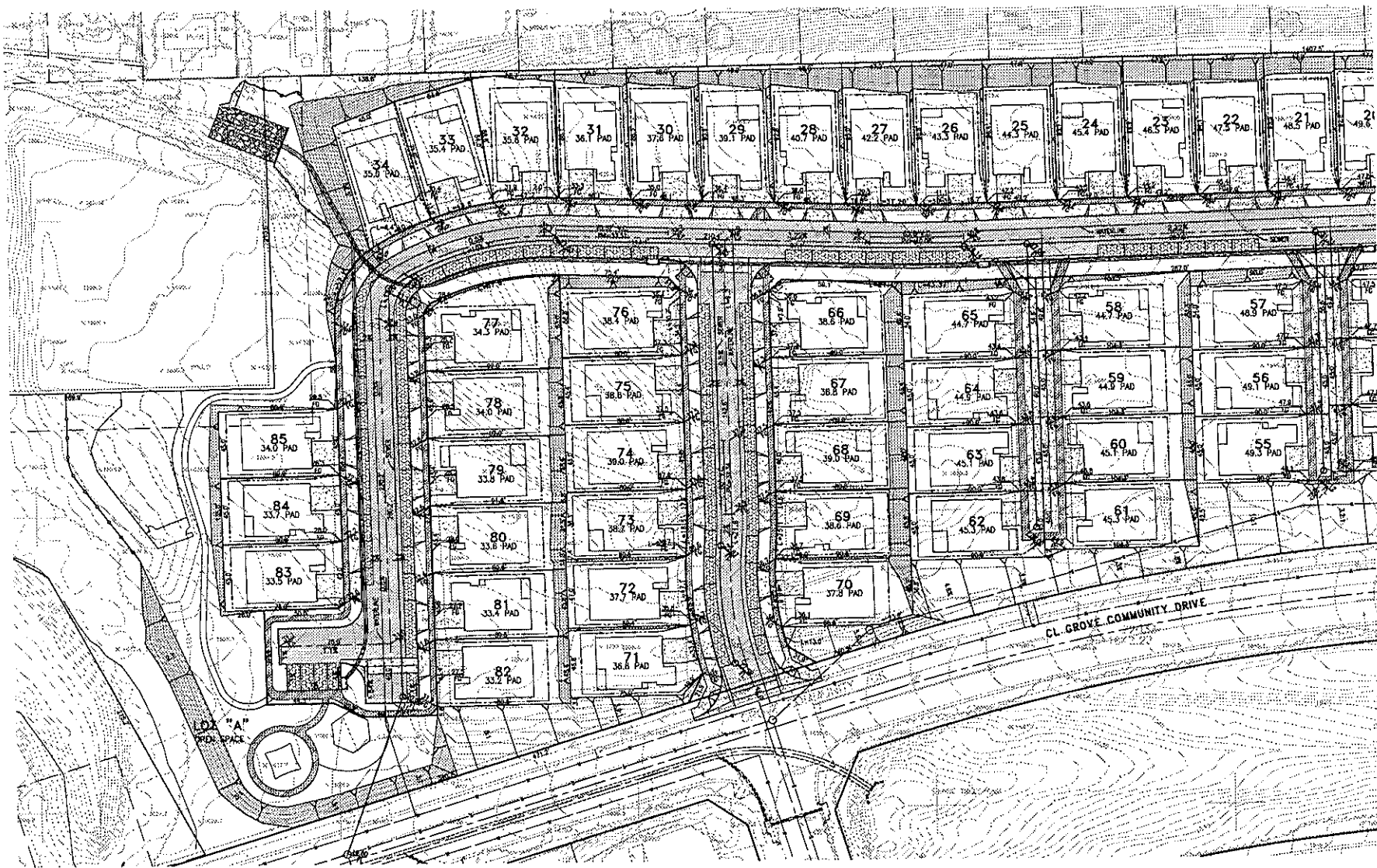


PRIVATE STREET SECTION
 PORTION OF "A" STREET
 NO SCALE




GABEL, COOK & ASSOCIATES INC. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 7177 Breckley Ave. Ste. 230, Riverside, CA 92509 Telephone (951) 788-0262 Facsimile (951) 788-3164	IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	SHEET 1 OF 2
	CONCEPTUAL GRADING PLAN TRACT MAP NO. 39534	SHEET
SCALE: 1"=60'	DATE: MAY 2014	FOR: RIDGE CREST CARDINAL-RIVERSIDE, LP.

SEE SHEET 2



SEE SHEET 1



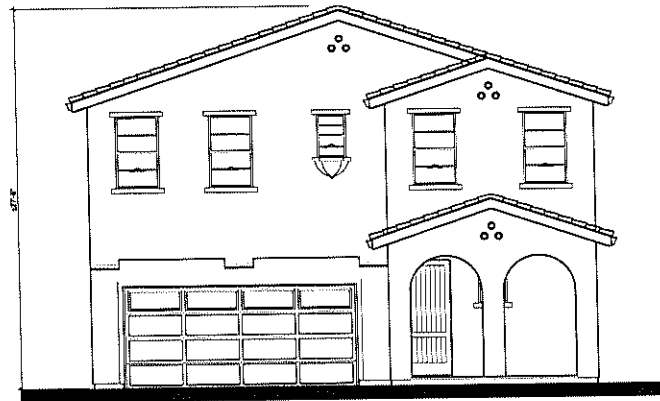
 GABEL, COOK & ASSOCIATES INC. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 7177 Woodloch Ave. Ste. 330, Riverside, CA 92506 Telephone (951) 788-8882 Facsimile (951) 788-3184	IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	SHEET 2 OF 2 SHEET
	CONCEPTUAL GRADING PLAN TRACT MAP NO. 39534	SCALE: 1"=80' DATE: MAY 2014 FOR: RIDGE CREST CARRANAL-RIVERSIDE, L.P.



TRADITIONAL - 'A'



ITALIANATE - 'B'



SPANISH REVIVAL - 'C'

ORANGECREST

Ridge Crest Real Estate, LLC
 353 E. Angeleno Ave., Suite A
 Burbank, CA 91502

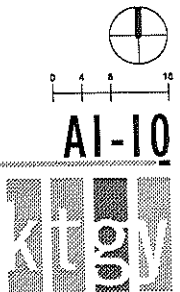
PLAN 1 FRONT ELEVATIONS

Riverside, CA

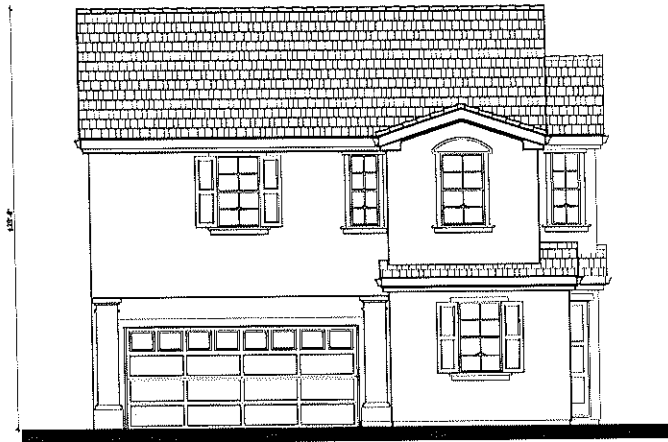
DATE: 01/15/14
 JOB NUMBER: 17

04.01.2014

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



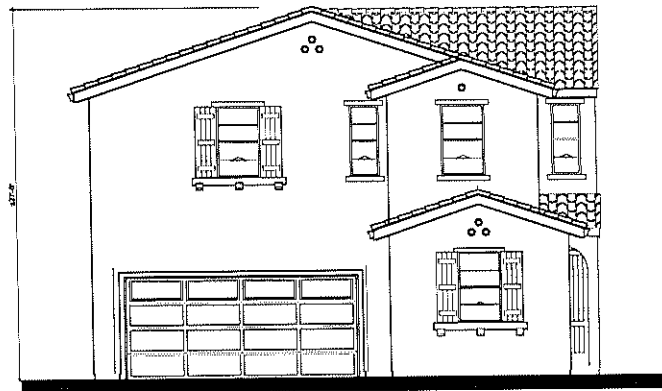
AI-10



TRADITIONAL - 'A'



ITALIANATE - 'B'



SPANISH REVIVAL - 'C'

PLAN 2 FRONT ELEVATIONS

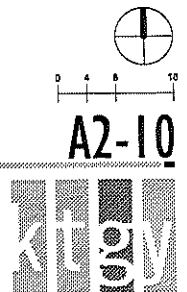
ORANGECREST

Ridge Crest Real Estate, LLC
 353 E. Angeleno Ave., Suite A
 Burbank, CA 91502

Riverside, CA
 CITY OF 130497
 Jurisdiction #

04.31.2014

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com





TRADITIONAL - 'A'



ITALIANATE - 'B'



SPANISH REVIVAL - 'C'

ORANGECREST

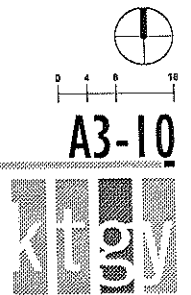
Ridge Crest Real Estate, LLC
 353 E. Angeleno Ave., Suite A
 Burbank, CA 91502

PLAN 3 FRONT ELEVATIONS

Riverside, CA
 SITE # 130497
 JOINTLINE #

04.02.2014

KTYG Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A3-10

RCC-R Orangecrest
 Pad / House Height Study (above sea level)

Lot	Pad Elev.	Plan/Elev Plotting	Bldg. Height	Roof Elev.
1	1668.1	3B	27.5	1695.6
2	1667.6	1C	27.5	1695.1
3	1667.2	3A	29.0	1696.2
4	1666.6	2B	27.0	1693.6
5	1666.0	3C	27.5	1693.5
6	1665.4	1B	27.5	1692.9
7	1665.8	2C	27.0	1692.8
8	1666.0	3B	27.5	1693.5
9	1665.1	1A	27.5	1692.6
10	1664.7	3B	27.5	1692.2
11	1663.4	2C	27.0	1690.4
12	1661.7	3A	29.0	1690.7
13	1660.2	1B	27.5	1687.7
14	1658.6	3C	27.5	1686.1
15	1657.0	2B	27.0	1684.0
16	1655.4	1C	27.5	1682.9
17	1653.9	3B	27.5	1681.4
18	1652.0	2C	27.0	1679.0
19	1650.6	3A	29.0	1679.6
20	1649.6	1C	27.5	1677.1
21	1648.5	2A	29.5	1678.0
22	1647.5	3B	27.5	1675.0
23	1646.5	2C	27.0	1673.5
24	1645.4	1A	27.5	1672.9
25	1644.3	3C	27.5	1671.8
26	1643.3	2B	27.0	1670.3
27	1642.2	3A	29.0	1671.2
28	1640.7	2C	27.0	1667.7
29	1639.1	1A	27.5	1666.6
30	1637.6	3B	27.5	1665.1
31	1636.1	2C	27.0	1663.1
32	1635.6	3B	27.5	1663.1
33	1635.4	1A	27.5	1662.9
34	1635.0	3C	27.5	1662.5
35	1667.7	2A	29.5	1697.2
36	1667.3	3B	27.5	1694.8
37	1666.7	1C	27.5	1694.2
38	1666.1	3A	29.0	1695.1
39	1659.7	2C	27.0	1686.7
40	1659.9	3A	29.0	1688.9
41	1660.1	1B	27.5	1687.6
42	1660.3	3C	27.5	1687.8
43	1660.1	2A	29.5	1689.6

Lot	Pad Elev.	Plan/Elev Plotting	Bldg. Height	Roof Elev.
44	1659.9	1C	27.5	1687.4
45	1659.7	3A	29.0	1688.7
46	1653.7	1B	27.5	1681.2
47	1654.0	2C	27.0	1681.0
48	1654.2	3B	27.5	1681.7
49	1654.2	2A	29.5	1683.7
50	1654.0	1B	27.5	1681.5
51	1653.7	3A	29.0	1682.7
52	1648.9	1B	27.5	1676.4
53	1649.1	2A	29.5	1678.6
54	1649.3	3C	27.5	1676.8
55	1649.3	2B	27.0	1676.3
56	1649.1	1C	27.5	1676.6
57	1648.9	3A	29.0	1677.9
58	1644.7	2B	27.0	1671.7
59	1644.9	3C	27.5	1672.4
60	1645.1	1A	27.5	1672.6
61	1645.3	3B	27.5	1672.8
62	1645.3	1C	27.5	1672.8
63	1645.1	3B	27.5	1672.6
64	1644.9	2A	29.5	1674.4
65	1644.7	3C	27.5	1672.2
66	1638.6	2B	27.0	1665.6
67	1638.8	3A	29.0	1667.8
68	1639.0	1C	27.5	1666.5
69	1638.6	2A	29.5	1668.1
70	1637.8	3C	27.5	1665.3
71	1636.8	2B	27.0	1663.8
72	1637.7	3A	29.0	1666.7
73	1638.7	1C	27.5	1666.2
74	1639.0	3B	27.5	1666.5
75	1638.8	1C	27.5	1666.3
76	1638.4	3A	29.0	1667.4
77	1634.3	2C	27.0	1661.3
78	1634.0	3B	27.5	1661.5
79	1633.8	1A	27.5	1661.3
80	1633.6	3C	27.5	1661.1
81	1633.4	2B	27.0	1660.4
82	1633.2	3A	29.0	1662.2
83	1633.5	3A	29.0	1662.5
84	1633.7	2B	27.0	1660.7
85	1634.0	3C	27.5	1661.5

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 Thursday, November 27 (Thanksgiving), and by prescheduled appointment from 9:00 a.m. to 5:00 p.m. on Friday, December 5.

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

DATE OF HEARING: December 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1103MA14 – Ridge Crest Real Estate (Representative: Alicen Wong, Gresham Savage Nolan & Tilden, PC) – City of Riverside Case Nos. P14-0472 (Planned Residential Development Permit) and Tentative Tract Map No. 39534. Tentative Tract Map No. 39534 is a proposal to divide 13.53 acres located northerly of Grove Community Drive, easterly of Trautwein Road, and southerly of John F. Kennedy Drive into 85 residential lots, 4 common area lots, and 3 private street lots. The project is being proposed as a Planned Residential Development (PRD), with residential lot sizes ranging from 3,600 to 5,396 square feet. (Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area)

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

ZAP1103MA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 2014.10.24
 Property Owner Ridge Crest Cardinal - Riverside, LP Phone Number 323.450.2334
 Mailing Address 353 E. Angeleno Ave., Suite A
Burbank, CA 91502
jfitzpatrick@ridgecrestre.com

Agent (if any) Alicen C. Wong, Gresham Savage Nolan & Tilden, PC Phone Number 909.723.1811
 Mailing Address 550 Hospitality Lane, Suite. 300
San Bernardino, CA 92408-4205
Alicen.Wong@greshamsavage.com

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 19600 Grove Community Drive (approx.)
Riverside, CA 92508
 Assessor's Parcel No. 284-140-018 & 284-140-014 Parcel Size 13.53 Acres
 Subdivision Name Orangecrest (Orangecrest Specific Plan Planning Area 4) Zoning
 Lot Number Tract 30508-1, Remainder Parcels 1 & 2 Classification R-1-8500

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, Entitled: CUP 056-012, 76 Unit Senior Housing; CUP 057-012, 260 Student & 25 Staff Preschool; CUP 058-012, 630 Student & 30 Staff Elementary School; Development Agreement Document: AG 2003-934365
 Proposed Land Use (describe) Single Family Home Development per City of Riverside Planned Residential Development Permit (Municipal Code Chapter 19.780)

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 85
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site Maximum Number _____
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) 27.5 to 29.5 / Max. 30 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1668.1 (Lot 1) + 30' = 1698.1 ft.

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

If yes, describe _____

March

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	
	<u>3900 Main Street, Riverside, CA 92522</u>	<input type="checkbox"/> Zoning Amendment or Variance	
Staff Contact	<u>Kyle Smith</u>	<input checked="" type="checkbox"/> Subdivision Approval	
Phone Number	<u>(951) 826-5220</u>	<input type="checkbox"/> Use Permit	
Agency's Project No.	<u>P14-0472, Tentative Tract Map 39534</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

- 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: 4.4

HEARING DATE: December 11, 2014

CASE NUMBER: ZAP1104MA14 – Standard Portfolio - Riverside, LLC
(Representative: Keith Gardner, Keefer Consultants)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: SP00250A1 (Specific Plan Amendment), CZ07815 (Change of Zone)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the proposed Specific Plan Amendment and Change of Zone be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein for the Specific Plan Amendment.

PROJECT DESCRIPTION: The proposed Specific Plan Amendment would provide for up to 2,146 dwelling units, a 30.2-acre mixed use area with a Metrolink rail station, 1.9 acres of commercial uses, 15.5 acres of parks, 96.3 acres of open space, and 22.6 acres of roads on 317.4 acres. The 2,146 dwelling units would be within Medium (2-5 dwelling units per acre), Medium-High, High (5-8 dwelling units per acre), Very High (14-20 dwelling units per acre), Highest (20+ dwelling units per acre), and Mixed Use land use designations on 143.4 acres. Commercial, Mixed Use/Metrolink Station, Parks, and Open Space land use designations are also proposed on the remaining 174.0 acres. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text consistent with the proposed land use changes, with associated changes to allowed uses and development standards.

PROJECT LOCATION: The site is located northeasterly of Interstate 215/Highway 60, northerly of Box Springs Road, easterly of Watkins Road, and westerly of Morton Road, on the opposite side of the freeway from the unincorporated community of University City, approximately 19,900 feet northerly of Runway 14-32 at March Air Reserve Base.

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

a. Airport Influence Area: March Air Reserve Base/Inland Port Airport

- b. Land Use Policy: Zones D and E
- c. Noise Levels: below 60 CNEL

BACKGROUND:

Residential Density: The site is located within Compatibility Zones D and E. Compatibility Zones D and E do not have any applicable residential density limitations.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones D and E within the project.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL contour. At these anticipated exterior noise levels, the development 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 feet above mean sea level (1535 feet AMSL). At a distance of approximately 19,900 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1734 feet AMSL. The proposed conceptual grading has a maximum pad elevation of approximately 1580 feet AMSL and a maximum proposed building height within any Specific Plan Planning Area of 60 feet for a total maximum elevation of 1640 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is not required at this time.

Open Area: Compatibility Zones D and E do not have any requirements for provision of open space.

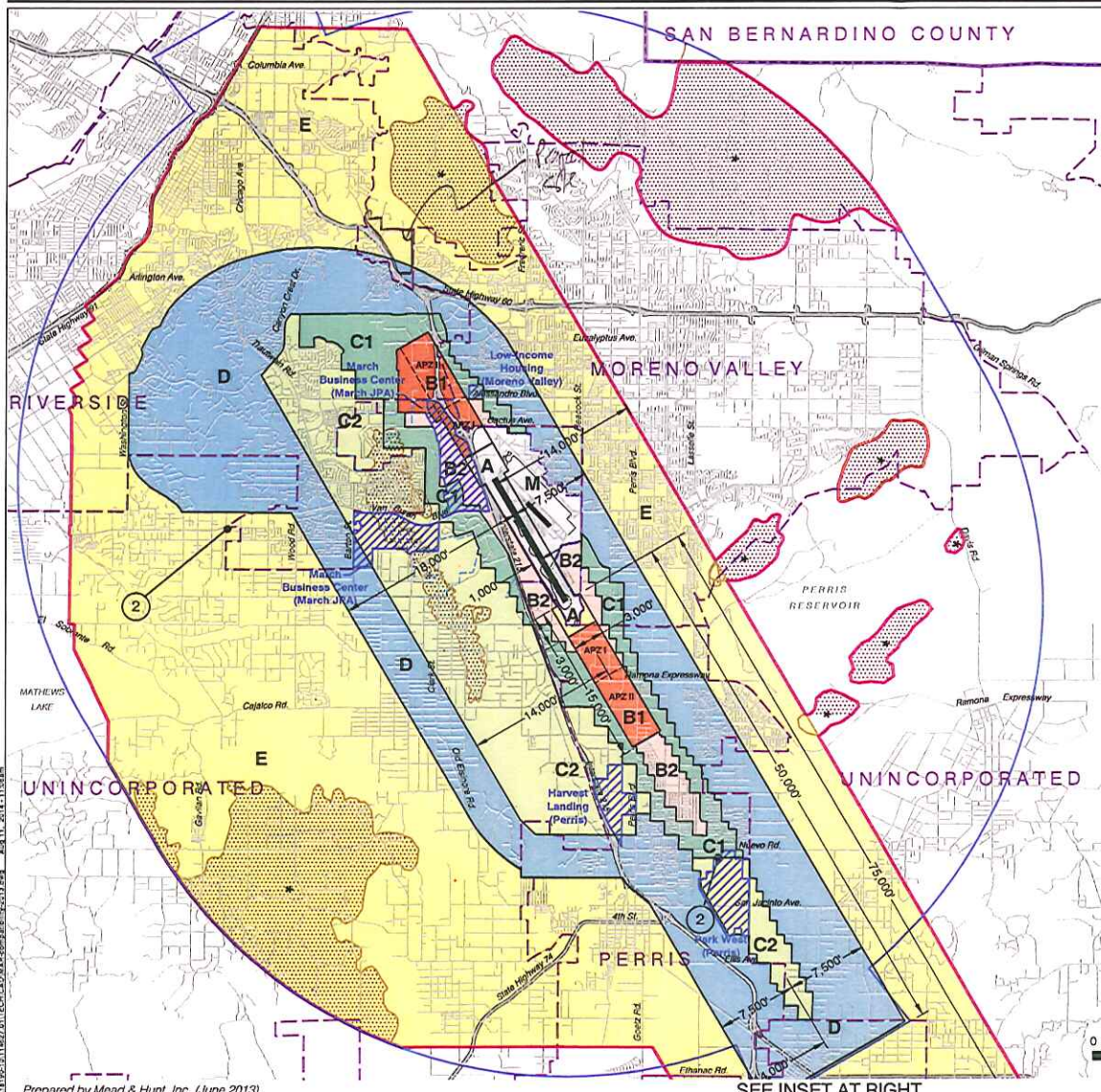
CONDITIONS:

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, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be provided to all potential purchasers of the property, 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. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

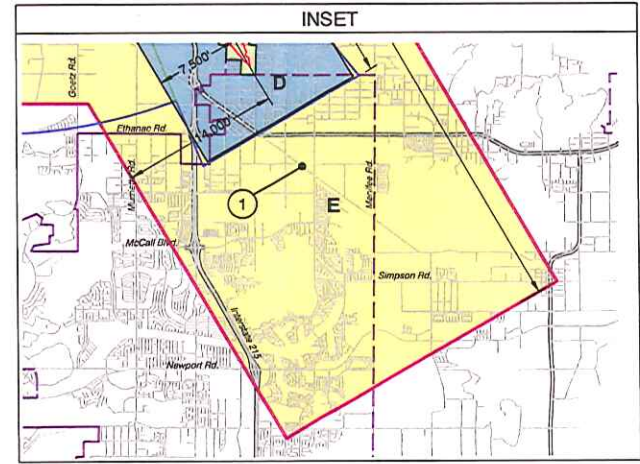
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

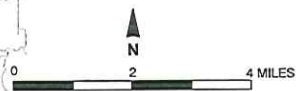
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(August 2014 Draft)**

Map MA-1

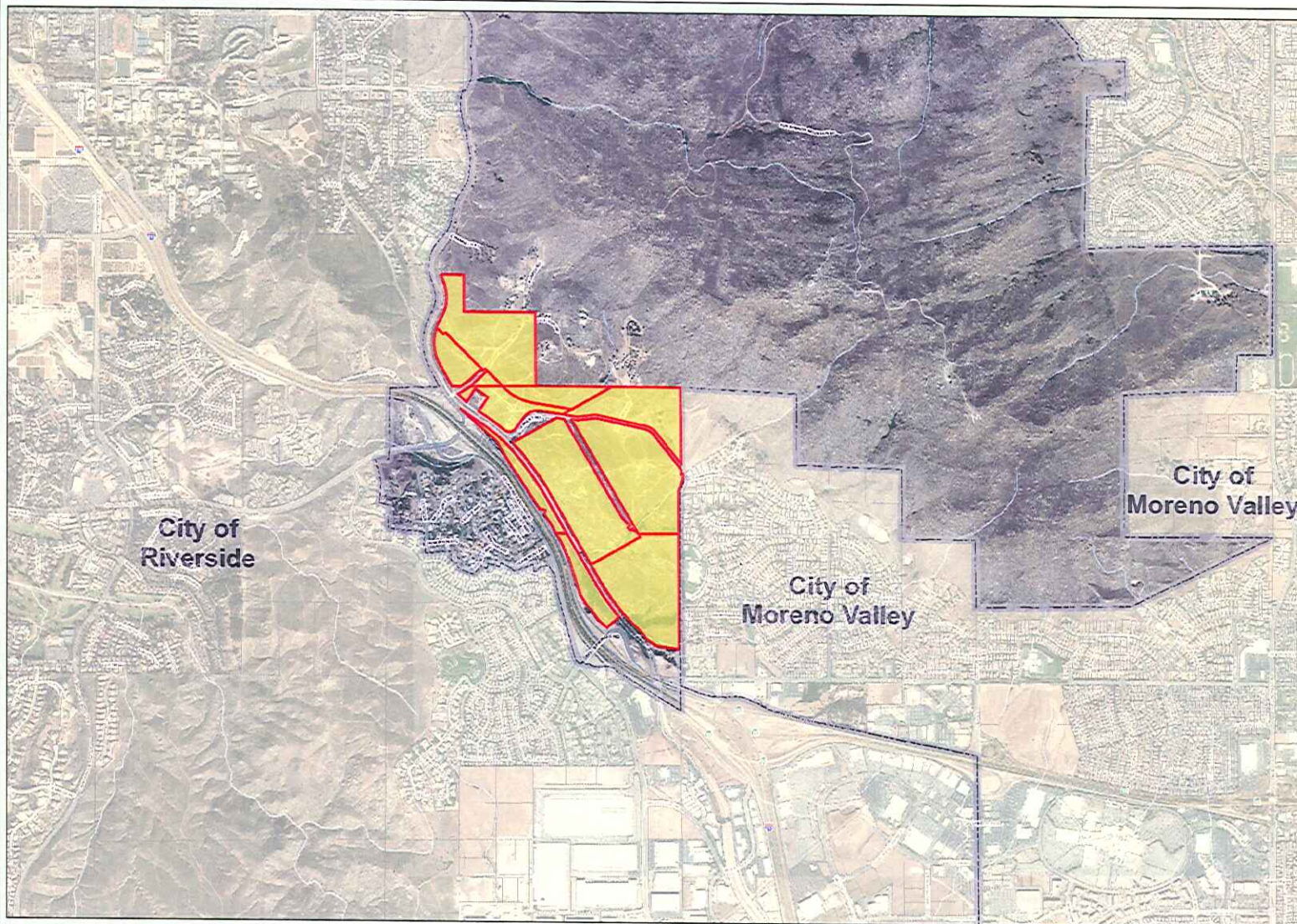
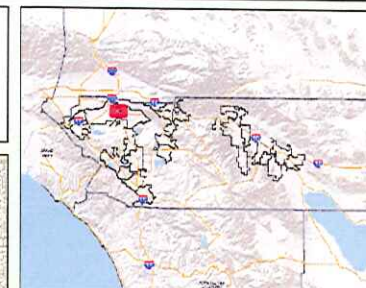
**Compatibility Map
March Air Reserve Base / Inland Port Airport**



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

My Map



Legend

- Airports
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities



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0 3,341 6,683 Feet

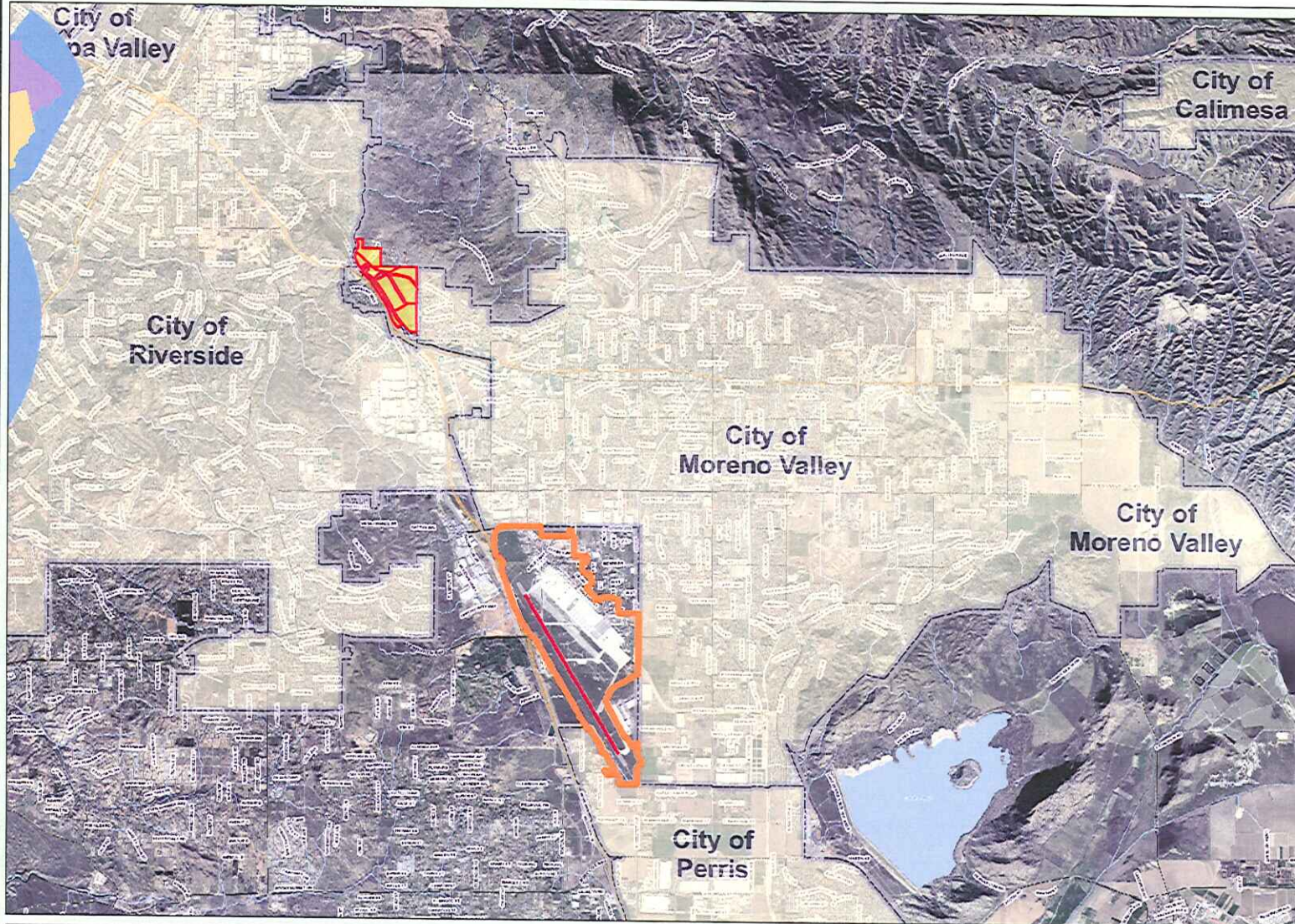
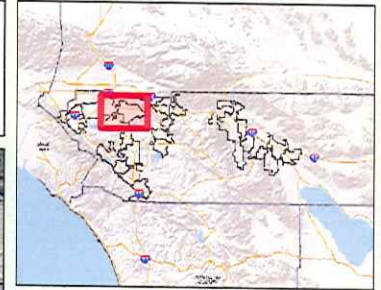


REPORT PRINTED ON... 11/19/2014 10:11:31 AM

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Notes

My Map



Legend

- Airports
- Airport Compatibility**
 - <all other values>
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Runways
- City Boundaries
- Cities**
- adjacent_highways**
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities



0 13,366 26,731 Feet



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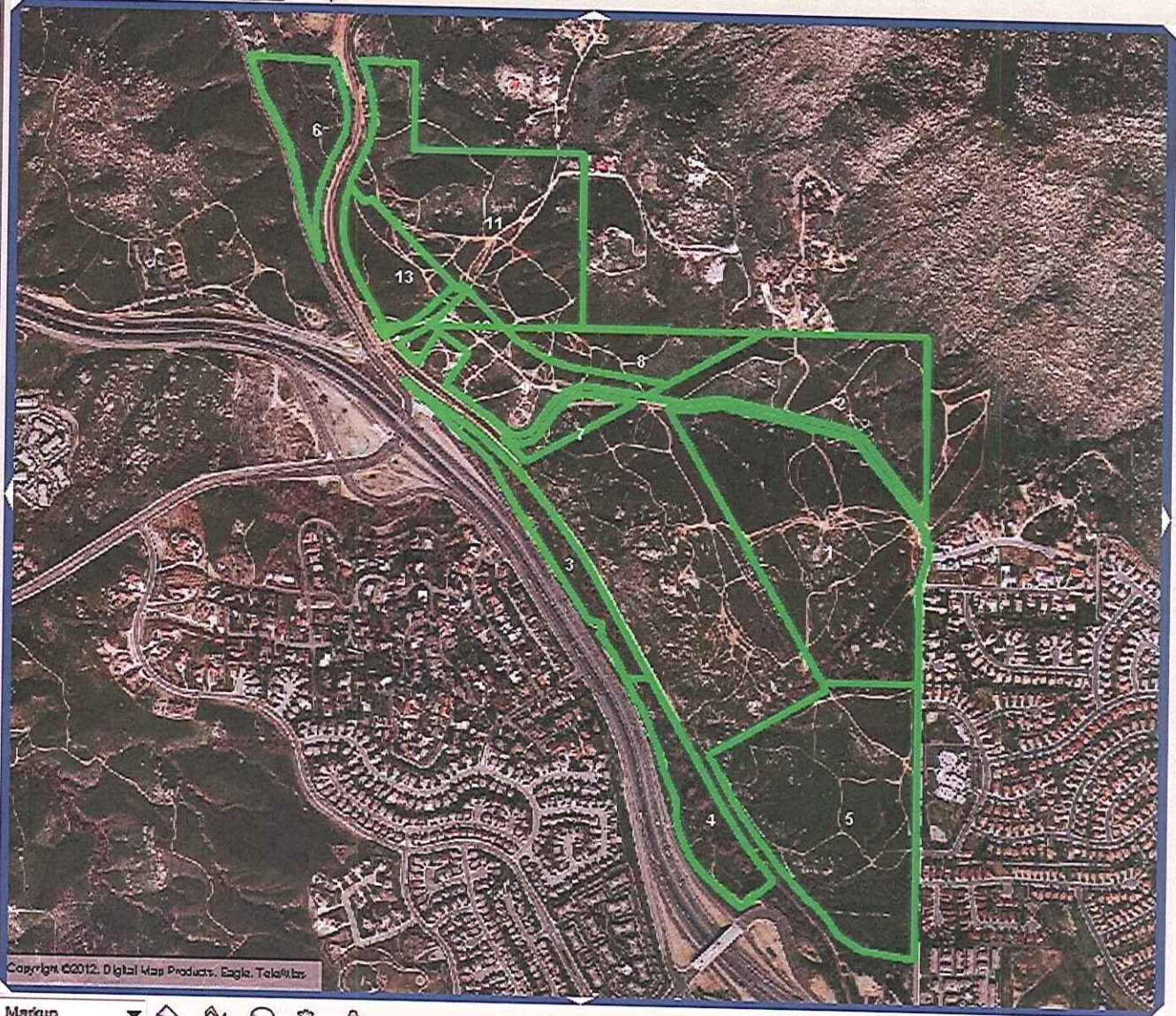
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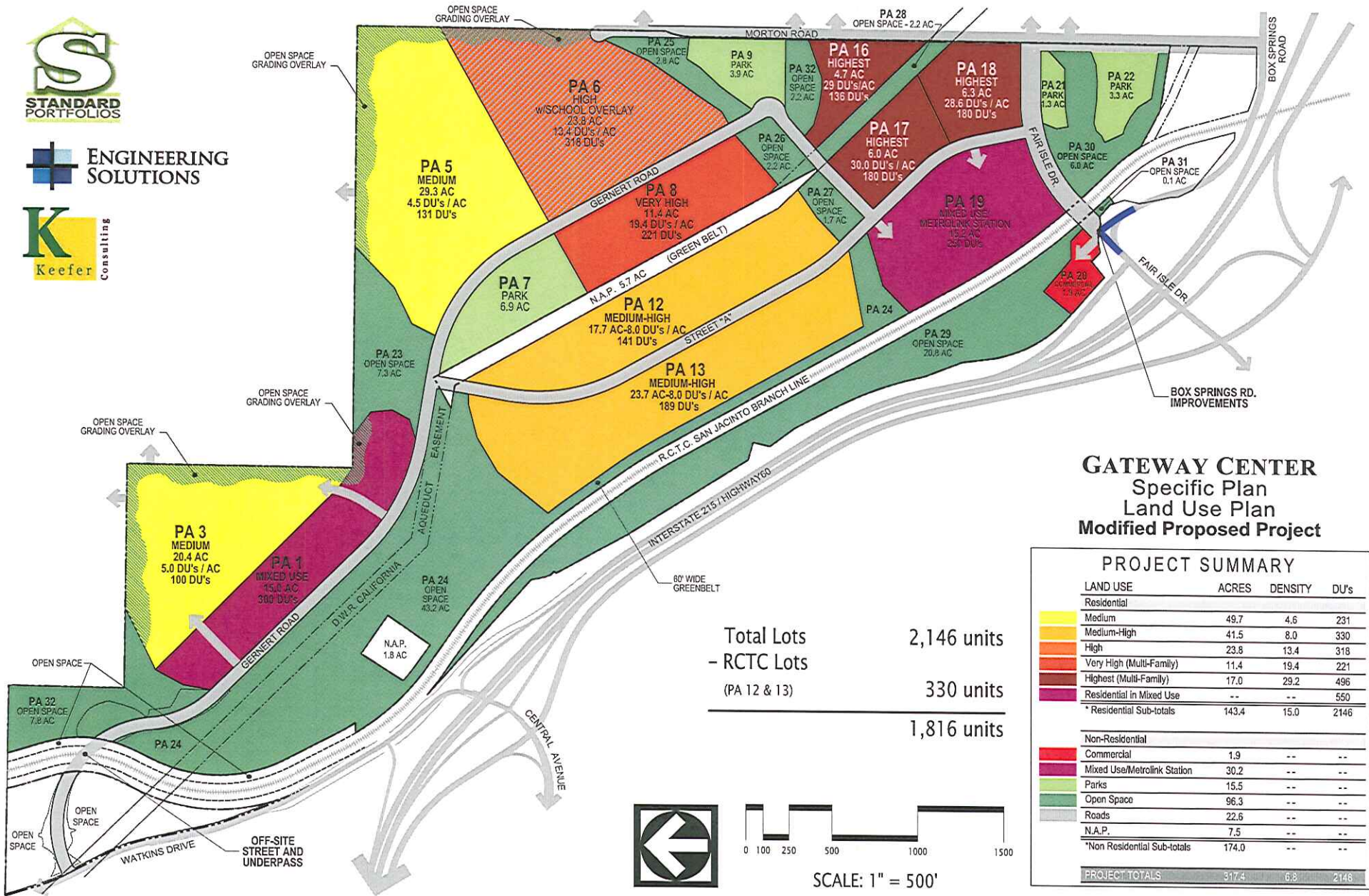
© Riverside County TLMA GIS

Notes

Records: 13 PARCELS

APN	OWNER NAME	ADDRESS	
1 256040009	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
2 256040012	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
3 256040013	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
4 256130001	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
5 256140015	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
6 258200013	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
7 258240001	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
8 258240002	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
9 258240003	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
10 258240004	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
11 258240005	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
12 258240006	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>
13 258240007	STANDARD PORTFOLIO RIVERSIDE		<input checked="" type="checkbox"/>





GATEWAY CENTER Specific Plan Land Use Plan Modified Proposed Project

PROJECT SUMMARY

LAND USE	ACRES	DENSITY	DU's
Residential			
Medium	49.7	4.6	231
Medium-High	41.5	8.0	330
High	23.8	13.4	318
Very High (Multi-Family)	11.4	19.4	221
Highest (Multi-Family)	17.0	29.2	496
Residential in Mixed Use	--	--	550
* Residential Sub-totals			
	143.4	15.0	2146
Non-Residential			
Commercial	1.9	--	--
Mixed Use/Metrolink Station	30.2	--	--
Parks	15.5	--	--
Open Space	96.3	--	--
Roads	22.6	--	--
N.A.P.	7.5	--	--
*Non Residential Sub-totals			
	174.0	--	--
PROJECT TOTALS			
	317.4	6.8	2146

Total Lots
- RCTC Lots
(PA 12 & 13)

1,816 units



SCALE: 1" = 500'

GATEWAY CENTER SPECIFIC PLAN RIVERSIDE COUNTY, CA



OCTOBER 28, 2014

STANDARD PORTFOLIOS

SECTION 1

INTRODUCTION

1.1 Vision

The Gateway Center Specific Plan site, located at the southwestern base of the Box Springs Mountains in unincorporated Riverside County, is the literal “gateway” to the City of Riverside. With a high density mixed use transit oriented village, a generous variety of residential housing types and ample open space, the project is envisioned to be a vibrant place to live, work and play.



Commercial area with plaza

Gateway Center is a collection of diverse, walkable neighborhood villages. The Plan implements principles of neighborhood crafting using parks, plazas, recreation and nature to create active and passive outdoor spaces. Project design emphasizes the pedestrian experience and community connections by means of view parks, linear parks, passive open space and multi-use trails.

1.2 Purpose and Intent

This Specific Plan serves as both a policy and regulatory document for the development of the Gateway Center Project. This Specific Plan provides guidance to the County and the Project developers and builders in designing a vibrant community with a multi-use transit oriented village while providing a diverse range of housing types that cater to the needs of the community. The purpose of the GCSP is to provide for the orderly and efficient development of the project site in accordance with the provisions and policies of the Riverside County General Plan, as well as to ensure the project’s compliance with other applicable plans, codes and regulations.

It is the intent of the GCSP to provide clear guidance for future development while allowing flexibility so the project can adjust to and incorporate new technologies and respond to developing markets as they evolve over time. All future development plans, including tract and parcel maps, conditional use permits, development design reviews and other discretionary planning actions shall be consistent with the regulatory provisions and guidelines of the GCSP, with the exception of actions that meet the definition of “substantial conformance” as provided in this document. In those instances where the GCSP is silent, and in regards to elements of development that are not addressed in the plan, implementing actions and plans shall be consistent with applicable County rules, policies, and regulations.



Outdoor seating area

Once adopted by the Board of Supervisors, the GCSP will serve as the primary regulating document for the development of the project, controlling elements such as land use, infrastructure, circulation, open space and conservation, community maintenance, the provision of public services and the enforcement of the project's development regulations and design guidelines.

1.3 Goals and Objectives

The primary objective of the Gateway Center Specific Plan will be to create a unique, attractive, sustainable and thriving community with a mix of residential, commercial and open space uses. This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program.

Development issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, local community goals and political goals have been fully examined and considered. A combination of housing, recreational amenities, employment opportunities and retail activities will help establish the Gateway Center Specific Plan project as an independent community with a distinctive character.

The following goals and objectives have been established for the Gateway Center development:

- ✦ Create an active mixed use transit oriented village anchored by a Transit stop;
- ✦ Preserve critical open space areas, including significant wildlife habitat resources;
- ✦ Retain the existing landform to the extent possible by considering the site's topographic, geologic, hydrologic and environmental features;
- ✦ Provide a safe, efficient and convenient circulation system;
- ✦ Respond to the County's "job-housing" balance policy for communities within Riverside County;
- ✦ Provide residential, commercial and open space uses within an amenity-rich master planned community;
- ✦ Create a community identity for the Gateway Center Specific Plan project through a carefully crafted framework of architectural and landscape guidelines;
- ✦ Provide active and passive recreation opportunities within 1/2 mile walking distance of all residents;
- ✦ Provide public facilities to accommodate the ultimate build out of the project;



1.4 Project Summary

The Gateway Center Specific Plan is a 317 acre master planned community located in unincorporated Riverside County. Planned uses include approximately 143.4 acres of residential uses, 30.2 acres of mixed uses, 15.4 acres of park, 1.9 acres of commercial uses and roughly 96.3 acres of conserved open space.

A mixed use community core is planned where residents can live, shop, dine and interact. This village core is a major element in the Project's sustainability strategy for a less auto-dependent lifestyle in which increased residential densities allow the greatest number of workers and residents to be within walking distance of retail, recreation and service destinations.

1.5 Project Location

The Gateway Center Specific Plan is located in unincorporated Riverside County near the western boundary of Moreno Valley, approximately 2.5 miles east of the University of California, Riverside. The southwest property line runs along Interstate 215 and California State Route 60, with the RCTC San Jacinto Branch Line tracts running parallel to the freeway. The project lies within Riverside's Sphere of Influence.

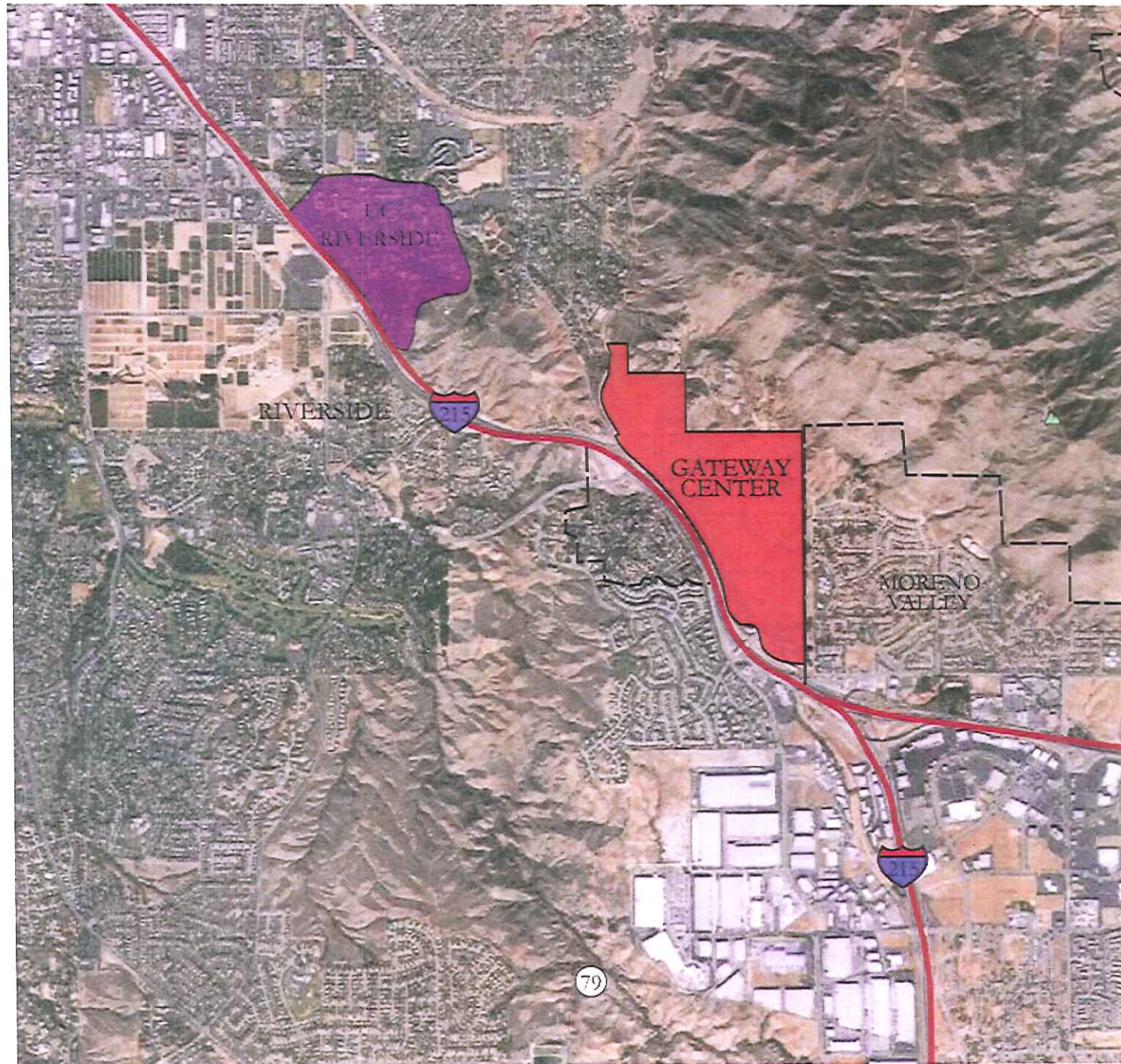
1.6 Existing Conditions

The site is mostly undeveloped with the exception of an existing railroad that runs north-south through the western portions of the Project site and parallel to Interstate 215 and California State Route 60. There is a DWR California aquaduct easement running north to south across the site. The majority of the Project site has low gently rolling topography with the highest point at 1,690 feet, while the lowest point occurs in the northwestern portions of the site at an elevation of approximately 1,300 feet. The site is primarily occupied by coastal sage scrub, non-native grassland, riparian woodland/scrub and developed/disturbed habitats. Several unnamed tributaries traverse the central and southern portions of the Project Site.

The site is bound by an elementary school, residential development and open space at the eastern boundary. The western and southern boundary is adjacent to I-215/SR-60, beyond which lie residential developments of varying density. Several car dealerships and light industrial uses lie to the south of the site. The northern edge of the property, which lies along on the lower slopes of the Box Springs Mountain, is characterized by open space and low-density residential development.

1.7 Relationship to Other Documents

The Gateway Center Specific Plan must demonstrate consistency with the Riverside County General Plan and the Highgrove Area Plan, as well as establish substantial conformance with other federal, State, and regional planning documents and policies to the extent that these will impact the development.



- To provide the public facilities and improvements necessary to accommodate the ultimate buildout of the project and to maintain a quality level of service for its residents.

The Gateway Center Specific Plan will provide approximately 75.7 acres of open space providing active and passive recreation, as well as open space corridors for wildlife habitat throughout the project area. A multi purpose trail will run north/south and two east/west trails through the open space area. Overall, the open space, and parks, including undisturbed natural areas constitutes 23.8% and road R.O.W. 8.3% of the total project area.

The Specific Plan Land Uses can be briefly summarized as follows:

PROJECT SUMMARY

Area	Symbol	Use	Target Use	DU/AC	Maximum Units	Acreage	Percent	
1	H	High Residential		16	128	8.0		
15	H	High Residential		16	131	8.2		
16	M	Medium Residential		5	127	35.0		
17	M	Medium Residential		5	167	46.2		
Subtotal						553	97.4	30.7
2	C	Commercial	Neighborhood Convenience/Retail	--	--	3.9		
4	C	Commercial	Restaurants/Hotel/Shopping Center-Retail	--	--	22.5		
5	C	Commercial	Restaurant	--	--	7.0		
8	CO	Commercial/Office	Offices	--	--	5.2		
9	BP	Business Park	Offices	--	--	8.4		
11	BP	Business Park	Offices	--	--	14.7		
13	C	Commercial	Office/Retail	--	--	16.6		
14	BP	Business Park	Offices	--	--	14.5		
Subtotal						92.8	29.2	
3	CH-SC	Church/School		--	--	17.7		
7	PF	Public Facility		--	--	1.8		
Subtotal						19.5	6.1	
6A	OS	Open Space		--	--	13.5		
6B	OS	Open Space		--	--	28.9		
6C	OS	Open Space		--	--	5.2		
6D	OS	Open Space		--	--	15.7		
6E	OS	Open Space/Corridor		--	--	4.5		
10	P	Park		--	--	3.9		
12	P	Park		--	--	4.0		
Subtotal						75.7	23.8	
Roads				--	--	26.3	8.3	
Department of Water Resources Easement (not a part)				--	--	6.0	1.8	
Subtotal						32.3	10.2	
TOTAL						553	317.7	100.0

Existing Plan

ORDINANCE NO. 348.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as amended are further amended by placing in effect in the Winchester Zoning Area the zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2. _____, Change of Zone Case No. 7815," which map is made a part of this ordinance.

Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows: "Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 250.

a. Planning Areas 1 and 19.

(1) The uses permitted in Planning Areas 1 and 19 of Specific Plan No. 250 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.l.d.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.l.a. shall also include: non-commercial community association recreation and assembly buildings and facilities, libraries, daycare centers, churches, antique shops; art gallery; museum; bakery shops; financial institutions; beauty shops; bicycle sales and rentals; confectionary stores; delicatessens; flood control drainage basins and facilities; florist shops; gift shops; growing produce for non-commercial use; health centers; hobby shops; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; multi-family dwelling units; news stores;. In addition, those uses permitted in Article IX, Section 9.1 and 9.2 shall be permitted.

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 250 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:

A. No lot shall have more than eighty percent (80%) of its net area covered with buildings or structures.

B.

C. Off-sale alcohol sales (ABC type 20 or 21) shall not be permitted.

D. Detached single-family (cluster) homes shall not exceed 40 feet in height, attached single-family homes shall not exceed 50 feet in height and attached multi-family structures shall not exceed 60 feet in height.

E. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 6 feet.

F. The minimum setback between buildings shall be 10 feet (10').

G. Multi Family Residential building setbacks from a project's exterior streets and boundary lines shall be 10 feet. Detached Single Family

H. Residential or Multi-Family Residential arranged in a Row House fashion shall be no less than 3 feet from the exterior street right of ways and primary access shall be located along the exterior streets or interior greenways/paseos.

I. A maximum of 50% of any project area may be utilized for commercial purposes.

(3) Any application submitted within Planning Areas 1 and 19 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 250 and comply with the conditions of approval for said specific plan.

B. A conceptual plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:

- i. the proposed lots including lot lines and proposed easements, if any;
- ii. building footprints;

iii. floor plan assignments

iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;

v. the proposed uses, their location, and architectural designs;

vi. building footprint

vii. buffers, if any.

C. A design manual which includes:

i. a description of floor plans and their mix;

ii. the lot and building calculations for each lot and building as follows:

(a) lot area and lot pad area,

(b) building footprint area,

(c) percentage of lot coverage,

(d) front setback,

(e) usable rear yard area and depth,

(f) building square-footage for commercial uses;

iii. a fencing plan including details of proposed materials to be used;

iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and

v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

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

b. Planning Areas 3 and 5.

(1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 250 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses pursuant to Section 6.1.a.(3), (5), (7), (8), and (9) shall not be permitted.

(2) The development standards for Planning Areas 3 and 5 of Specific Plan No. 250 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that Article VI, Section 6.2.(b), (c), and (d) shall be deleted and replaced by the following:

A. Lot area shall be not less than 5,000 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be 40 feet with a minimum average depth of 90 feet. That portion of a lot used for access on flag lots shall have a minimum width of 35 feet.

C. The minimum frontage of a lot shall be 40 feet, except that lots fronting on knuckles and cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setbacks in accordance with zone development standards.

D. The rear yard shall be not less than ten feet (10'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear, property line.

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

c. Planning Areas 6, 8, 12, 13, 16, 17, and 18.

(1) The uses permitted in Planning Areas 6, 8, 12, 13, 16, 17, and 18 of Specific Plan No. 250 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (3), (5), (7), (8), and (9); b.(5); and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 6, 8, 12, 13, 16, 17, and 18 of Specific Plan No. 250 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of sixty feet (60').

iv. dimensioned conceptual floor plans and elevators, including details of proposed materials for elevations, and square-footages and heights of individual units; and

v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) Any application submitted within Planning Areas 1, 3, 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 that utilizes a planned residential project in accordance with Section 6.1.a.(6) shall have the same development standards as those described in this zoning ordinance:

a)

e. Planning Area 20.

(1) The uses permitted in Planning Area 20 of Specific Plan No. 250 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that uses pursuant to Section 9.1a (2), (3), (5), (6), (7), (8), (9), (11), (15), (17), (23), (25), (26), (27), (29), (30), (35), (37), (51), (54), (61), (83), (85), (89), and (93); Section 9.1.b (3), (6), (7), (11), (12), (13), (15), (18), (19), (20); and Section 9.1.d (1), (2), (3), (4), (5), (7), (9), (10), (11), (12), (13), (18), (19), (20); and Section 9.1.f. shall not be permitted.

(2) The development standards for Planning Area 20 of Specific Plan No. 250 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

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

f. Planning Areas 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32.

(1) The uses permitted in Planning 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32 of Specific Plan No. 250 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8), (9); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted.

(2) The development standards for Planning Areas 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32 of Specific Plan No. 250 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

By _____

Chairman, Board of Supervisors

ATTEST:

GERALD A. MALONEY

Clerk of the Board

By _____

Deputy

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 Thursday, November 27 (Thanksgiving), and by prescheduled appointment from 9:00 a.m. to 5:00 p.m. on Friday, December 5.

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

DATE OF HEARING: December 11, 2014




TIME OF HEARING: 9:00 A.M.

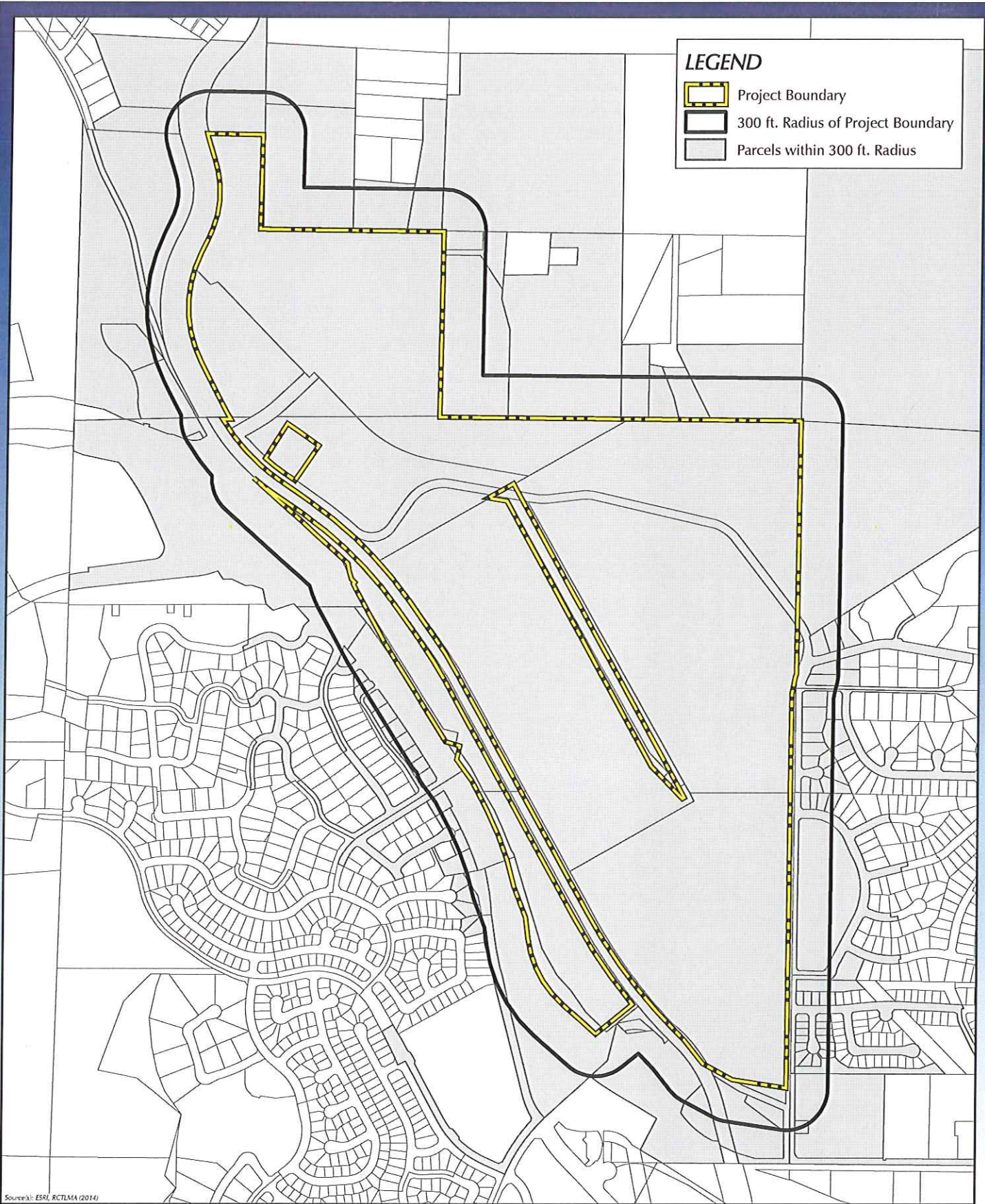
CASE DESCRIPTION:

ZAP1104MA14 – Standard Portfolio-Riverside, LLC (Representative: Keith Gardner, Keefer Consulting) – County Case No. SP00250A1 (Amendment No. 1 to Specific Plan No. 250 [Gateway Center]) and CZ07815 (Change of Zone). The amended Specific Plan would provide for up to 2,146 dwelling units, a 30.2-acre mixed use area with a Metrolink rail station, 1.9 acres of commercial uses, 15.5 acres of parks, 96.3 acres of open space, and 22.6 acres of roads on 317.4 acres located easterly of Interstate 215/Highway 60 and Watkins Drive, westerly of Morton Road, and northerly of Box Springs Road, on the opposite side of the freeway from the unincorporated community of University City. (The existing Specific Plan proposes up to 553 dwelling units, 92.8 acres of commercial, office, and business park uses, 19.5 acres for public and religious uses, 75.7 acres of open space and parks, and 26.3 acres of roads.) CZ07815 is a proposal to modify the existing Specific Plan zoning ordinance for SP00250 to reflect the proposed designations and boundaries of the Planning Areas, as amended, and to establish the list of permissible land uses and design standards for each of the Planning Areas. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area)

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

LEGEND

-  Project Boundary
-  300 ft. Radius of Project Boundary
-  Parcels within 300 ft. Radius



Source: ESRI, RCLMA (2014)

GATEWAY CENTER

ALUC APPLICATION

300-FT RADIUS MAP

DATE: 10/20/2014

T&B PLANNING
 17342 East 17th Street, Suite 100, Torrance, CA 90730
 p. 714.509.6160 f. 714.509.6161
www.tbplanning.com



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

ALUC Identification No.

ZAP1104MA14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 10/17/2014
 Property Owner Standard Portfolio Temecula, LLC Phone Number 626-2635105
 Mailing Address 488 E. Santa Clara Street, suite 304
Arcadia CA 91006

Agent (if any) Keith Gardner Phone Number 951-5332934
 Mailing Address 6149 Bluffwood Drive
Riverside CA 92506

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 North of I-215, west of Morton Rd.
 Assessor's Parcel No. _____ Parcel Size _____
 Subdivision Name SP250A1 Zoning _____
 Lot Number _____ Classification SP250

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) Specific Plan 250

Proposed Land Use (describe) SP Amendment

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

Height Data Height above Ground or Tallest Object (including antennas and trees) _____ ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site _____ 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>Riverside County</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact <u>Matt Straite</u>	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number _____	<input type="checkbox"/> Subdivision Approval
Agency's Project No. <u>SP 250A1</u>	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> Public Facility
	<input type="checkbox"/> Other _____

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 4.5

HEARING DATE: December 11, 2014

CASE NUMBER: ZAP1025TH14 – Thermal Operating Company, LLC
(Representative: Albert A. Webb Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PP25677 (Plot Plan), PM36735 (Tentative Parcel Map)

MAJOR ISSUES: The proposed BMW operations building does not comply with the Compatibility Zone D single-acre criterion of 300 people based on the building code method. However, based on the information provided by the applicant, the operations building would be anticipated to regularly accommodate 54 people during regular driver training activities and up to 126 people for special events. Based on the applicant's provided information, the operations building would be consistent with the Compatibility Zone D single-acre criterion.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Tentative Parcel Map, subject to the conditions included herein. Staff must recommend a finding of INCONSISTENCY for the Plot Plan based on the proposed BMW operations building not complying with the Compatibility Zone D single-acre criterion of 300 people based on the building code method. However, if the Commission is willing to consider and accept the applicant's proposed occupancy for the BMW operations building, it may find the Plot Plan CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The Tentative Parcel Map proposes to subdivide the 41.64-acre site into 12 parcels. The Plot Plan proposes the construction and operation of a BMW Performance Driving School facility within a 37.3-acre portion of the larger Thermal Motorsports Park and on one of the parcels created by the Tentative Parcel Map. The facility would include an 8,850 square foot operations building, a 2,800 square foot maintenance/garage building, a 740 square foot sales trailer, approximately 1 mile driver training track, 49,087 square foot skid pad, two shade structures, and retention basins.

PROJECT LOCATION: The project site is located northerly of Avenue 62, easterly of Tyler Street, southerly of Avenue 60, and westerly of Tower Drive in the unincorporated community of Thermal, approximately 2,700 feet southwesterly of the southerly terminus of Runway 17-35 at Jacqueline Cochran Regional Airport.

LAND USE PLAN: 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (last amended in 2006)

- a. Airport Influence Area: Jacqueline Cochran Regional Airport
- b. Land Use Policy: Airport Compatibility Zones C and D

c. Noise Levels: From below 55 CNEL to up to 60 CNEL

BACKGROUND:

Average Intensity: The project is located within Airport Compatibility Zones C and D. Non-Residential intensity in Airport Compatibility Zone C is restricted to 75 people per average acre and for Zone D is restricted to 100 people per average acre. Although the proposed project is part of the larger Thermal Motorsports Park, the BMW facility would appear to operate independently, so average intensity calculations would focus just on the proposed project area. Uses and buildings within Zone C would include a guardhouse, maintenance/garage building, sales trailer, shade structures, the skid pad, and approximately 3.82-acres of track area while uses and buildings within Zone D would include the operations building and 10.96-acres of track area. Based on the floor plans provided and the Building Code Method, the buildings and structures would result in occupancies as listed below:

operations building – 462 people
maintenance/garage building – 14 people (manufacturing – 1 person per 200 square feet)
grounds maintenance office – 4 people (office with 50% reduction – 1 person per 200 square feet)
guard house – 4 people (office with 50% reduction – 1 person per 200 square feet)
shade structure 1 – 12 people (parking – 1 person per 200 square feet)
shade structure 2 – 10 people (parking – 1 person per 200 square feet)

In addition to these buildings, the driver training track is anticipated to accommodate a maximum of 10 cars at a time and the skid pad is anticipated to accommodate 1 car at a time. Based on the building and structure occupancies as presented above and the track and skid pad maximum use (assuming 2 persons per vehicle) a maximum occupancy of 47 people in Zone C and 482 people in Zone D would be anticipated (assuming all 10 cars on the driver training track could be located in either zone). For the Plot Plan area of 37.3 acres, there are approximately 30.98 acres located within Zone C and 6.32 acres located in Zone D. Based on these acreages per zone and the occupancies per zone, an average intensity of 1.51 people per acre for Zone C and 76.27 people per acre for Zone D is anticipated, both of which are consistent with the applicable average intensity for each zone.

Single-Acre Intensity: The project is located within Airport Compatibility Zone C and D. Non-Residential intensity in Airport Compatibility Zone C is restricted to 150 people per single-acre and within Zone D is restricted to 300 people per single-acre. The maintenance/garage building, sales trailer, and 2,000 square foot shade structure would represent the most intense single-acre area in Zone C. As noted previously, based on the Building Code Method, the maintenance/garage building, sales trailer, and shade structure 2, would total an occupancy of approximately 38 people, which would be consistent with the Zone C single-acre criterion of 150.

The operations building would represent the most intense single-acre area in Zone D. Pursuant to the building code method as noted above, the operations building would be anticipated to accommodate a maximum of 462 people. Since the building would be located within a single-acre area, this would

exceed the Zone D single-acre criterion of 300. The applicant has presented additional information that notes regular use of the facility for driving training would consist of 42 participants and 12 employees for a total of 54 people at regular use maximum. In addition to regular use of the facility for driver training, the facility could also be used for special events (such as car unveilings) that would accommodate up to 104 people and 22 employees as noted by the applicant for a total of 126 people. Based on the 126 people at maximum anticipated for special events, the operations building would be consistent with the Zone D single-acre criterion of 300.

Prohibited Uses: The project proposes uses that are not prohibited within Compatibility Zones C or D.

Noise: The project area is located within the area subject to average aircraft noise levels ranging from below 55 CNEL to up to 60 CNEL. As a non-residential use not including any noise sensitive uses, no special measures to mitigate aircraft-generated noise are required.

PART 77: The elevation at the southerly end of the runway at Jacqueline Cochran Regional Airport is -137.5 feet above mean sea level (AMSL). At a distance of approximately 2,800 feet from the runway to the proposed cluster of garage building, sales trailer, and shade structure, a building elevation at top of roof exceeding -109.5 feet AMSL would require FAA notice and review through the Form 7460-1 process. The proposed garage building has a pad elevation of -142.46 feet AMSL. At this pad elevation, the proposed maximum building height of 26 feet would result in a maximum elevation of -116.46 feet AMSL. Therefore, review pursuant to the Federal Aviation Administration Obstruction Evaluation Service Form 7460-1 process is not required for the garage building, sales trailer or shade structure.

At a distance of approximately 4,000 feet from the runway to the proposed operations building, a building elevation at top of roof exceeding -97.5 feet AMSL would require FAA notice and review through the Form 7460-1 process. The proposed operations building has a pad elevation of -140.7 feet AMSL. At this pad elevation, the proposed building height of 36 feet would result in a maximum elevation of -104.7 feet AMSL. Therefore, review pursuant to the Federal Aviation Administration Obstruction Evaluation Service Form 7460-1 process is not required for the operations building. All other buildings and structures proposed would be shorter in height than any building located closer to the runway.

Open Area: Compatibility Zone C requires that 20% of area and Compatibility Zone D requires that 10 % of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. Based on the acreage of the Parcel Map and the area within each compatibility zone, approximately 35.12 acres are located within Zone C and 6.52 acres are located within Zone D. Based on these acreages, a total of 7.676-acres of open area would be required. The proposed BMW facility proposes approximately 15-acres of open area that would be free of any light poles, trees, or other hazards greater than four feet in height.

CONDITIONS:

These conditions are applicable to the current proposed BMW facility. All other prior recommended conditions from prior ALUC reviews are still applicable to the larger Thermal Motorsports Park project.

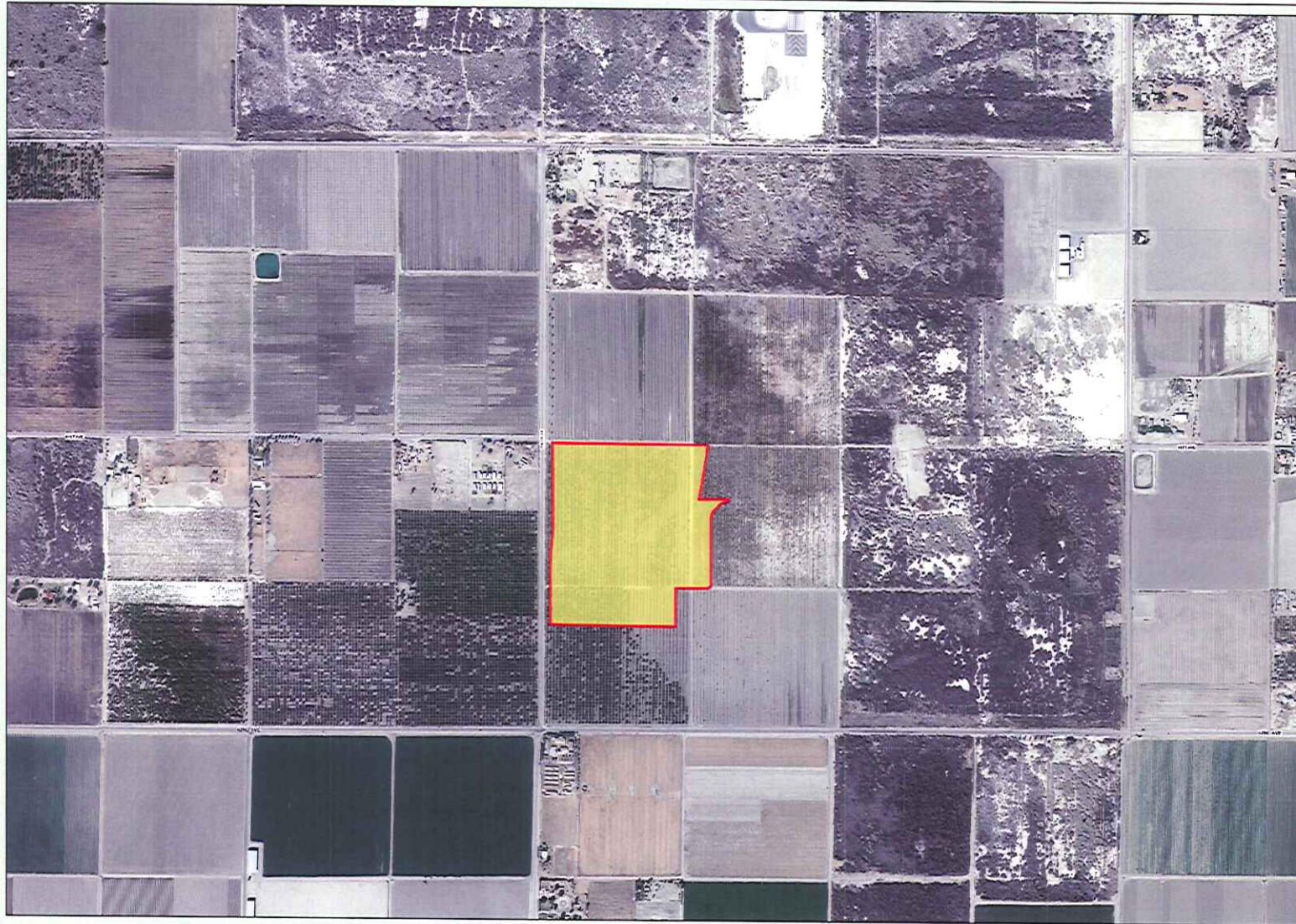
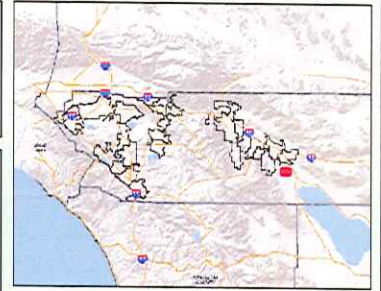
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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, or any type of strobe light, 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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (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, nursing homes, places of worship, and highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable instrument to be recorded at time of map recordation or building permit issuance.

4. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. Development of the area addressed through Plot Plan No. 25677 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.
6. The property owner or property/building lessee shall provide a signed affidavit that occupancy shall be limited to a maximum of 300 persons for the operations building as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior.
7. No pole affixed lighting, landscaping above four (4) feet in height, or any other structures greater than four (4) feet in height and thicker than four (4) inches shall be allowed within the driver training track or skid pad to ensure the area is preserved as open area free of obstructions for potential emergency landings.
8. Any future revisions to the BMW facility as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior shall be transmitted to ALUC staff for review to determine whether submittal to ALUC is required. This review is intended to confirm any changes in intensities proposed and to determine whether FAA review for Obstruction Evaluation may be required.

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)

My Map



Legend

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



0 1,671 3,341 Feet



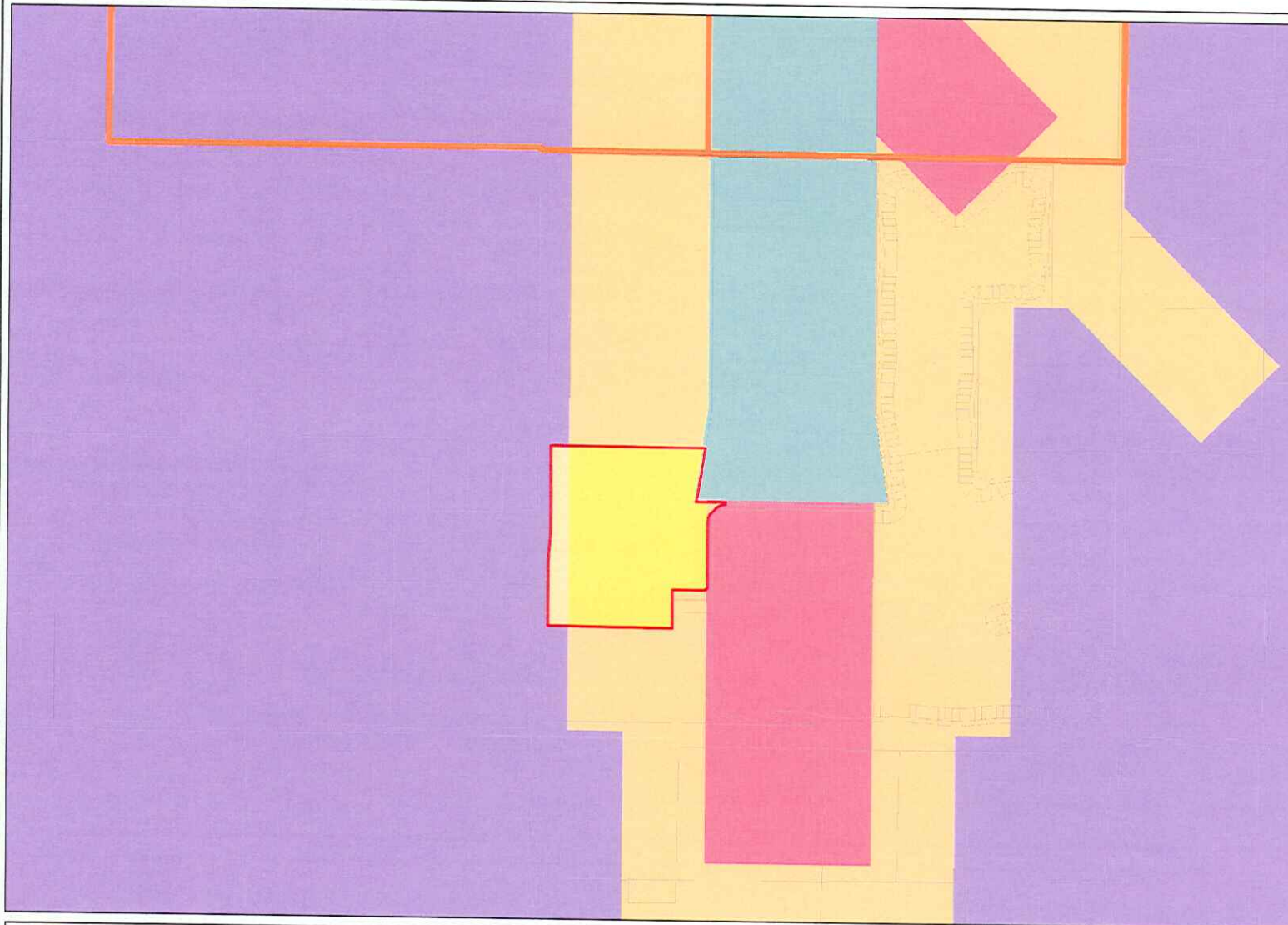
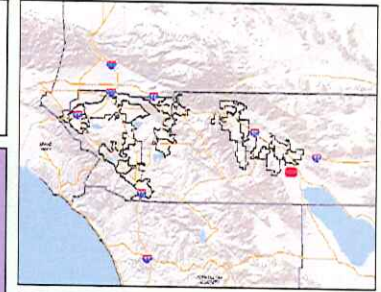
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/19/2014 10:20:04 AM

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Notes

My Map



Legend

- RCLIS Parcels
- Airports
- AIA
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies**
- Lakes



0 1,671 3,341 Feet



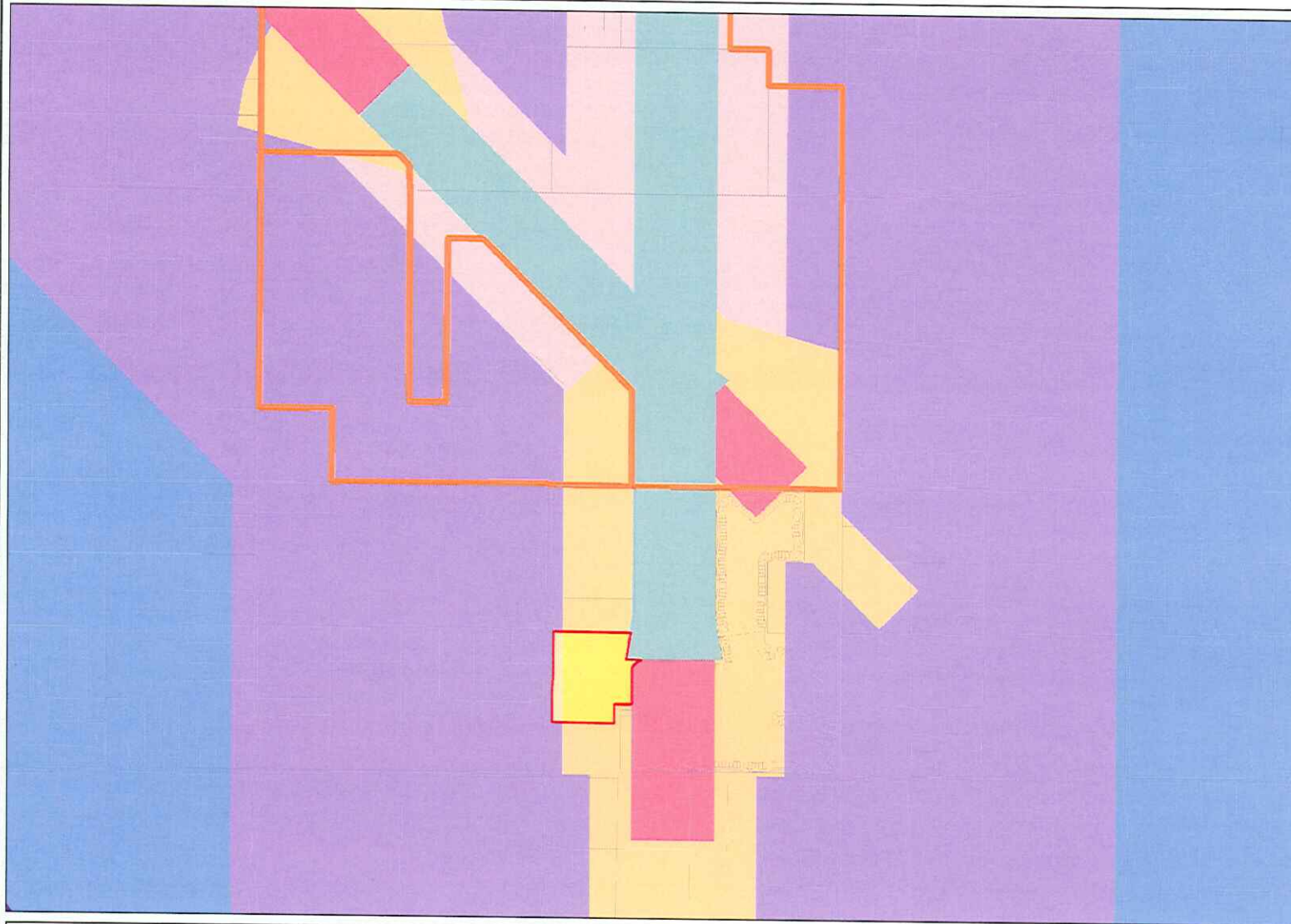
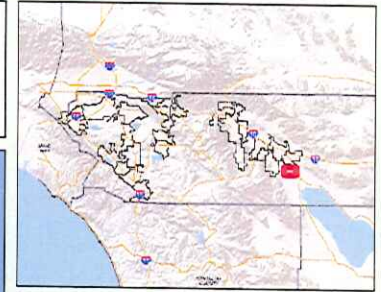
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- <all other values>
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Runways
- City Boundaries
- Cities**
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- counties



0 3,341 6,683 Feet

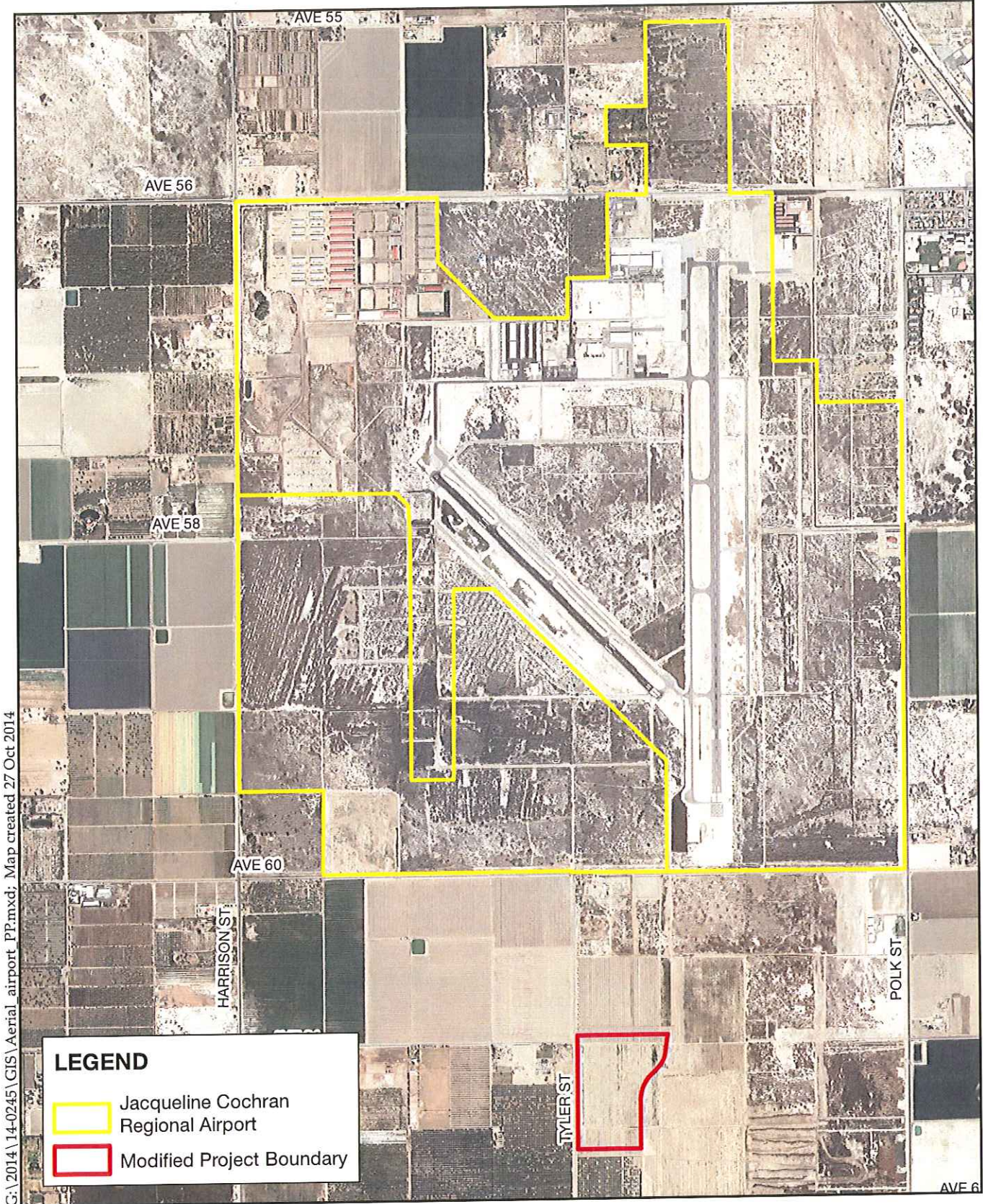


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes



G:\2014\14-0245\GIS\Aerial_airport_PP.mxd; Map created 27 Oct 2014

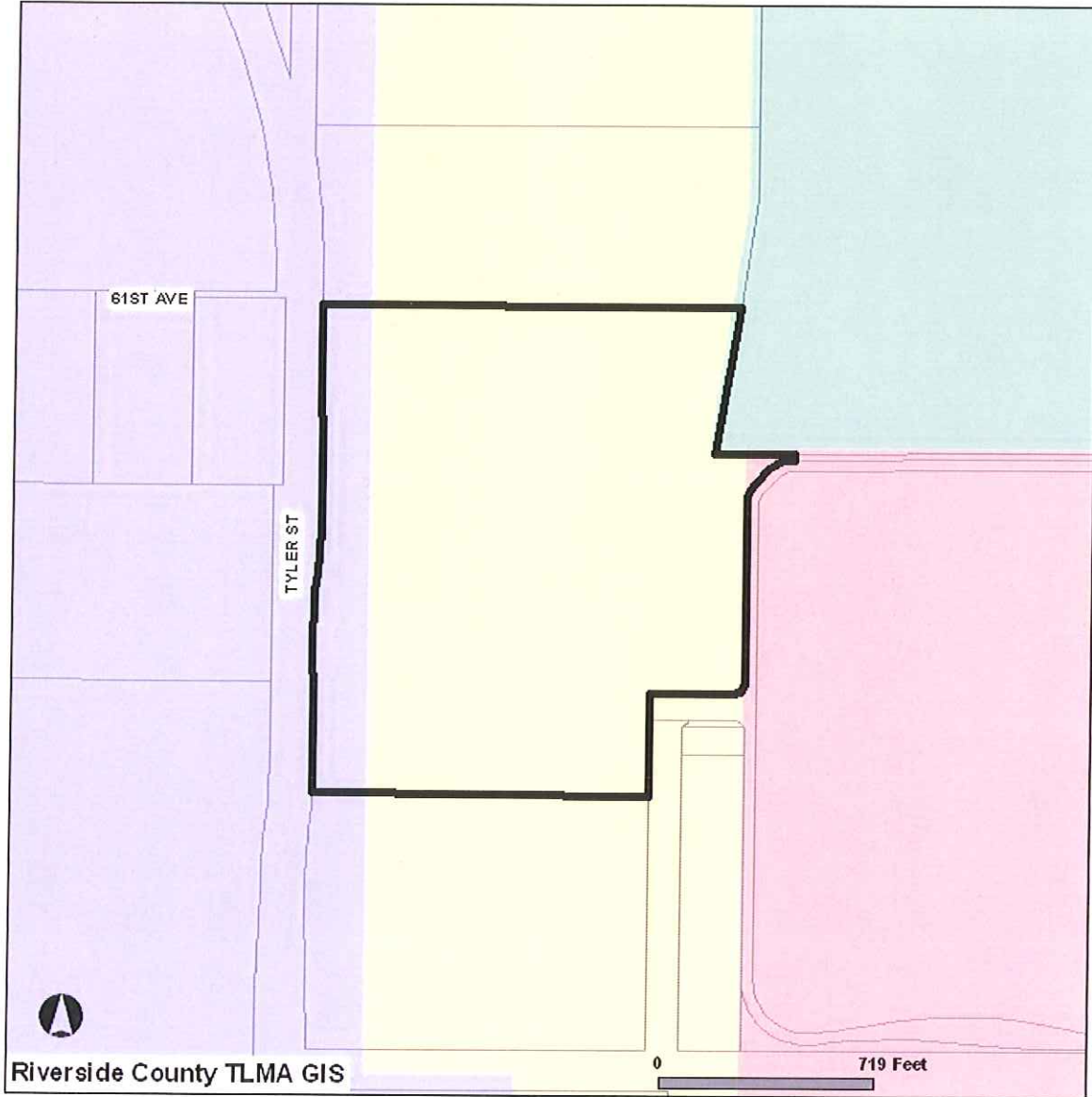
Source: Kohl Ranch SPA No. 303, Amendment No. 3; Eagle Aerial, 2012.

Aerial with Airport

Plot Plan No. 25677 and Tentative Parcel Map No. 36735



RIVERSIDE COUNTY GIS



Selected parcel(s):
759-180-004

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- COMPATIBILITY ZONE D
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- COMPATIBILITY ZONE A
- COMPATIBILITY ZONE B1
- COMPATIBILITY ZONE C

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.

STANDARD WITH PERMITS REPORT

APNs

759-180-004-6

OWNER NAME / ADDRESS

JTM LAND CO

PROJECT DESCRIPTION

The Thermal Club (TTC) is preparing a Plot Plan for proposed BMW Performance Driving School Planning Area A-6 of approved SPA2 as well as a Tentative Parcel Map to subdivide the planning area into 12 lots. Under this proposed Plot Plan, Planning Area A-6 will develop as a driver instruction school to includes an approximately 1 mile driver training track for the purposes of teaching driving skills, a 49,087 square foot skid pad, a visitor conference building of approximately 8,850 square feet, a garage and car wash of approximately 2,800 square feet, two shade structures: a 40-foot by 60-foot shade structure near the visitors conference building and a 40-foot by 50-foot shade structure, a garage and car wash structure near the visitor conference building, and retention basins. Due to the proximity of the Jacqueline Cochran Regional Airport, approximately 11 acres of the westernmost portion of the site lies within Riverside County Airport Land Use Commission (ALUC) Compatibility Zone D, while the remaining approximately 31 acres lies within Zone C. A 10-foot high sound wall will be constructed at the northern and southern boundary of the site, while a combination 4-foot high berm and 8-foot high sound wall will be constructed at the western boundary of the site. These proposals are hereinafter referred to as "the Modified Project."

Facilities

The Performance Driving School would teach driving skills and include a driver-training track approximately one mile in length and a skid pad for training of accident avoidance and steering control. The driving school would accommodate up to 42 participants per session and assumed to have a maximum of 10 vehicles active in the area at one time. Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications. The visitors conference building would be a two-level structure with exterior cladding and architecture built to BMW's corporate identity requirements utilized for marketing, lounge, boutique, office, and kitchen/dining facilities to be utilized for catering and meals for the driving school. Parking facilities are provided near the visitor conference building.

Operations

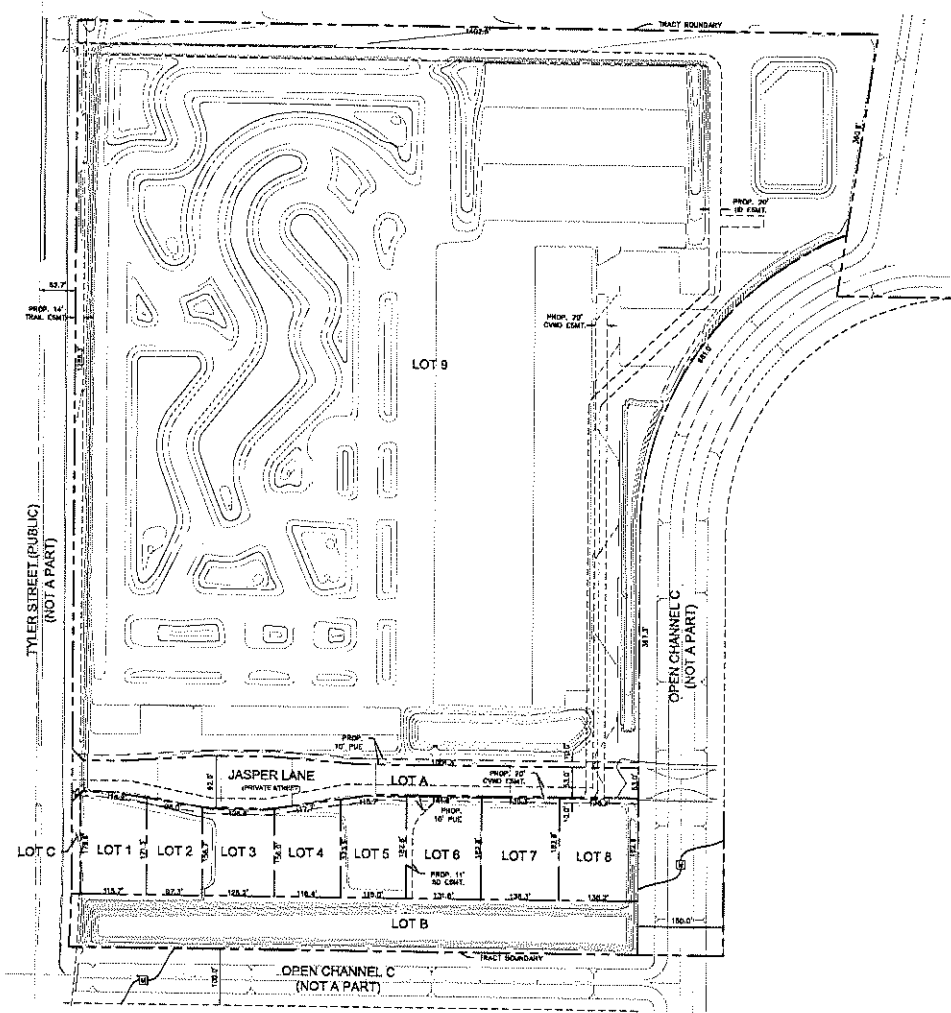
The operational plan is to run driver instruction programs twice daily for approximately 30 participants between the hours of 7am and 7pm with BMW visitor conference center to be open 24 hours. Once fully operation, instruction school is anticipated to operate 7 days a week year round. The proposed BMW Performance Driving School would offer a number of driver training programs including Driver's Program, Teen School, and the Ultimate M School experience, and would begin school activities in the fall of 2014 to occur within already constructed areas of TTC Motorsports Park development, with the anticipation of a dedicated driving campus to be completed in early 2015. All activities would be related to the driving school in addition to the announcements of new vehicle releases. No other events are anticipated at this time.

Staffing

The staffing plan includes approximately 6 driving instructors, 3 reception and coordination staff members, 1 manager, 5 service personnel, 1 housekeeping and 2 maintenance personnel.

Project includes Plot Plan 25677 for development of BMW facility and Tentative Parcel Map 36735 to subdivide the approximately 42 acres into 12 lots.

TENTATIVE PARCEL MAP NO. 36735 - THE THERMAL CLUB

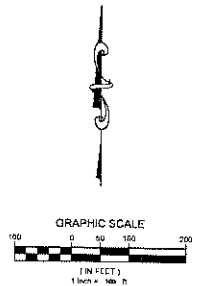


LEGEND:

---	TRACT BOUNDARY
---	PROPOSED LOT LINES
---	EASEMENTS

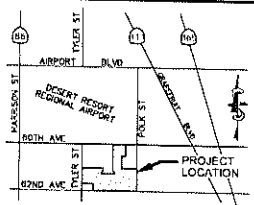
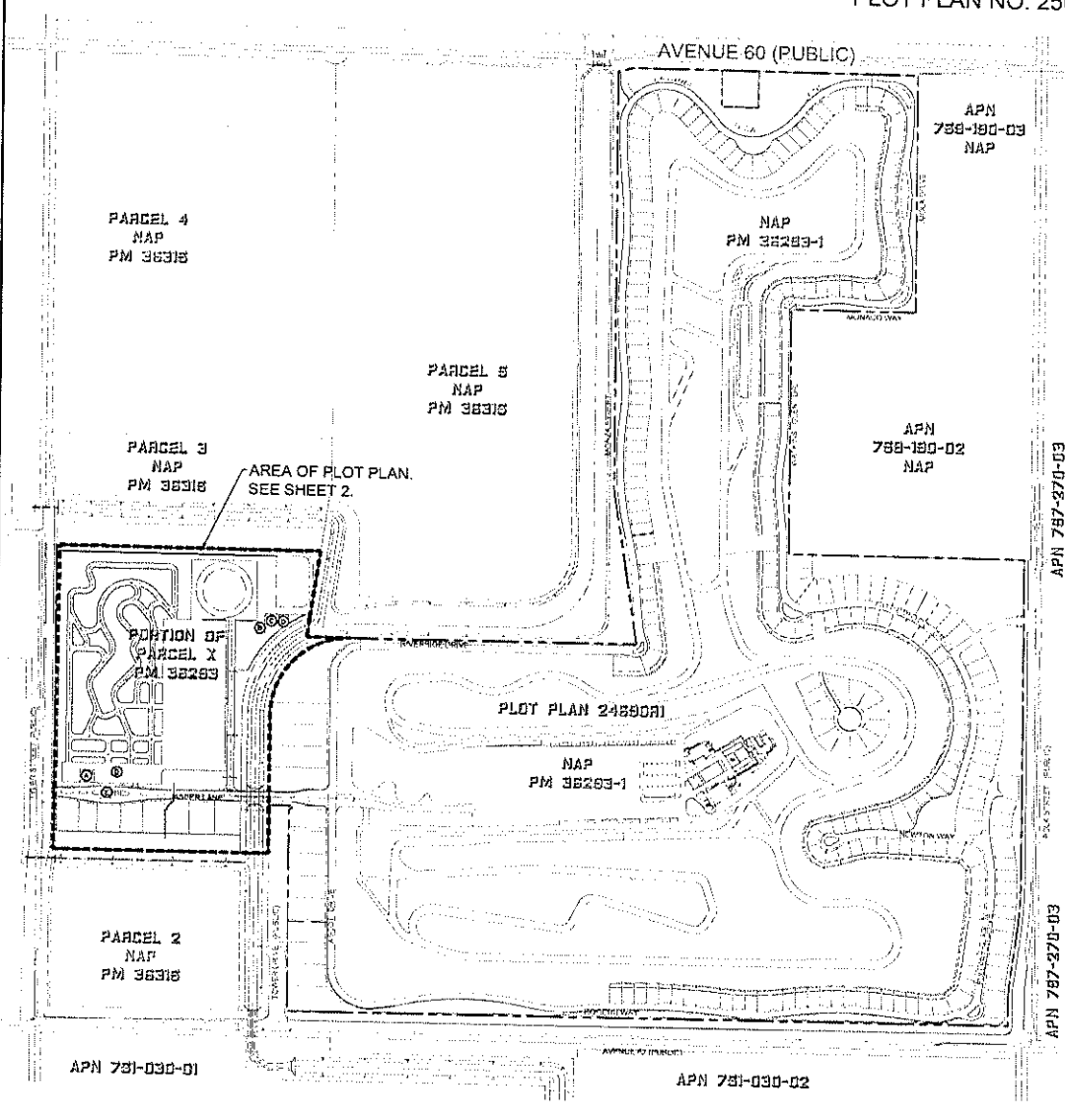
- NOTES:**
1. OFF-SITE INFRASTRUCTURE TO BE DEVELOPED PURSUANT TO PRELIMINARY PHASING APPROVAL.
 2. TOPOGRAPHIC BACKGROUND BASED ON APPROVED PIPING.

LOT	AREA (SF)
1	20,578
2	16,951
3	19,685
4	19,172
5	20,727
6	24,065
7	24,916
8	25,263
9	1,683,211
A	84,175
B	63,432
C	2,683



	RCE Consultants, Inc.	24422 Avenida De La Cortosa Suite 300 Laguna Hills, Ca. 92653 Phone: 849.453.0111	STAMP 	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 4 EAST, S.W. 1/4, AS SHOWN HEREON, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 88 AT PAGE 38 THROUGH 41 THEREOF, RECORD OF HENRIQUE COUNTY, CALIFORNIA.	BENCH MARK CALTRANS BM NO. 810-34.8 L. 2-1/2" GRADE IRON IN CONCRETE AT THE E.W. CORNER OF MAP 88 AND AVE. 41, STAMPED CALIFORNIA DEPT. OF TRANSPORTATION 1988 810-34.8 L. 2-1/2" BENCH MARK AND 3" I.D. OF 10" 8057880 ELEVATION = 375.33 USGSA DATUM 1987 1972 ADJUSTMENT	APPROVED BY: _____ _____	IN THE UNINCORPORATED TERRITORY OF THE THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO. 36735 SITE PLAN THE THERMAL CLUB	DRAWING NAME: TPM 36735 02 PLAN PROJECT No. 0590-200 SHEET 2 OF 2
REVISIONS _____ _____ _____	DATE NO. _____ _____	DESIGNED BY/TP _____ CHECKED BY/R _____ DATE: 9/24/14	SCALE: 1" = 300'	FILE No. 0590-121				

PLOT PLAN NO. 25677



LEGAL DESCRIPTION
 PART OF PARCEL 4 OF (SMALL MAP) MAP IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS SECTION 144, PAGE 14.

PROJECT DESCRIPTION
 THE FOLLOWING DESCRIBES THE PROJECT AND THE GENERAL LAYOUT OF THE PROJECT. THE PROJECT IS A DEVELOPMENT OF 100 SINGLE-FAMILY RESIDENCES. THE PROJECT IS A DEVELOPMENT OF 100 SINGLE-FAMILY RESIDENCES. THE PROJECT IS A DEVELOPMENT OF 100 SINGLE-FAMILY RESIDENCES. THE PROJECT IS A DEVELOPMENT OF 100 SINGLE-FAMILY RESIDENCES.

BUILDING LEGEND AND DATA			
BUILDING NAME	REF. (PG. #)	CONSTRUCTION TYPE	OCCUPANCY
1. HOUSEHOLD UNIT	1.00	1.00	A
2. GARAGE	2.00	2.00	B
3. DRIVEWAY	3.00	3.00	C
4. FENCE	4.00	4.00	D
5. SIGNAGE	5.00	5.00	E

CHRONOLOGICAL ORDER OF APPROVAL		
PROJECT NAME	PERMIT NO.	DATE
1. INITIAL PLAN NO. 101	101-01	JUNE 2011
2. PLOT PLAN NO. 101	101-02	MAY 2011
3. PRELIMINARY MAP NO. 101	101-03	MAY 2011
4. PRELIMINARY MAP NO. 101	101-04	MAY 2011
5. PRELIMINARY MAP NO. 101	101-05	MAY 2011
6. PRELIMINARY MAP NO. 101	101-06	MAY 2011
7. PRELIMINARY MAP NO. 101	101-07	MAY 2011
8. PRELIMINARY MAP NO. 101	101-08	MAY 2011
9. PRELIMINARY MAP NO. 101	101-09	MAY 2011
10. PRELIMINARY MAP NO. 101	101-10	MAY 2011

EXISTING ENCUMBRANCES	
ENCUMBRANCE	DESCRIPTION
1. EASEMENT	1.00
2. EASEMENT	2.00
3. EASEMENT	3.00
4. EASEMENT	4.00
5. EASEMENT	5.00

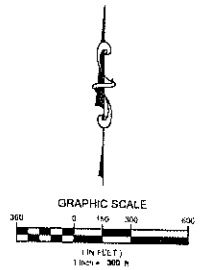
PROJECT DATA	
APPLICANT	THE THERMAL CLUB COMPANY, LLC
OWNER	THE THERMAL CLUB COMPANY, LLC
PREPARED BY	RC CONSULTANTS, INC.
DATE OF PREPARATION	10/18/14
PROJECT NAME	THE THERMAL CLUB
PROJECT ADDRESS	AVENUE 60, RIVERSIDE, CA 92503
PROJECT ZONING	RS-1
APPROVED BY	[Signature]
DATE OF APPROVAL	10/18/14

DENSITY CALCULATIONS	
TOTAL AREA (ACRES)	10.00
NET AREA (ACRES)	9.50
DENSITY (UNITS/ACRE)	10.53

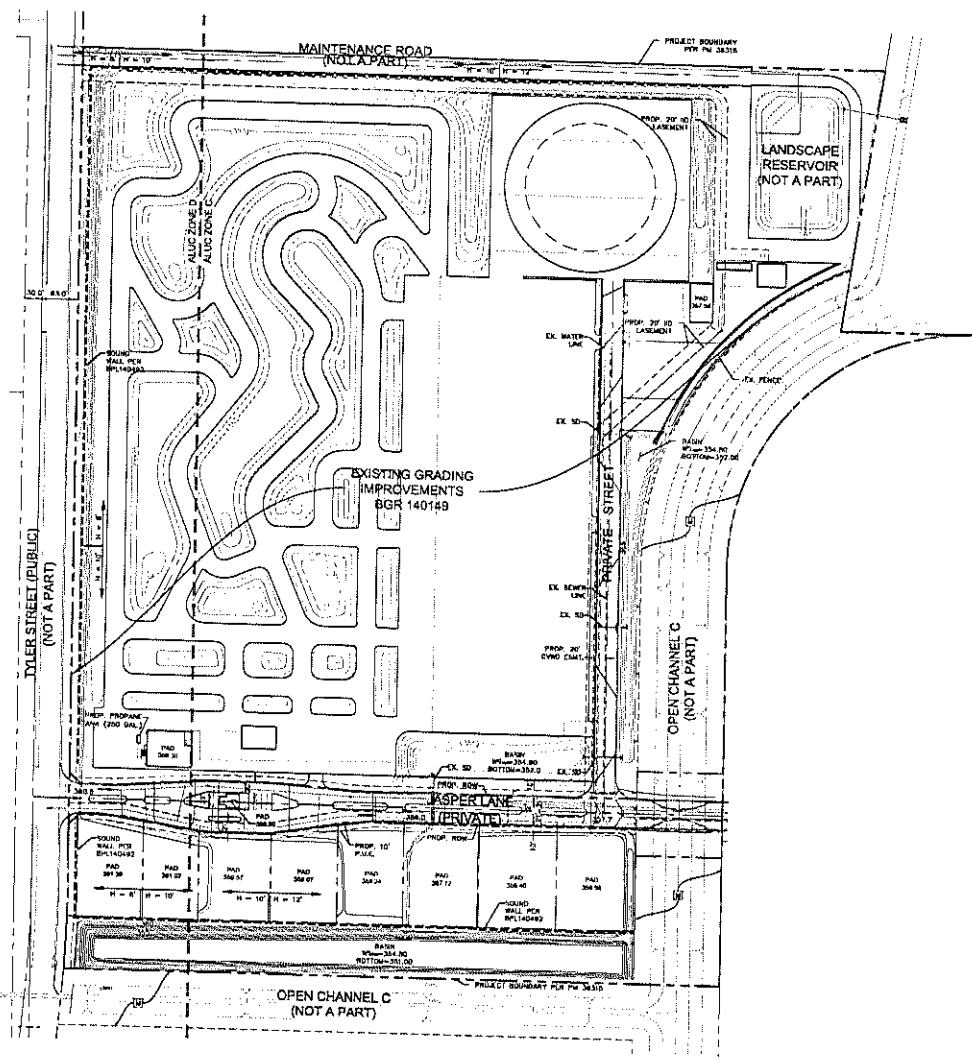
- NOTES**
1. THIS PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
 2. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
 3. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
 4. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
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 8. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
 9. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.
 10. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING ORDINANCES.

SHEET INDEX

1. PLOT PLAN
 2. PLOT PLAN

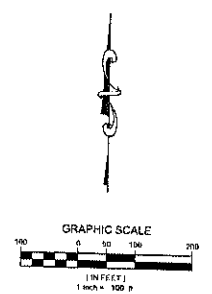
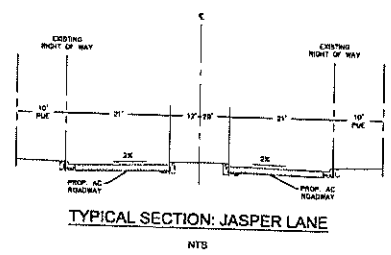


		24422 Avenida De La Costa, Suite 300, Laguna Hills, Ca. 92653, Phone: 949.633.0111		STAMP	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE NORTH-SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 EAST, S.14N., AS BEING SHOWN IN AN ORDER BY RECORD OF SURVEY ON FILE IN BOOK 80, PAGE 24 THROUGH 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	BENCH MARK CORNER 30+00, STA. 14+1.2, 1-1/2" DIA. IRON PIPE IN CONCRETE AT THE S.W. CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 EAST, S.14N., AS BEING SHOWN IN AN ORDER BY RECORD OF SURVEY ON FILE IN BOOK 80, PAGE 24 THROUGH 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ELEVATION = 278.35 USCGM DATUM +500' 1972 ADJUSTMENT	APPROVED BY:	IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	DRAWING NAME: PP 25677 01 TL PROJECT NO.: 0590-121 SHEET 1 OF 2	
DESIGNED BY:	CHECKED BY:	SCALE: 1" = 300'	FILE NO.: 0590-121	PLOT PLAN NO. 25677 TITLE SHEET THE THERMAL CLUB PM 38293						



- LEGEND**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - PROPOSED ALLIANCE
 - PROPOSED UTILITY
 - EXISTING UTILITY
 - ALLIANCE BOUNDARY
 - EXISTING BOUNDARY
 - PROPOSED PAVEMENT

- NOTES**
1. SEE ALL INFORMATION FOR TOTAL DEVELOPMENT APPROVED PROJECT PLAN.
 2. SHALL APPROVE DATA BY FURNISHING WITH PERMISSIBLE TO BE USED.



		24422 Avenida De La Corleta, Suite 300, Laguna Hills, Ca. 92653, Phone: 949.453.0111		STAMP	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE HIGHWAY ONE-QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 8 EAST, S. 1/4, AS BEING MORE OR LESS AS SHOWN BY THE CORNER PLATS ON FILE IN BOOK OR AT PLATS OF "PROGRESS" TRAILS, RECORDS OF KINGSIDE COUNTY, CALIFORNIA.	BENCH MARK CALTRANS BM NO. 104-148 E. 2-1/2" DIA. BRASS SET IN CONCRETE AT THE SW CORNER OF THE AREA AND ACC. BY STAMPED DATA OF THE CALIFORNIA DEPT. OF TRANSPORTATION, 1986, N. 14.8 C. 1.57 10' LOW CORNER AND 2" S.C. OF PROJ. 8507292. ELEVATION = 376.55 USNGS DATA +500' 1977 ADJUSTMENT	APPROVED BY:	IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	DRAWING NAME: PP 25677 02 PLAN PROJECT No. 0590-121 SHEET 2 OF 2
REVISIONS		DESIGNED BY: TP CHECKED BY: RL DATE: 10/16/14	SCALE: 1" = 100'	FILE No.: 0590-121	PLOT PLAN NO. 25677 SITE PLAN THE THERMAL CLUB PM 36293				

THERMAL, CA



SPILCHMEIER - ALDAGE - ASSOCIATES
 10000 Wilshire Boulevard
 Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.274.1000
 Fax: 310.274.1001
 www.saa.com

SEAL AND STAMP:

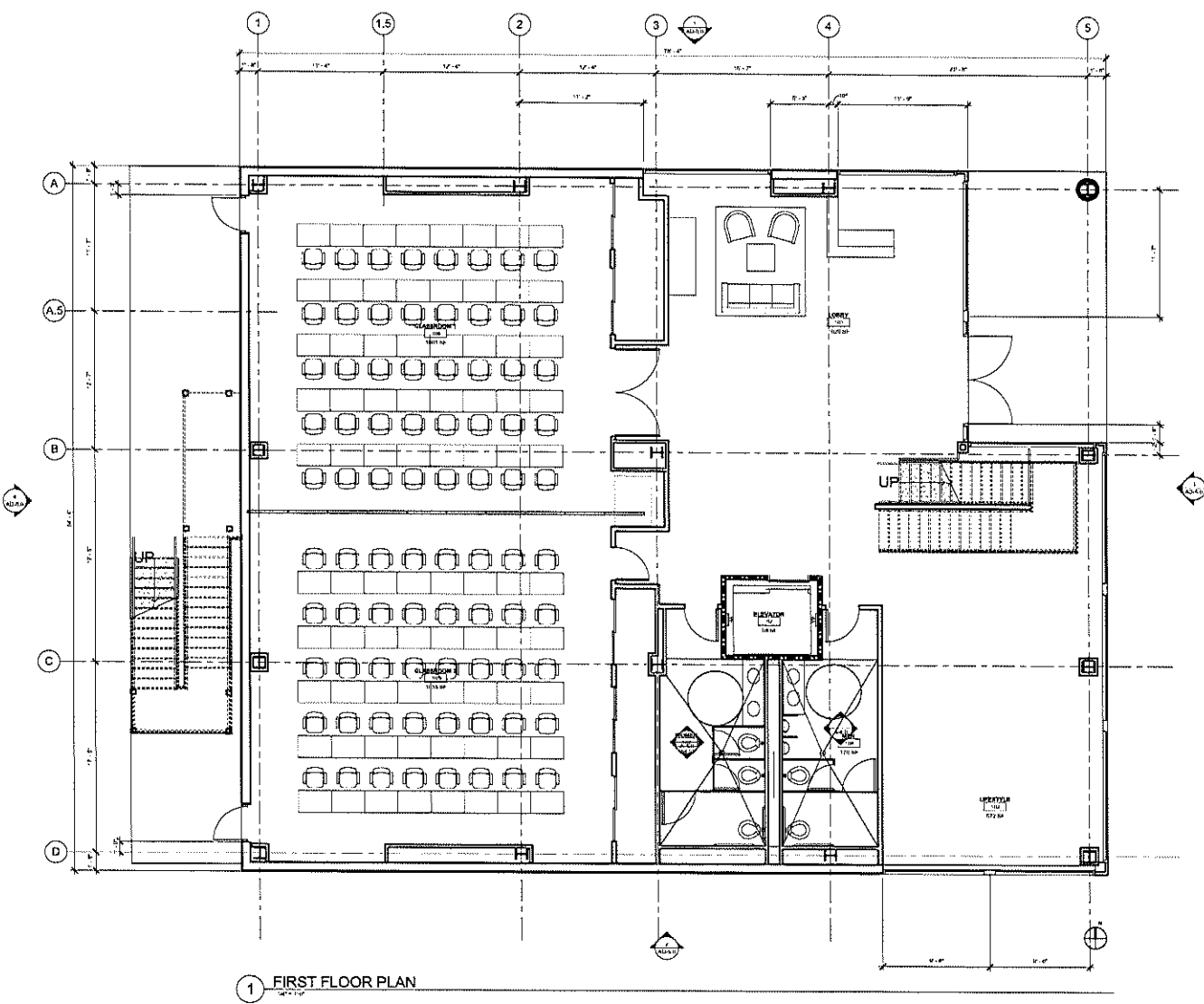
CONSULTANTS:

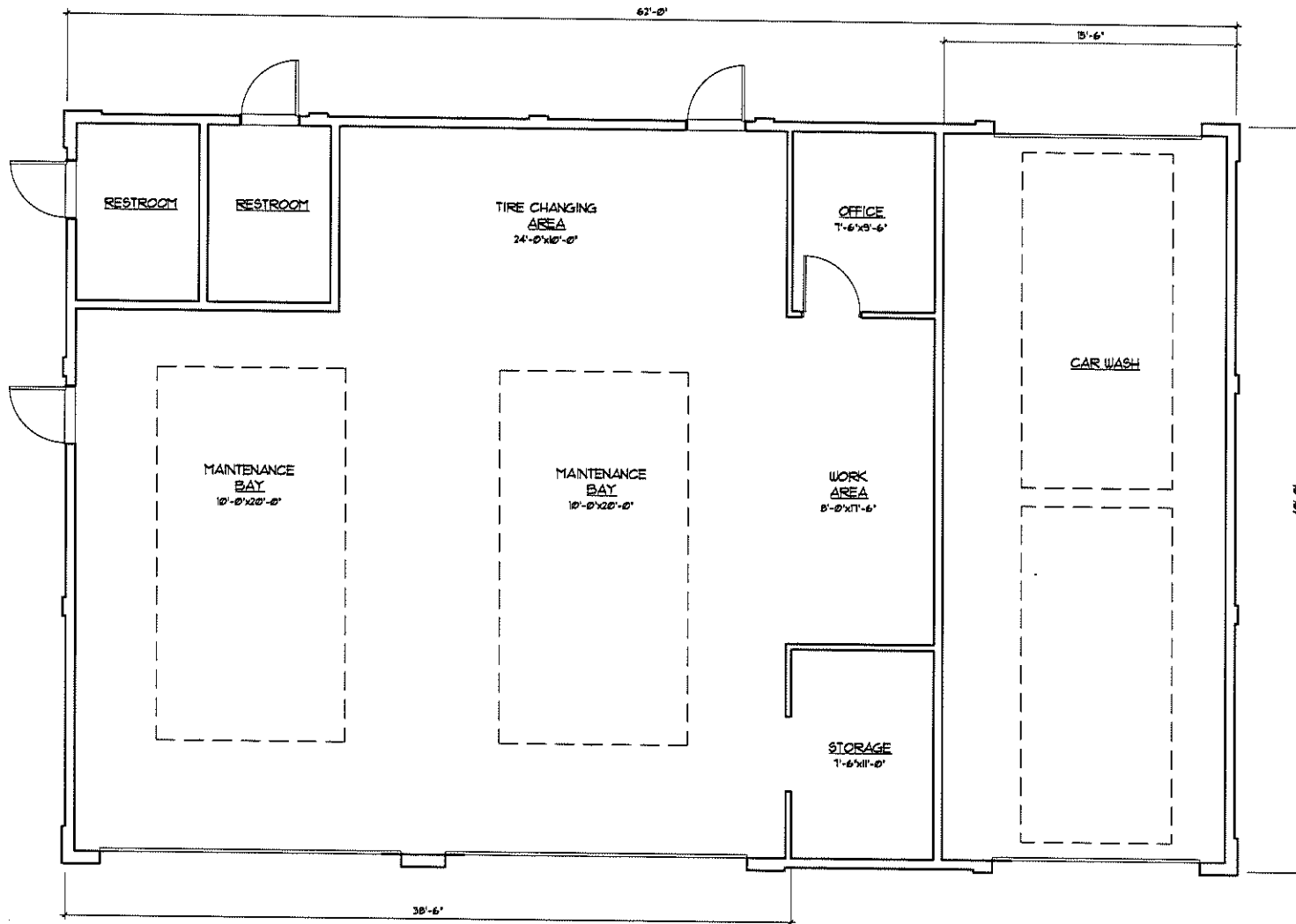
DRAWINGS ISSUE
 DATE DESCRIPTION DELTA

DATE	DESCRIPTION	DELTA

FIRST FLOOR PLAN

AD-2.10





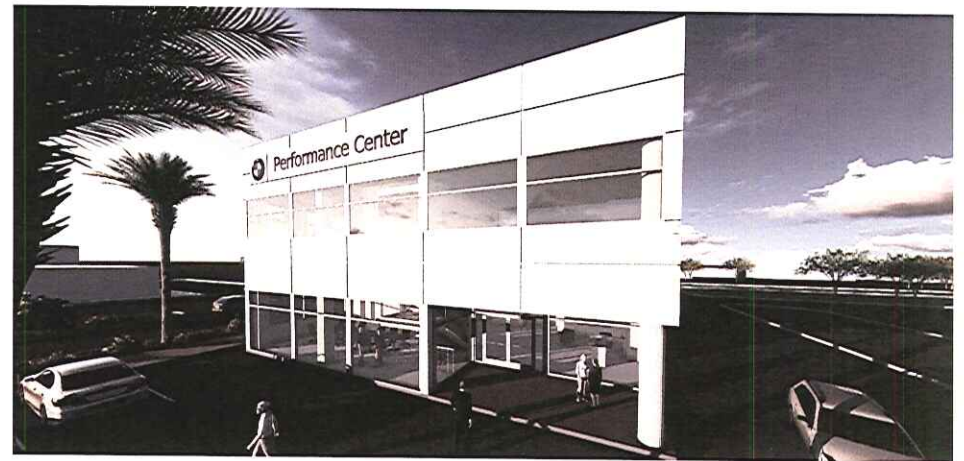
1 BMW GARAGE AND CAR WASH FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT VIEW 1



PERSPECTIVE VIEW 1 - FROM STREET



PERSPECTIVE VIEW 2 - FROM PARKING

PROJECT
 THERMAL OPERATING
 COMPANY, LLC/ BMW WEST
 COAST PERFORMANCE
 CENTER

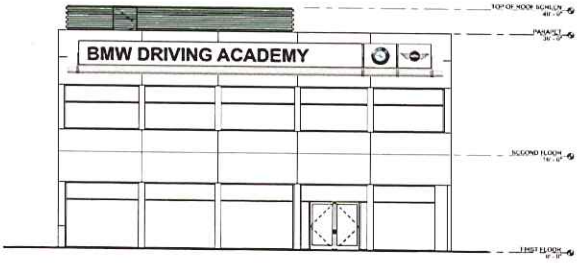
THERMAL, CA



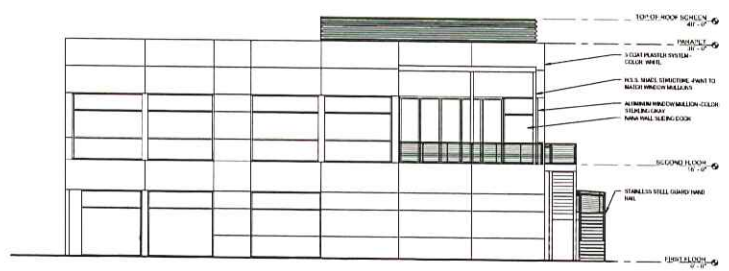
SHELMER + ALKAZE + ASSOCIATES
 3101 LITTLE PARKWAY
 CULVER CITY, CA 90230
 TEL: 310.552.3252
 FAX: 310.552.1849
 15401 VAN COTTEN ROAD, SUITE 1200
 IRVINE, CA 92618
 TEL: 949.734.7447
 5110 SOUTH FLORISS STREET
 LOS ANGELES, CA 90007
 TEL: 213.526.1400
 FAX: 213.526.1400
 33 WEST AVENUE, SUITE 3000
 NEW YORK, NY 10018
 TEL: 212.603.3854
 FAX: 212.603.8562
 WWW.SAA.COM

SEAL AND STAMP:

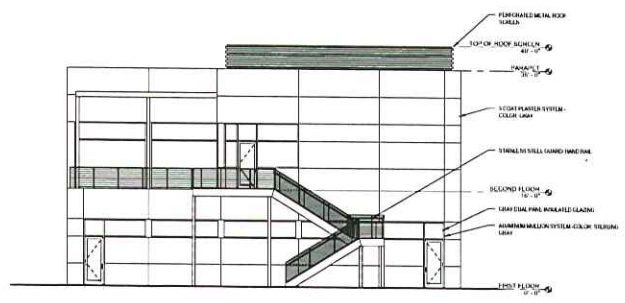
CONSULTANTS:



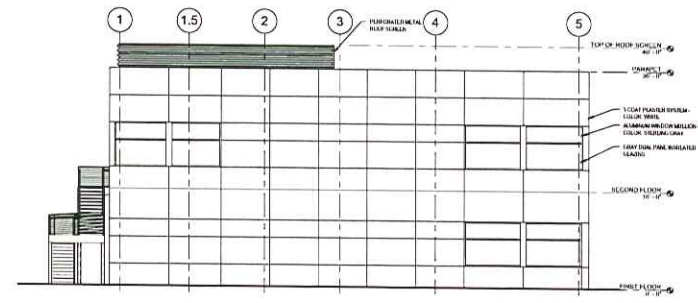
3 EAST ELEVATION
 1/8" = 1'-0"



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



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



2 SOUTH ELEVATION
 1/8" = 1'-0"

DRAWINGS ISSUE
 DATE DESCRIPTION DELTA

DATE:	ISSUE NO.:
DRAWN BY:	CHECKED BY:
PROJECT NO.:	PROJECT NAME:
SCALE:	DATE PLOTTED:
PROJECT TITLE:	

EXTERIOR BUILDING
 ELEVATIONS

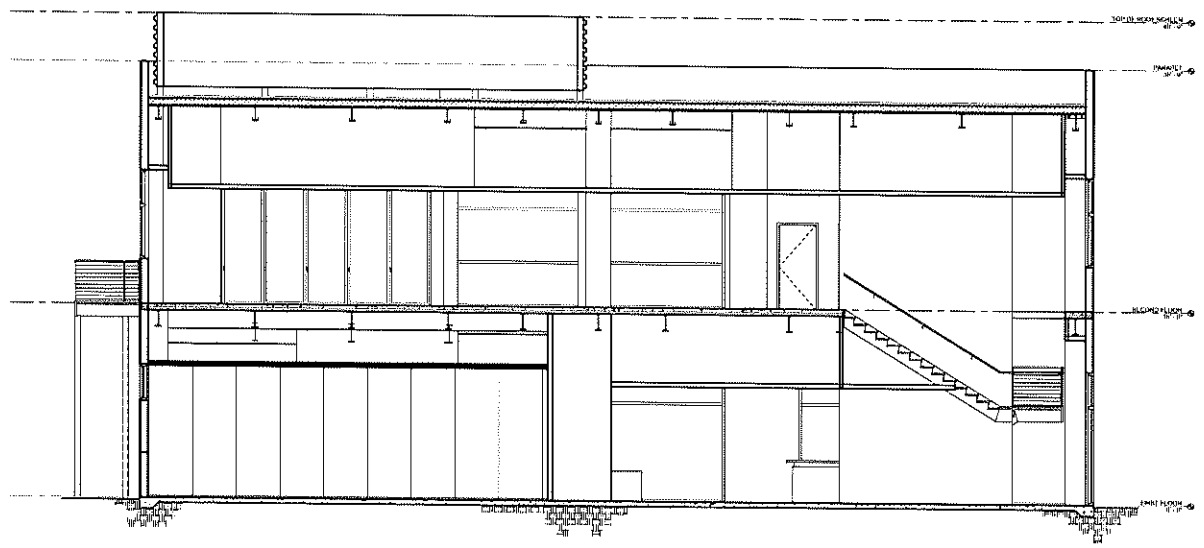
SHEET NO.
 AD-5.0

THERMAL OPERATING
COMPANY, LLC / BMW WEST
COAST PERFORMANCE
CENTER

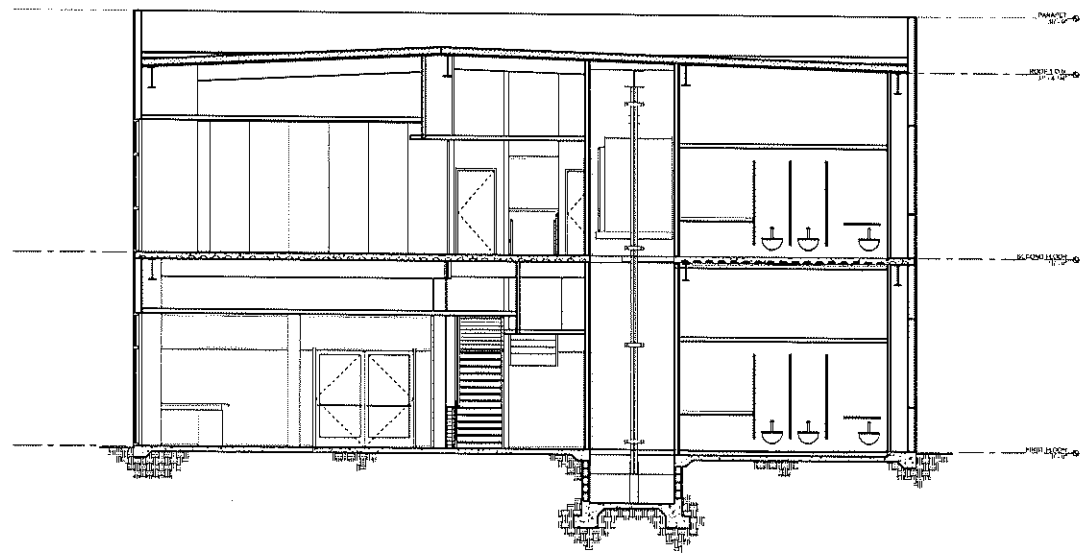
THERMAL, CA
saa
SHELDON R. ALDAGE & ASSOCIATES
ARCHITECTS
10011 Van Nuys Avenue Suite 100
Van Nuys, CA 91411
Tel: 818.708.1000
Fax: 818.708.1001
www.saa.com

SEAL AND STAMP.

CONSULTANTS:



1 LONGITUDINAL SECTION



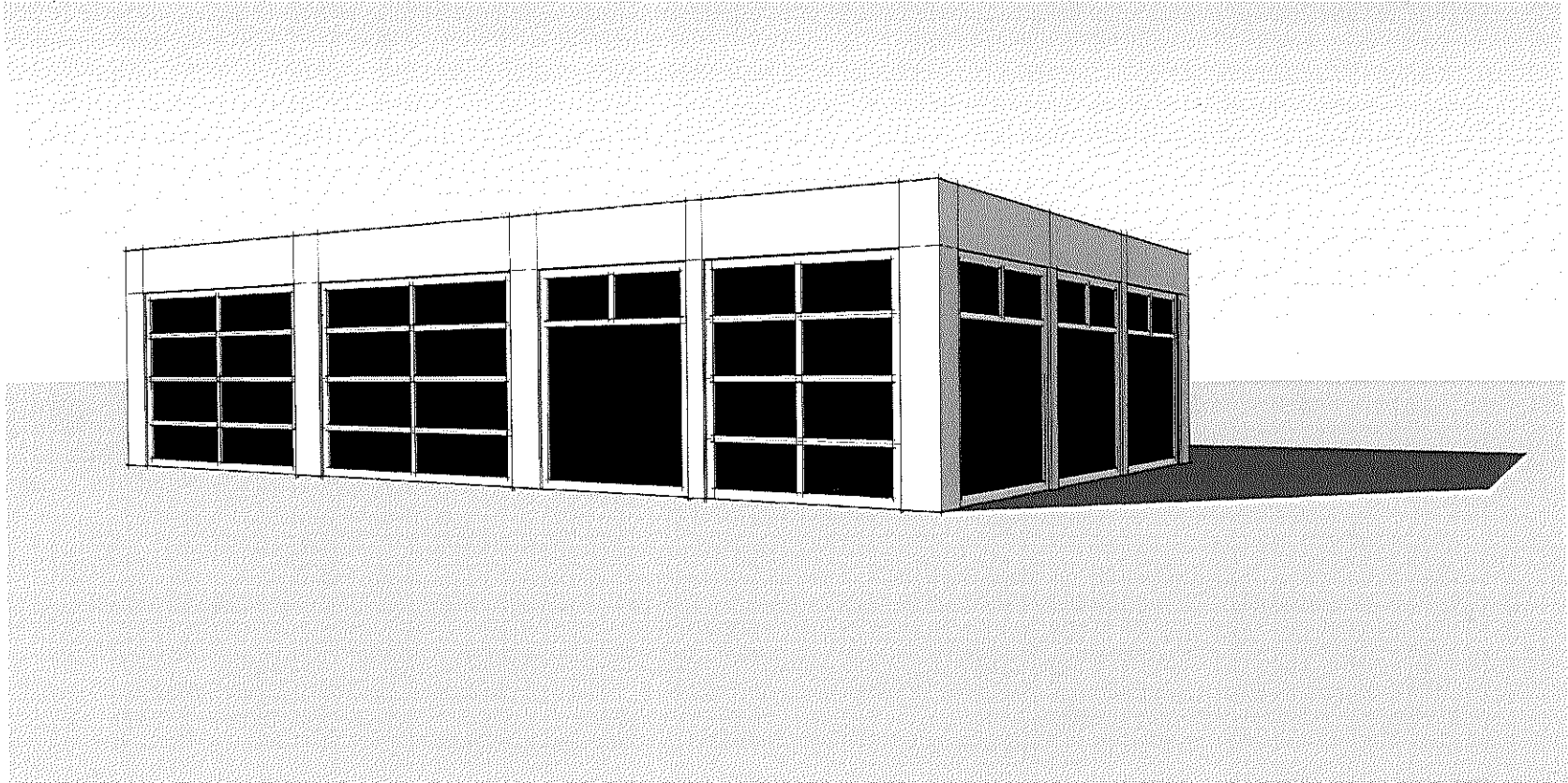
2 TRANSVERSE SECTION

DRAWINGS ISSUE
DATE DESCRIPTION DELTA

APPROVED AND SEAL OF ARCHITECT
DATE: _____ SEAL: _____
DRAWING NO. _____
PROJECT NO. _____
SCALE: AS NOTED
PROJECT TITLE:

BUILDING SECTIONS

AD-6.0



2 BMW GARAGE AND CAR WASH
SCALE: N/A * N/A

The Thermal Club - Intensity Calculations
 Plot Plan No. 25677
 BMW Performance Driving School Planning
 October 27, 2014

Plot Plan Elements	Area (sf)	ALUC Zone	Calculated Intensity
1-mile Driver Training Track (assumes 10 cars)	1,762,843	C/D	20
Skid Pad (assumes 1 car)	49,087	C	2
Visitor/Conference Building	8,850	D	89
Garage/Car Wash	2,800	C	6
Shade Structure 1 - 40'x60'	2,400	C	12
Shade Structure 2 - 40'x50'	2,000	C	10
Guard House	800	C	4
Sales Trailer	740	C	4
Total	1,829,520		124

	Area (Acres)	Allowable Average Intensity per Acre	Allowable Intensity
ALUC Zone C	31	150	4,650
ALUC Zone D	11	300	3,300
	42		7,950

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 Thursday, November 27 (Thanksgiving), and by prescheduled appointment from 9:00 a.m. to 5:00 p.m. on Friday, December 5.

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

DATE OF HEARING: December 11, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1025TH14 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case Nos.: PP25677 (Plot Plan) and PM 36735 (Tentative Parcel Map). PP25677 would establish a BMW Performance Driving School on 34.05 acres of a 51.18-acre site located easterly of Tyler Street, northerly of 62nd Avenue, and southerly of 60th Avenue in the unincorporated community of Thermal. The facility will include a one-mile (approximate) driver training track, a 49,087 square foot skid pad (for accident avoidance and steering control training), an 8,850 square foot visitor/conference building, a 2,800 square foot maintenance building, garage and car wash structures, two shade structures with a total floor area of 4,400 square feet, a 740 square foot sales trailer, and an 800 square foot guard house. PM36735 is a proposal to divide the site (excluding the on-site Coachella Valley Water District drainage easements) into nine numbered lots (the 34.05-acre facility, plus eight additional lots ranging from 15,951 to 25,263 square feet in size), plus three lettered lots for a private street (Jasper Lane), detention basin, and roadway frontage. (Compatibility Zones C and D of the Jacqueline Cochran Regional 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. Jay Olivas of the County of Riverside Planning Department, at (760) 863-7050.

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

ALUC Identification No.

ZAP1025TH14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application October 27, 2014
 Property Owner Thermal Operating Company, LLC Phone Number 310-486-4774
 Mailing Address Attn: Tim Rogers
1983 W. 190th Street, Suite 100,
Torrance, CA 90504

Agent (if any) Albert A. Webb Associates Phone Number 951-686-1070
 Mailing Address Attn: Melissa Perez
3788 McCray Street
Riverside, CA 92506

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 North of Avenue 62, South of Avenue 60, East of Tyler Street, West of Polk Street (see attached)
 Assessor's Parcel No. 759-180-004 Parcel Size 0.06 to 34 acres
 Subdivision Name PM36293-1
 Lot Number _____ Zoning Classification Specific Plan

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) Kohl Ranch SP Zoning - Heavy Industrial

Proposed Land Use (describe) Kohl Ranch SP Zoning - Heavy Industrial

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 0
 For Other Land Uses Hours of Use 7am - 7pm for driving school/Visitor Conference Bldg open 24 hours
 (See Appendix C) Number of People on Site Maximum Number 124
 Method of Calculation Maximum Occupancy

Height Data Height above Ground or Tallest Object (including antennas and trees) 40 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site _____ 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	October 27, 2014	Type of Project
Agency Name	County of Riverside, Planning Department	<input type="checkbox"/> General Plan Amendment
Staff Contact	Matt Straite	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	951-955-8631	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	PP25677	<input checked="" type="checkbox"/> Use Permit
	TPM36735	<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