



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., June 11, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

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

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

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: NEW CASES

HEMET RYAN AIRPORT

- 2.1 ZAP1038HR15 – Joseph J. Valenti (Representative: The Kahlen Group/Greg Kahlen) – City of Hemet Case Nos.: GPA 15-001 (General Plan Amendment) and ZC 15-001 (Zone Change). GPA 15-001 is a proposal to amend the City of Hemet General Plan land use designation of three parcels (Assessor's Parcel Numbers [APN] 448-270-004, 448-270-005, and 448-270-006) with a total area of approximately 5.53 acres located on the easterly side of Sanderson Avenue, northerly of Devonshire Avenue and southerly of Menlo Avenue, from Community Commercial (CC) to High Density Residential (HDR) 18.1 – 30.0 dwelling units per acre. ZC 15-001 is a proposal to amend the City of Hemet zoning classification of APN 448-270-006 (1.48 acres) from Neighborhood Commercial (NC) to Multiple-Family Residential (R-3). (Airport Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Recommendation: CONSISTENT

JACQUELINE COCHRAN REGIONAL AIRPORT

- 2.2 ZAP1031TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case No.: PM 36844 (Tentative Parcel Map). Tentative Parcel Map No. 36844 is a proposal to divide 15.81 acres located northerly of 62nd Avenue (Avenue 62), easterly of Tyler Street, and westerly of Polk Street into fifteen (15) numbered lots ranging from 0.58 to 1.93 acre(s) in size (accounting for 12.58 acres), plus two lettered lots (Tower Road as public right-of-way, 0.92 acres; open space frontage on 62nd, 2.31 acres). (Compatibility Zones B1, 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

- 2.3 ZAP1030TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case No.: PM 36735 (Tentative Parcel Map). Parcel Map No. 36735, as amended, is a proposal to divide 46.22 acres located easterly of Tyler Street, northerly of 62nd Avenue, into nine (9) numbered lots, plus four lettered lots for a private street (Jasper Lane), detention basin, and landscaped 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

BERMUDA DUNES AIRPORT

- 2.4 ZAP1057BD15 – Upper Room Bible Church (Representative: Paul Hoesterey) – County Case No.: PP25798 (Plot Plan). A proposal to utilize a 3,732 square foot suite within an existing 21,000 square foot concrete tilt-up building on a 1.93-acre parcel (Assessor's Parcel Number 626-330-050) located on the easterly side of Leopard Street, northerly of Varner Road, southerly of Wolf Road, and opposite from the easterly terminus of Jackal Drive, to-wit, Suite 200 at 39272 Leopard Street, as a church. (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 2.5 ZAP1062FV15 – DMSD Property, LLC (Representative: Scott Barone, Senergy, Inc.) - County of Riverside Case No.: PP25793 (Plot Plan). A proposal to establish a 4,565 square foot dine-in restaurant (Denny's) and a 2,975 square foot fast food restaurant (El Pollo Loco) with drive-through on two contiguous properties (Assessor's Parcel Numbers 963-060-070 and 963-060-071) with a combined net area of 2.06 acres (2.11 gross acres) located along the easterly side of Winchester Road (State Highway Route 79), southerly of Benton Road, northerly of Magdas Coloradas Street, and westerly of an existing Farmer Boys restaurant in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: INCONSISTENT

3.0 **ADMINISTRATIVE ITEMS**

3.1 Director's Approvals

4.0 **APPROVAL OF MINUTES**

May 14, 2015

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

6.0 **COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1

HEARING DATE: June 11, 2015

CASE NUMBER: ZAP1038HR15 – Joseph J. Valenti (Representative: The Kahlen Group, Greg Kahlen)

APPROVING JURISDICTION: City of Hemet

JURISDICTION CASE NO: GPA 15-001 (General Plan Amendment), ZC 15-001 (Zone Change)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Zone Change.

PROJECT DESCRIPTION: The General Plan Amendment proposes to amend the City of Hemet General Plan land use designation of a 5.53 acre area (APNs 448-270-004, -005, and -006) from Community Commercial (CC) to High Density Residential (HDR 18.1-30.0 dwelling units per acre). The Zone Change proposes to change the zoning classification of a 1.48 acre area (APN 448-270-006) from Neighborhood Commercial (NC) to Multiple-Family Residential (R-3).

PROJECT LOCATION: The site is located easterly of Sanderson Avenue, northerly of Devonshire Avenue, and westerly of Circelli Way in the City of Hemet, approximately 6,500 feet northeasterly of the eastern end of Runway 5-23 at Hemet-Ryan Airport.

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

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

BACKGROUND:

Land Use Intensity: The site is located in Area III of the Hemet-Ryan Airport Influence Area. Residential densities and non-residential land use intensities are not limited within Area III.

Prohibited Uses: The HRACALUP requires discretionary review by ALUC for structures greater than 35 feet in height, but does not prohibit any specific uses. The HRACALUP also requires ALUC discretionary review of places of assembly, schools, institutional uses, and hazardous materials facilities proposed in Area III.

Part 77: The elevation of Runway 5-23 at its easterly terminus is approximately 1517 feet above mean sea level (AMSL). At a distance of approximately 6,500 feet from the runway, any structure with an elevation at top point exceeding 1582 feet AMSL would require Federal Aviation Administration (FAA) review through the Form 7460-1 process. The existing elevation on the site is approximately 1530 feet AMSL. The proposed R-3 zone allows for a maximum structure height of 45 feet, for a total maximum elevation of 1575 feet AMSL. Therefore, FAA review is not required at this time. No development is proposed at this time and any ultimate determination as to a need for FAA review would occur at the time development is proposed and reviewed by the City of Hemet and ALUC.

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

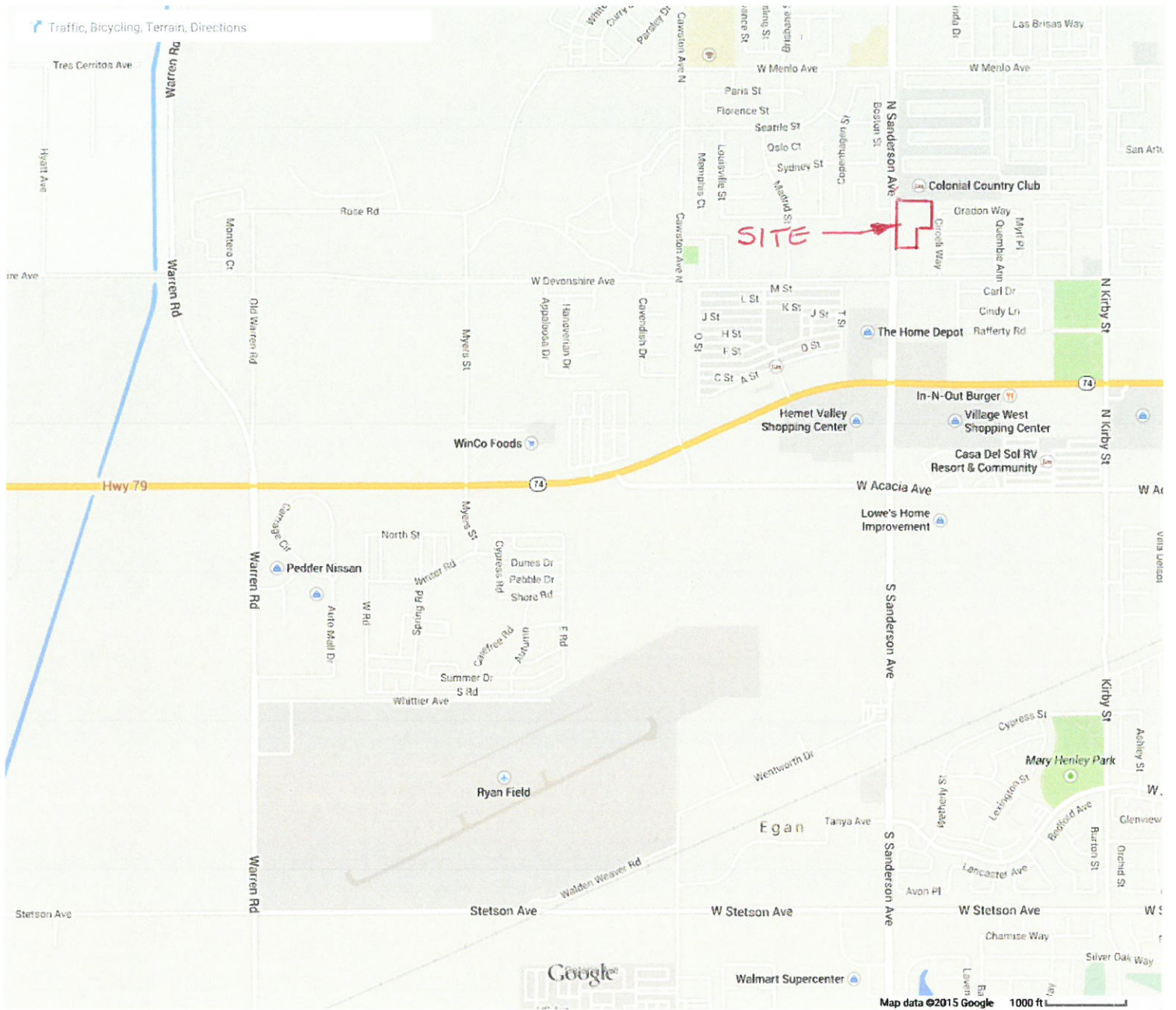
Open Area: Area III of the HRACALUP does not have any requirements for provision of open space.

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

General Plan Amendments and Zone Changes are not subject to conditions.

NOTICE OF AIRPORT IN VICINITY

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



Hemet - Ryan

General Plan Roadways

ROADCLASS

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

..... Highways

— Streets

□ AIA

Runways

Runway Status

— EXISTING

— PROPOSED

■ AIRPORTS

□ Parcels

Hemet Safety Zones

■ AREA 1

■ AREA 2

■ AREA 3

■ TR330

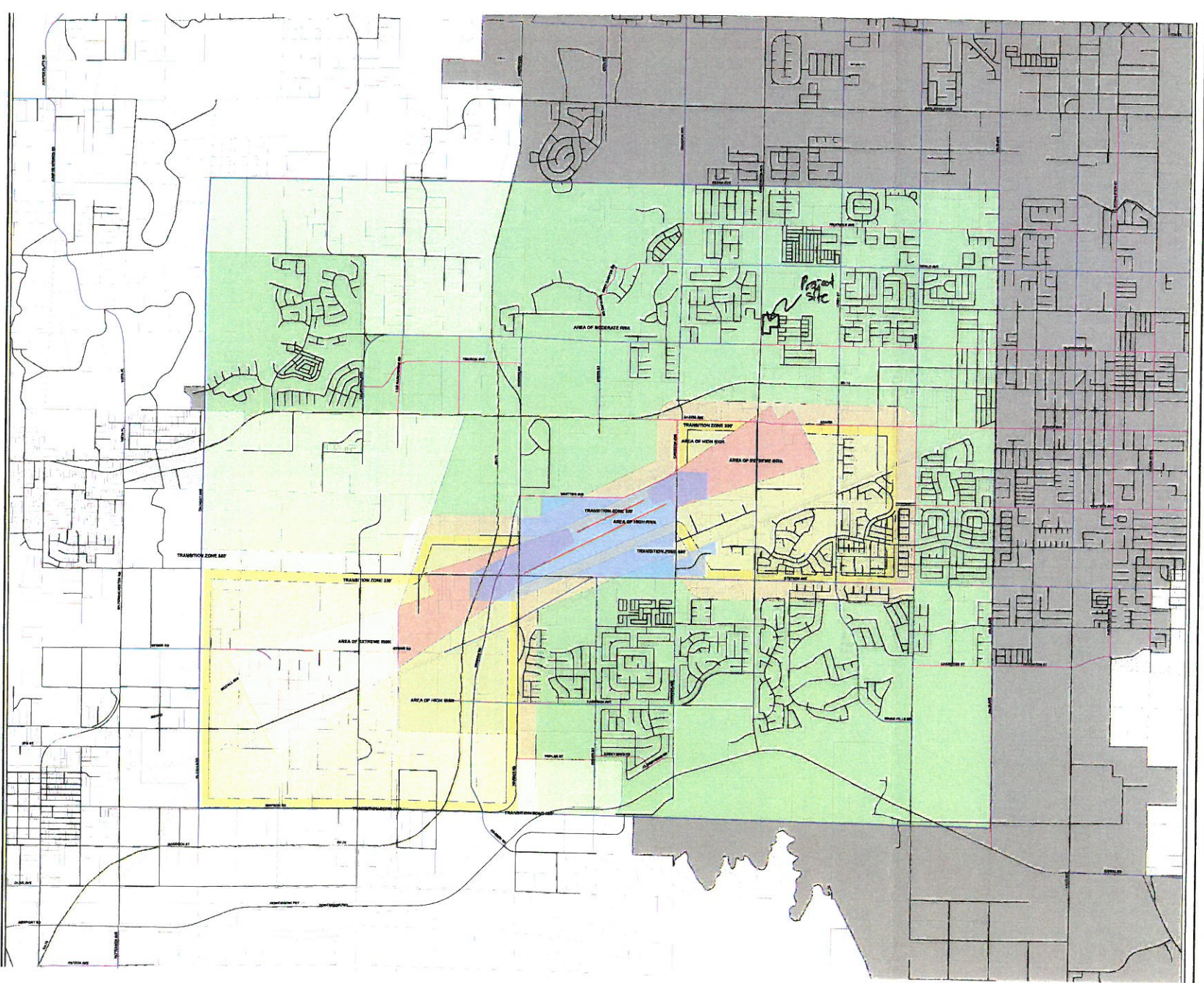
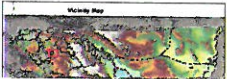
■ TR860

■ Cities

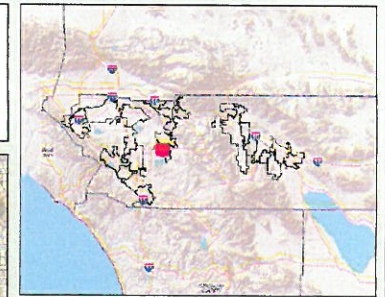
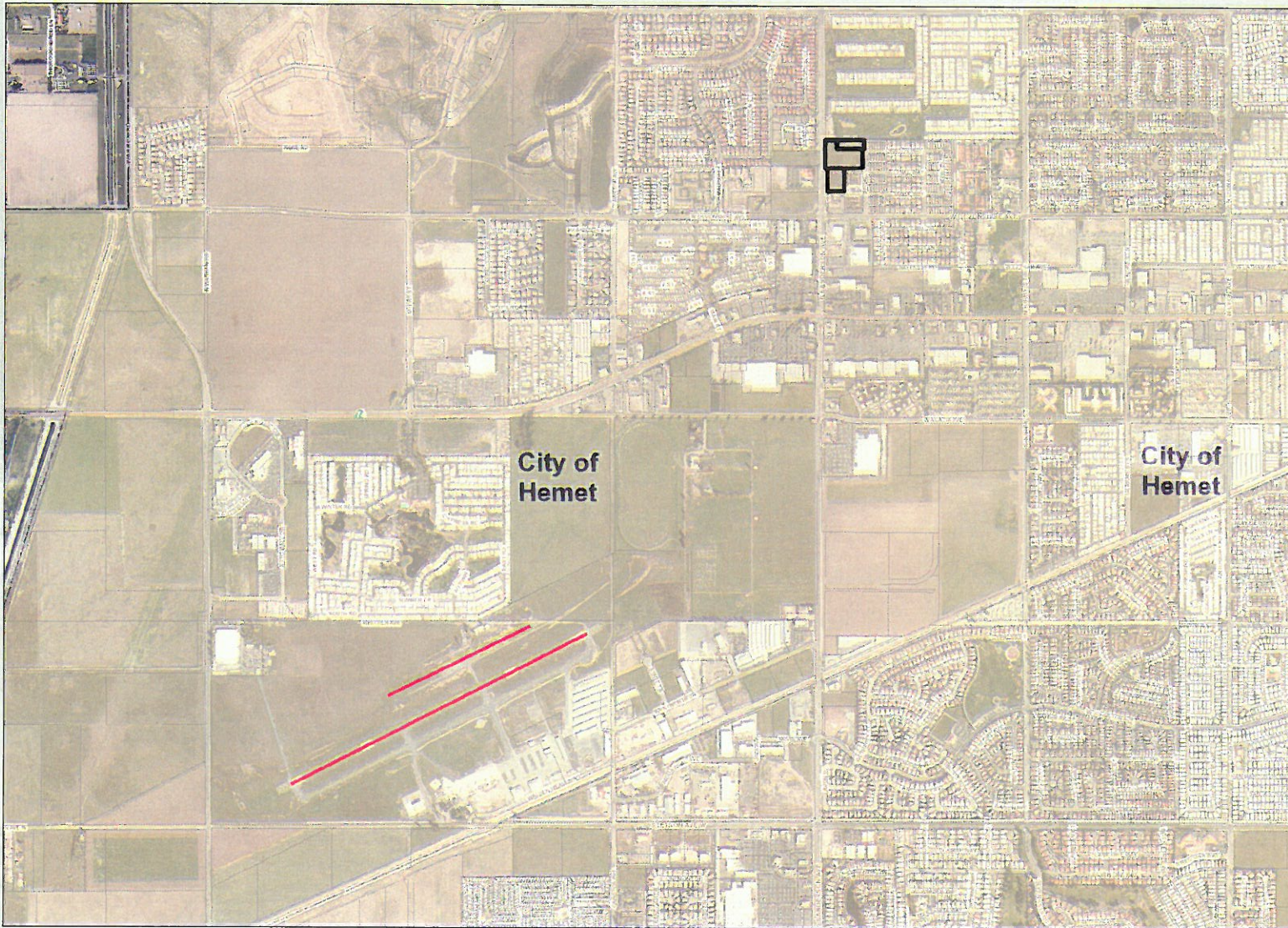


1 inch = 660 feet

Disclaimer: Maps are only to be used for reference purposes only. They do not constitute a representation, and are not intended to be used as a basis for any legal action. The user of these maps assumes all responsibility for any errors or omissions. The user of these maps assumes all responsibility for any errors or omissions. The user of these maps assumes all responsibility for any errors or omissions.



My Map



Legend

- Airport Compatibility**
- /// OTHER ZONES
 - Zone A
 - Zone B1
 - Zone B1 APZ I
 - Zone B1 APZ II
 - Zone B2
 - Zone C
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Runways
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- roads
- Major Roads
 - Arterial



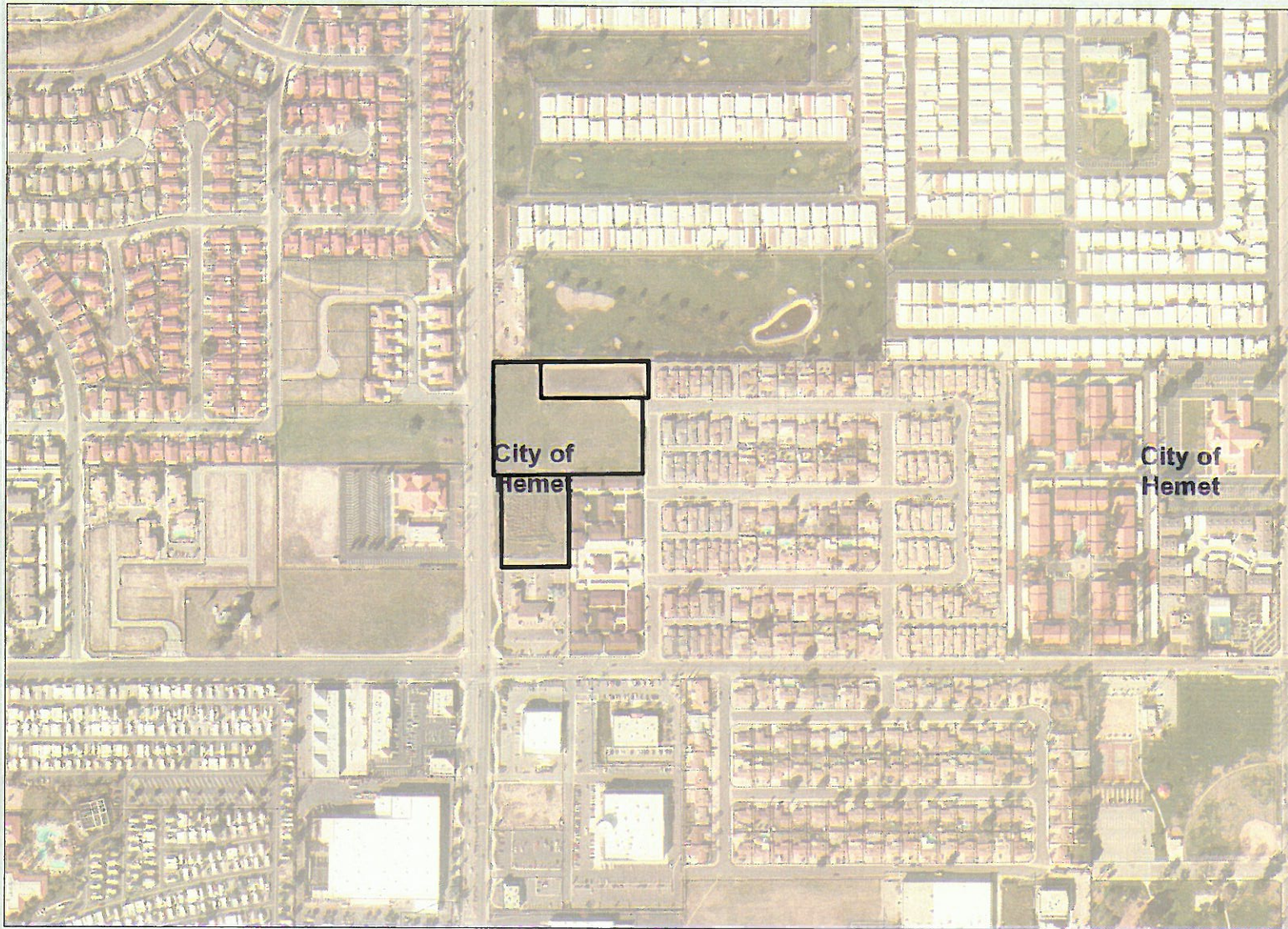
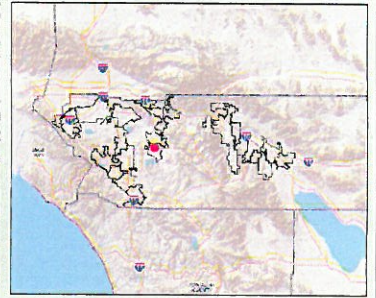
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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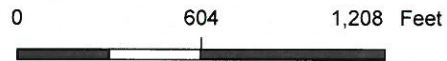
Notes

My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



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

CITY OF HEMET
GENERAL PLAN AMENDMENT PLAT
 FOR
CASE NO. 15-001

— EXISTING ZONING: CIR —
 — EXISTING GEN. PLAN: MDR —

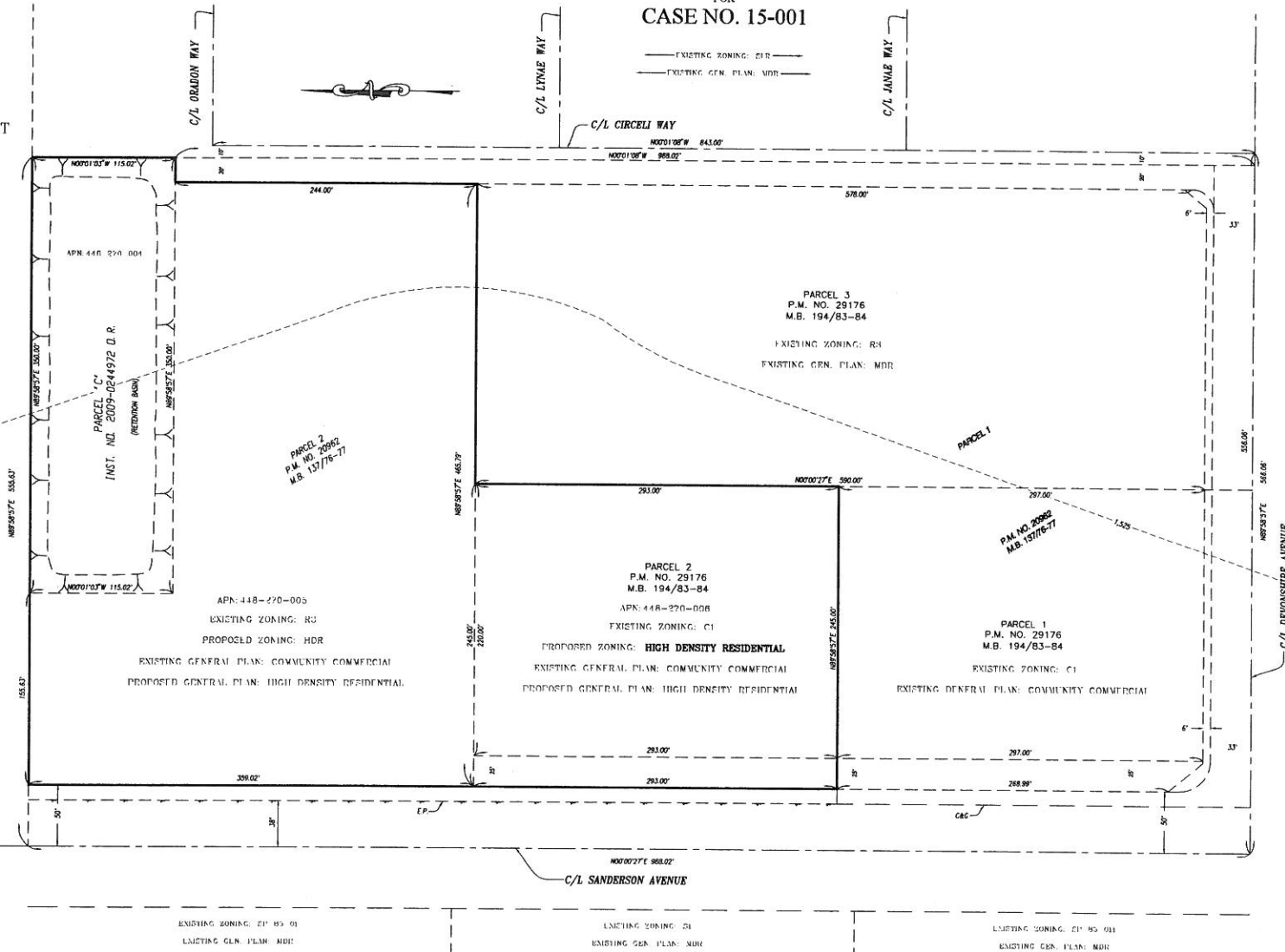


VICINITY MAP
 N.T.S.

EXISTING ZONING: R1-6
 EXISTING GEN. PLAN: LMDR

ASSESSOR'S PARCEL NO.(S):
 448-270-004;
 448-270-005;
 448-270-006;

C/L MENDO AVENUE

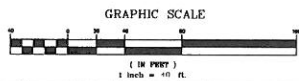


EXISTING ZONING: Z1 95 01
 EXISTING GEN. PLAN: MDR

EXISTING ZONING: Z1
 EXISTING GEN. PLAN: MDR

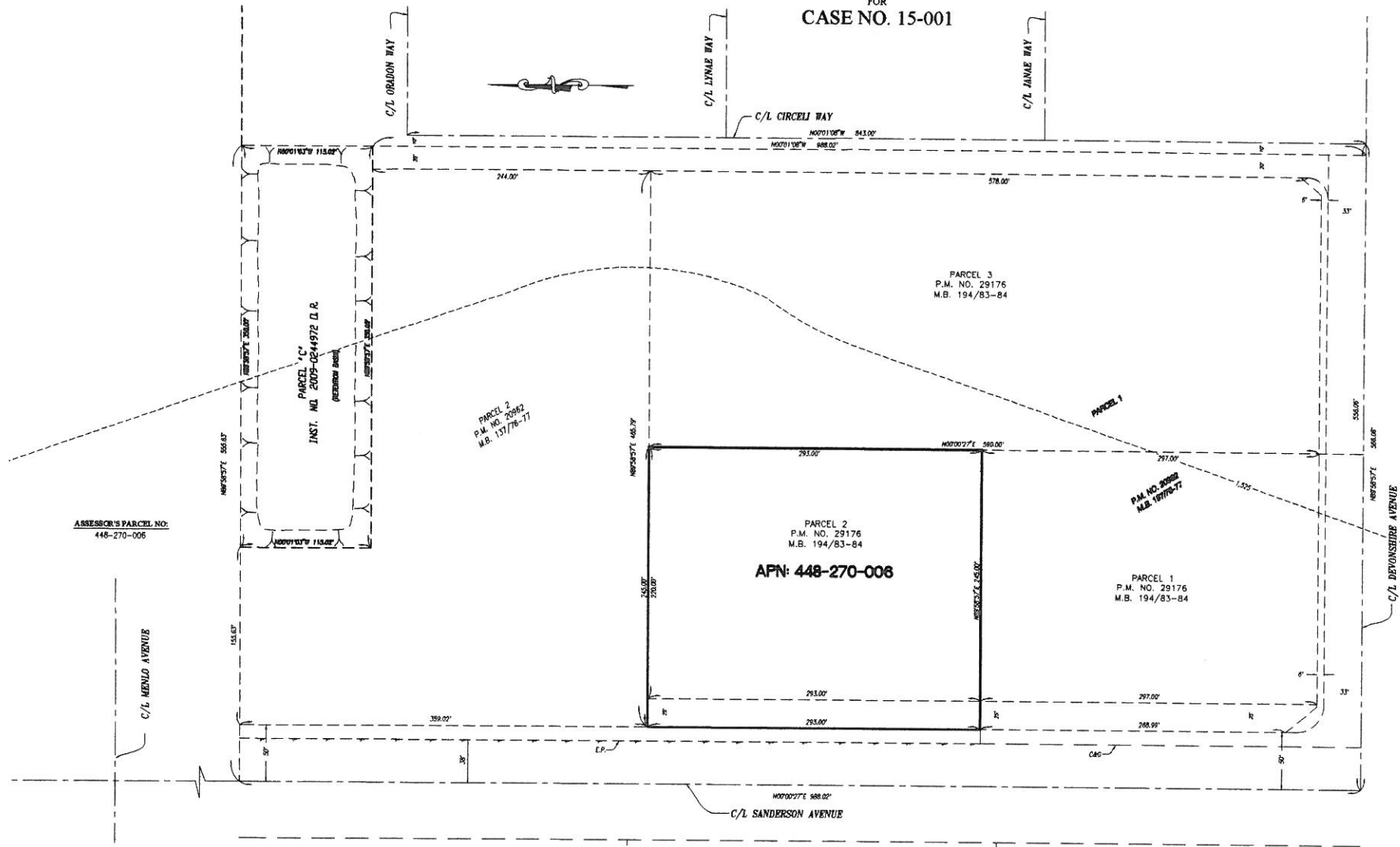
EXISTING ZONING: Z1 95 01
 EXISTING GEN. PLAN: MDR

NOTE: NO IMPROVEMENTS EXISTING AND NO IMPROVEMENTS ARE PROPOSED.

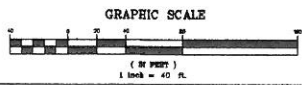


NO DATE	DESIGNED BY:	OWNER:	ARCHITECT:	ENGINEER:	PROJECT NO.
	DRAFTED BY:	JOSEPH J. VALENTI	HERRON & RUMANSOFF	THE KAHLEN GROUP	
	CHECKED BY:	22902 OCEAN BREEZE WAY	530 ST. JOHNS PLACE	1295 CORONA POINTE COURT, #104	SHEET 1
	DATE:	LAGUNA NIGUEL, CA 92677	HEMET, CA 92543	CORONA, CA 92879	OF 1

CITY OF HEMET
ZONE CHANGE PLAT
 FOR
CASE NO. 15-001



NOTE: NO IMPROVEMENTS EXISTING AND NO IMPROVEMENTS ARE PROPOSED.



NO DATE	DESIGNED BY:	OWNER:	ARCHITECT:	ENGINEER:	PROJECT NO.
	DRAFTED BY:	JOSEPH J. VALENTI	HERRON & RUMANSOFF	THE KAHLEN GROUP	SHEET 1
	CHECKED BY:	22902 OCEAN BREEZE WAY	530 ST. JOHNS PLACE	1295 CORONA POINTE COURT, #104	
	DATE:	LAGUNA NIGUEL, CA 92677	HEMET, CA 92343	CORONA, CA 92879	OF 1

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 Monday, May 25 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 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: June 11, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1038HR15 – Joseph J. Valenti (Representative: The Kahlen Group/Greg Kahlen) – City of Hemet Case Nos.: GPA 15-001 (General Plan Amendment) and ZC 15-001 (Zone Change). GPA 15-001 is a proposal to amend the City of Hemet General Plan land use designation of three parcels (Assessor's Parcel Numbers [APN] 448-270-004, 448-270-005, and 448-270-006) with a total area of approximately 5.53 acres located on the easterly side of Sanderson Avenue, northerly of Devonshire Avenue and southerly of Menlo Avenue, from Community Commercial (CC) to High Density Residential (HDR) 18.1 – 30.0 dwelling units per acre. ZC 15-001 is a proposal to amend the City of Hemet zoning classification of APN 448-270-006 (1.48 acres) from Neighborhood Commercial (NC) to Multiple-Family Residential (R-3). (Airport Area III of the Hemet-Ryan Airport Influence Area)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Carole Kendrick of the City of Hemet Planning Department, at (951) 765-2373.

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

ALUC Identification No.

ZAP1038HR15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____

Property Owner JOSEPH J. VALENTI Phone Number 951-318-7637

Mailing Address 22902 OCEANBREEZE WAY
LAGUNA NIGUEL, CA 92677

Agent (if any) GREG KAHLEN / THE KAHLEN GROUP Phone Number 951-970-1331

Mailing Address 1295 CORONA POINTE COURT SUITE 104
CORONA, CA 92879

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address _____

Assessor's Parcel No. 448-270-004, 448-270-005, 448-270-006 Parcel Size 5.5 ACRES

Subdivision Name _____

Lot Number _____

Zoning Classification R-3 & C-1
Proposed: HIGH DENSITY RESIDENTIAL

H.R.

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

Proposed Land Use (describe) 87-UNIT, TWO STORY APARTMENT COMPLEX

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 87 1 1/2 BEDROOM APARTMENTS

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) 31 ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site 1560 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	<u>4/29/15</u>	Type of Project	<input type="checkbox"/> General Plan Amendment
Agency Name	<u>CITY OF HENNING</u>	<input checked="" type="checkbox"/> Zoning Amendment or Variance	<input type="checkbox"/> Subdivision Approval
	<u>445 E. FLORIDA AVE. 92543</u>	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Public Facility
Staff Contact	<u>CAROL KENDRICK</u>	<input type="checkbox"/> Other	
Phone Number	<u>951-765-2373</u>		
Agency's Project No.	<u>15-001 GENERAL PLAN AMEND.</u>		
	<u>15-001 ZONE CHANGE</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: 2.2

HEARING DATE: June 11, 2015

CASE NUMBER: ZAP1031TH15 – Thermal Operating Company, LLC
(Representative: Albert A. Webb Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PM36844 (Tentative Parcel Map)

MAJOR ISSUES: The proposed Parcel Map in itself does not present any concerns. However, the applicant is requesting a special condition be included to potentially allow certain qualifying implementing projects to be exempted from ALUC review. ALUC staff has worked with the applicant to formulate a condition that establishes maximum allowable occupancies for each proposed lot. If the maximum occupancy is not exceeded by an implementing project, then official submittal to ALUC would not be required. However, if the maximum occupancy is exceeded, official submittal to ALUC for review would still be required. The condition is intended to allow certain implementing projects that are clearly consistent with the applicable criteria to not require full Commission review, while assuring that those projects whose occupancies may exceed the criteria would still be reviewed by the Commission.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Tentative Parcel Map, subject to the conditions included herein.

PROJECT DESCRIPTION: The Tentative Parcel Map proposes to subdivide the 15.8-acre site into 15 numbered parcels and 2 lettered parcels. The applicant is requesting a condition for the Parcel Map to potentially allow implementing projects that comply with occupancy limitations as calculated using the Building Code method (including the 50 percent reduction for retail and office uses) to be exempted from ALUC review.

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 Zone C (Lot “B” open space includes area in Zones B1 and D)
- c. Noise Levels: From below 55 CNEL to up to 60 CNEL

BACKGROUND:

Average Intensity: The portion of the project where development could occur is located within Airport Compatibility Zone C. Non-Residential intensity in Airport Compatibility Zone C is restricted to 75 people per average acre. The Parcel Map in itself does not propose any development/uses that would allow staff to determine at this stage whether occupancy would or would not be consistent with the applicable intensity criteria. However, the applicant is requesting a condition for the Parcel Map that would allow certain qualifying implementing projects to be exempted from official ALUC review. Staff has formulated Condition No. 5 to address this matter.

ALUC staff has calculated the maximum occupancy allowable for each of the lots based on the gross acreage for each. Any proposed implementing project that complies with this maximum occupancy pursuant to the Building Code Method would only require a transmittal (not an official submittal) to ALUC to confirm acceptability of the calculations. For any implementing projects that are calculated to exceed the maximum occupancies pursuant to the Building Code Method, these would require official submittal and likely review and decision by the Commission. These occupancy calculations would not automatically result in an Inconsistency recommendation and determination by ALUC, but the official submittal would allow ALUC staff and the Commission to consider alternative methods of calculation of occupancy to determine their adequacy and determine Consistency or Inconsistency.

As an example, Lot 1 has a maximum occupancy of 57 people on its 0.767 acres (0.767 acres x 75 persons average = 57 maximum occupancy). If a 10,000 square foot building is proposed on Lot 1 that is all storage (one person per 300 square feet), that would result in an estimated occupancy of 33 people, which would comply with the maximum occupancy and would only require transmittal to ALUC staff for confirmation. However, if a 10,000 square foot building is proposed on Lot 1 that includes 2,000 square feet of retail (one person per 60 square feet with the 50% reduction) and 8,000 square feet of storage (one person per 300 square feet), that would result in an estimated occupancy of 60, which would not comply with the maximum occupancy and would require official submittal to ALUC and review by the Commission.

Single-Acre Intensity: The portion of the project where development could occur is located within Airport Compatibility Zone C. Non-Residential intensity in Airport Compatibility Zone C is restricted to 150 people per single-acre. In this case however, the single-acre intensity limit of Zone C is not relevant, because the total allowable occupancy based on the average intensity limit is lower, as the proposed parcels are smaller than two acres in gross area.

Prohibited Uses: The project does not propose uses that are prohibited within Compatibility Zone C.

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 2,750 feet from the runway to the closest lot, a building elevation at top of roof exceeding -110 feet AMSL would require FAA notice and review through the Form 7460-1 process. The proposed lots have a maximum pad elevation of -141.7 feet AMSL. At this pad elevation, any implementing project could be allowed a maximum height of 31.7 feet without requiring FAA review, which is noted in Condition 5. No specific development is proposed at this time; therefore review pursuant to the Federal Aviation Administration Obstruction Evaluation Service Form 7460-1 process is not required at this time.

Open Area: Compatibility Zone C requires that 20% of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. Open area for the larger Thermal Motorsports Park (within which this project is located) was most recently reviewed pursuant to ZAP1024TH14. At that time, it was determined that the Thermal Club project as a whole provides approximately 233.6 acres of open area, which is 64.97 acres greater than the 168.63 minimum acres required.

CONDITIONS:

These conditions are applicable to the current proposed Parcel Map. 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.
 4. Any detention 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 detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. County Plan Check officials shall verify that development of allowable land uses on Lots 1 through 15 of Parcel Map No. 36844 comply with the following maximum occupancies for each lot as follows. Compliance with these maximum occupancies would assure compliance with Compatibility Zone C average acre criteria of 75 persons. Occupancy shall be calculated based upon *ALUC Appendix C – Methods for Determining Concentrations of People, Table C1*. A 50% occupancy reduction is allowed for office and retail uses. In addition, development on any lot shall be limited to no more than 31 feet in height to not require FAA Obstruction Evaluation. At minimum, a transmittal shall be provided to ALUC for any project to verify the calculated occupancy and building heights.
 - Lot 1 – 57
 - Lot 2 – 49
 - Lot 3 – 47
 - Lot 4 – 47
 - Lot 5 – 47
 - Lot 6 – 47
 - Lot 7 – 47
 - Lot 8 – 47

- Lot 9 – 71
- Lot 10 – 94
- Lot 11 – 67
- Lot 12 – 67
- Lot 13 – 67
- Lot 14 – 158
- Lot 15 – 142

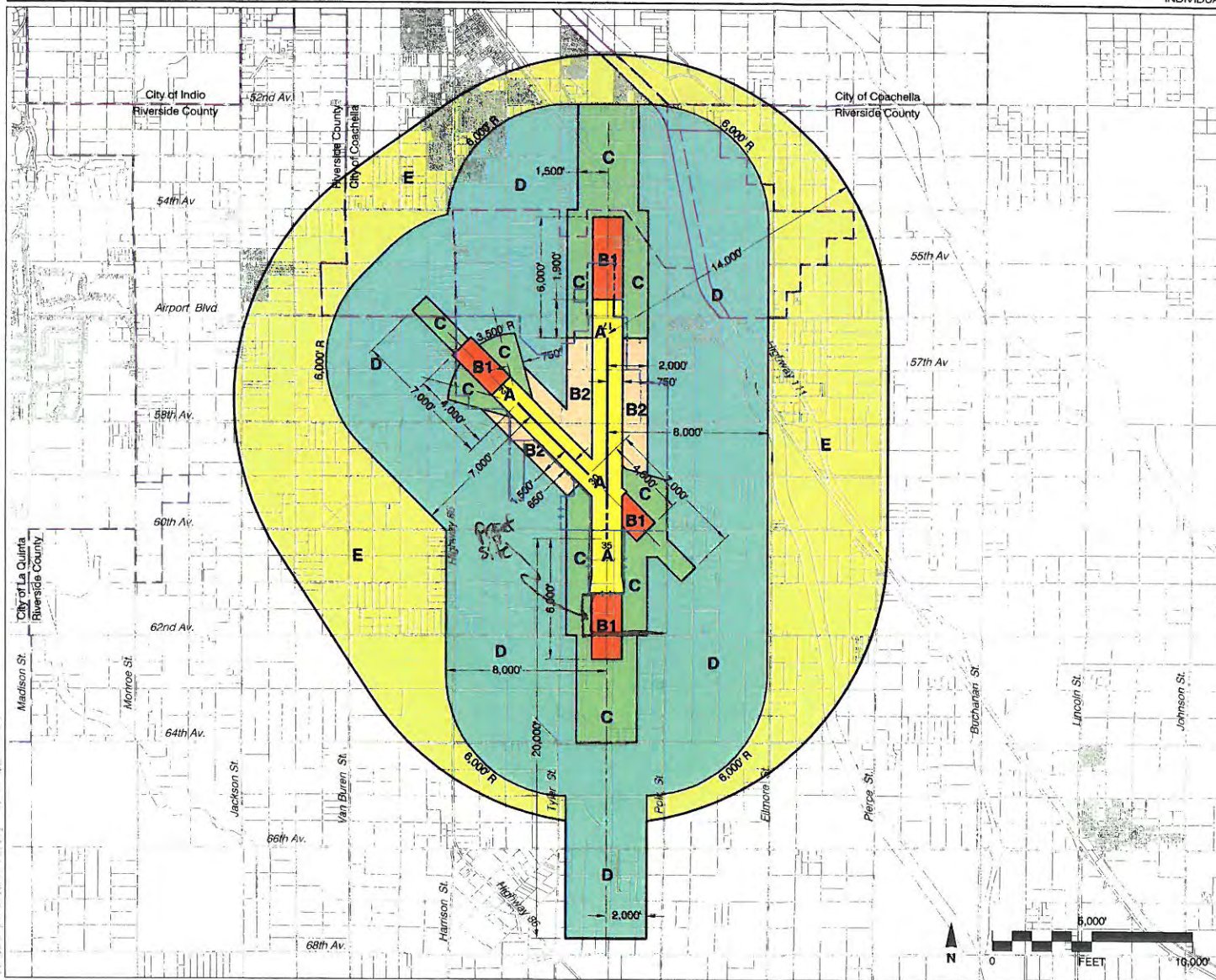
For any proposed project (Plot Plan, Conditional Use Permit, Building Permit, or other) that exceeds these occupancies as calculated by the Building Code Method, the proposed project shall be submitted to ALUC for official review with the applicable fees. Consideration of alternative methods for calculation of occupancy may be considered by ALUC for projects submitted for official review, but acceptability of alternative methods would be subject to Commission review and decision.

The property owner or property building lessee of each lot shall provide a signed affidavit that occupancy shall be limited to a maximum number of persons for the building as noted above for each lot.

No residential uses or overnight occupancy (including caretaker) is permitted.

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

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

Note

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

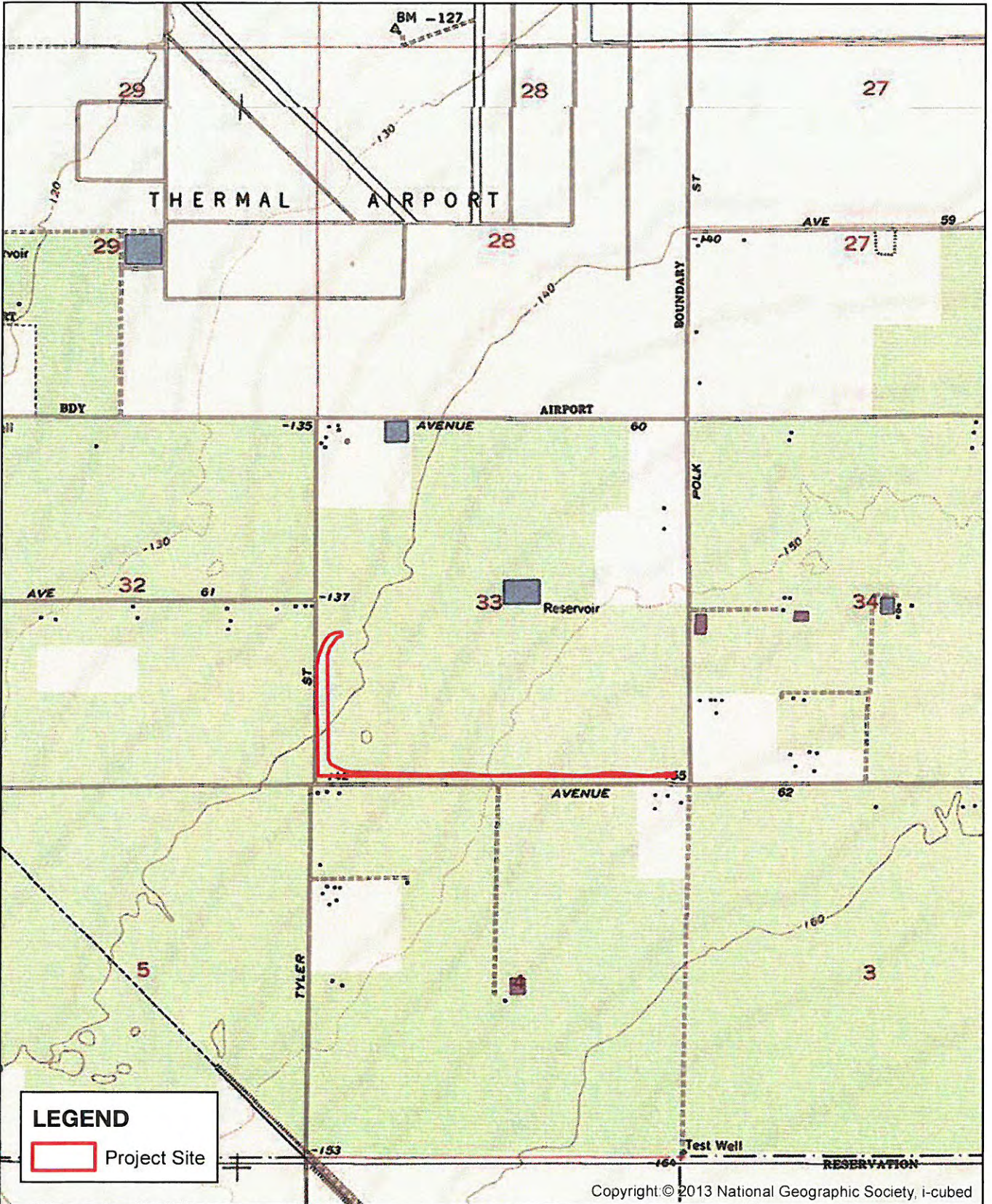
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacquelline Cochran Regional Airport

G:\2015\15-0044\GIS\USGS.mxd; Map created 16 Mar 2015; jackc



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Sources: ESRI / USGS 7.5min Quad
DRGs: VALERIE / INDIO

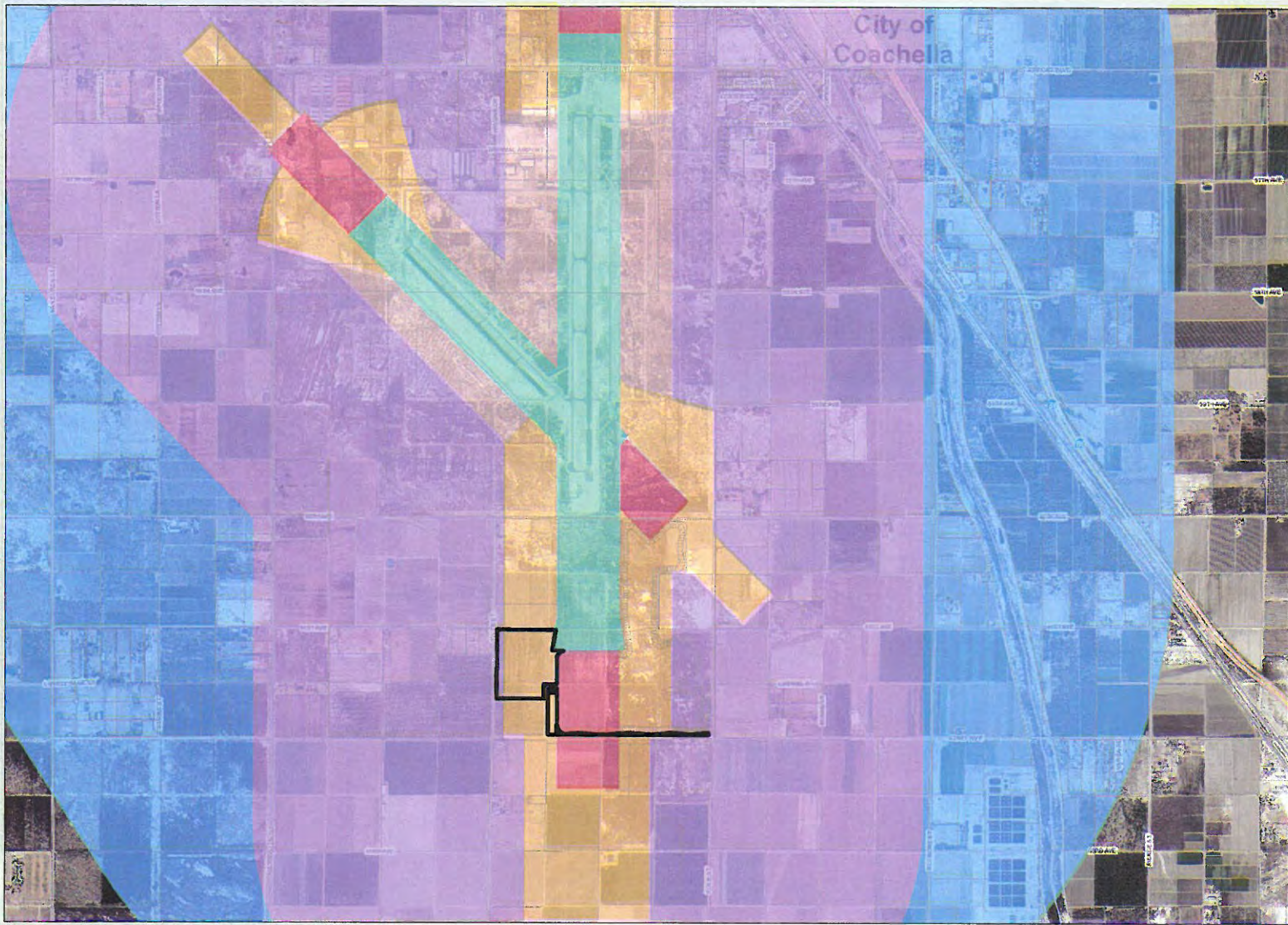
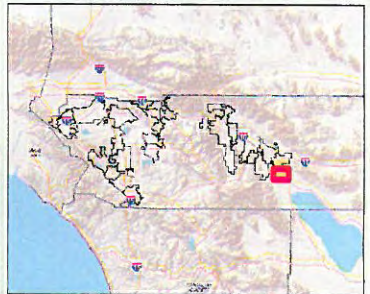
USGS Map
Ascot Lots



0 1,000 2,000 3,000 Feet

ALBERT A.
WEBB
ASSOCIATES

My Map



Legend

Airport Compatibility

- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylines



0 4,403 8,805 Feet



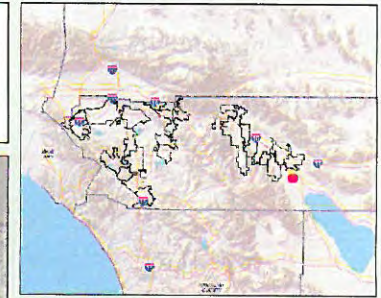
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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




© Riverside County TLMA GIS

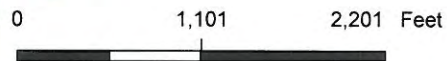
Notes

My Map



Legend

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



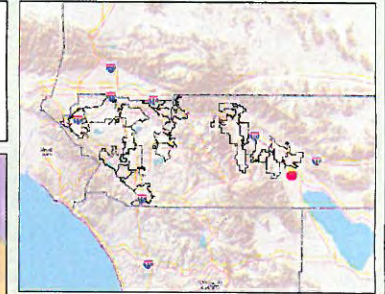
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Notes

My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



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0 1,101 2,201 Feet



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Notes

Lot	Net Area (Sq Ft)	Gross Area (Sq Ft)	Gross Area (Acres)	Avg Criteria	Max Occupancy
1	32,372	33,392	0.767	75	57.49
2	26,175	28,560	0.656	75	49.17
3	25,339	27,740	0.637	75	47.76
4	25,339	27,740	0.637	75	47.76
5	25,339	27,740	0.637	75	47.76
6	25,339	27,740	0.637	75	47.76
7	25,339	27,740	0.637	75	47.76
8	25,339	27,740	0.637	75	47.76
9	28,244	41,609	0.955	75	71.64
10	36,845	54,620	1.254	75	94.04
11	37,000	39,333	0.903	75	67.72
12	37,000	39,333	0.903	75	67.72
13	36,661	38,973	0.895	75	67.10
14	83,873	91,956	2.111	75	158.33
15	77,910	82,680	1.898	75	142.36

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 Monday, May 25 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 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: June 11, 2015

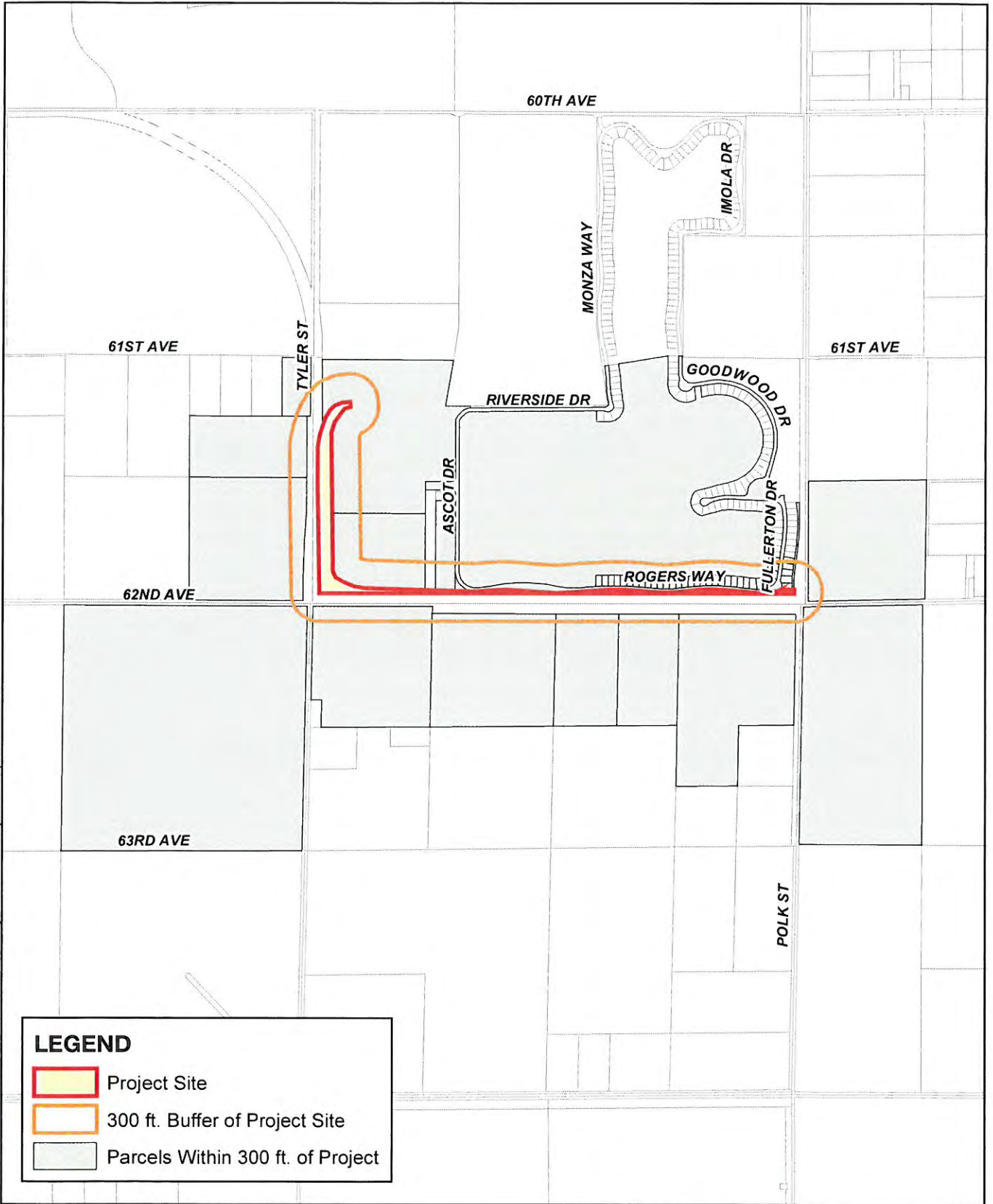
TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:




ZAP1031TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case No.: PM 36844 (Tentative Parcel Map). Tentative Parcel Map No. 36844 is a proposal to divide 15.81 acres located northerly of 62nd Avenue (Avenue 62), easterly of Tyler Street, and westerly of Polk Street into fifteen (15) numbered lots ranging from 0.58 to 1.93 acre(s) in size (accounting for 12.58 acres), plus two lettered lots (Tower Road as public right-of-way, 0.92 acres; open space frontage on 62nd, 2.31 acres). (Compatibility Zones B1, 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. Matt Straite of the County of Riverside Planning Department, at (951) 955-8631.

G:\2015\15-0044\GIS\Radius.mxd; Map created 16 Apr 2015; jackc



LEGEND

-  Project Site
-  300 ft. Buffer of Project Site
-  Parcels Within 300 ft. of Project

Source: Riverside Co. GIS, April, 2015.

Parcels Within 300 ft. of Project Ascot Lots



0 500 1,000 1,500 2,000 2,500 Feet



APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1031TH15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application April 27, 2015
 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, -005, -008, -009, -012 Parcel Size 15 acres
 Subdivision Name Parcel Map No. 36844 Zoning Classification Specific Plan
 Lot Number _____

W. Cook
1, B, C, D

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 - Mixed Use

Proposed Land Use (describe) Proposal to subdivide approximately 15 acres into 16 lots for future mixed use development.
No development is proposed at this time.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 0
 For Other Land Uses Hours of Use Accessible 24 hours day/7 days per week
 (See Appendix C) Number of People on Site Maximum Number Unknown at this time
 Method of Calculation Maximum Occupancy

Height Data Height above Ground or Tallest Object (including antennas and trees) Unknown at this time 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	<u>April 27, 2015</u>	Type of Project
Agency Name	<u>County of Riverside, Planning Department</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact	<u>Matt Straite</u>	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	<u>951-955-8631</u>	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	<u>TPM36844</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 . Gummmed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummmed 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 . Gummmed 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 . Gummmed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummmed address labels of the referring agency.
- 1 Check for review—See Below

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.3

HEARING DATE: June 11, 2015

CASE NUMBER: ZAP1030TH15 – Thermal Operating Company, LLC
(Representative: Albert A. Webb Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PM36735 (Tentative Parcel Map)

MAJOR ISSUES: The proposed Parcel Map in itself does not present any concerns. However, the applicant is requesting a special condition be included to potentially allow certain qualifying implementing projects to be exempted from ALUC review. ALUC staff has worked with the applicant to formulate a condition that establishes maximum allowable occupancies for each proposed lot. If the maximum occupancy is not exceeded by an implementing project, then official submittal to ALUC would not be required. However, if the maximum occupancy is exceeded, official submittal to ALUC for review would still be required. The condition is intended to allow certain implementing projects that are clearly consistent with the applicable criteria to not require full Commission review, while assuring that those projects whose occupancies may exceed the criteria would still be reviewed by the Commission.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Tentative Parcel Map, subject to the conditions included herein.

PROJECT DESCRIPTION: The Tentative Parcel Map proposes to subdivide the 46.22-acre site into nine numbered parcels and four lettered lots. This project was previously reviewed by ALUC pursuant to ZAP1025TH14 and was determined consistent. The applicant is requesting a revision to the conditions for the Parcel Map to potentially allow implementing projects that comply with occupancy limitations as calculated using the Building Code Method (including the 50 percent reduction for retail and office uses) to be exempted from ALUC review.

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. The Parcel Map in itself does not propose any development/uses that would allow staff to determine at this stage whether occupancy would or would not be consistent with the applicable intensity criteria. However, the applicant is requesting a condition for the Parcel Map that would allow certain qualifying implementing projects to be exempted from official ALUC review. Staff has formulated Condition No. 5 to address this matter.

ALUC staff has calculated the maximum occupancy allowable for each of the lots based on the gross acreage for each. Any proposed implementing project that complies with this maximum occupancy pursuant to the Building Code Method would only require a transmittal (not an official submittal) to ALUC to confirm acceptability of the calculations. For any implementing projects that are calculated to exceed the maximum occupancies pursuant to the Building Code Method, these would require official submittal and likely review and decision by the Commission. These occupancy calculations would not automatically result in an Inconsistency recommendation and determination by ALUC, but the official submittal would allow ALUC staff and the Commission to consider alternative methods of calculation of occupancy to determine their adequacy and determine Consistency or Inconsistency. Lot 9 of the Parcel Map is not included in this revised condition since development on lot 9 (the BMW facility) was previously reviewed and determined Consistent by the Commission through ZAP1025TH14.

As an example, Lot 1 in Zone D has a maximum occupancy of 55 people on its 0.558 acres (0.558 acres x 100 persons average = 55.8 maximum occupancy). If a 10,000 square foot building is proposed on Lot 1 that is all storage (one person per 300 square feet), that would result in an estimated occupancy of 33 people, which would comply with the maximum occupancy and would only require transmittal to ALUC staff for confirmation. However, if a 10,000 square foot building is proposed on Lot 1 that includes 2,000 square feet of retail (one person per 60 square feet with the 50% reduction) and 8,000 square feet of storage (one person per 300 square feet), that would result in an estimated occupancy of 60, which would not comply with the maximum occupancy and would require official submittal to ALUC and review by the Commission.

Single-Acre Intensity: The project is located within Airport Compatibility Zones 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. In this case however, the single-acre intensity limit of Zone C or D is not relevant to the calculations, because the total allowable occupancy based on the average intensity limit is lower, as the proposed parcels are smaller than two acres in gross area. So, if the average acre is complied with, the single-acre would also be complied with.

Prohibited Uses: The project does not propose uses that are 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 5,850 feet from the runway to the closest point of lots 1-8 (lot 9 is located approximately 2,700 feet from the runway), a building elevation at top of roof exceeding -79 feet AMSL would require FAA notice and review through the Form 7460-1 process. Lots 1-8 have a maximum pad elevation of -137.6 feet AMSL. At this pad elevation, any implementing project could be allowed a maximum height of 58.6 feet without requiring FAA review, which is noted in Condition 5. No specific development is proposed at this time; therefore review pursuant to the Federal Aviation Administration Obstruction Evaluation Service Form 7460-1 process is not required at this time.

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 39.27 acres are located within Zone C and 6.95 acres are located within Zone D. Based on these acreages, a total of 8.55 acres of open area would be required. The previously reviewed BMW facility provides approximately 15 acres of open area that would be free of any light poles, trees, or other hazards greater than four feet in height, which satisfies the open area requirement for the entire Parcel Map.

CONDITIONS:

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

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.
 4. Any detention 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 detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. County Plan Check officials shall verify that development of allowable land uses on Lots 1 through 8 of Parcel Map No. 36735 comply with the following maximum occupancies for each lot as follows. Compliance with these maximum occupancies would assure compliance with Compatibility Zone C average acre criteria of 75 persons and Compatibility Zone D average acre criteria of 100 persons. Occupancy shall be calculated based upon *ALUC Appendix C – Methods for Determining Concentrations of People, Table C1*. A 50% occupancy reduction is allowed for office and retail uses. In addition, development on any lot shall be limited to no more than 58 feet in height to not require FAA Obstruction Evaluation. At minimum, a transmittal shall be provided to ALUC for any project to verify the calculated occupancy and building heights.
 - Lot 1 (Zone D) – 55

- Lot 2 (Zone D) – 46
- Lot 3 (Zone C) – 45
- Lot 4 (Zone C) – 41
- Lot 5 (Zone C) – 41
- Lot 6 (Zone C) – 47
- Lot 7 (Zone C) – 49
- Lot 8 (Zone C) – 49

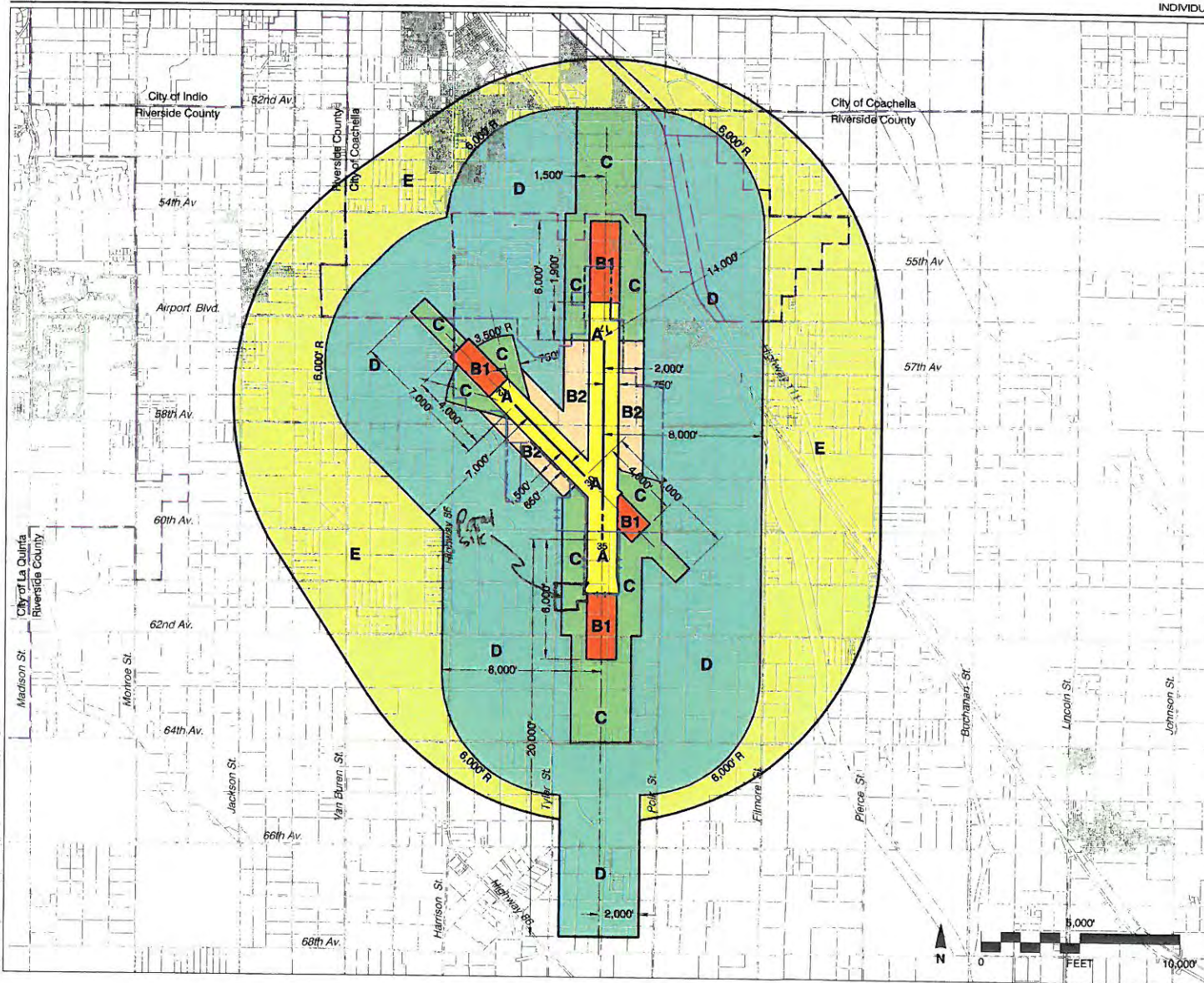
For any proposed project (Plot Plan, Conditional Use Permit, Building Permit, or other) that exceeds these occupancies as calculated by the Building Code Method, the proposed project shall be submitted to ALUC for official review with the applicable fees. Consideration of alternative methods for calculation of occupancy may be considered by ALUC for projects submitted for official review, but acceptability of alternative methods would be subject to Commission review and decision.

The property owner or property building lessee of each lot shall provide a signed affidavit that occupancy shall be limited to a maximum number of persons for the building as noted above for each lot.

No residential uses or overnight occupancy (including caretaker) is permitted.

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

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

Note

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

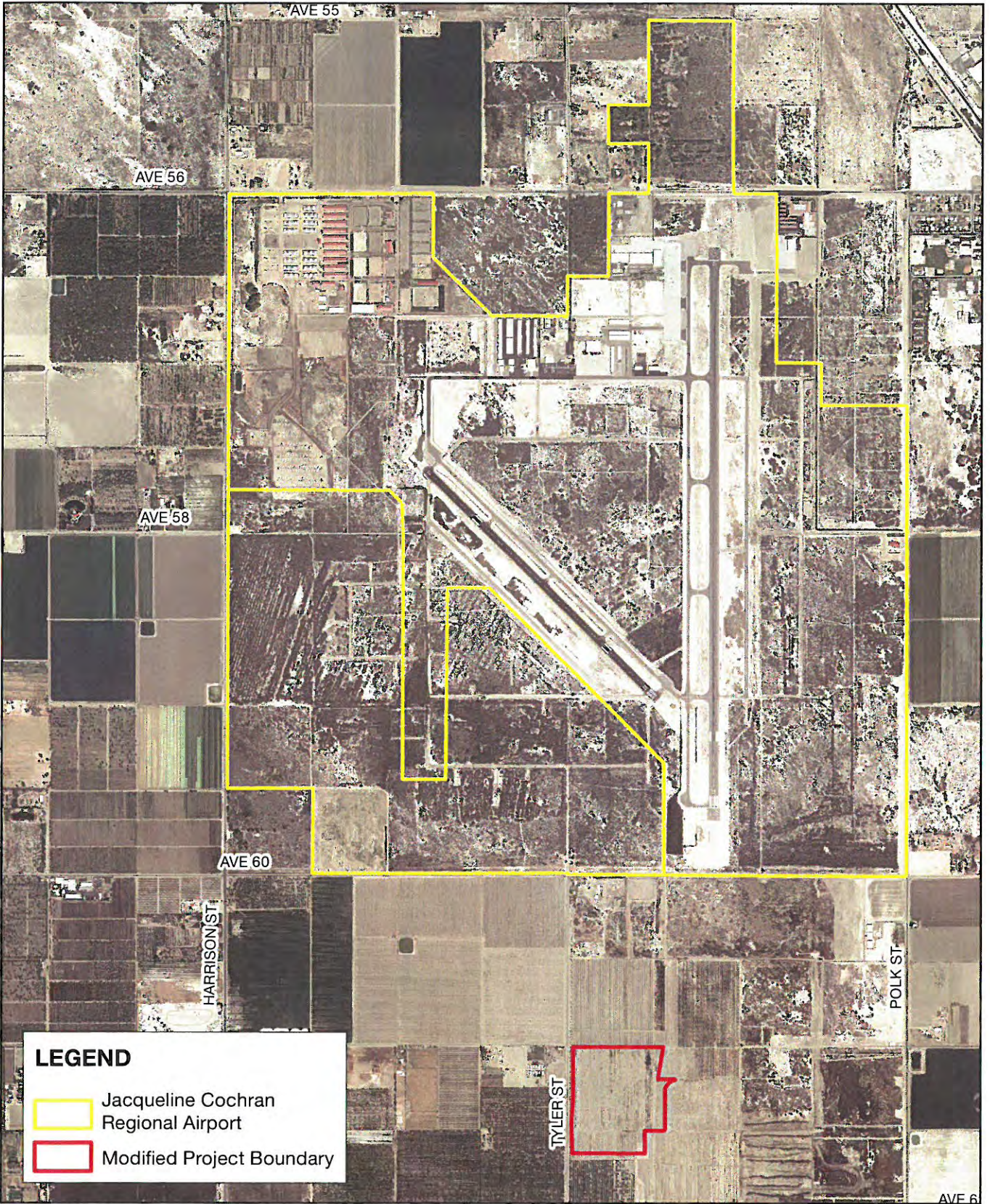
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted June 2005)



Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport

G:\2014\14-0245\GIS\Aerial_airport_PP.mxd: Map created 20 Apr 2015



LEGEND

-  Jacqueline Cochran Regional Airport
-  Modified Project Boundary

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

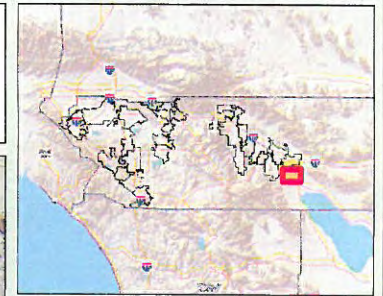
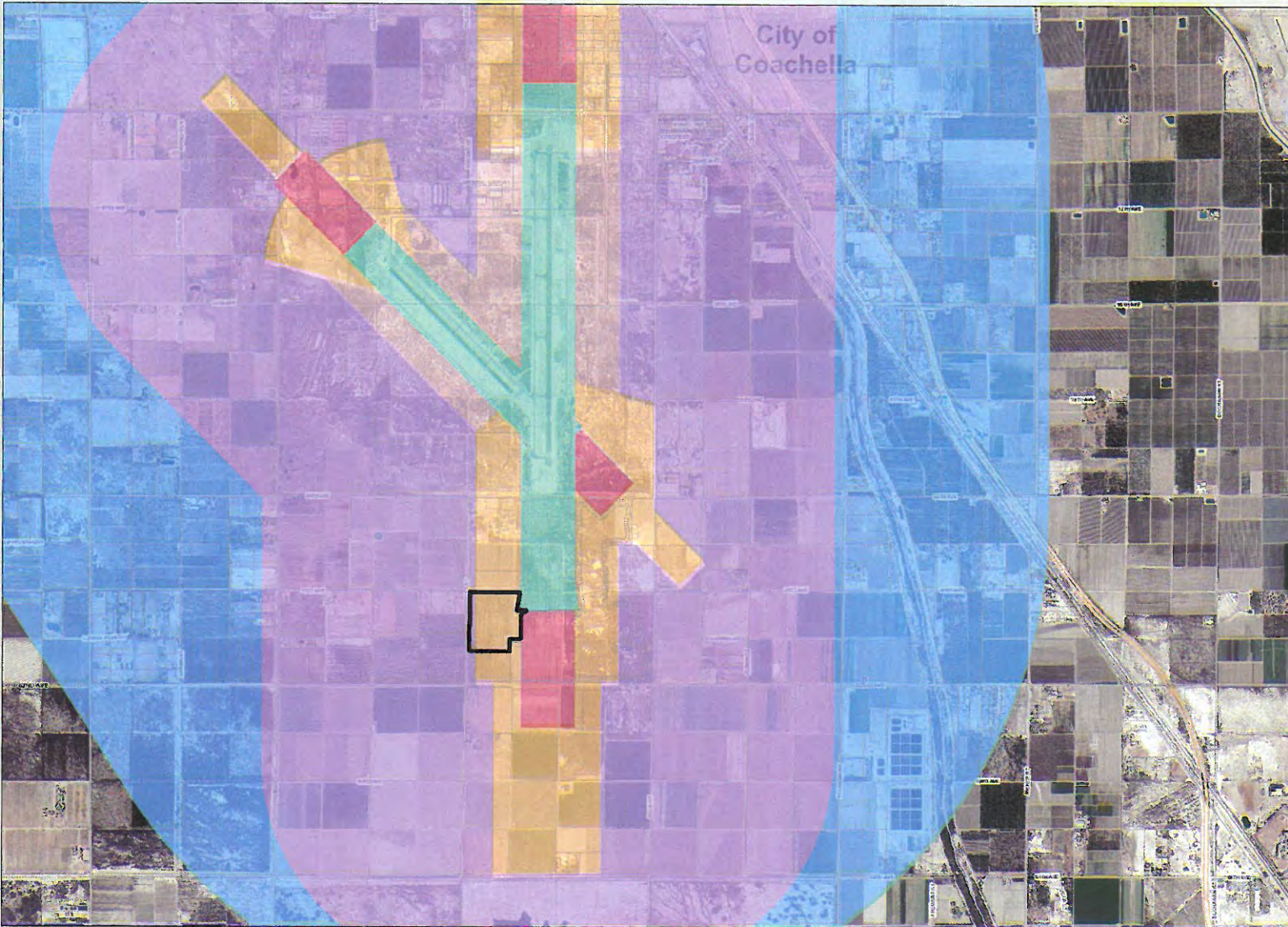


0 1,000 2,000 3,000 Feet

Aerial with Airport
Tentative Parcel Map No. 36735



My Map



Legend

- Airport Compatibility**
- /// OTHER ZONES
 - Zone A
 - Zone B1
 - Zone B1 APZ I
 - Zone B1 APZ II
 - Zone B2
 - Zone C
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Runways
- City Boundaries
- Cities
- highways_large
- HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes



0 5,196 10,393 Feet



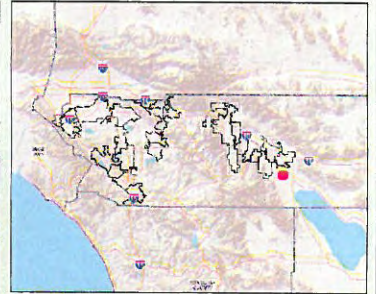
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/19/2015 11:03:03 AM

© Riverside County TLMA GIS

Notes

My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



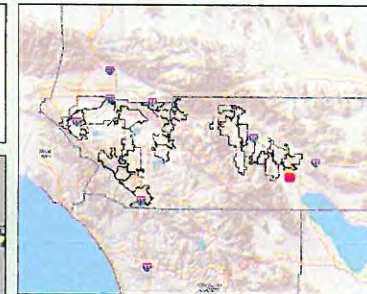
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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

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



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.

Notes

0 1,299 2,598 Feet



REPORT PRINTED ON... 5/19/2015 11:01:00 AM

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TENTATIVE PARCEL MAP NO. 36735 - THE THERMAL CLUB PORTION OF PARCEL 1 OF PM 36315 SCHEDULE "E"

PARCEL 3 NAP PM 36315 MB 232/88-88

PARCEL 3
NAP
PM 36315
MB 232/88-88

PORTION OF PARCEL 1
PM 36315
MB 232/88-88

PORTION OF PARCEL 1
NAP
PM 36315
MB 232/88-88

LOT "E" NAP
PM 36283-1
MB 234/24-80

LOT "B" NAP
PM 36283-1
MB 234/24-80

LOT "A" NAP
PM 36283-1
MB 234/24-80

PARCEL 2 NAP PM 36315 MB 232/88-88

LEGAL DESCRIPTION
A PORTION OF PARCEL 1 OF PARCEL MAP NO. 36315 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA RECORDED IN BOOK 232, PAGES 88-94

PROJECT DESCRIPTION
THE THERMAL CLUB IS PROPOSING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 INTO 13 LOTS CONSISTING OF 8 NUMBERED LOTS, 1 OPEN SPACE LOT, 1 LANDSCAPE LOT AND 2 PRIVATE STREET LOTS TO PROVIDE ACCESS FROM TYLER STREET.

CHRONOLOGICAL ORDER OF APPROVAL

DOCUMENT NAME	PERMIT/PLAN NO.	DATE
SPECIFIC PLAN NO. 303	SP303	JUNE 2002
PLOT PLAN 24890	PP24890	MAR. 2011
TENTATIVE PARCEL MAP 36281 - SCHEDULE "E"	TPM36281	MAR. 2011
TENTATIVE PARCEL MAP 36315 - SCHEDULE "E"	TPM36315	MAR. 2011
PARCEL MAP 36315	PM36315	SEPT. 2011
UNIT PHASING MAP	UPM-PM36315	APR. 2012
PLOT PLAN SUBSTANTIAL COMPLIANCE CHECKS	PP24890S1	MAY 2012
PARCEL MAP 36315-1	PM36315-1	OCT. 2012
MINOR PLOT PLAN	PP25416	MAR. 2014
REVISION PLOT PLAN	PP24890R1	APR. 2014
MINOR CHANGE EXHIBIT SUBSTANTIAL COMPLIANCE CHECKS	PM36315R1	APR. 2014
	PP24890S2	SEPT. 2014

EXISTING EASEMENTS
PER PRELIMINARY RESORT PREPARED BY CONRAD TITLE COMPANY, ORDER NO. 12204196-96-130, SEPTEMBER 22, 2014.

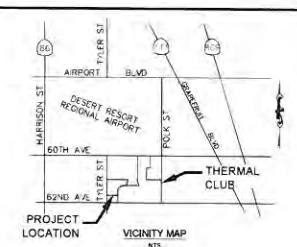
SYMBOL	ITEM PER MAP	DESCRIPTION
	8	DIVID DRAINAGE EASEMENT PER PM 36315, PMS 232896

LOT	GROSS AREA (SF)	NET AREA (SF)
1	28,876	28,876
2	13,991	13,991
3	18,596	18,596
4	18,172	18,172
5	20,721	20,721
6	24,995	24,995
7	24,919	24,919
8	25,263	25,263
9	1,625,738	1,625,738
A	64,175	64,175
B	22,500	22,500
C	127,561	127,561
D	2,882	2,882

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED EASEMENTS
- EXISTING EASEMENTS

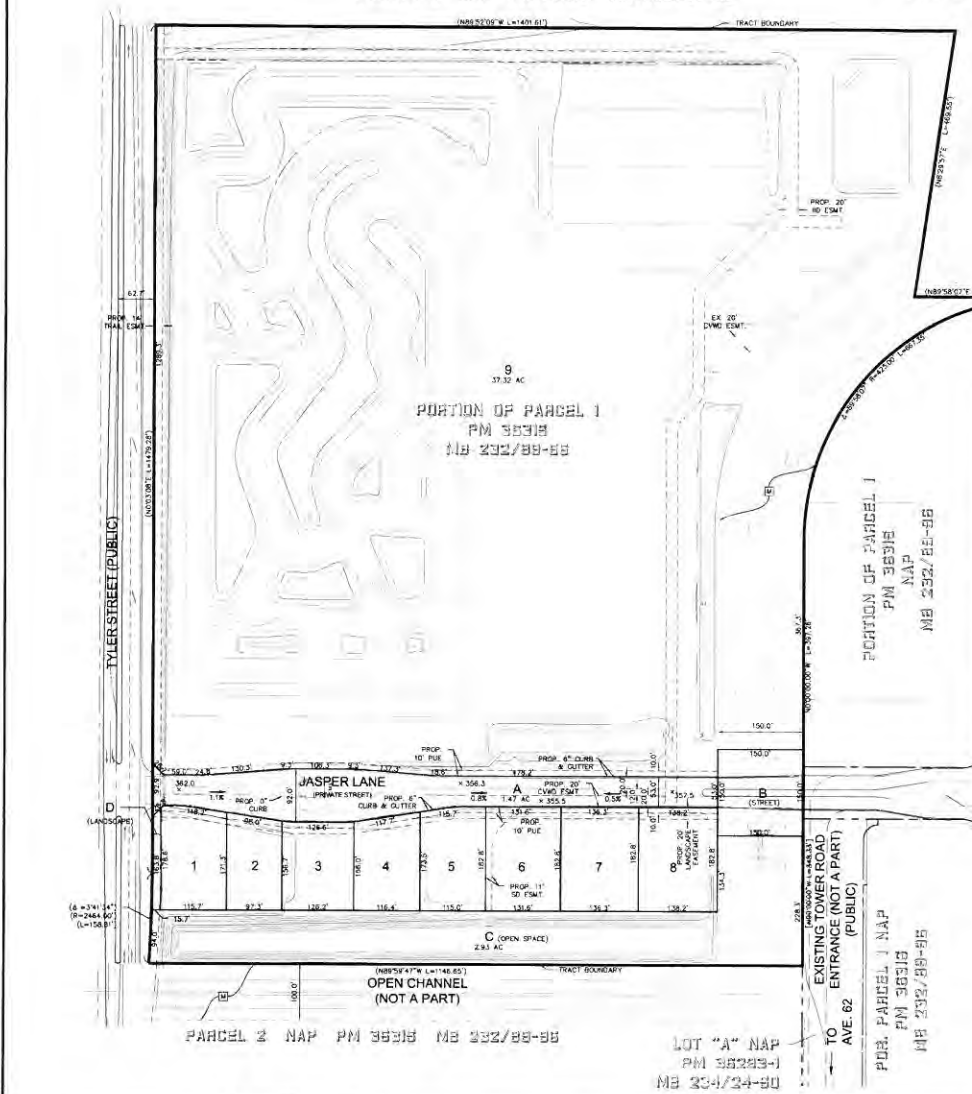
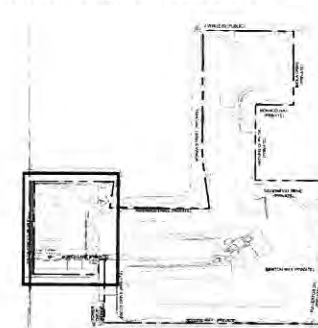
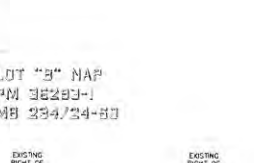
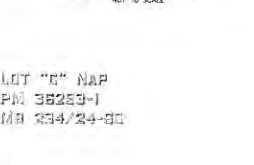
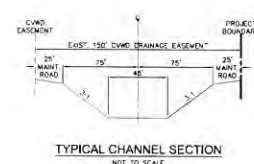
(50'X100'X1" L=1000'X1") PER PM 36315 MB 232896
(50'X100'X1" L=1000'X1") PER PM 36283-1 MB 23424-80



PROJECT DATA

APPLICANT	THERMAL OPERATING COMPANY, LLC 1801 W. 10TH STREET, SUITE 100 TERRANCE, CA 92584
OWNER	JTM LAND COMPANY, LLC 1801 W. 10TH STREET, SUITE 100 TERRANCE, CA 92584
ENGINEER	RC CONSULTANTS, INC. 2332 MILL CREEK DRIVE, SUITE 205 LAGUNA HILLS, CA 92653 (949) 453-0111
ASSESSOR'S PARCEL NUMBER	758-09-004
DATE OF PREPARATION	MARCH 4, 2015
THOMAS BROTHERS MAP (2004 ED)	PAGE 590, GRID E-2 N 2188199, E 6891159
EXISTING ZONING	SPECIFIC PLAN NO. 303, THE KOHL RANCH (SPAD) A-1
PROPOSED ZONING	SPECIFIC PLAN NO. 303, THE KOHL RANCH (SPAD) A-1
ADJACENT EXISTING LAND USE	NORTH: SPECIFIC PLAN NO. 303, THE KOHL RANCH (SPAD) A-1 EAST: SPECIFIC PLAN NO. 303, THE KOHL RANCH (SPAD) A-1 SOUTH: SPECIFIC PLAN NO. 303, THE KOHL RANCH (SPAD) A-1 WEST: MICROSUBDIVISION
UTILITY PROVIDERS	WATER: COACHELLA VALLEY WATER DISTRICT SEWER: THE GAS COMPANY ELECTRICITY: CALIFORNIA ELECTRICITY TRANSMISSION DISTRICT TELEPHONE: THE MICHIGAN CABLE CABLE TELEVISION: THE MICHIGAN CABLE
COUNTY SERVICE AREA	THE MICHIGAN #123
SCHOOL DISTRICT	COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

- NOTES**
1. EASEMENTS OF RECORD ARE AS SHOWN ON THIS SHEET.
 2. NO SURFACE SEPTIC SEWAGE DISPOSAL INTENDED.
 3. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
 4. LAND IS IN HIGH OBSERVATION POTENTIAL AREA AND IS NOT WITHIN A FAULT HAZARD ZONE.
 5. LAND IS NOT SUBJECT TO OVERFLOW, FOUNDATION OR FLOOD HAZARD.
 6. FLOOD ZONE D AND X AREA AS SHOWN ON FEMA PANEL NO. 0806292D0 EFFECTIVE DATE AUGUST 28, 2009.
 7. THE PROJECT WILL COMPLY WITH ALL REQUIREMENTS BY RETURNING THE ENTIRE 100-YEAR, 15-MINUTE STORM EVENT ORALUTE.
 8. OFF-SITE INFRASTRUCTURE TO BE DEVELOPED PURSUANT TO PP24890R1 PHASING APPROVAL.
 9. TOPOGRAPHIC BACKGROUND BASED ON APPROVED 80814248.
 10. THIS TENTATIVE MAP INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF THE LAND UNDER PORTION OF PARCEL 1 OF PM 36315.
 11. MAINTENANCE RESPONSIBILITY FOR LETTERED LOTS WILL BE THERMAL OPERATING COMPANY.



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESIGNED BY/TP</th> <th>CHECKED BY/RL</th> <th>SCALE</th> <th>FILE NO.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>1" = 100'</td> <td>0590-200</td> </tr> </tbody> </table>	DATE	NO.	DESIGNED BY/TP	CHECKED BY/RL	SCALE	FILE NO.					1" = 100'	0590-200	<p>STAMP</p> <p>24422 Avenida De La Cortada Suite 300 Laguna Hills, Ca. 92653 Phone: 949.453.0111</p> <p>RC Consultants, Inc.</p> <p>SIGNATURE _____ P.E. _____ EXP. _____</p>	<p>BASIS OF BEARINGS</p> <p>BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHERLY ONE-QUARTER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 8 EAST, S.B.M., AS BEING REB-4517.P.M. AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 98 AT PAGES 18 THROUGH 41, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p>	<p>BENCH MARK</p> <p>CALTRANS BM NO. RY-14.8 I, 2-1/2" BRASS DISK IN CONCRETE AT THE S.W. QUAD OF HWY 86 AND AVE. 61, STAMPED CALIFORNIA, 2007 OF TRANSFORMATION 1986 R-14.8 L-0.3' BELOW GROUND AND 17.5' S.E. OF P.M. 950300.</p> <p>ELEVATION = 375.33 USDC'S DATUM +500' 1972 ADJUSTMENT</p>	<p>APPROVED BY:</p> <p>IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA</p>	<p>DRAWING NAME:</p> <p>TENTATIVE PARCEL MAP NO. 36735 PORTION OF PARCEL 1 OF PM 36315 SITE PLAN THE THERMAL CLUB FTA 2011-11</p>
	DATE	NO.	DESIGNED BY/TP	CHECKED BY/RL	SCALE	FILE NO.											
				1" = 100'	0590-200												
<p>DESIGNED BY/TP</p> <p>CHECKED BY/RL</p> <p>DATE 3/4/15</p>	<p>PROJECT No.</p> <p>TPM 36735 01 PLAN</p> <p>SHEET 1 OF 1</p>																

Lot	Net Area (Sq Ft)	Gross Area (Sq Ft)	Gross Area (Acres)	Avg Criteria	Max Occupancy
1	20,676	24,323	0.558	100	55.84
2	15,951	20,363	0.467	100	46.75
3	19,595	26,413	0.606	75	45.48
4	19,172	24,358	0.559	75	41.94
5	20,727	24,080	0.553	75	41.46
6	24,065	27,553	0.633	75	47.44
7	24,916	28,533	0.655	75	49.13
8	25,263	28,920	0.664	75	49.79

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 Monday, May 25 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

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

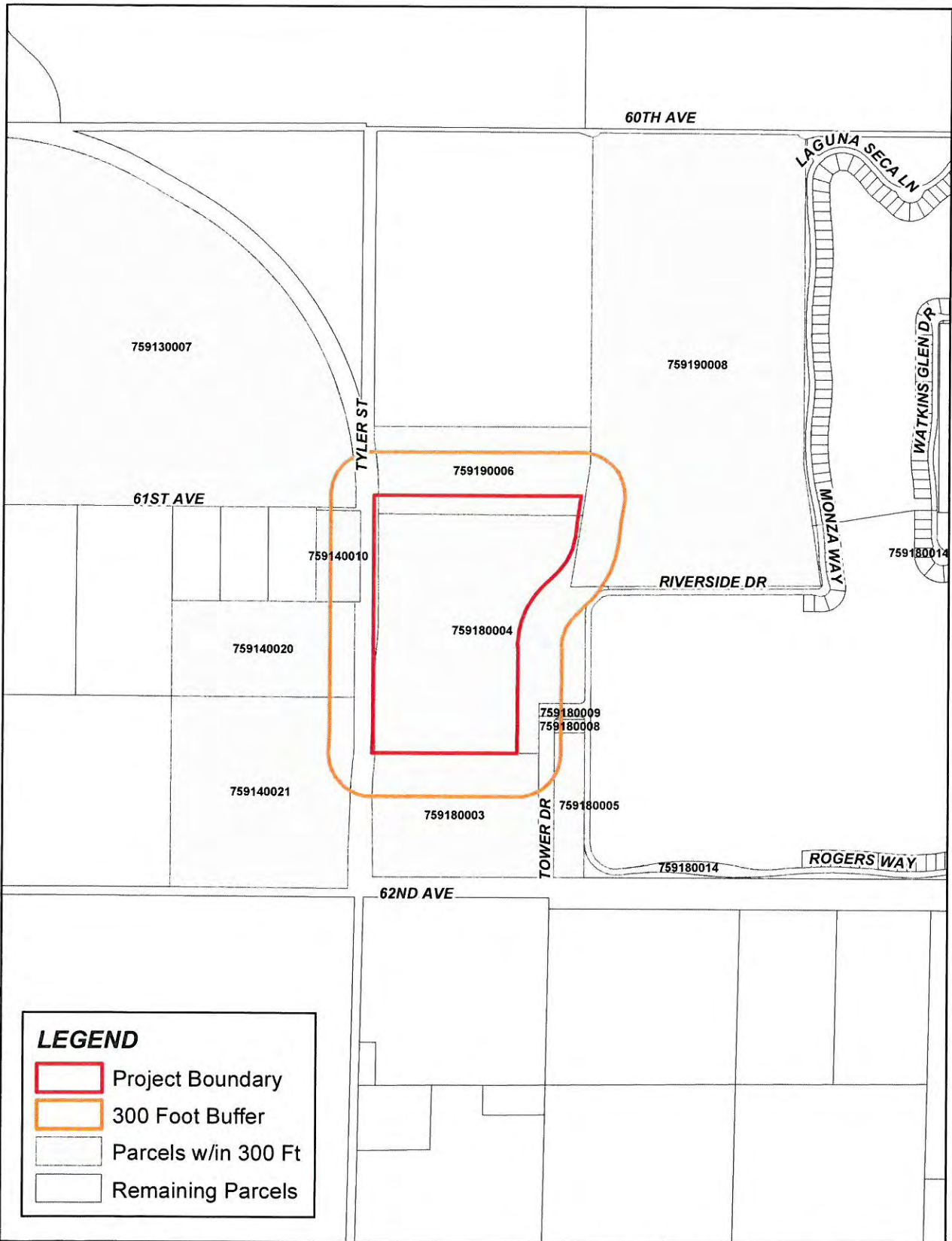
DATE OF HEARING: June 11, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:





ZAP1030TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates) – County Case No.: PM 36735 (Tentative Parcel Map). Parcel Map No. 36735, as amended, is a proposal to divide 46.22 acres located easterly of Tyler Street, northerly of 62nd Avenue, into nine (9) numbered lots, plus four lettered lots for a private street (Jasper Lane), detention basin, and landscaped 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. Matt Straite of the County of Riverside Planning Department, at (951) 955-8631.



G:\2014\14-0245\GIS\Parcels_300_v10.mxd

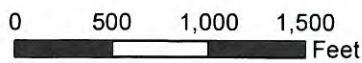
LEGEND

-  Project Boundary
-  300 Foot Buffer
-  Parcels w/in 300 Ft
-  Remaining Parcels

Source: Riverside Co. GIS,
Oct. 2014;

Parcels Within 300 Feet of Project

TPM No 36735



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

ALUC Identification No.

ZAP 1030TH15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application April 27, 2015
 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 Zoning Specific Plan
 Lot Number _____ 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) Kohl Ranch SP Zoning - Mixed Use

Proposed Land Use (describe) Proposal to add condition to lots 1 through 8 of Parcel Map 36735

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 0
 For Other Land Uses Hours of Use Accessible 24 hours a day/7 days a week
 (See Appendix C) Number of People on Site Maximum Number unknown
 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 _____

R 792 av

J. Coch
A, C, D

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)		
Date Received	April 27, 2015	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.	TPM36735	<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

ALBERT A. WEBB ASSOCIATES

3788 McCRAY STREET, RIVERSIDE, CALIFORNIA 92506
TELEPHONE (951) 686-1070 FAX (951) 788-1256
www.webbassociates.com
Email : drusilla.maynus@webbassociates.com

LETTER OF TRANSMITTAL

DATE: W.O. NO. : 2014-0245
April 27, 2015 FILE NO. : 5487.0001

ATTENTION : Barbara Santos

RE: BMW TPM 36735 (ALUC Re-submittal)

TO: Airport Land Commission Use
4080 Lemon Street, 9th Floor
Riverside, CA 92501

TRANSMITTED: VIA: Hand Delivered (951) 955-5132


- One (1) check in the amount of seven hundred ninety-two dollars (\$792.00) payable to the County of Riverside Airport Land Use Commission
- One (1) application for Major Land Use Action Review
- One (1) Aerial with Airport Map
- One (1) 11x17 Tentative Parcel Map No. 36735
- One (1) Full size Tentative Parcel Map No. 36735
- One (1) set of gummed address labels of all property owners within a 300' radius of the project site
- One (1) radius map
- Four (4) sets of gummed address labels of the referring agency (Applicant, County, Representative)
- One (1) copy of draft condition for tentative parcel map no. 36735

THESE ARE TRANSMITTED AS CHECKED BELOW

FOR APPROVAL	FOR YOUR USE	AS REQUESTED	FOR REVIEW AND COMMENT
--------------	--------------	--------------	------------------------

OTHER:

NOTES / COMMENTS:


Dru Maynus
Assistant Environmental Planner

DM/DM

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE .

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.4

HEARING DATE: June 11, 2015

CASE NUMBER: ZAP1057BD15 – Paul Hoesterey, The Upper Room Bible Church

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PP 25798 (Plot Plan)

MAJOR ISSUES: The building in which the proposed church would be located is in Airport Compatibility Zone C. An evaluation of the building as a whole indicates that introduction of an assembly use would result in occupancy levels exceeding average and single-acre criteria based on the building code method. However, if the lobby area of the proposed church is excluded from calculations (on the reasonable grounds that it is highly unlikely that both the church and the lobby would be simultaneously fully occupied), the proposed church would comply with the average acre criterion. If, in addition, the property owner agrees to limit the hours of operation of the future tenants in the larger suite so as to exclude use on Sunday mornings and Wednesday evenings (in accordance with the hours of operation of the current tenant, an air conditioning wholesale facility), the proposed church would be consistent with the average and single-acre criteria. The parking space method would estimate a maximum of 140 people in the building (assuming 3.5 persons per vehicle), which would also be consistent with both the average and single-acre criteria. Additionally, the floor plan for the proposed church shows only 40 seats at this time.

RECOMMENDATION: Staff recommends that the Commission find the proposed project **CONSISTENT**, subject to the attached conditions.

PROJECT DESCRIPTION: The applicant proposes to establish a 3,732 square foot church use within an existing industrial building on a 1.93 net acre parcel.

PROJECT LOCATION: The project site is located easterly of Leopard Street, northerly of Varner Road, and southerly of Wolf Drive, approximately 8,300 feet northwesterly of the northwesterly terminus of Runway 10-28 at Bermuda Dunes Airport.

LAND USE PLAN: 2004 Bermuda Dunes Airport Land Use Compatibility Plan

- a. Airport Influence Area: Bermuda Dunes Airport
- b. Land Use Policy: Airport Compatibility Zone C
- c. Noise Levels: Aircraft noise levels are between 55-60 CNEL

BACKGROUND:

Non-Residential Average Intensity: The project is located within Airport Compatibility Zone C. Zone C limits average intensity to 75 people per acre. The existing building was originally approved by the County of Riverside in 1990. The existing building is separated into two suites. The larger suite (approximately 14,500 square feet) is currently occupied by an air conditioning wholesale business. The proposed church suite was previously occupied by a restaurant use; however, this use was not previously reviewed by ALUC and has been vacated for a little over a year. The church use proposes to occupy the smaller 3,732 square foot suite. If we assume that the larger suite could be utilized for office or manufacturing uses, at an occupancy level of one person per 200 square feet, the larger suite would be expected to accommodate up to 73 people.

The proposed church use includes 1,136 square feet of assembly area, 370 square feet of nursery/toddler area, 967 square feet of lobby area, and 585 square feet of storage area. The following rates were used to calculate the occupancy for the proposed church:

- Assembly – 1 person per 15 square feet
- Nursery/toddler area – 1 person per 35 square feet
- Lobby – 1 person per 7 square feet
- Storage – 1 person per 300 square feet

Based on the floor plan provided, the combined maximum occupancy of these rooms could be up to 226 people, for a total building occupancy of 299 people including the primary suite. Based on the gross acreage of approximately 2.24 acres (including the half width of Leopard Street), the project would result in an average intensity of 133 people per acre, which is well in excess of the Zone C average acre intensity limit of 75. Given that there are only 40 parking spaces provided, it would seem highly unlikely that such a large number of persons would be in the building.

In the above calculation, the lobby area alone accounts for an occupancy of 138 people, which is more than the 76 people the assembly area is anticipated to accommodate. It could be reasonably assumed that the lobby area would not be used simultaneously as the assembly area and would merely function as an entry area for the assembly area and other uses. If the lobby were excluded, the church occupancy would be reduced to 88 people and the total building occupancy would be 161. Based on this occupancy and the gross acreage, the project would result in an average intensity of 72 people, which would be compatible with the Zone C average acre criterion of 75.

Furthermore, the applicant has noted that the assembly area shows 40 total seats. Based on this information, it could be assumed that a maximum of 40 people would occupy the church on a recurring basis, rather than the 226 or 88 as calculated under the building code method. This would result in a total building occupancy of 113 persons (assuming building code calculations for the primary suite) and an average intensity of 50 persons per acre.

Additionally, the church is also anticipated to operate primarily on Sundays and Wednesday

evenings, which does not overlap with current hours of operation for the air conditioning wholesale use. So, it is likely that when the church is in operation, in particular at maximum operation on Sundays, the church use would be the only building occupant. In order to provide assurance, staff is recommending a condition that the property owner limit the hours of operation of future tenants in the larger suite so as to exclude its use (i.e. being open for business) on Sunday mornings and Wednesday evenings.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy. Based on the number of parking spaces provided (40), even if one were to assume 3.5 persons per vehicle, the total occupancy would be estimated at 140 people. Based on the 2.24 gross acres, this results in an average intensity of 63 people per acre, which is also consistent with the Zone C average acre criterion of 75.

Non-Residential Single-Acre Intensity: Compatibility Zone C limits maximum single-acre intensity to 150 people. The entire building would be located within a single-acre area (210'x210'). As previously noted, based on the building code method, the proposed church (including the lobby calculation) and the entire building would result in a total occupancy of 299, which would not be compatible with the single-acre criterion. With the exclusion of the lobby area, the total building occupancy would be 161, which would exceed the current single-acre criterion by 7.3 percent.

However, as previously noted, the current occupant of the primary suite is not open for business during the hours when the church would be occupied. The 88 people as calculated by the building code for the proposed church (excluding the lobby area) would be compatible with the single-acre criterion.

Additionally, as also previously noted based on the applicant's anticipated use of the facility, it could be assumed that the church use would have a maximum occupancy of 40 people for a total building occupancy of 113 persons, which would also be consistent with the Zone C single-acre criterion.

The parking space method could also be applied to the single-acre in this case since the entire building is located within a single-acre area. Provided that average vehicle occupancy does not exceed 3.75 persons per vehicle, total occupancy would not exceed 150 people.

Noise: The site is located within the area subject to average aircraft noise levels between 55-60 CNEL. The church would generally be a non-residential use potentially sensitive to noise. The existing building construction should attenuate noise by approximately 20 dBA to approximately 40 dBA CNEL at most, which is generally acceptable for a church use.

PART 77: Not applicable as no new building construction is proposed.

Open Area: Compatibility Zone C requires that 20% of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. Since the

project site is less than ten acres, this criterion is not applicable.

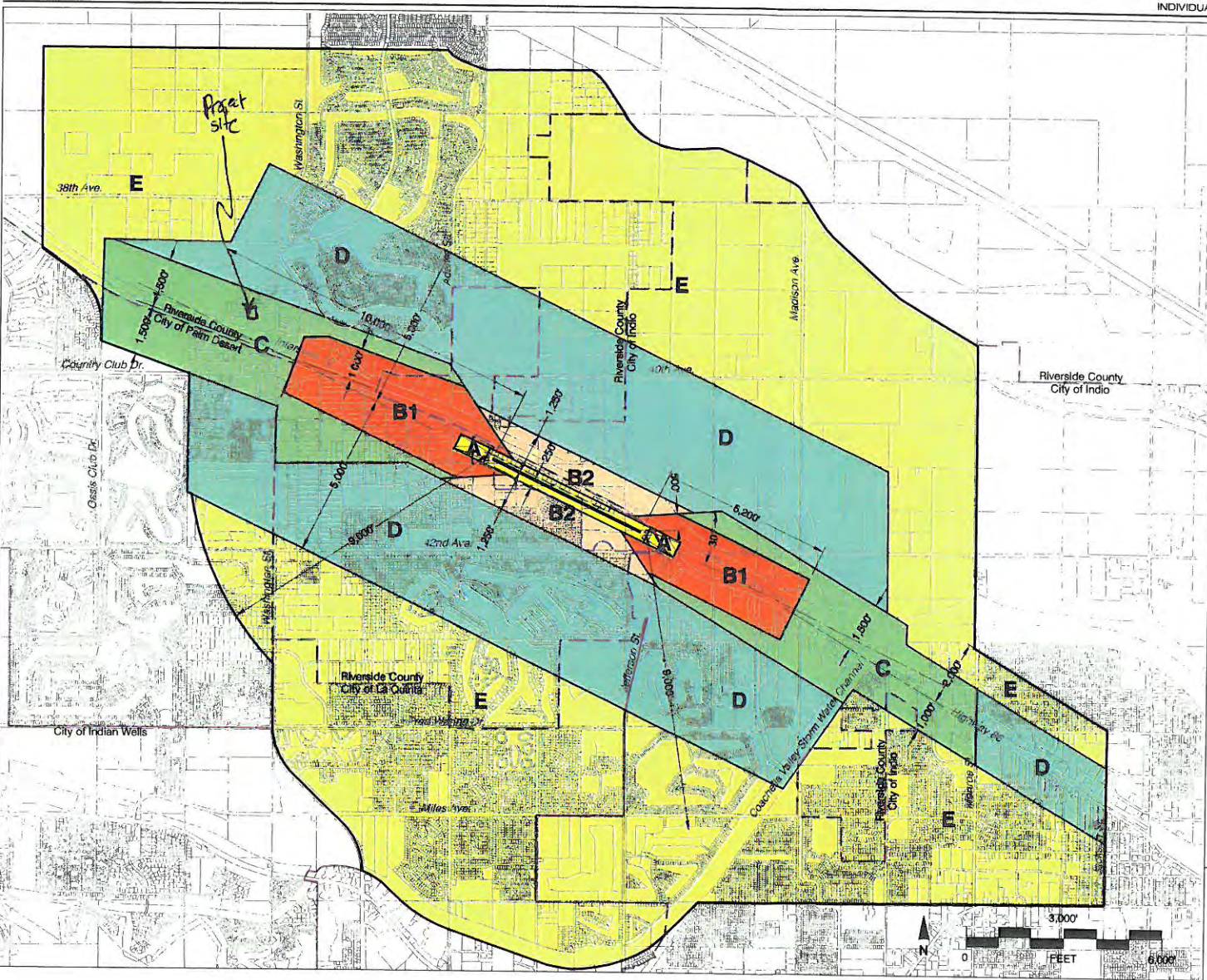
CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All new 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, visual approach slope indicator, or FAA-approved obstruction lighting.
 - (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.
 - (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, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. The proposed church shall be limited to a maximum occupancy of 150 and occupancy of the church shall not overlap with the adjacent building suite to comply with Compatibility Zone C average and single-acre criteria.
5. Prior to issuance of a certificate of occupancy for the proposed church use, the property owner shall submit a letter agreeing to limit the hours of operation of future tenants in the larger suite so as to exclude use (i.e. business being open to the public) on Sunday mornings and Wednesday evenings, for the duration of the church tenancy.

6. Any future changes in tenancy (via Conditional Use Permit, Plot Plan, Building Permit, etc.) for either suite shall require a transmittal at minimum to be provided to ALUC to verify that occupancy limits then in effect will not be exceeded. The ALUC Director reserves the right to require official submittal and an ALUC hearing if compliance cannot be clearly demonstrated.

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

Boundary Lines

- Airport Property Line
- City Limits

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

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

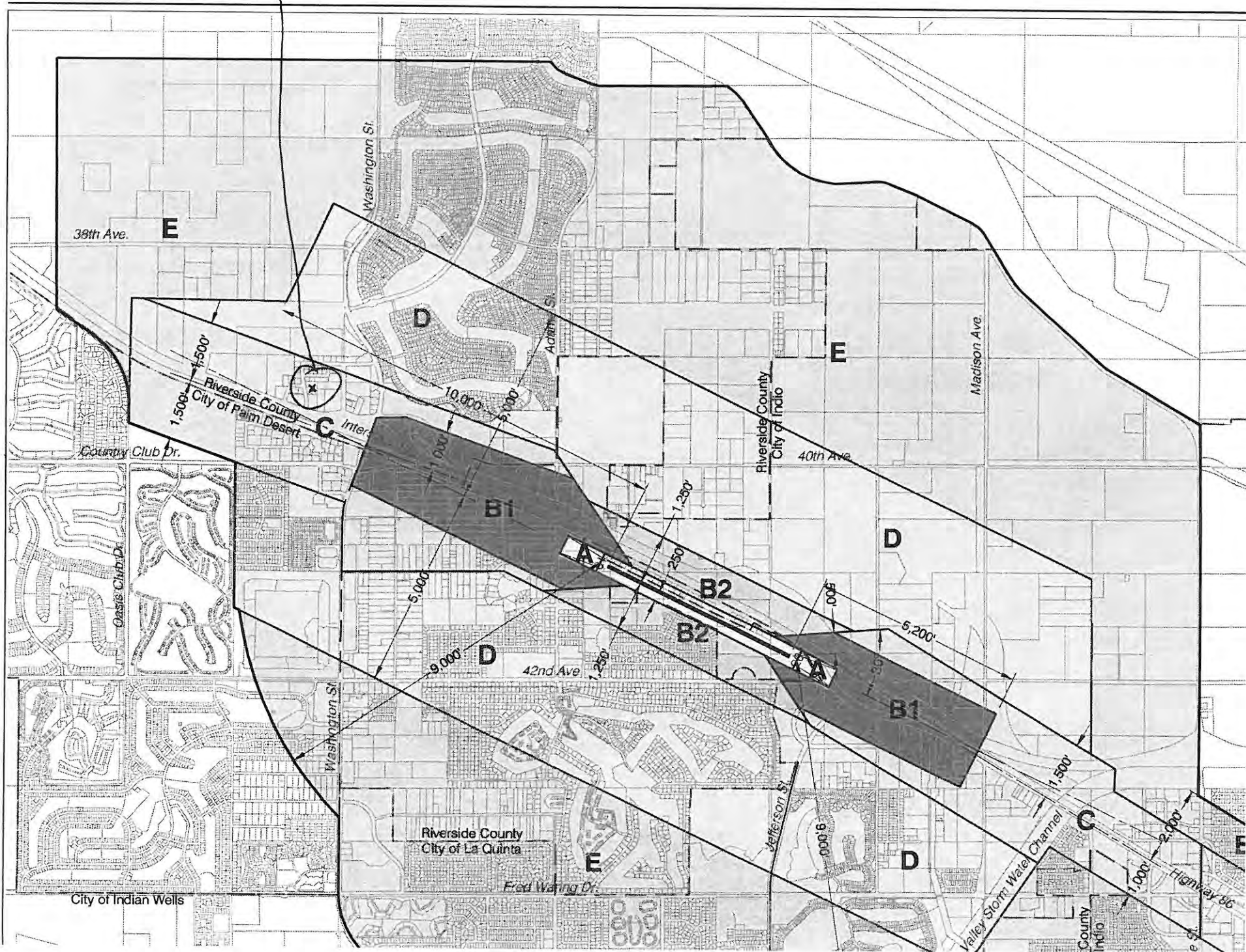
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted December 2004)

Map BD-1

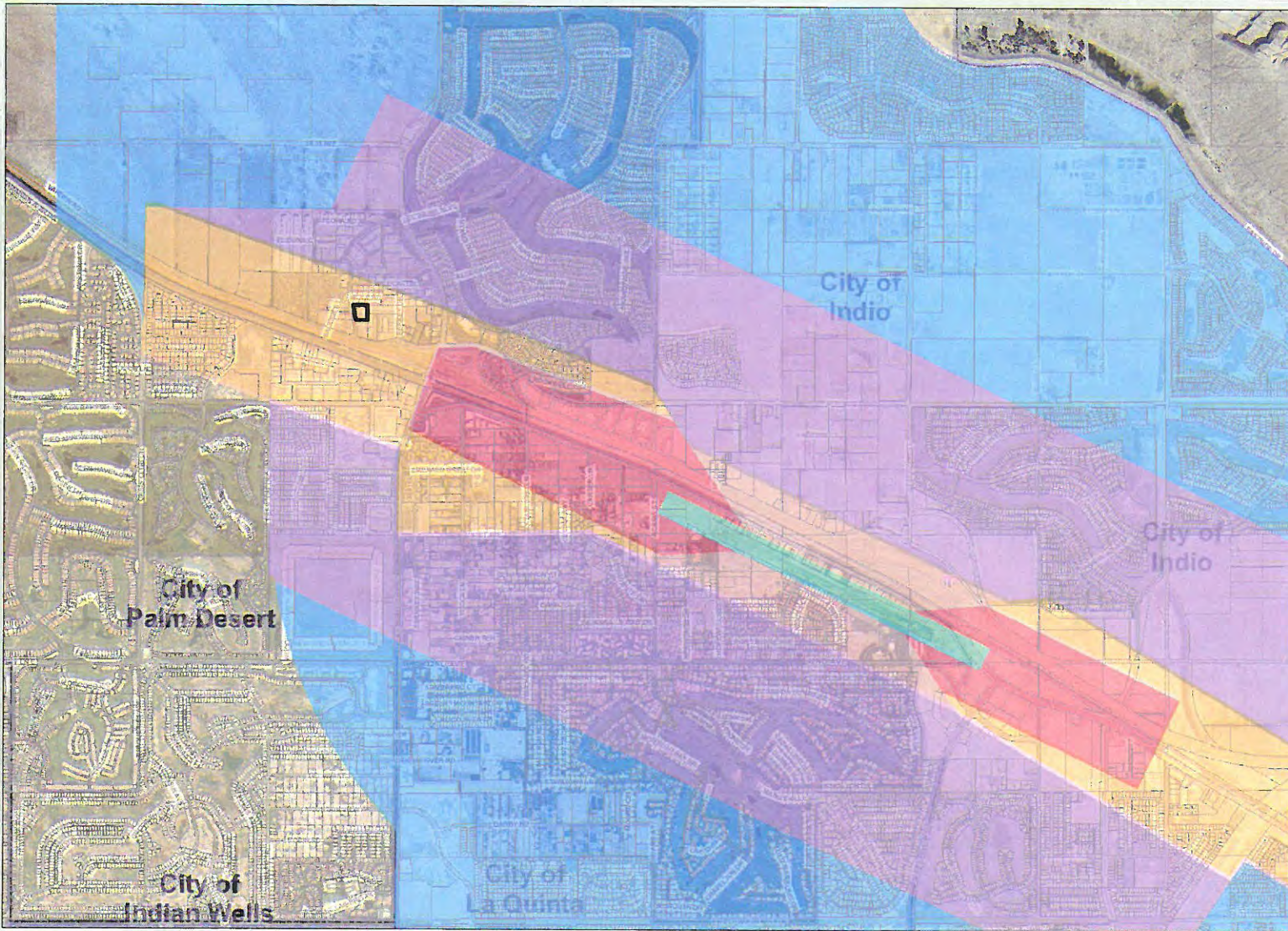
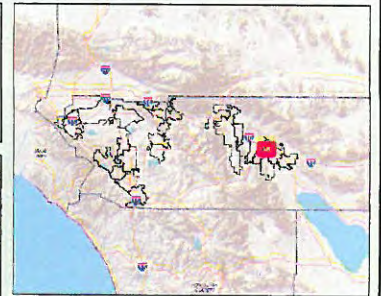
Compatibility Map
Bermuda Dunes Airport

proposed use at:
39272 Leopard St. Suite 200
Palm Desert

Bermuda Dunes Airport Influence Area



My Map

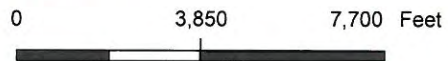


Legend

- Airport Compatibility**
- /// OTHER ZONES
 - Zone A
 - Zone B1
 - Zone B1 APZ I
 - Zone B1 APZ II
 - Zone B2
 - Zone C
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Runways
- City Boundaries
- Cities
- roads
- highways
- HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- roads
- Major Roads
 - Arterial

Notes

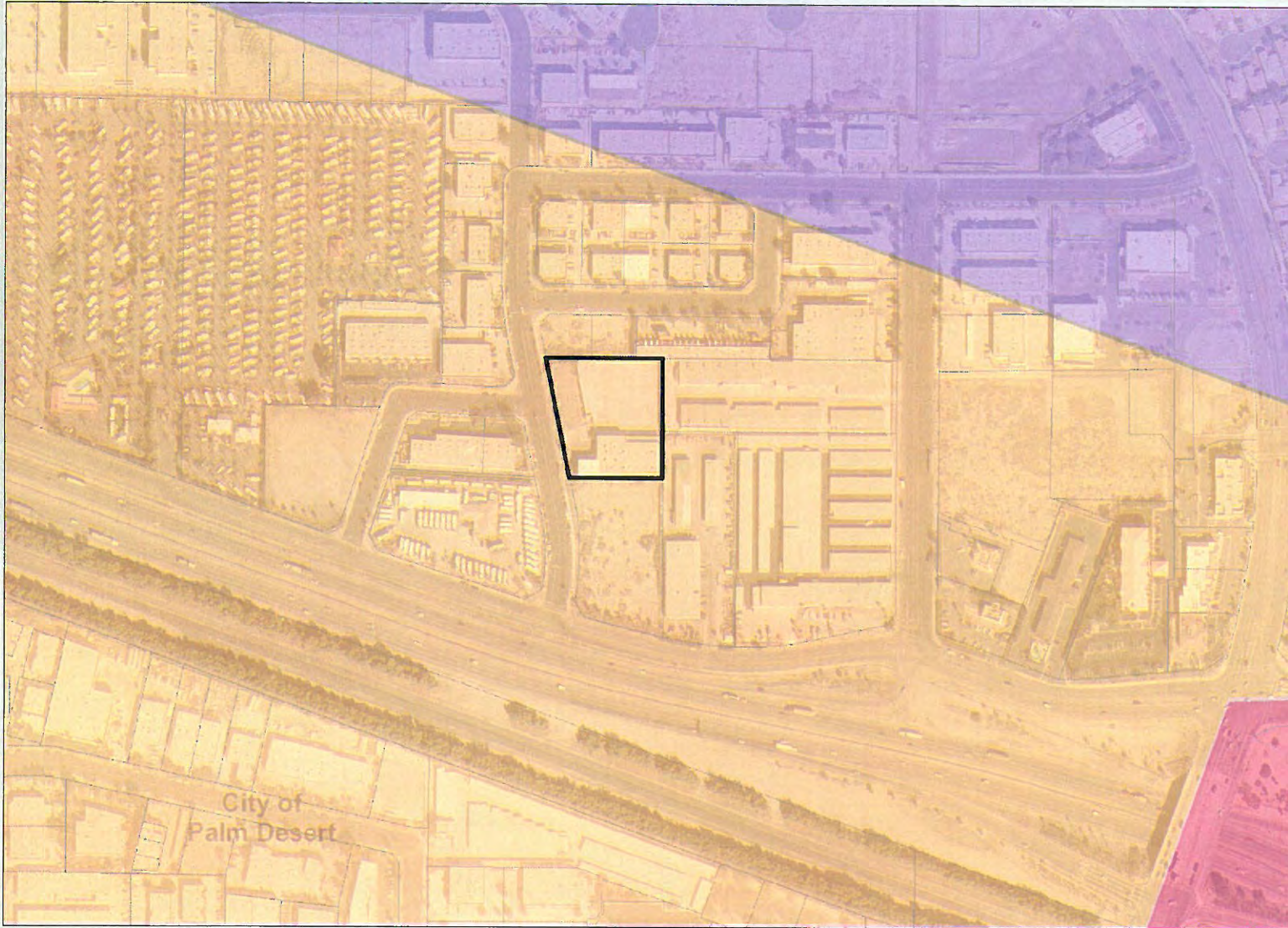
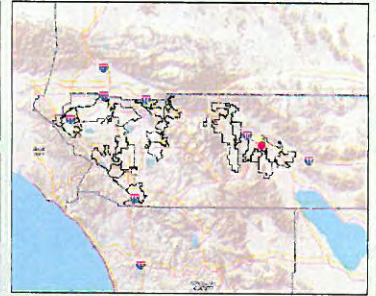
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- roads**
- sanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



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Notes

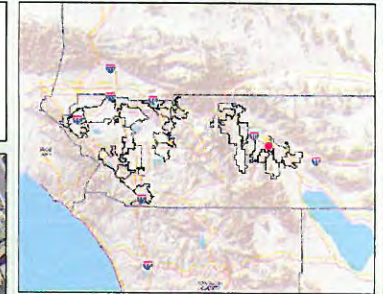
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My Map



Legend

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

City of
Palm Desert



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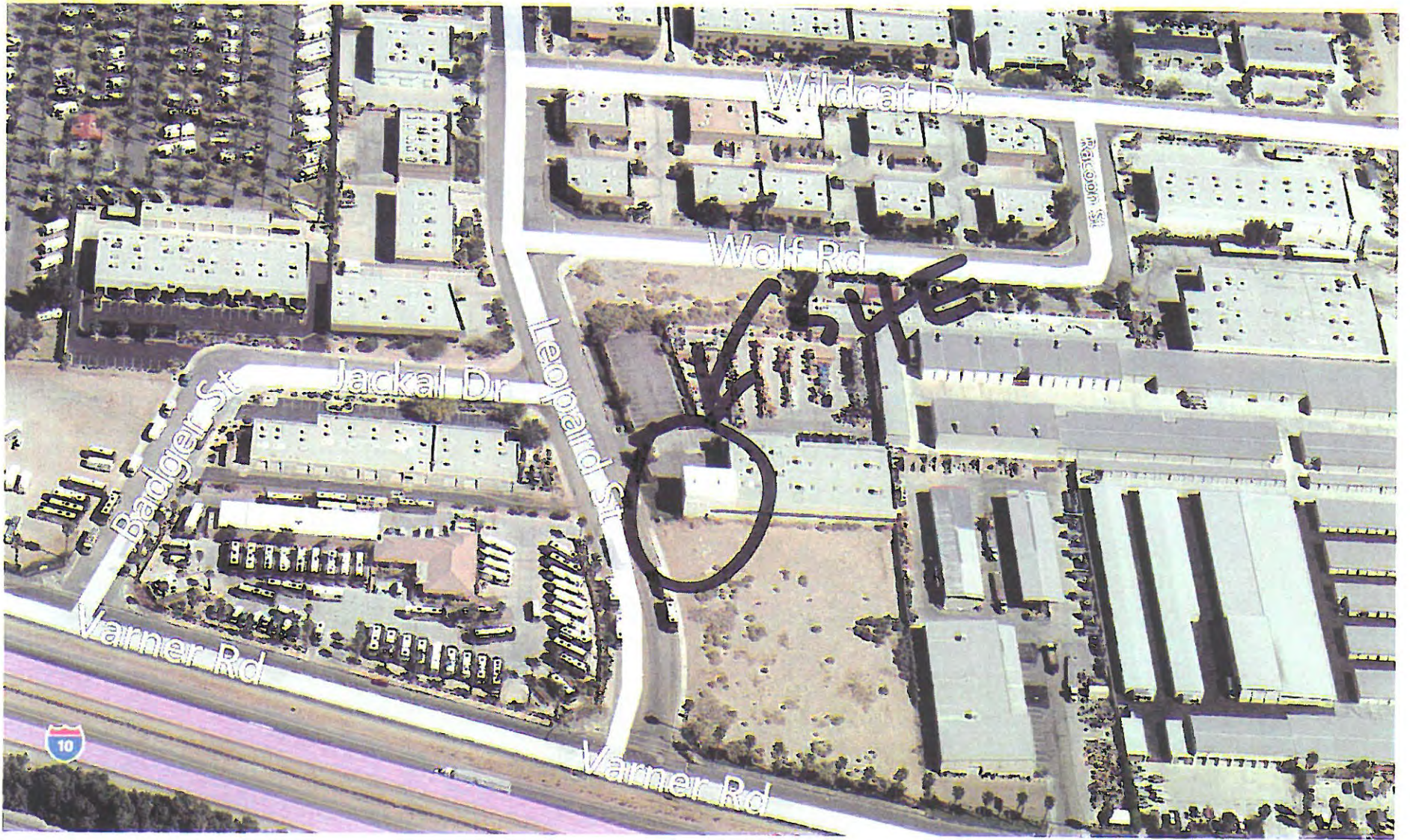
Notes

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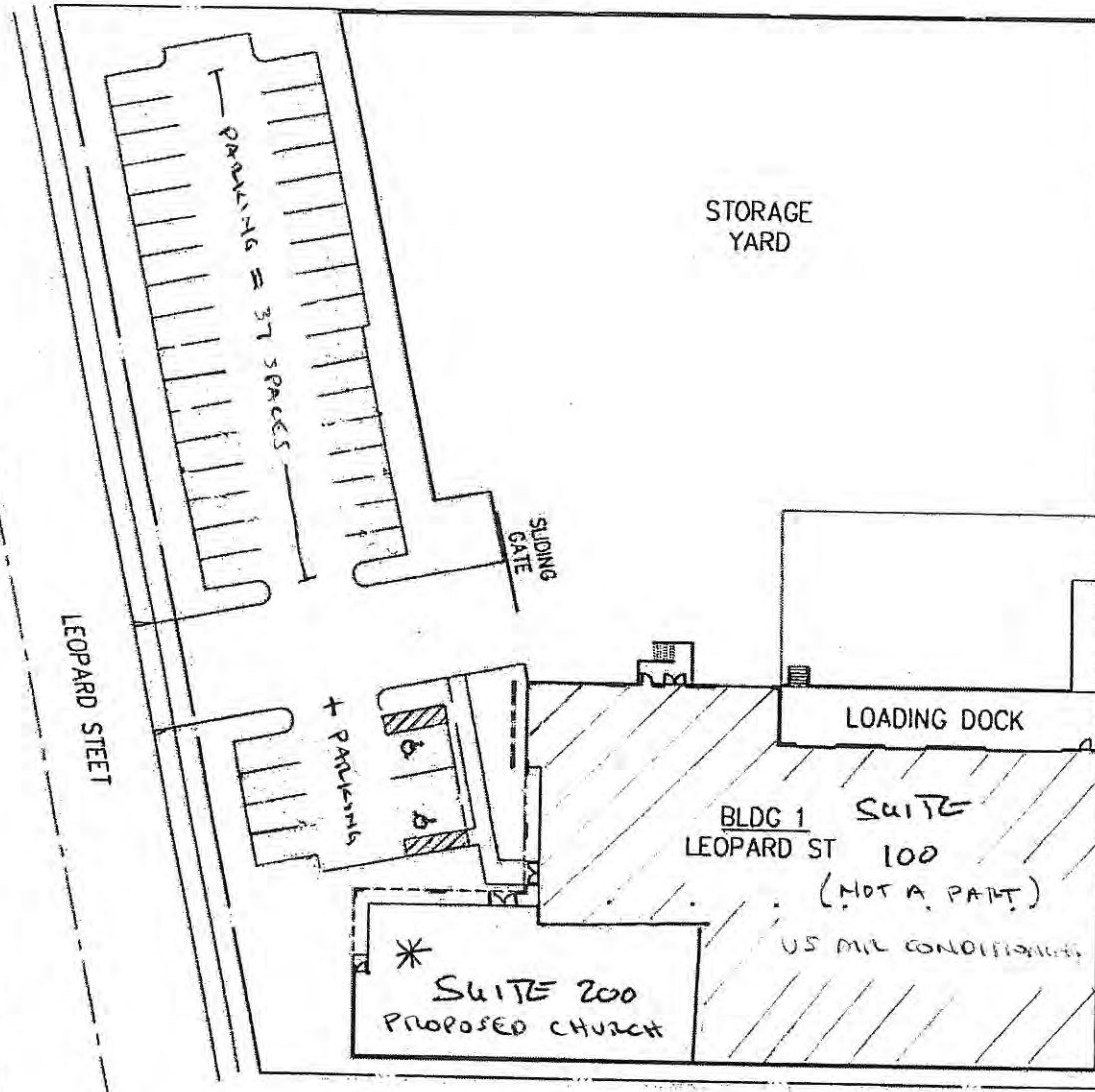
JACKAL DRIVE

APPLICANT:
THE UPPER ROOM BIBLE CHURCH
PO BOX 25
COACHELLA CA 92236
c/o PAUL HOESTERLEY
(760) 578-2489

APN: 626-330-050
1.93 ACRES
M-SC ZONE

* SUITE 200 A = 3732
04/08/2015

43 Parking Spaces including HSCP

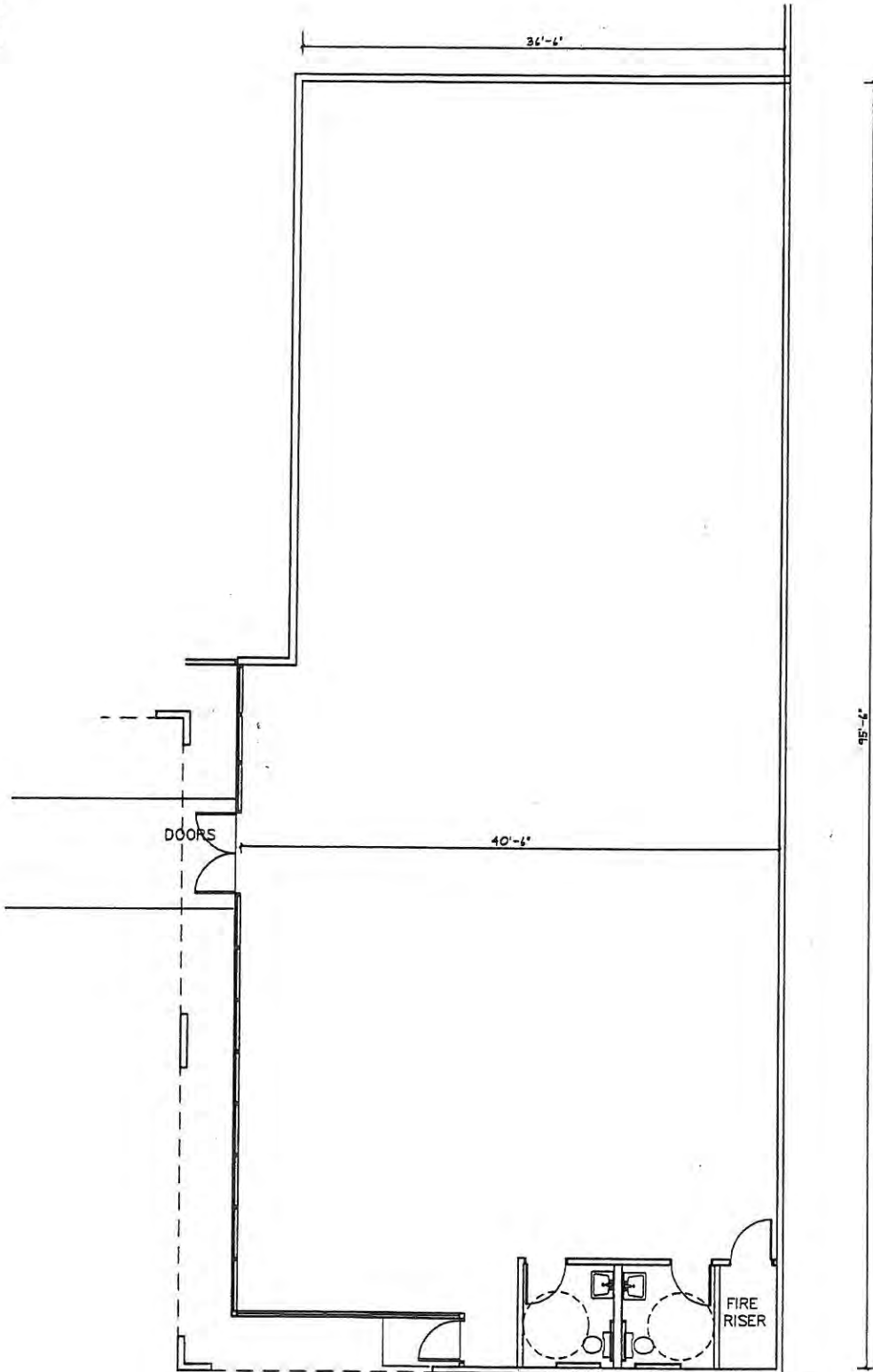


39272 LEOPARD ST. - SITE PLAN

BERMUDA DUNES, CA

Scale: 1"=50'-0"

APPLICATION:
THE UPPER ROOM BIBLE CHURCH
2 of 3



39272 LEOPARD ST.

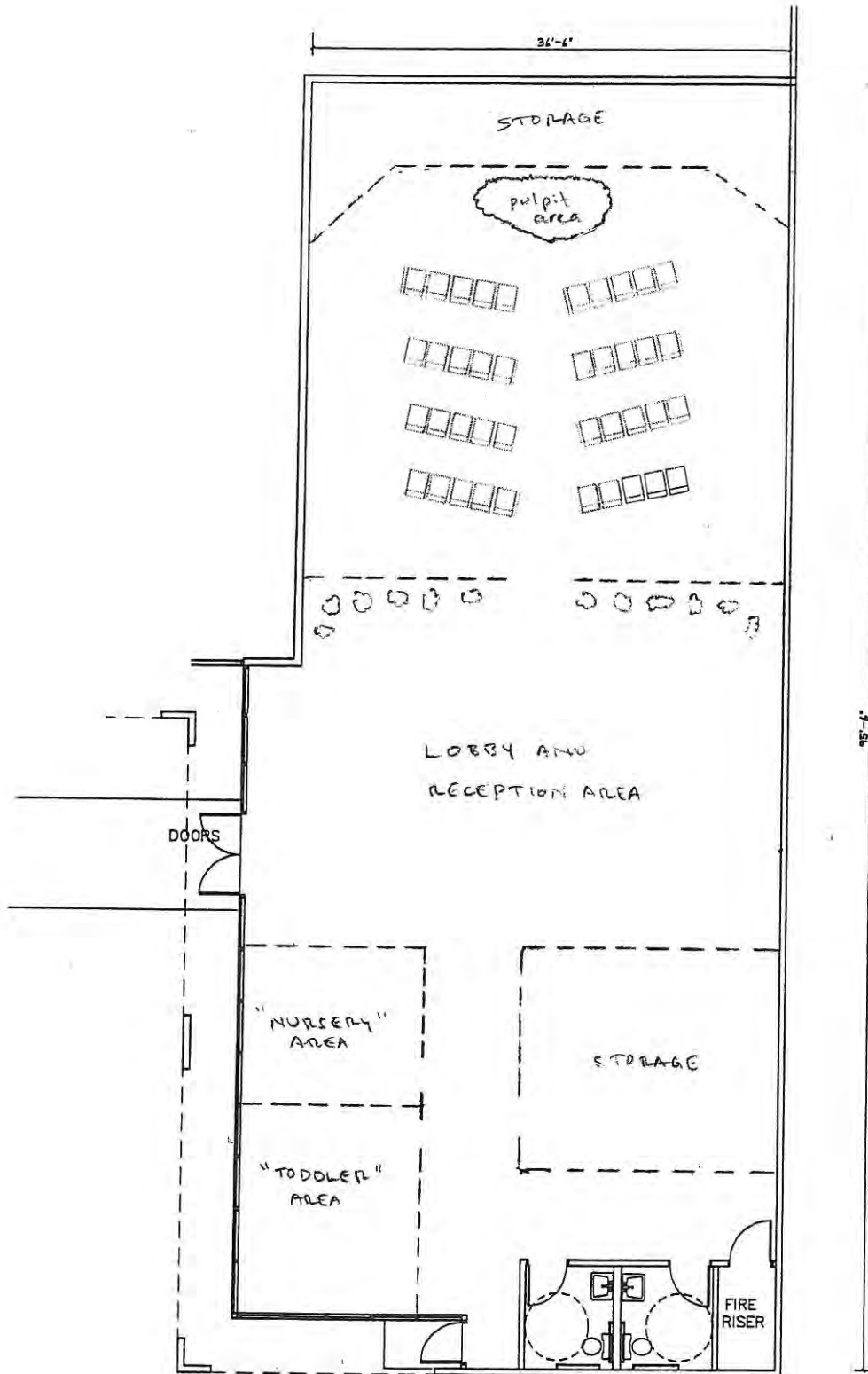
FLOOR PLAN

AREA: 3,732 SQ. FT.

EXISTING

SCALE 1/8"=1'-0"

THE GREAT ROOM BIBLE CHURCH
3 of 3



ASSEMBLY AREA = 1136'
= 40 CHAIRS

PULPIT AREA INCLUDES
PORTABLE SOUND
EQUIP, MUSIC
STAND, INSTRUMENTS




39272 LEOPARD ST.


FLOOR PLAN AREA: 3,732 SQ. FT.

PROPOSED

SCALE 1/8"=1'-0"

 CHAIRS

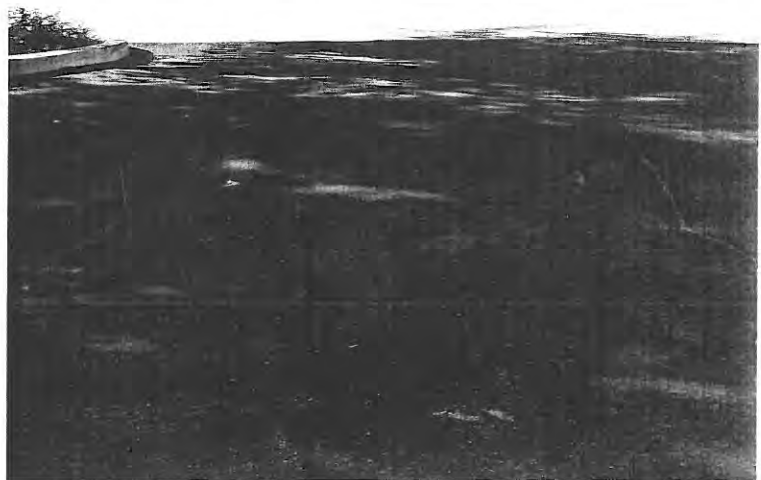
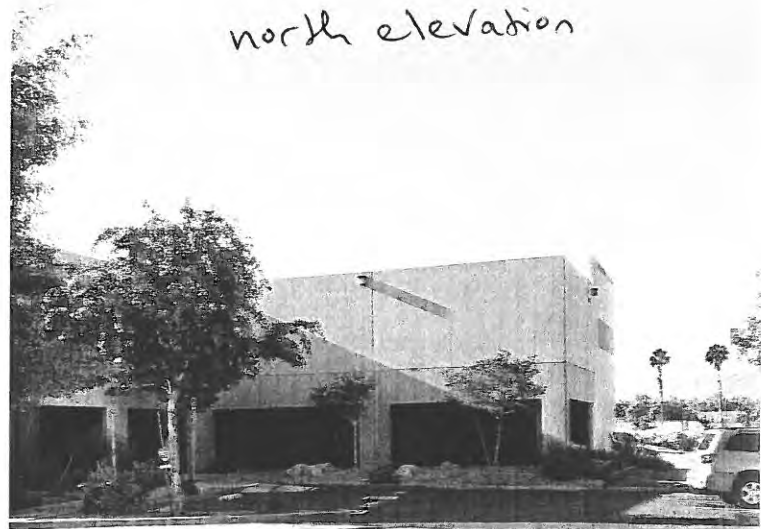
 PARTITIONS

 POTTED PLANTS

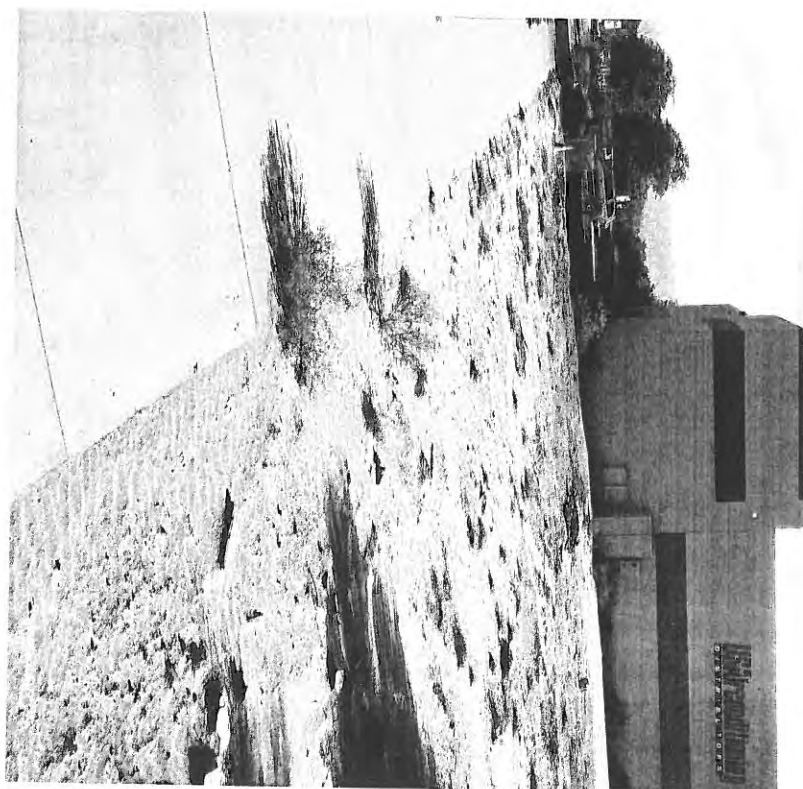
west elevation



north elevation



proposed use at:
39272 Leqona St, Site 200
Palm Desert



South elevation

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 Monday, May 25 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 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: June 11, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1057BD15 – Upper Room Bible Church (Representative: Paul Hoesterey)
– County Case No.: PP25798 (Plot Plan). A proposal to utilize a 3,732 square foot suite within an existing 21,000 square foot concrete tilt-up building on a 1.93-acre parcel (Assessor's Parcel Number 626-330-050) located on the easterly side of Leopard Street, northerly of Varner Road, southerly of Wolf Road, and opposite from the easterly terminus of Jackal Drive, to-wit, Suite 200 at 39272 Leopard Street, as a church. (Airport Compatibility Zone C of the Bermuda Dunes 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.

ZAP 1057BD15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 4/30/15
 Property Owner Harter Avenue Partnership Phone Number ---
 Mailing Address 1666 20th St #100
Santa Monica CA 90404

TENANT/
APPLICANT

Agent (if any) PAUL HOESTERLEY Phone Number (760) 578-2489
 Mailing Address for THE UPPER ROOM BIBLE CHURCH
PO Box 25
Coachella, CA 92236

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 39272 LEOPARD ST. SUITE 200
PALM DESERT CA 92211
 Assessor's Parcel No. 626-330-050 Parcel Size 1.93 acres
 Subdivision Name N/A TR 23118
 Lot Number LOT 23 Zoning Classification M-5C

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) 21,000 sq ft concrete tilt-up warehouse with office suites on
1.93 acres in county area north west of Bermuda Dunes
Airport

Proposed Land Use (describe) small church (35 parishioners) to occupy existing suite
previously permitted for use by restaurant/tavern. Assembly
area of approx 1100 sq ft within suite of 3732 sq ft

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) ---
 For Other Land Uses Hours of Use proposed use: Sundays 9:00-11:00 am, Wednesday 6:30-8:30 pm
 (See Appendix C) Number of People on Site Maximum Number less than 100
 Method of Calculation 14 sq ft per seat in assembly area of 1136 sq ft

Height Data Height above Ground or Tallest Object (including antennas and trees) approx 23 feet ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site approx 85 feet msl ft.

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

If yes, describe

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received	<u>4/10/15</u>	Type of Project	
Agency Name	<u>Riverside Co. TLMA</u>	<input type="checkbox"/> General Plan Amendment	
	<u>Palm Desert office</u>	<input type="checkbox"/> Zoning Amendment or Variance	
Staff Contact	<u>Jay Olivas</u>	<input type="checkbox"/> Subdivision Approval	
Phone Number	<u>(760) 863-7050</u>	<input type="checkbox"/> Use Permit	
Agency's Project No.	<u>PP 25798</u>	<input type="checkbox"/> Public Facility	
		<input checked="" type="checkbox"/> Other	<u>minor plot plan</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

The Upper Room Bible Church
P.O. Box 25 Coachella, CA 92236

April 30, 2015

Mr. John Guerin, Principal Planner
Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Re: ALUC application – Bermuda Dunes Airport Influence Area
RivCo minor plot plan #PP25798

Dear Mr. Guerin:

Thank you for your accommodation and assistance in handling this request. As you know, I would have submitted application weeks ago but erroneously thought the county planner had to initiate contact with you.

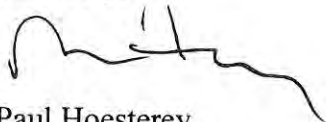
The Upper Room Bible Church is submitting the attached application seeking occupancy of the existing Suite 200 at 39272 Leopard Street, Palm Desert (APN 626-330-050 @ 1.93 acres). I realize I still need to provide labels and will provide anything else you need for submittal as soon as able.

I still hope this matter can be handled via staff review because we are trying to move into space previously occupied by a restaurant/tavern per ALUC and county approvals. Our occupancy will be during off -hours (Sundays 9-11 am and one weeknight) and with much less people than previously approved (appx 40 parishioners). The existing occupant of Suite 100 (US Air Conditioning) has four employees on site during regular business hours.

The property is up to code and our proposed use complies with existing regulations. Using ALUC standards of an average of 75 people per acre in Zone C, there is not enough available assembly space in the suite for us to even approach the limit of people on site at any one time. So, I am confident this use complies with and will no adverse impact on airport operations.

Once again, my commitment to you is to provide any needed info ASAP and I appreciate anything you can do to expedite this matter.

Sincerely,



Paul Hoesterey
760-578-2489 cell

Guerin, John

From: Paul Hoesterey <paul@belkfarms.com>
Sent: Thursday, May 07, 2015 7:12 PM
To: Guerin, John
Subject: Re: application for Upper Room Bible Church (Bermuda Dunes Airport influence area)

Hello John,

Yes, the rest of the site is occupied by the business in Suite 100 (US Air Conditioning ... A wholesale distributor of HVAC equipment). They are open M-F from 8:00-5:00 and have four employees in total. So, specifically, NO ... they are not in operation during the hours of our proposed use.

The storage yard is gated and the intent is for it to remain locked when they are not open for business. If the space is needed for occupancy calcs, the manager indicates to me that he is willing to allow access but I can't envision a need to do so based on our size and activities.

Thanks for your attention to this application.

You have my regards,

Paul Hoesterey

Sent from my mobile device so please excuse any typos or ridiculous 'autocorrects' I didn't catch!

On May 7, 2015, at 5:41 PM, Guerin, John <JGUERIN@rctlma.org> wrote:

So, is the rest of the building in Suite 100? What are the hours of operation for the business in Suite 100? Specifically, would the office and/or warehouse be open on Sunday mornings and/or Wednesday evenings?

Would the storage yard be gated/locked or open on Sunday mornings and/or Wednesday evenings?

From: Paul Hoesterey [<mailto:paul@belkfarms.com>]
Sent: Thursday, May 07, 2015 1:20 PM
To: Guerin, John
Subject: application for Upper Room Bible Church (Bermuda Dunes Airport influence area)

Good afternoon John,

I know that I still need to submit gummed mailing labels (being finished this afternoon, I think) and want to see if there is anything deficient in the information/application sent to you.

Of course, I'd like to get it to you ASAP, so please let me know.

Again, thanks for your attention to this matter.

Paul Hoesterey
Belk Farms, LLC
P.O. Box 24
Coachella, CA 92236

760-399-5951 office
760-399-1223 fax
760-578-2489 cell

paul@belkfarms.com

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.5

HEARING DATE: June 11, 2015

CASE NUMBER: ZAP1062FV15 – DMSD Property LLC (Representative: Senergy Inc – Scott Barone)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PP25793 (Plot Plan)

MAJOR ISSUES: Restaurants are not considered to be “generally compatible” within Airport Compatibility Zone B1 unless they meet the specified intensity criteria of the zone. Within the French Valley Airport Influence Area, these criteria specify a maximum average intensity of 40 persons per acre and a maximum single-acre intensity of 80 persons (in the absence of bonuses). The proposed fast food restaurant (El Pollo Loco) and full service restaurant (Denny’s) exceed both the average and single-acre intensity criteria for Zone B1 based on the Building Code Method. The project would also be inconsistent with the average intensity criteria utilizing the parking space method. The project would not qualify for consideration as Infill pursuant to Countywide Policy 3.3.1 since this Policy is not applicable to Compatibility Zone B1. Even if it were, less than 65% of the project’s perimeter is bordered by developed area. There are, however, some intensive uses in the vicinity, including a shopping center, an existing fast food restaurant, an industrial building, and a fraternal lodge that serves as the interim meeting place for a church.

RECOMMENDATION: Staff must recommend a finding of INCONSISTENCY for the plot plan, based on the proposed project exceeding both average and single-acre non-residential intensity criteria for Compatibility Zone B1, unless the Commission is willing to make special circumstance findings pursuant to Countywide Policy 3.3.6 based on the project’s location and proximity to similarly intense uses.

PROJECT DESCRIPTION: PP25793 is a proposal to develop a 4,565 square foot restaurant (Denny’s) and 2,975 square foot fast food restaurant (El Pollo Loco) on 2.11 gross acres on two parcels.

PROJECT LOCATION: The site is located at the southeast corner of Benton Road and Winchester Road/State Highway 79, in the unincorporated community of French Valley, approximately 3,100 feet northerly of the northerly terminus of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zone B1
- c. Noise Levels: Approximately 60 CNEL

BACKGROUND:

Non-Residential Average Intensity: Compatibility Zone B1 limits average intensity to 40 people per acre. Based on the site plan and floor plans provided for the project, a 2,975 square foot fast food restaurant and a 4,565 square foot full service 24-hour restaurant are proposed. The fast food restaurant (El Pollo Loco) would include 1,040 square feet of serving/dining area, 575 square feet of kitchen area, 73 square feet of office area, 114 square feet of storage area, and 264 square feet of waiting area. The full service restaurant (Denny's) would include 1,757 square feet of serving/dining area, 1,145 square feet of kitchen area, 132 square feet of office area, 220 square feet of storage area, and 200 square feet of waiting area. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of serving/dining areas is one person per 15 square feet, the intensity of commercial kitchen areas is one person per 200 square feet, the intensity of office areas is one person per 200 square feet (with 50% reduction), the intensity of storage areas is one person per 300 square feet, and the intensity of waiting areas is one person per 100 square feet for fast food restaurants and one person per 15 square feet for standard restaurants.

Based on the areas for each use and the occupancy assumptions for each use, El Pollo Loco would accommodate an occupancy of 76 people and Denny's would accommodate an occupancy of 138 people. (The floor plans actually indicate slightly higher maximum occupancies of 81 and 146, respectively.) The El Pollo Loco has a drive thru with a queue for 10 vehicles. Assuming 1.5 persons per vehicle would add 15 people in the drive thru. The El Pollo Loco also has an outdoor seating area with a total of 16 seats. The building occupancy, drive-thru, and outdoor seating would result in a total site occupancy of 245 people. Based on the gross area of the site (2.11 acres), this occupancy level would result in an average acre intensity of 116 people, which would be inconsistent with the Zone B1 average acre intensity criterion of 40 people. Even if just the building occupancies were considered (214), this would result in an average acre intensity of 101 people, which would also be inconsistent.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces provided (97 spaces) and drive-thru queue (10 spaces), the total occupancy would be estimated at 160.5 people for an average acre intensity of approximately 76, which is inconsistent with the Compatibility Zone B1 average acre intensity criterion.

Pursuant to French Valley Airport Land Use Compatibility Plan Additional Compatibility Policy 2.3.(a).2, a project within Zone B1 that provides at least 35% open area (an area with minimum dimensions of 75 feet by 300 feet clear of any obstructions greater than four feet in height and greater than four inches in diameter) shall be allowed to have an average up to 45 people per acre. Based on the site plan provided with the building and parking lot lighting fixtures as shown, no areas on the project site would qualify as open area. Therefore, an increased average intensity allowance based on open area provision would not be justified.

Non-Residential Single-Acre Intensity: Single-acre intensity limits have been adopted for Airport Land Use Compatibility Plan zones to protect people on the ground and minimize risk of casualties in the event of an aircraft accident. Compatibility Zone B1 limits single-acre intensity to 80 people. As noted previously, the full service restaurant (Denny's) would accommodate 138 people and the fast food restaurant (El Pollo Loco) would accommodate 107 people (with inclusion of the outdoor seating and the drive-thru). Each building/use would exceed the single-acre criterion individually. The most intense single-acre area includes all of the Denny's building (138), plus a portion of the El Pollo Loco building. The seat count at Denny's alone (at 117) exceeds the single-acre maximum intensity.

The parking space method is not typically applied for single-acre purposes since parking for a commercial center (even a small one as the one proposed) may not be accurately divided between the two uses/buildings. However, for background purposes at least, the El Pollo Loco requires a minimum of 27 parking spaces and also has 10 drive-thru queue spaces and the Denny's requires a minimum of 43 spaces. The project provides 97 spaces (27 spaces more than the minimum required). If this additional amount were divided evenly between the two uses/buildings, this would result in a total of 50.5 vehicle spaces for El Pollo Loco (including drive-thru) and 56.5 vehicle spaces for Denny's. Utilizing an assumption of 1.5 persons per vehicle, this would indicate an occupancy of 76 for El Pollo Loco and 85 for Denny's. Based on this method (although not typically utilized for single-acre purposes) the El Pollo Loco as a stand-alone facility may be considered consistent with the single-acre criterion; however, the Denny's would still be inconsistent.

Pursuant to French Valley Airport Land Use Compatibility Plan Additional Compatibility Policy 2.3.(a).2, a project within Zone B1 that provides at least 35% open area shall be allowed to have a single-acre intensity up to 90 people per acre. As noted previously, no area on the site would qualify as open area. Therefore, an increased single-acre intensity allowance based on open area provision would not be justified.

Risk-Reduction Design Bonus: A bonus of up to 30% above the single-acre criterion of 80 for a maximum allowable intensity of 104 could be granted at the authority of the County of Riverside based on the type and amount of risk reduction measures incorporated. The project would include only single-story buildings. The proposed buildings would not include concrete walls. It is not known whether the buildings would include skylights. No information has been provided regarding whether upgraded roof strength, enhanced fire sprinklers, and increased number of emergency exits are provided or possible. If the single-story design is considered and a proportional bonus (1/7 of the

30% maximum) is applied, the project would have a revised single-acre allowance of 83. The project intensity still exceeds this revised level.

Infill Potential: Pursuant to Countywide Policy 3.3.1, higher intensity criteria may be considered for projects in zones other than Compatibility Zones A and B1 if the surrounding land uses are similar to or more intense than the proposed project. To qualify for consideration, at least 65% of the project site's perimeter must be surrounded by uses similar to or more intense than the proposed project, and the project site must be less than 20 acres in area. If qualified, a higher average intensity level - the lesser of either the equivalent intensity to surrounding land uses or double the normally allowable intensity - may be consistent. This site is in Airport Compatibility Zone B1, so the Infill provisions do not specifically apply. However, staff considered the matter in its deliberations.

The area to the northeast across Benton Road is developed with a commercial shopping center with a mix of uses. The area to the southeast is developed with a fast food restaurant (Farmer Boys). The area to the south across Magdas Colaradas Street and Briggs Road is developed with an industrial use. The area immediately to the south is vacant and the area to the northwest across Winchester Road is predominantly vacant/agricultural. There is also a Moose lodge on the opposite side of Winchester Road in Compatibility Zone C. A portion of this building is in use as the interim location of a church with an occupancy well over 250 during weekend services. (The church will ultimately relocate to its permanent site in Zone E.) The total project perimeter is approximately 1,520 feet. The frontage and boundaries of developed areas accounts for 750 feet, which is only 49% of the project site's perimeter. Therefore, Countywide policy 3.3.1 would not apply to allow greater intensity based on the surrounding existing land uses, even if the site were not in Zone B1.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Zone B1 (Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight) within the project. Projects within Zone B1 are encouraged to locate structures a maximum distance from the extended runway centerline. The extended runway centerline is located approximately 175 feet east of the easterly property line. The project proposes to locate the proposed buildings closer to the westerly property line furthest from the extended runway centerline, approximately a minimum of 270 feet from the extended runway centerline.

Noise: The property lies within the area that would be subject to average exterior noise levels of approximately 60 CNEL under ultimate airport development conditions. As a non-residential use that is not especially noise sensitive, no special mitigation of noise from aircraft is required to comply with applicable noise thresholds.

Part 77: The elevation of Runway 18-36 at its northerly terminus is approximately 1347 feet above mean sea level (AMSL). At a distance of approximately 3,100 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1378 feet AMSL. The finished floor elevation of the fast food restaurant) is 1347 feet AMSL and its height is 21 feet, for a maximum

elevation of 1368 feet AMSL. The finished floor elevation of the full service restaurant is 1345 feet AMSL, and its height is 24 feet, for a maximum elevation of 1369 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review would not be required.

Open Area: The site is less than ten acres in area; therefore, the project is not subject to Zone B1 open area requirements.

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

Although the project does not strictly qualify as infill, the proposed restaurants are similar in use and intensity to those uses existing to the east and north of the site, which are also located within Compatibility Zone B1.

Prior ALUC Decisions: The shopping center to the north was reviewed by ALUC pursuant to FV-02-110 in 2002 under the old Airport Land Use Plan and was determined consistent. The Farmer Boys to the east was reviewed by ALUC pursuant to FV 05-103 and in October 2006 ALUC took no action due to the suspension of the French Valley Airport Land Use Compatibility Plan at that time. The industrial facility to the south was reviewed by ALUC most recently as ZAP1031FV09 and was determined consistent, with occupancy limitations.

CONDITIONS (in the event that the Commission chooses to utilize Policy 3.3.6 to make a finding of consistency):

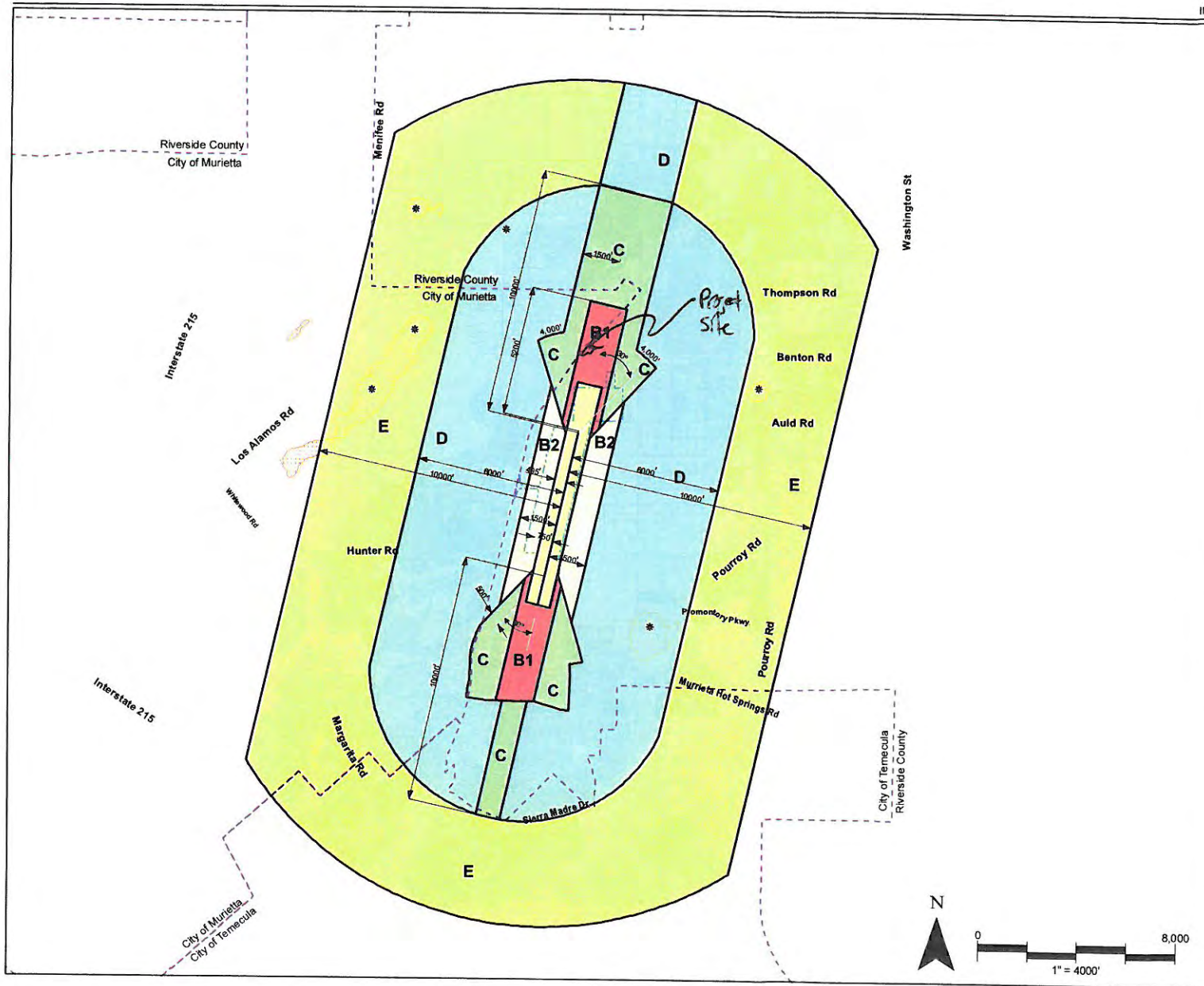
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. This Plot Plan proposes the establishment of two restaurants. The following uses and activities are not included in the Plot Plan and shall be prohibited on this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
 - (a) Any use or activity 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 or activity 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 or activity 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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited in Airport Compatibility Zone B1: Day care centers, children's schools, places of worship, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight.
 4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.
 5. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed buildings.
 6. Any retention or 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.
 7. The grounds shall be maintained in a clean condition to avoid attraction of large concentrations of flocking birds that could constitute a hazard to safe air navigation.

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
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - ⊛ Height Review Overlay Zone

Note

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

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

Riverside County
 Airport Land Use Commission

Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

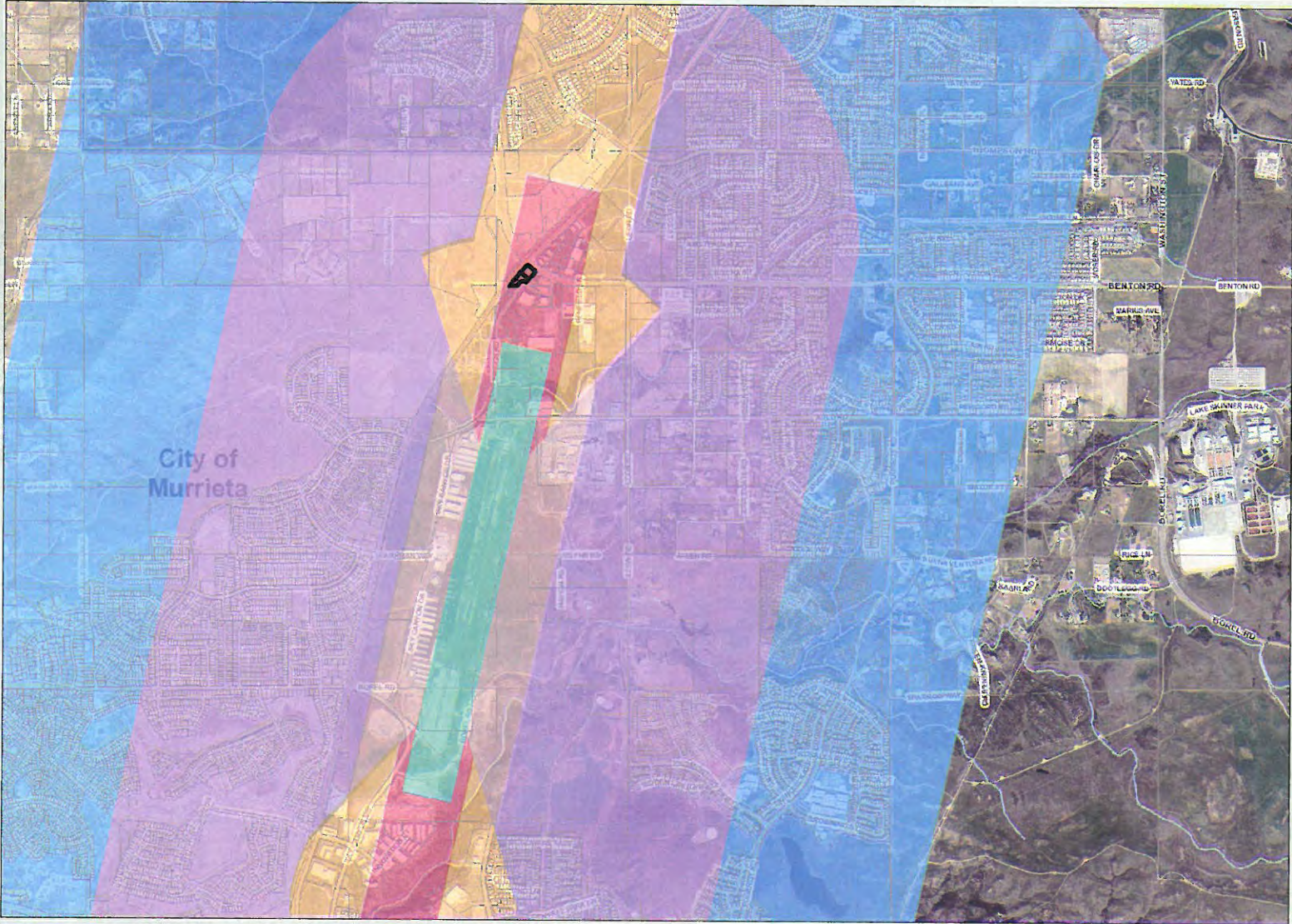
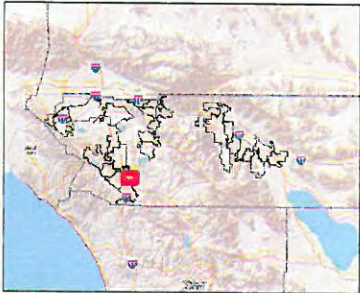
(April 2010)

Map FV-1

Compatibility Map
 French Valley Airport



My Map



Legend

Airport Compatibility

- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

Runways

City Boundaries

Cities

roadsanno

highways

- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY

roads

- Major Roads
- Arterial



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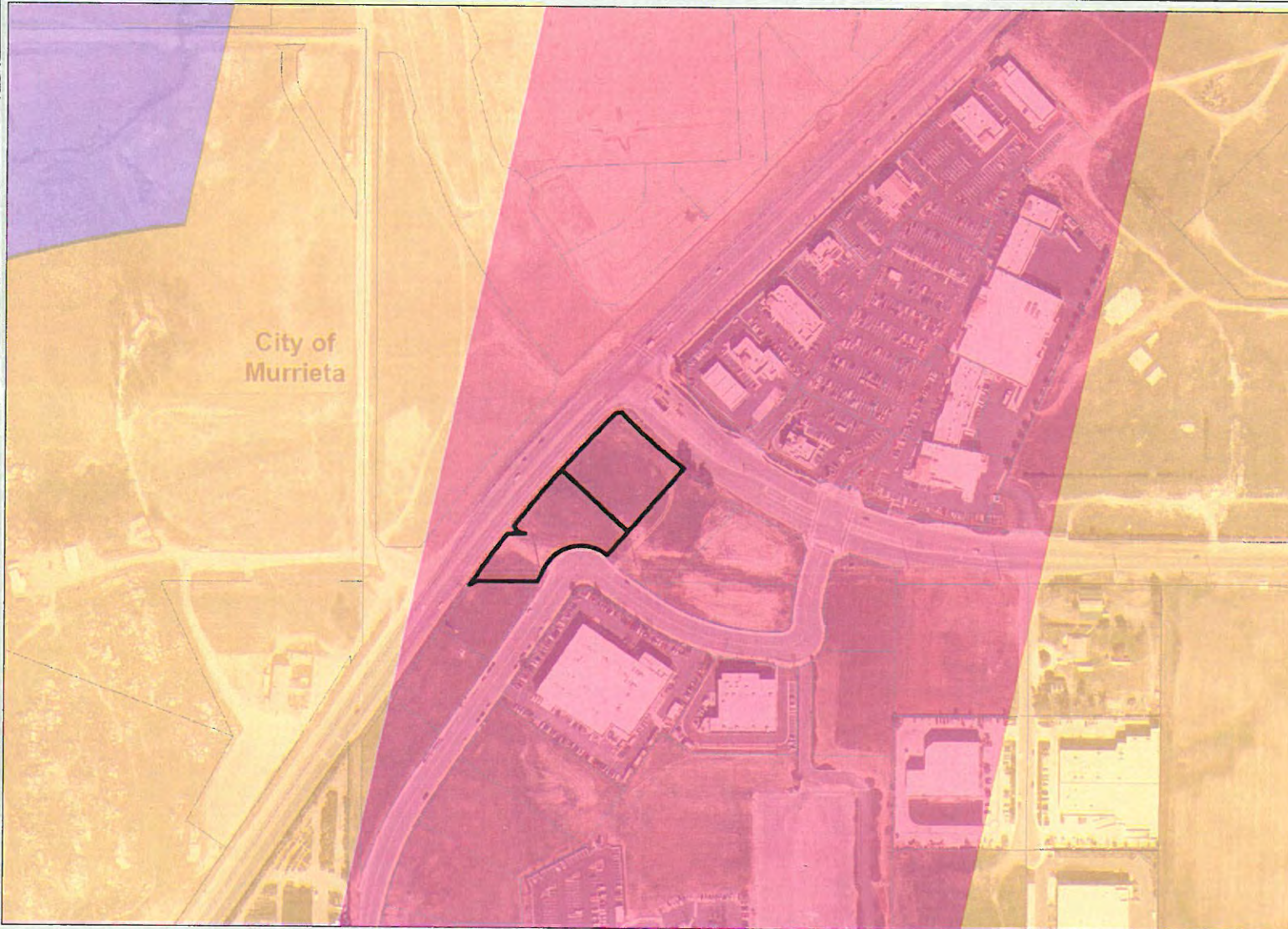
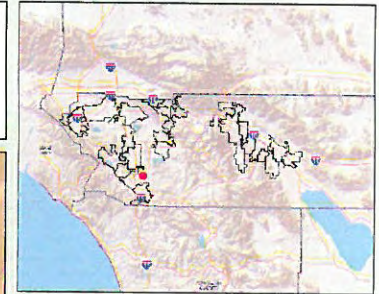


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Notes

My Map



City of Murrieta

Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



0 458 916 Feet



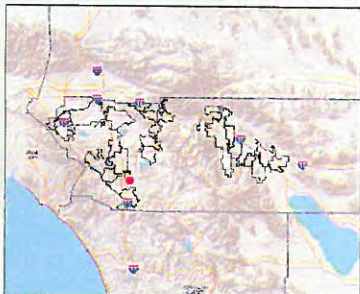
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Notes

My Map



Legend

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



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Notes

BENTON CROSSING

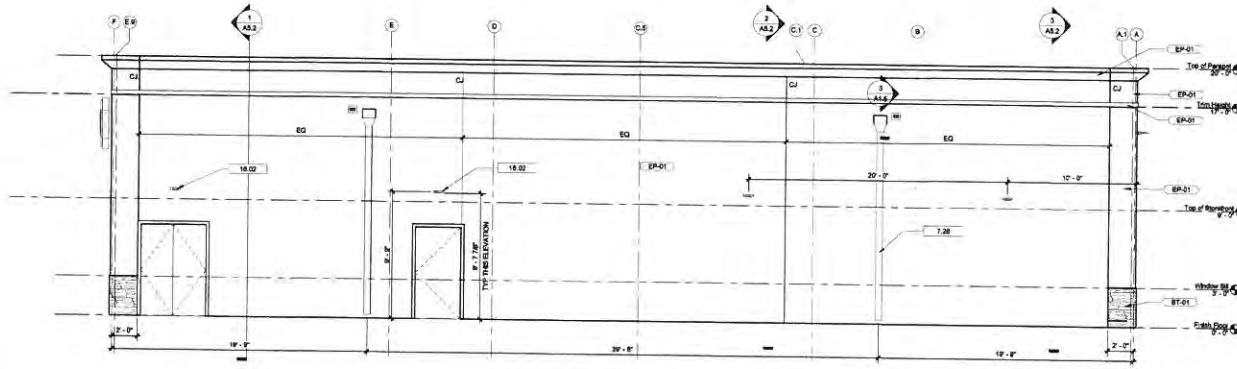
S.E.C OF HWY. 79 & BENTON ROAD,
WINCHESTER, CA

A4 SERIES GENERAL NOTES

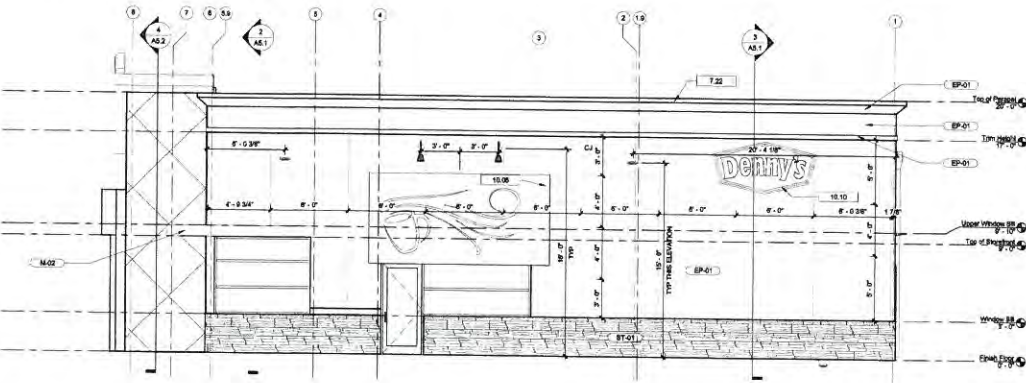
- A. PROVIDE BLOODINGS BEHIND ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL MOUNTED MECHANICAL UNITS, ETC.
- C. PROVIDE BLOODING BEHIND ALL SIGNAGE TO ENSURE A 300 LB PULL OUT OR BETTER.
- D. ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METERS, ETC.) ARE TO BE PARALLEL TO MATCH UPS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
- E. DOWNPOUTS AND GUTTERS TO BE PERFORMED AND PREFINISHED COLOR ???
- F. ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PREFORMED AND PREFINISHED WHERE POSSIBLE.
- G. ALL DOORS AND WINDOWS SHALL BE ??? ANODIZED ALUMINUM WITH ??? GLASS.
- H. CAILL LINE AROUND WINDOWS AND DOOR SHALL BE 3/8" WIDE.
- I. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- J. INSTALL PANZER REINFORCING PER MANUFACTURERS INSTRUCTION BEHIND ALL EPS FINISHES AS REQUIRED.
- K. DRYVIT REPRESENTATIVE CONTACT INFORMATION:
CIRCLE K
1-800-277-0050
1-800-481-8888
EQW@CIRCLEK.COM
- L. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED. REFER TO ELECTRICAL DRAWINGS.
- M. ABBREVIATION "CL" DENOTES CONTROL JOINT.

KEYNOTES

- 7.22 PREFINISHED ALUMINUM CORNER CAP WITH CONCAUS CLEAR SLOPE TO DRAIN TO ROOF. TYP.
- 7.28 PREFINISHED ALUMINUM CONDUCTOR HEAD AND DOWNPOUT. ROUTE BELOW GRADE TO STORM DRAIN. REFER TO SPECIFICATIONS.
- 10.08 FINISH AND FRAME. PROVIDE BLOODING AND POWER AS SCHEDULE.
- 16.10 SIGN BY OTHER.
- 16.02 CENTER LIGHT FIXTURE OVER DOOR.



1 Rear Elevation
A4.1 1/4" = 1'-0"



2 Right Elevation
A4.1 1/4" = 1'-0"

Finish Schedule - Exterior			
Tag	Description	Manufacturer	Model
EP-01	Building Finish	Shaw-Wallace	Sty 7028 Tony Tugue
EP-08	Decorative Exterior EPS	Shaw-Wallace	Sty 7008 Terry White
AM-01	View Point Metal Panel System	Aluclad	Aluclad R - Titanium
AC-02	Acoustic Acoust Blank	Shaw-Wallace	Cool Matrix Acoust Blank M-02.028 Barn
AC-03	Acoust "Vee"	Shaw-Wallace	Sty 7875 Swadish
BT-01	Cultural Stone Veneer Panels	Endcrete Stone	Komplete Collection



DENNY'S ELEVATION PLAN

SHEET 7 OF 8

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



22910 Marlene Hill Ardaga Rd. Ste. 0527
Martinez, CA 94563 Contact: Scott Benson
T: 951.818.8842 sbenson@senegy.com

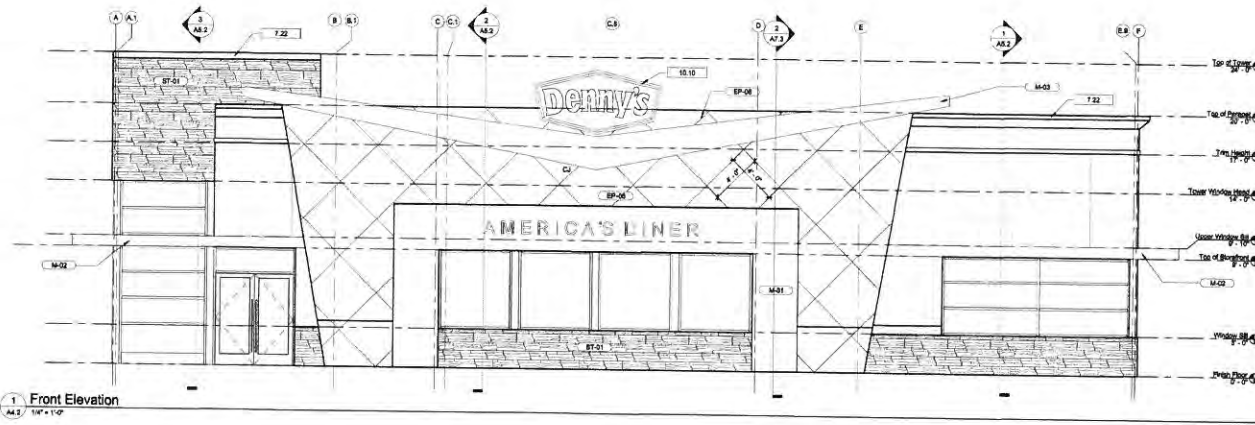
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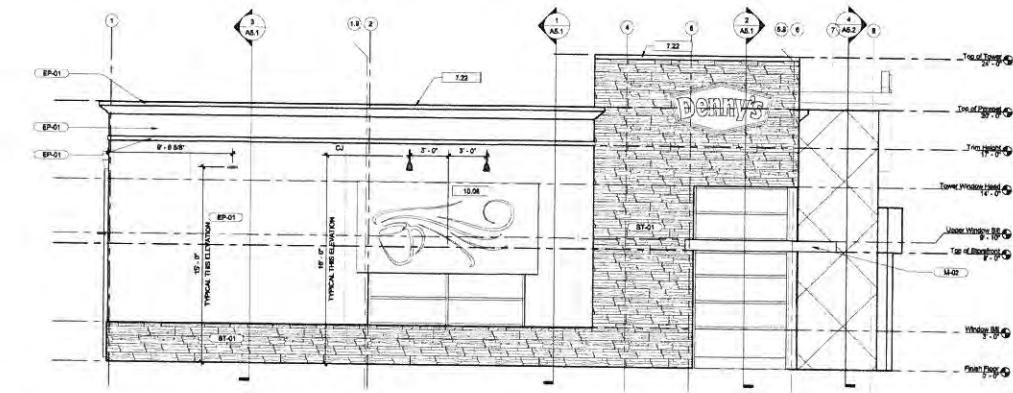
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BENTON CROSSING

S.E.C OF HWY. 79 & BENTON ROAD.
WINCHESTER, CA



1 Front Elevation
A4.3 1/4" = 1'-0"



2 Left Elevation
A4.3 1/4" = 1'-0"

Finish Schedule - Exterior			
Tag	Description	Manufacturer	Note
EP-01	Building Field	Sherrin-Williams	SW 7256 Tony Tape
EP-04	Clamnet Coated EPS	Sherrin-Williams	SW 7026 Peary White
M-01	View Panel Metal Panel System	Alupanel	Alupanel 87 - Thin-Lite
M-02	Metal Accent Band	Sherrin-Williams	Color Match Marlin Stainless ANGL228 Band
M-03	Stone Trim	Sherrin-Williams	SW 1972 Basalt
BT-01	Cultured Stone Veneer Panels	Elaborate Stone	Interlock Clifftown

A4 SERIES GENERAL NOTES

- A. PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVERS, ETC.
- C. PROVIDE BLOCKING BEHIND ALL SIGNINGS TO ENSURE A 300 LB PULL OUT OR BETTER.
- D. ALL UTILITY HOSES (ELECTRICAL PANELS, GAS METERS, ETC.) ARE TO BE PAINTED TO MATCH EXISTING FINISHES BY THE LOCAL UTILITY COMPANY.
- E. DOWNSPUTS AND GUTTERS TO BE PERFORMED AND PREFINISHED COLOR ???
- F. ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PERFORMED AND PREFINISHED WHERE POSSIBLE.
- G. ALL DOORS AND WINDOWS SHALL BE ??? ANODIZED ALUMINUM WITH ??? GLASS.
- H. CALK LINE AROUND WINDOWS AND DOOR SHALL BE 3/8" WIDE.
- I. EXTERIOR WALL FINISH TO BE METALLED IN STIC? ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- J. INSTALL PANZER REINFORCING PER MANUFACTURER'S INSTRUCTION BEHIND ALL EPS FINISHES AS REQUIRED.
- K. DRIVIT REPRESENTATIVE CONTACT INFORMATION:
RD WEST
CIRCLE SUPPLY
1-800-227-0040
370841-0025
EDW@CIRCLEINC.COM
- L. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED REFER TO ELECTRICAL DRAWINGS.
- M. ABBREVIATION 'CJ' DENOTES CONTROL JOINT.

KEYNOTES

- T.22 PREFINISHED ALUMINUM CORING CAP WITH CONTINUOUS SLOPE TO DRAIN TO ROOF. TYP.
- 10.08 AVOIDING AND FINISH, PROVIDE BLOCKING AND POWER AS REQUIRED FOR INSTALLATION. REFER TO FINISH SCHEDULE.
- 15.10 SIGN BY OTHERS.



DENNY'S ELEVATION PLAN

SHEET 8 OF 8

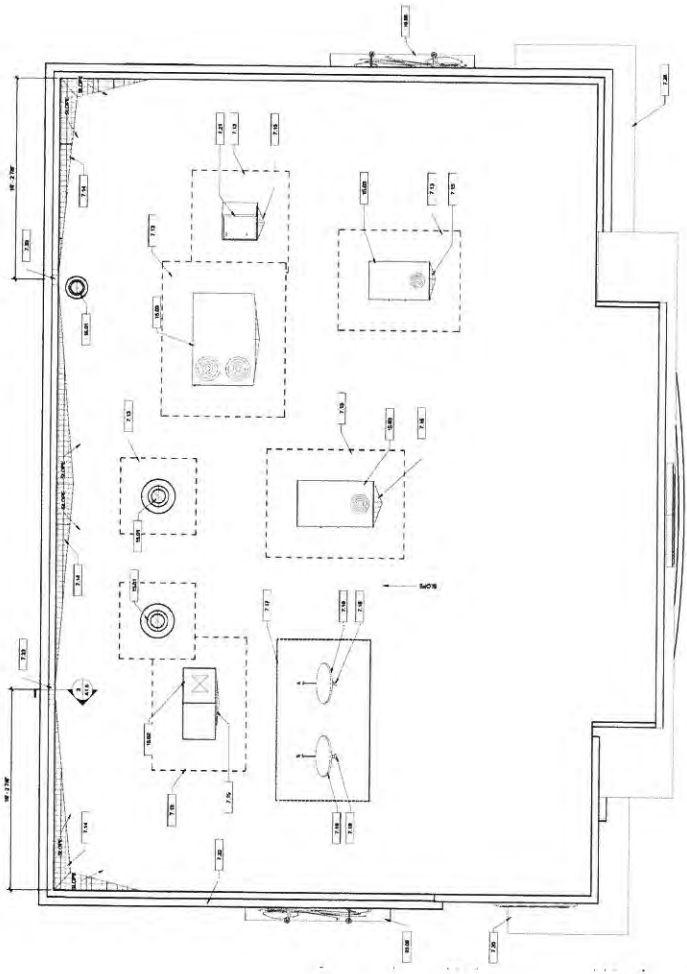
DATE	REVISIONS
3/31/13	FIRST COUNTY SUBMITAL



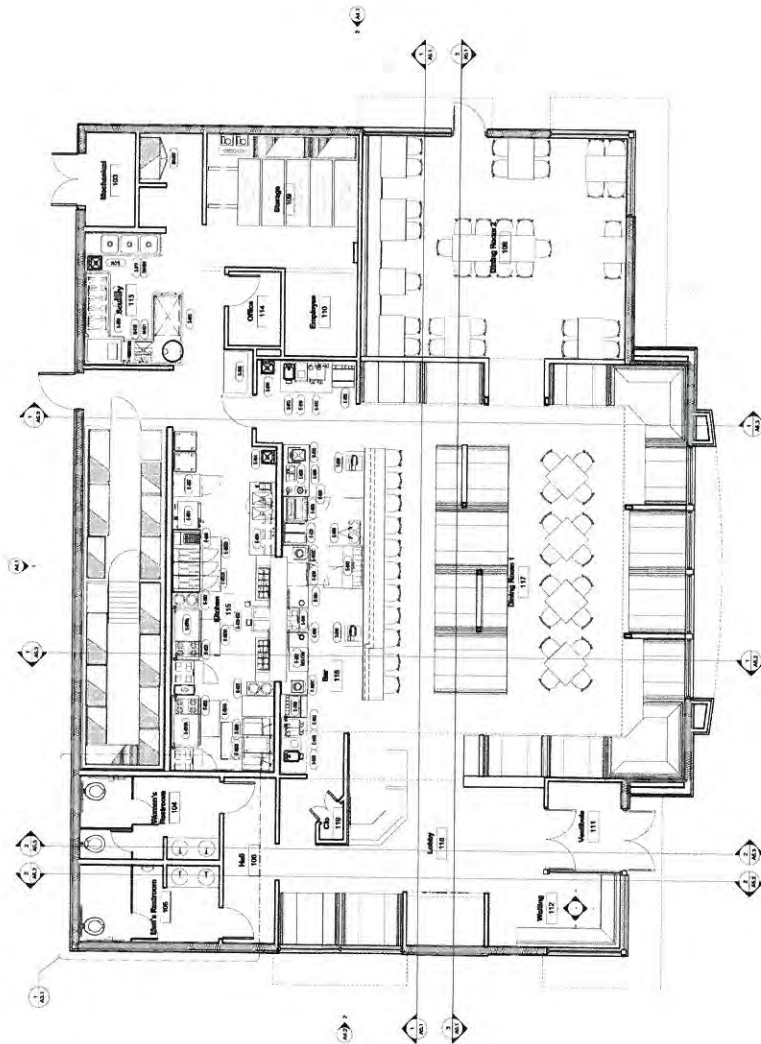
14-005
29915 Murietta Hill Dr. #1000
Murietta, CA 92463 Contact: Scott Benson
T.818.818.0640 sbenson@senergy.com

A-4.2

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2 Roof Plan
A4.0 / NO SCALE



1 Floor Plan
A4.0 / NO SCALE



SHEET 6 OF 8

DENNY'S FLOOR / ROOF PLAN

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



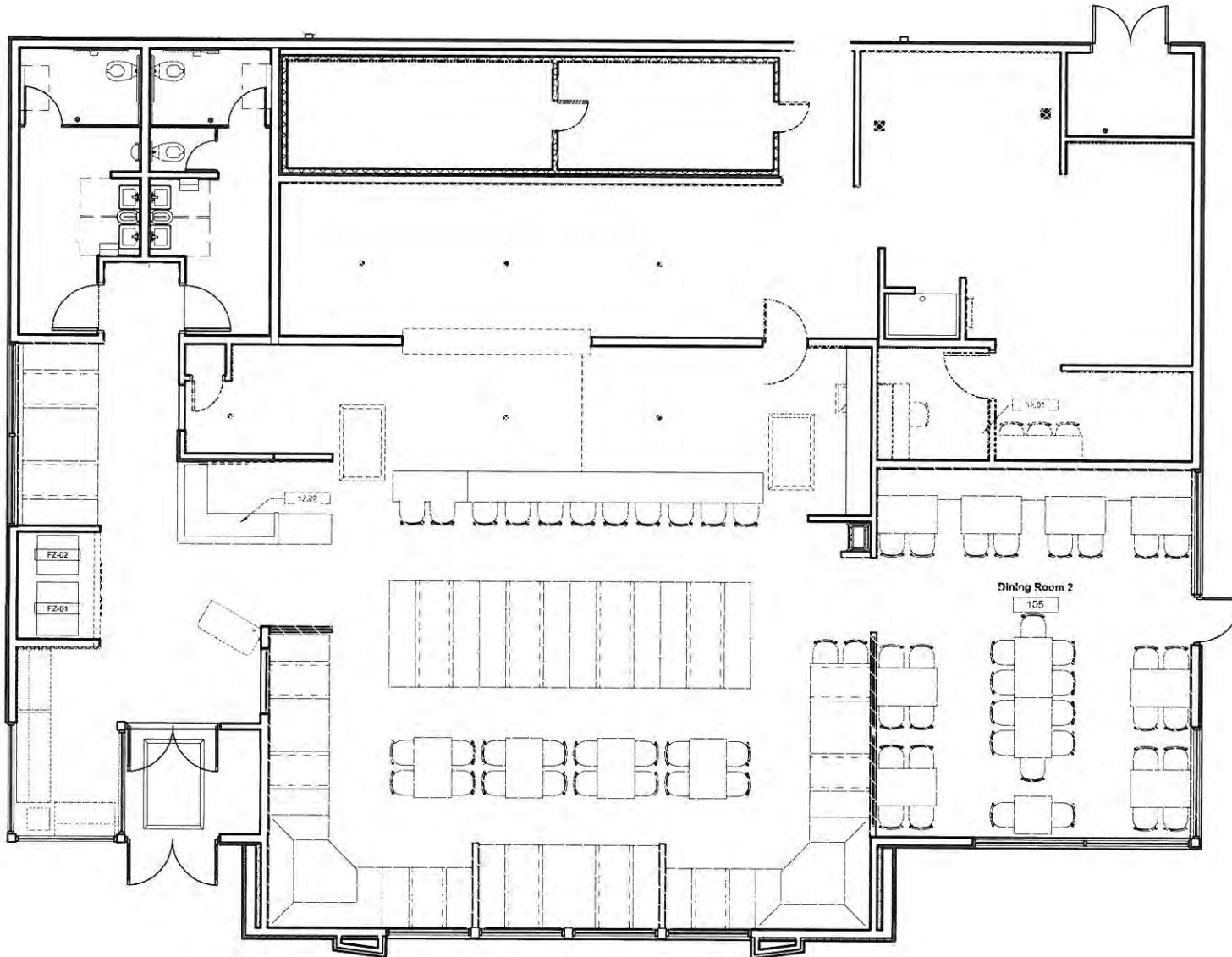
PLANNING * DESIGN * CONSTRUCTION

29910 Marlene Hill Springs Rd., Ste. G521
Murietta, CA 92563 Contact: Scott Barone
T.951.618.0840 sbarone@senecy.com

BENTON CROSSING
S.E.C OF HWY. 79 & BENTON ROAD,
WINCHESTER, CA

14-005

A-4.0



OCCUPANCY CALCULATIONS

ASSEMBLY AREAS	TOT. SQ. FT.	MAXIMUM OCCUPANTS*	SEAT COUNT
DINING AREAS (1 & 2) (LESS CONCERNED USE) 15 SQ.FT. PER OCCUPANT	1757	117	117
KITCHENS & STAFF AREAS 100 SQ.FT. PER OCCUPANT	1145	12	—
OFFICES 100 SQ.FT. PER OCCUPANT	132	2	—
STORAGE (COOLER/FREEZER) 300 SQ.FT. PER OCCUPANT	220	1	—
WAITING 15 SQ.FT. PER OCCUPANT	200	14	—
ACCESSORY NON OCCUPIED AREAS(INCLUDES RESTROOMS)	315	—	—
TOTAL INTERIOR OCCUPANTS		146	117

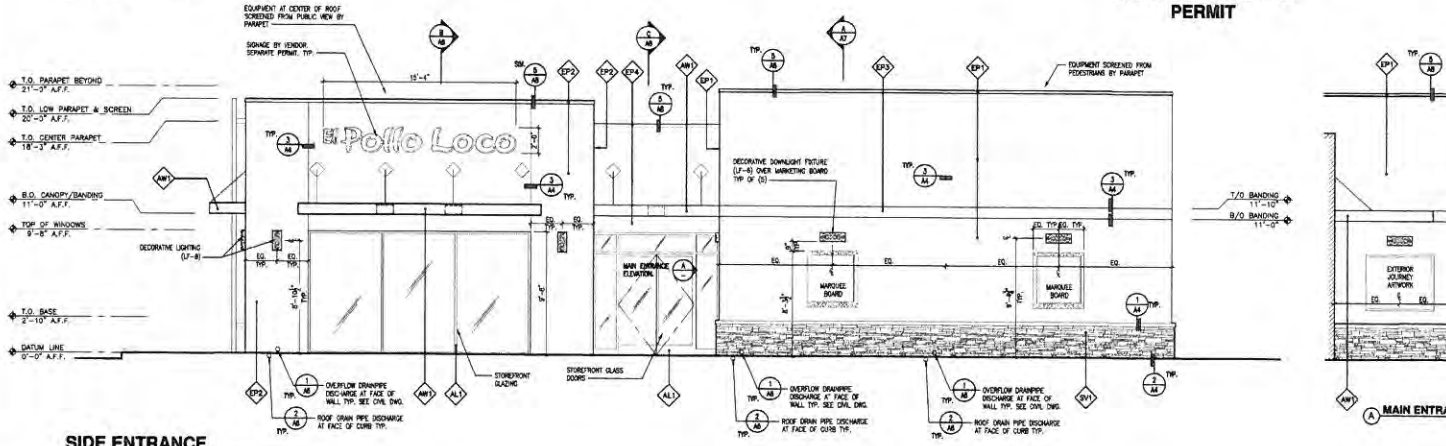
G.C. TO USE LOW PROFILE 8" CURBS

BENTON CROSSING

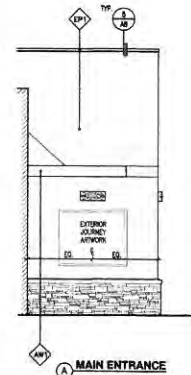
S.E.C OF HWY. 79 & BENTON ROAD, WINCHESTER, CA

MAIN ENTRANCE

SCALE 1/4" = 1'-0"

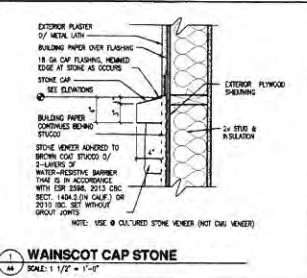
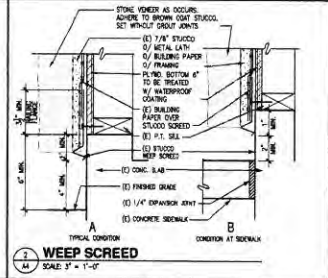
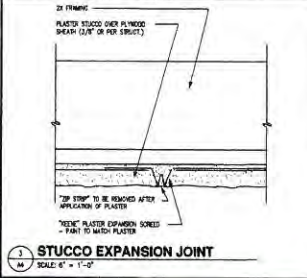
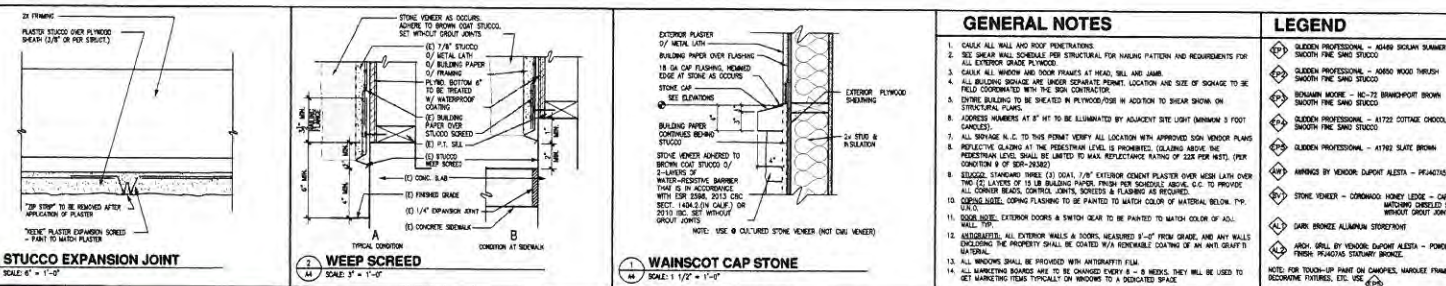


SIGNAGE SEPARATE PERMIT



SIDE ENTRANCE

SCALE 1/4" = 1'-0"



- GENERAL NOTES**
1. CHECK ALL WALL AND ROOF PENETRATIONS.
 2. SEE SHEAR WALL SCHEDULE FOR NAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLWOOD.
 3. CHECK ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
 4. ALL BUILDING BRIDGE ARE UNDER SEPARATE PERMIT. LOCATION AND SIZE OF BRIDGE TO BE FIELD COORDINATED WITH BRIDGE CONTRACTOR.
 5. EXTERIOR BUILDING TO BE SHEATHED IN PLYWOOD/OSB IN ADDITION TO SHEAR BRACK ON STRUCTURAL PLING.
 6. ADDRESS NUMBERS AT 8' HT. TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 3 FOOT CANNEL).
 7. ALL SPRING N.C. TO THIS POINT VERIFY ALL LOCATION WITH APPROVED SIGN VENDOR PLANS.
 8. REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED. (GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO WALL REFLECTANCE RATING OF 22% PER IESNA). (PER CONDITION 8 OF BOR-1930)
 9. SLOTTED STAINLESS STEEL (3) 3/8" DIA. 1/8" EXTERIOR GROUT PLASTER OVER WASH LATH OVER TWO (2) LAYERS OF 1/2" BLDG BRIDGE FROM PER SCHEDULES ABOVE. (C-1) PROVIDE ALL CORNER BRASS, CORNER JOINTS, SPORES & FLASHING AS REQUIRED.
 10. GROUT JOINTS, CORNER FLASHING TO BE PAINTED TO MATCH COLOR OF MATERIAL BELOW. TYP. U.S.G.
 11. GROUT JOINTS, EXTERIOR DOORS & SWITCH GEAR TO BE PAINTED TO MATCH COLOR OF ADJ. WALL. TYP.
 12. UNDESIRABLE ALL EXTERIOR WALLS & DOORS WEATHERED 8'-0" FROM GRADE, AND ANY WALLS ENCLAVING THE PROPERTY SHALL BE COATED W/VA RECOGNIZABLE COATING OF AN ANTI-CRACK FLEXION.
 13. ALL WINDOWS SHALL BE PROVIDED WITH ANTI-RAY-FILM.
 14. ALL MARKETING BOARDING TO BE CHANGED EVERY 8 - 9 MONTHS. THEY WILL BE USED TO SET MARKETING THEM. TYPICALLY ON WINDOWS TO A SCHEDULED SPACE.

- LEGEND**
- 1. GLENN PROFESSIONAL - A4469 BROWN SHAMBER SMOOTH FINE SAND STUCCO
 - 2. GLENN PROFESSIONAL - A0650 WOOD TROUGH SMOOTH FINE SAND STUCCO
 - 3. BROWN MOORE - MC-72 BRANCO-PORT BROWN SMOOTH FINE SAND STUCCO
 - 4. GLENN PROFESSIONAL - A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO
 - 5. GLENN PROFESSIONAL - A1792 SLATE BROWN
 - 6. MARKING BY VENDOR DUPONT ALESTA - REFRACTIVE SIGNATURE BRONZE
 - 7. STONE VENEER - CONWOOD HONEY LEASE - CHANNEL WITH METAL WINDOW UNCLED STEEL BELL SET WITHOUT GROUT JOINTS. E.C. ESR-2588
 - 8. DARK BRONZE ALUMINA STOREFRONT
 - 9. ARCH. GRILL BY VENDOR DUPONT ALESTA - POWER COATING FACTORY FROM PHOENIX STADIUM BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CHAMFER, MARQUEE FRAME BRASS, METAL DECORATIVE FIXTURES, ETC. SEE [Symbol]



EL POLLO LOCO ELEVATION PLAN

DATE	REVISIONS
3/21/13	FIRST COUNTY SUBMITTAL



14-005

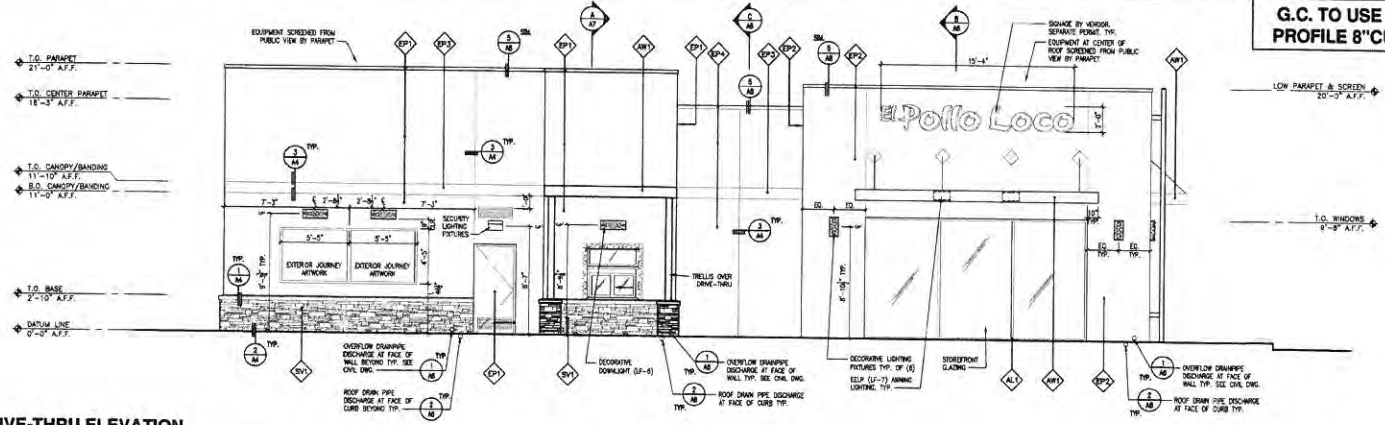
A-3.1

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

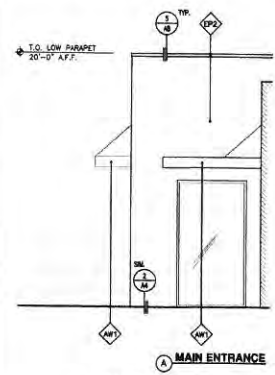
BENTON CROSSING

S.E.C OF HWY. 79 & BENTON ROAD,
WINCHESTER, CA

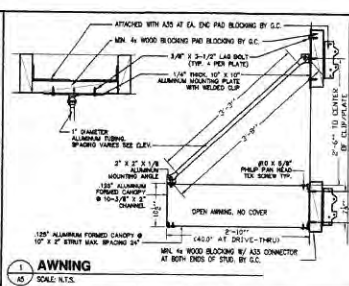
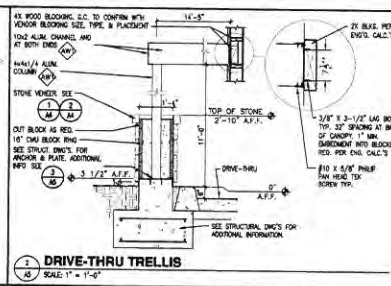
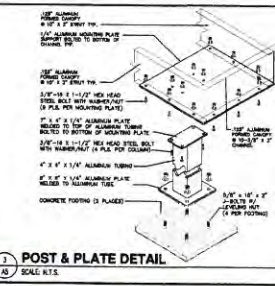
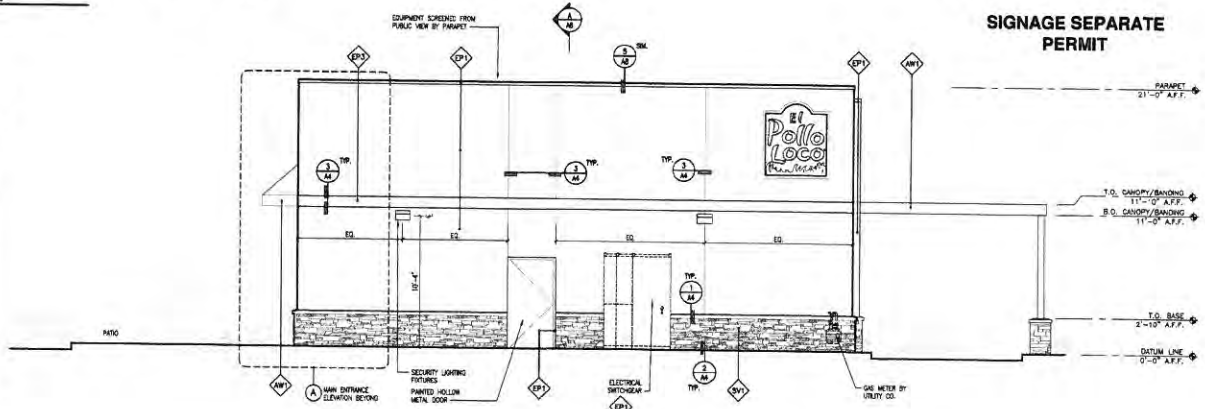
G.C. TO USE LOW PROFILE 8" CURBS



DRIVE-THRU ELEVATION
SCALE 1/4" = 1'-0"



BACK ELEVATION
SCALE 1/4" = 1'-0"



GENERAL NOTES

- SEE A4.

LEGEND

- GLIDDEN PROFESSIONAL - 40489 SOLAR SUMMER SMOOTH FINE SAND STUCCO
 - GLIDDEN PROFESSIONAL - AMAN WOOD THROUGH SMOOTH FINE SAND STUCCO
 - BENJAMIN MOORE - HC-72 BRANCHFORD BROWN SMOOTH FINE SAND STUCCO
 - GLIDDEN PROFESSIONAL - #1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO
 - GLIDDEN PROFESSIONAL - #1792 SLATE BROWN
 - FININGS BY VENDOR DUPONT ALESTA - PHENASTA STAINARY BRONZE
 - STONE VENEER - CORONADO HONEY LEDES - CHANNEL VENE WITH MATCHING CHISELED STONE BALL SET VENEER BRIST JEWELL, ICC: ESR-2588
 - DARK BRONZE ALUMINUM STOREFRONT
 - ARCAL ORILL BY VENDOR DUPONT ALESTA - POWDER COATING FINISH PHENASTA STAINARY BRONZE
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL, DECORATIVE FEATURES, ETC. USE (P)



EL POLLO LOCO ELEVATION PLAN

DATE	REVISIONS
3/31/13	FIRST COUNTY SUBMITTAL

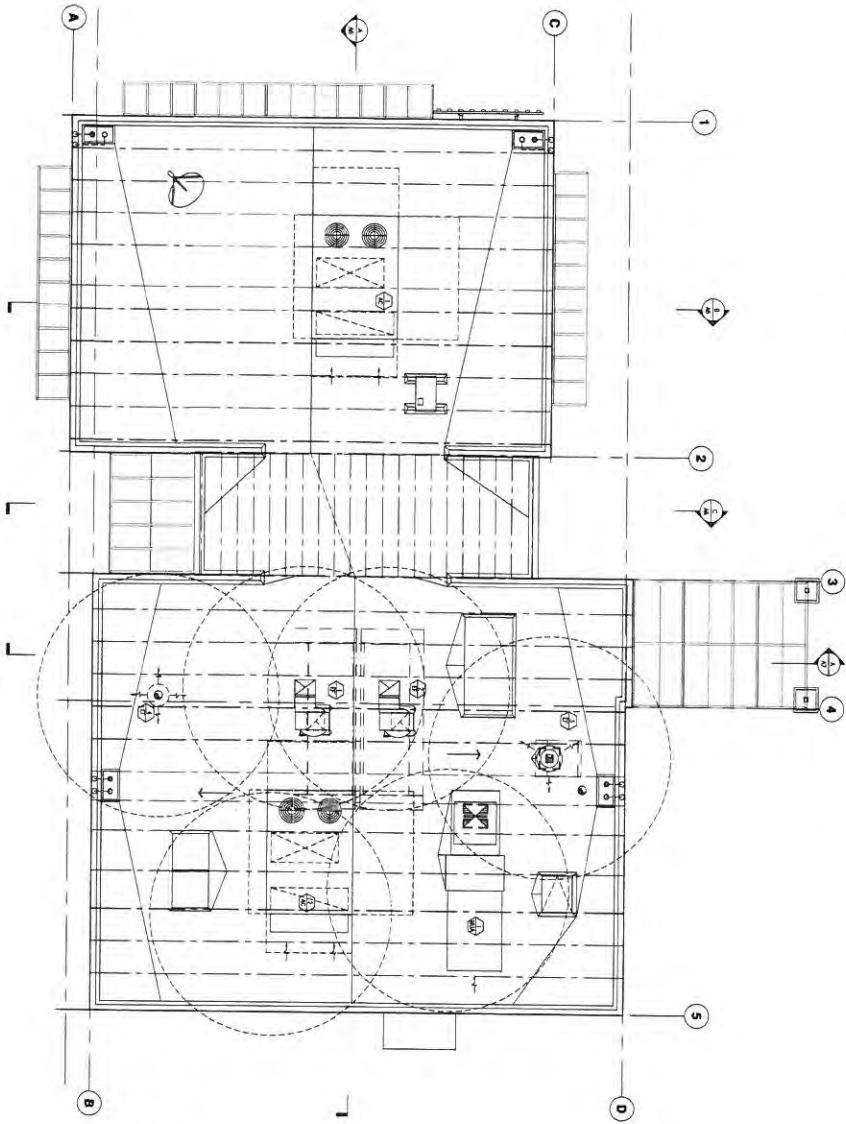


PLANNING * DESIGN * CONSTRUCTION

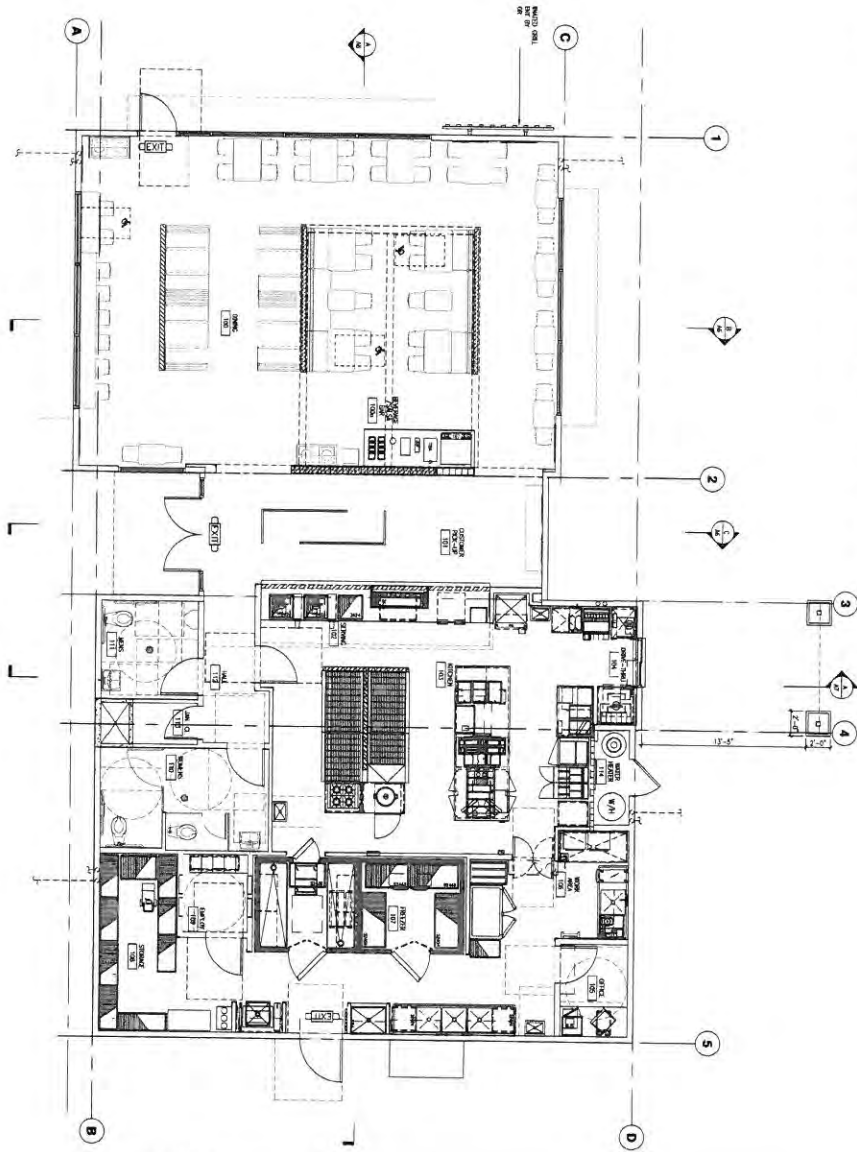
14-005

A-3.2

THE INFORMATION SHOWN ON THIS PLAN IS THE PROPERTY OF SEENERGY, INC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SEENERGY, INC.



2 Roof Plan
A3.0 / NO SCALE



2 Floor Plan
A3.0 / NO SCALE



EL POLLO LOCO FLOOR / ROOF PLAN

SHEET 3 OF 8

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



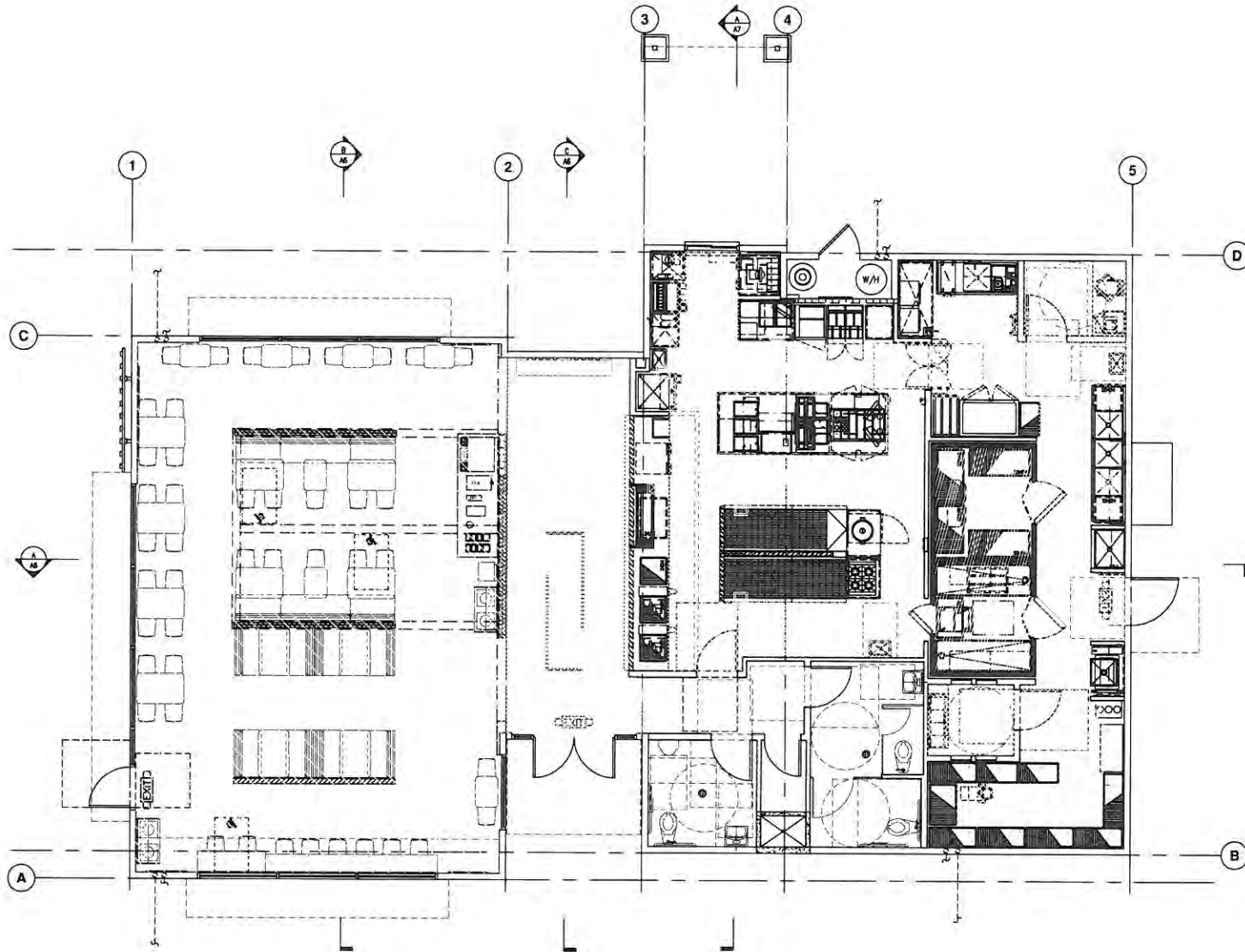
29910 Murietta Hill Springs Rd. #14-021
Murietta, CA 92563 Contact: Scott Barone
T.951.818.9649 sbarone@senenergy.com

BENTON CROSSING
 S.E.C OF HWY. 79 & BENTON ROAD.
 WINCHESTER, CA

14-005

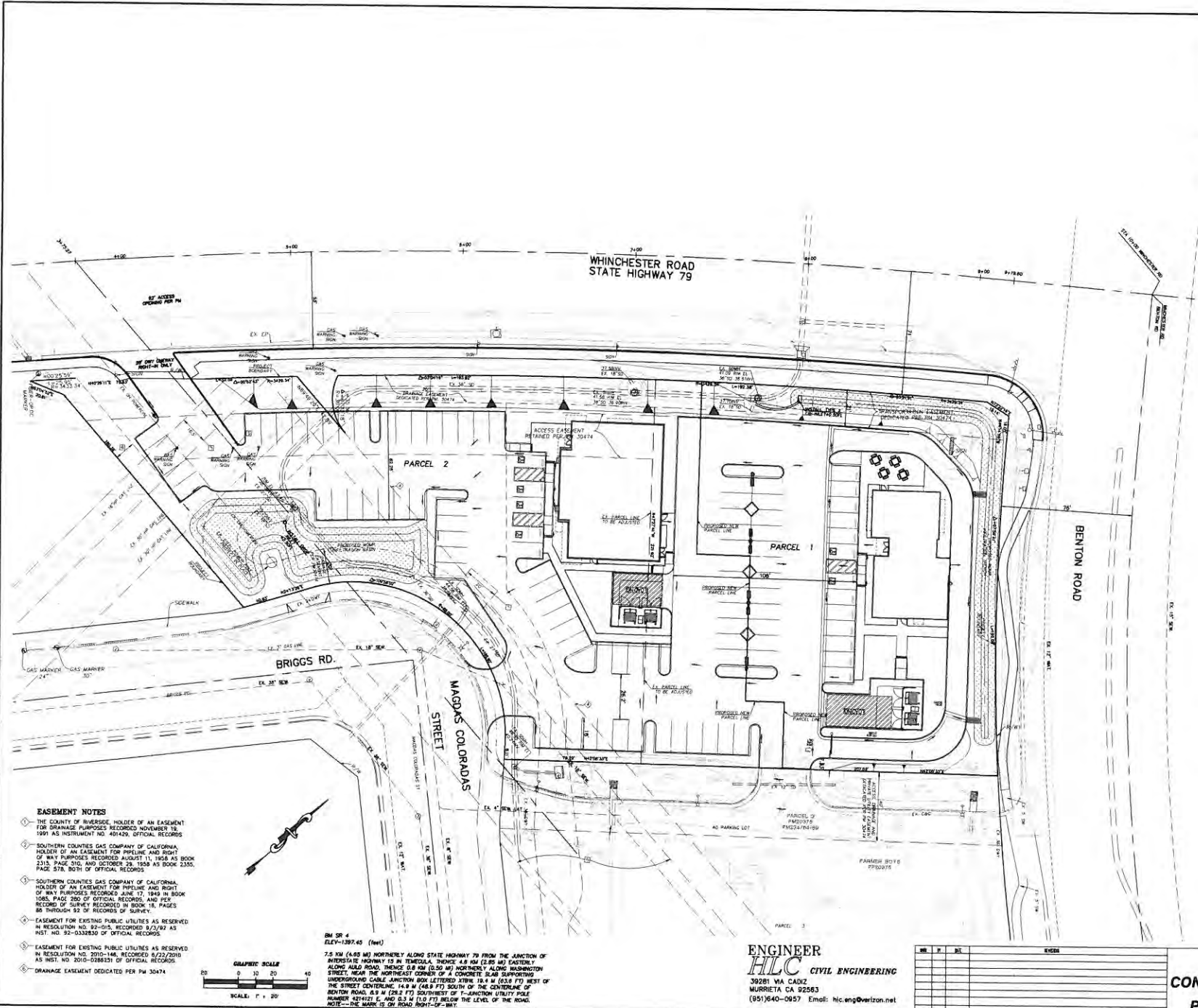
A-3.0

THESE PLANS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SENERGY IS PROHIBITED.



OCCUPANCY CALCULATIONS

ASSEMBLY AREAS	TOT. SQ. FT.	MINIMUM OCCUPANTS	SEAT COUNT
DINING AREAS (1 & 2) (USE ENCLOSURE (S) 7) 15 SQ.FT. PER OCCUPANT	1,040	70	70
KITCHENS & STAFF AREAS 100 SQ.FT. PER OCCUPANT	575	6	—
OFFICES 100 SQ.FT. PER OCCUPANT	73	1	—
STORAGE (COOLER/FREEZER) 300 SQ.FT. PER OCCUPANT	114	1	—
WAITING 100 SQ.FT. PER OCCUPANT	264	3	—
ACCESSORY NON OCCUPIED AREAS(INCLUDING RESTROOMS)	229	—	—
TOTAL INTERIOR OCCUPANTS		81	70



- EASEMENT NOTES**
- 1. THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 401429, OFFICIAL RECORDS
 - 2. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINE AND RIGHT-OF-WAY PURPOSES RECORDED AUGUST 11, 1958 AS BOOK 2315, PAGE 292, AND OCTOBER 29, 1959 AS BOOK 2355, PAGE 578, BOTH OF OFFICIAL RECORDS
 - 3. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINE AND RIGHT-OF-WAY PURPOSES RECORDED JUNE 17, 1949 IN BOOK 1085, PAGE 290 OF OFFICIAL RECORDS AND RECORDED OF SURVEY RECORDED IN BOOK 18, PAGES 69 THROUGH 92 OF RECORDS OF SURVEY.
 - 4. EASEMENT FOR EXISTING PUBLIC UTILITIES AS RESERVED IN RESOLUTION NO. 87-015, RECORDED 9/2/82 AS INST. NO. 82-028583 OF OFFICIAL RECORDS.
 - 5. EASEMENT FOR EXISTING PUBLIC UTILITIES AS RESERVED IN RESOLUTION NO. 2010-146, RECORDED 8/22/2010 AS INST. NO. 2010-0286231 OF OFFICIAL RECORDS.
 - 6. DRAINAGE EASEMENT DEDICATED PER PM 35474



BM 504
ELEV=1397.45 (NAVD)

7.5 KM (4.65 MI) NORTHERLY ALONG STATE HIGHWAY 79 FROM THE JUNCTION OF INTERSTATE HIGHWAY 15 IN TEMECULA, THENCE 4.8 KM (3.00 MI) EASTERLY ALONG ALD ROAD, THENCE 6.8 KM (4.20 MI) NORTHERLY ALONG WASHINGTON STREET, NEAR THE NORTHEAST CORNER OF A CONCRETE SLAB SUPPORTING UNDERGROUND CABLE JUNCTION BOX (LETTERED STR 18.4 M (60.5 FT) WEST OF THE STREET CENTERLINE, 14.9 M (48.9 FT) SOUTH OF THE CENTERLINE OF BENTON ROAD, 8.9 M (29.2 FT) SOUTHWEST OF T-JUNCTION UTILITY PILE NUMBER 424121 E, AND 0.3 M (1.0 FT) BELOW THE LEVEL OF THE ROAD. NOTE--THE MARK IS ON ROAD, RIGHT-OF-WAY.

ENGINEER
HLC
CIVIL ENGINEERING

39281 VIA CADIZ
MURRIETA CA 92563
(951)640-0957 Email: hlc_eng@verizon.net

NO.	DATE	REVISION

THOMAS BROS. MAP COORDINATES
PAGE 826, 81

CONCEPTUAL GRADING EARTHWORK
DWN 3300 CY
FILL 3300 CY

TOPO SOURCE
FIELD SURVEY BY DJ SURVEY 2015

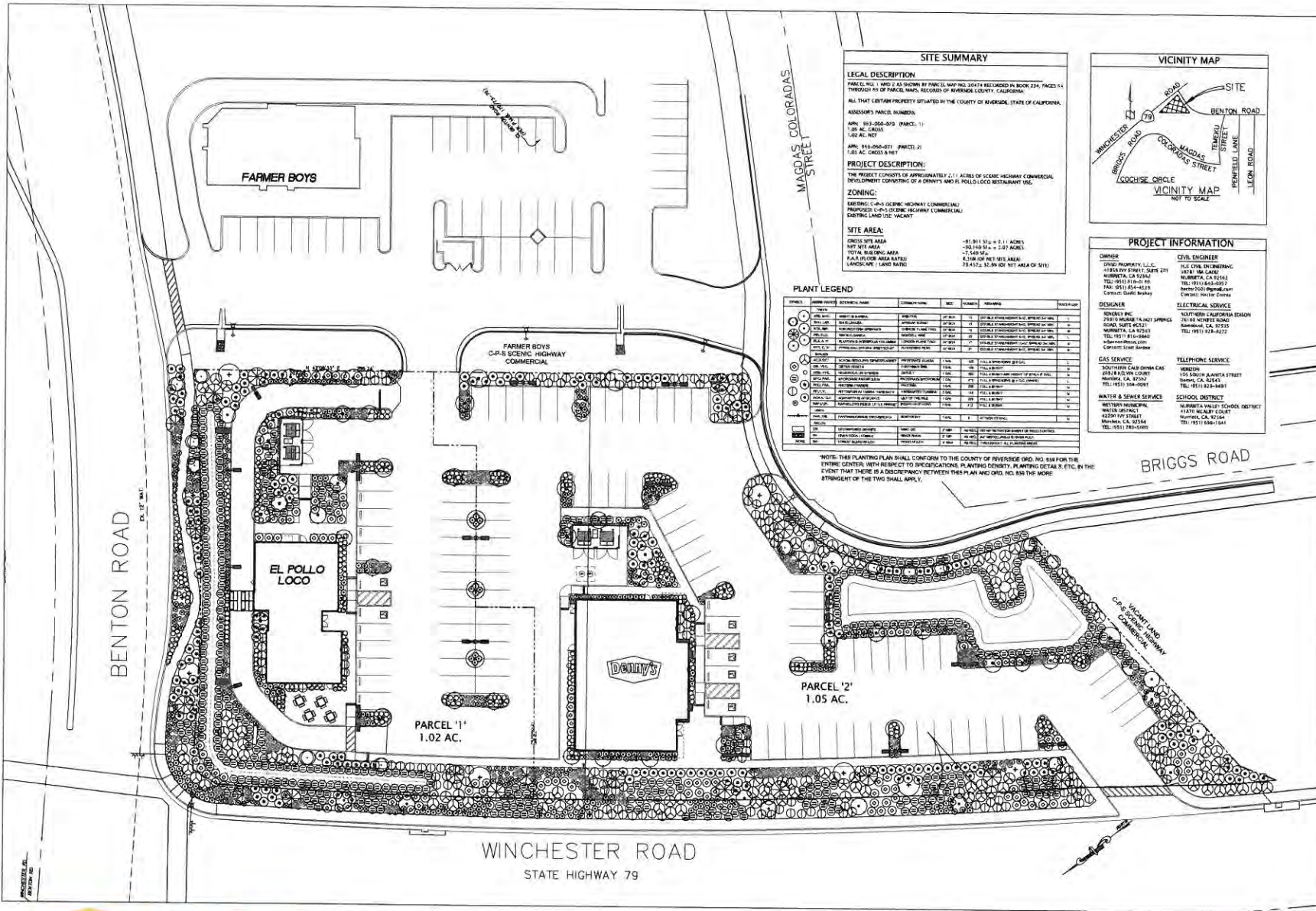
APPLICANT/OWNER
DMSD Restaurants, Inc.
ATTN: Mr. Donal Buehler
41856 Ivy Street, Suite 201
Murrieta, CA 92562

ASSESSOR'S PARCEL NUMBERS
PARCEL 1: 863-260-070
1.09 AC NET
1.02 AC GROSS
PARCEL 2: 863-090-071
1.09 AC NET AND GROSS

LEGAL DESCRIPTION
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 30474 RECORDED IN BOOK 124, PAGES 64 THROUGH 69 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PREPARED MARCH 31, 2015

**BENTON CROSSING
CONCEPTUAL GRADING PLAN
PLOT PLAN**



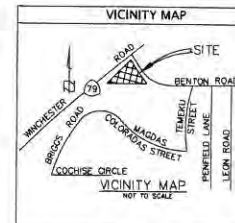
SITE SUMMARY

LEGAL DESCRIPTION:
 PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 20174 RECORDED IN BOOK 234, PAGES 14 THROUGH 16 OF PARCEL MAP, RECORD OF BUREAU COUNTY, CALIFORNIA.
 ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF BUREAU, STATE OF CALIFORNIA, ASSASSOR'S PARCEL NUMBER:
 APN: 813-050-010 (PARCEL 1)
 1.02 AC. CROSS STREETS
 APN: 813-050-021 (PARCEL 2)
 1.05 AC. CROSS STREETS

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF APPROXIMATELY 2.11 ACRES OF SCENIC-HIGHWAY COMMERCIAL DEVELOPMENT CONSISTING OF A DENNY'S AND EL POLLO LOCO RESTAURANT USE.

ZONING:
 EXISTING: C-P-S SCENIC-HIGHWAY COMMERCIAL
 PROPOSED: C-P-S SCENIC-HIGHWAY COMMERCIAL
 EXISTING LAND USE: VACANT

SITE AREA:
 TOTAL SITE AREA: 31,913.11 SQ. FT. = 0.73 ACRES
 TOTAL LOT AREA: 23,149.54 SQ. FT. = 0.53 ACRES
 TOTAL BUILDING AREA: 6,238.00 SQ. FT. = 0.14 ACRES
 LANDSCAPE (LAND NATED): 23,432.32 SQ. FT. = 0.54 ACRES (NET AREA OF SITE)



PROJECT INFORMATION

OWNER:
 TUNNEY PROPERTY, L.L.C.
 41858 HWY 99, SUITE 231
 MURFET, CA 92542
 TEL: 951-818-0100
 FAX: 951-818-0100
 CONTACT: SHARON BARKER

CIVIL ENGINEER:
 JULE C. WILSON, ENGINEERING
 1000 W. MAIN ST., SUITE 210
 MURFET, CA 92542
 TEL: 951-818-0100
 CONTACT: SHARON BARKER

DESIGNER:
 SENERGY INC.
 2810 MONTE AGUIA SPRINGS
 SUITE 100, RCT 1
 MURFET, CA 92542
 TEL: 951-818-0100
 www.senergy.com
 CONTACT: SHARON BARKER

ELECTRICAL SERVICE:
 NEFF HERR & ASSOCIATES
 1610 MONTE AGUIA
 MURFET, CA 92542
 TEL: 951-818-0100

GAS SERVICE:
 SOUTHERN CALIFORNIA GAS
 100 SOUTH QUANTA STREET
 MURFET, CA 92542
 TEL: 951-818-0100

TELEPHONE SERVICE:
 WENTON
 100 SOUTH QUANTA STREET
 MURFET, CA 92542
 TEL: 951-818-0100

WALTER & SENEY SERVICES:
 WENTON
 100 SOUTH QUANTA STREET
 MURFET, CA 92542
 TEL: 951-818-0100

SCHOOL DISTRICT:
 MURFET VALLEY - SCHOOL DISTRICT
 100 SOUTH QUANTA STREET
 MURFET, CA 92542
 TEL: 951-818-0100

PLANT LEGEND

SYMBOL	PLANT SPECIES	QUANTITY	NOTES
1	AGAVE SCHOTTII	10	PLANT IN GROUPING
2	AGAVE SPICATUS	10	PLANT IN GROUPING
3	AGAVE STRIPATUS	10	PLANT IN GROUPING
4	AGAVE SPINOSA	10	PLANT IN GROUPING
5	AGAVE SPINOSA	10	PLANT IN GROUPING
6	AGAVE SPINOSA	10	PLANT IN GROUPING
7	AGAVE SPINOSA	10	PLANT IN GROUPING
8	AGAVE SPINOSA	10	PLANT IN GROUPING
9	AGAVE SPINOSA	10	PLANT IN GROUPING
10	AGAVE SPINOSA	10	PLANT IN GROUPING
11	AGAVE SPINOSA	10	PLANT IN GROUPING
12	AGAVE SPINOSA	10	PLANT IN GROUPING
13	AGAVE SPINOSA	10	PLANT IN GROUPING
14	AGAVE SPINOSA	10	PLANT IN GROUPING
15	AGAVE SPINOSA	10	PLANT IN GROUPING
16	AGAVE SPINOSA	10	PLANT IN GROUPING
17	AGAVE SPINOSA	10	PLANT IN GROUPING
18	AGAVE SPINOSA	10	PLANT IN GROUPING
19	AGAVE SPINOSA	10	PLANT IN GROUPING
20	AGAVE SPINOSA	10	PLANT IN GROUPING

*NOTE: THIS PLANTING PLAN SHALL CONFORM TO THE COUNTY OF BUREAU ORD. NO. 188 FOR THE ENTIRE CENTER, WITH RESPECT TO SPECIFICATIONS, PLANTING DENSITY, PLANTING DETAILS, ETC. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THIS PLAN AND ORD. NO. 188 THE MORE STRINGENT OF THE TWO SHALL APPLY.

BENTON CROSSING
 S.E.C OF HWY. 79 & BENTON ROAD,
 WINCHESTER, CA



CONCEPTUAL LANDSCAPE PLAN

SHEET 2 OF 8

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



PLANNING * DESIGN * CONSTRUCTION

2810 Murfett Hill Springs Rd. Ste. 207
 Murfett, CA 92542 Contact: Sharon Barker
 951.818.0100 sbarker@senergy.com

14-005

LS-1

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- 3.2.2. *Establishment of Review Process:* Provisions must be made for evaluation of proposed land use development situated within an airport influence area relative to the compatibility criteria set forth in the *Compatibility Plan*.
- (a) Even if the land use designations in a general plan have been deemed consistent with the *Compatibility Plan*, evaluation of the proposed development relative to the land use designations alone is usually insufficient. General plans typically do not contain the detailed airport land use compatibility criteria necessary for a complete compatibility evaluation of proposed development.
 - (b) Local jurisdictions have the following choices for satisfying this evaluation requirement:
 - (1) Sufficient detail can be included in the general plan and/or referenced implementing ordinances and regulations to enable the local jurisdiction to assess whether a proposed development fully meets the compatibility criteria specified in the applicable compatibility plan (this requires both that the compatibility criteria be identified and that project review procedures be described);
 - (2) The ALUC's compatibility plan can be adopted by reference (in this case, the project review procedure must be described in a separate instrument presented to and approved by the ALUC); and/or
 - (3) The general plan can indicate that all major land use actions, as listed in Policy 1.5.3 or otherwise agreed to by the ALUC, shall be referred to the Commission for review in accordance with the policies of Section 2.3.

3.3. Special Conditions

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

- (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).

2.3 *Industrial/Commercial Area*: The following usage intensity criteria shall apply:

(a) In *Compatibility Zone B1*:

- (1) An average of 40 people per acre shall be allowed on a site, and up to 80 people shall be allowed to occupy any single acre of the site.
- (2) If the percentage of qualifying open land on the site (see Countywide Policy 4.2.4) is increased from 30 percent to at least 35 percent, the site shall be allowed to have an average of up to 45 people per acre, and any single acre shall be allowed to have up to 90 people per acre.
- (3) If the percentage of qualifying open land on the site is increased to 40 percent or more, the site shall be allowed to have an average of up to 50 people per acre, and any single acre shall be allowed to have up to 100 people per acre.

(b) In *Compatibility Zone C*:

- (1) An average of 80 people per acre shall be allowed on a site, and up to 160 people shall be allowed to occupy any single acre of the site.
- (2) If the percentage of qualifying open land on the site is increased from 20 percent to at least 25 percent, the site shall be allowed to have an average of up to 90 people per acre, and any single acre shall be allowed to have up to 180 people per acre.
- (3) If the percentage of qualifying open land on the site is increased to 30 percent or more, the site shall be allowed to have an average of up to 100 people per acre, and any single acre shall be allowed to have up to 200 people per acre.

(c) To the extent feasible, open land should be situated along the extended runway centerlines or other primary flight tracks.

CHAPTER 3 INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAPS

- (d) The above bonuses for extra open land on a site are in addition to the intensity bonuses for risk-reduction building design indicated in Table 2A. In both cases, incorporation of the features necessary to warrant the intensity bonuses is at the option of the land use jurisdiction (County of Riverside or City of Murrieta) and the project proponents and is not required by ALUC policy.
- 2.4 *Zone D Non-residential Intensities:* The criteria set forth in Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, the following usage criteria shall apply within Zone D: An average of 150 people per acre shall be allowed on a site, and up to 450 people shall be allowed to occupy any single acre of the site.
- 2.5 *Calculation of Concentration of People:* The provisions of Table C1 in Appendix C notwithstanding, retail sales and display areas or “showrooms” (excluding restaurants and other uses specifically identified separately from retail in Table C1), excluding those in buildings including restaurants or food service facilities, shall be evaluated as having an intensity in persons per square foot of one person per 170 gross square feet of building area without eligibility for a 50 percent reduction. If the building includes restaurants or food service facilities, such retail and display areas or “showrooms” shall be evaluated as having intensity in persons per square foot of one person per 115 square feet of gross floor area without eligibility for the 50 percent reduction. In no case shall intensity of retail and display areas be evaluated in such a manner as to be less than 17 percent more intense than similar areas devoted to office uses. For the purpose of this paragraph, a food service facility includes any establishment that is subject to retail food service inspections by the Department of Environmental Health, including restaurants; grocery stores; ice cream, yogurt, and juice stores; coffee shops; concessionaires; food courts; and take-out only facilities.

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 Monday, May 25 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 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: June 11, 2015

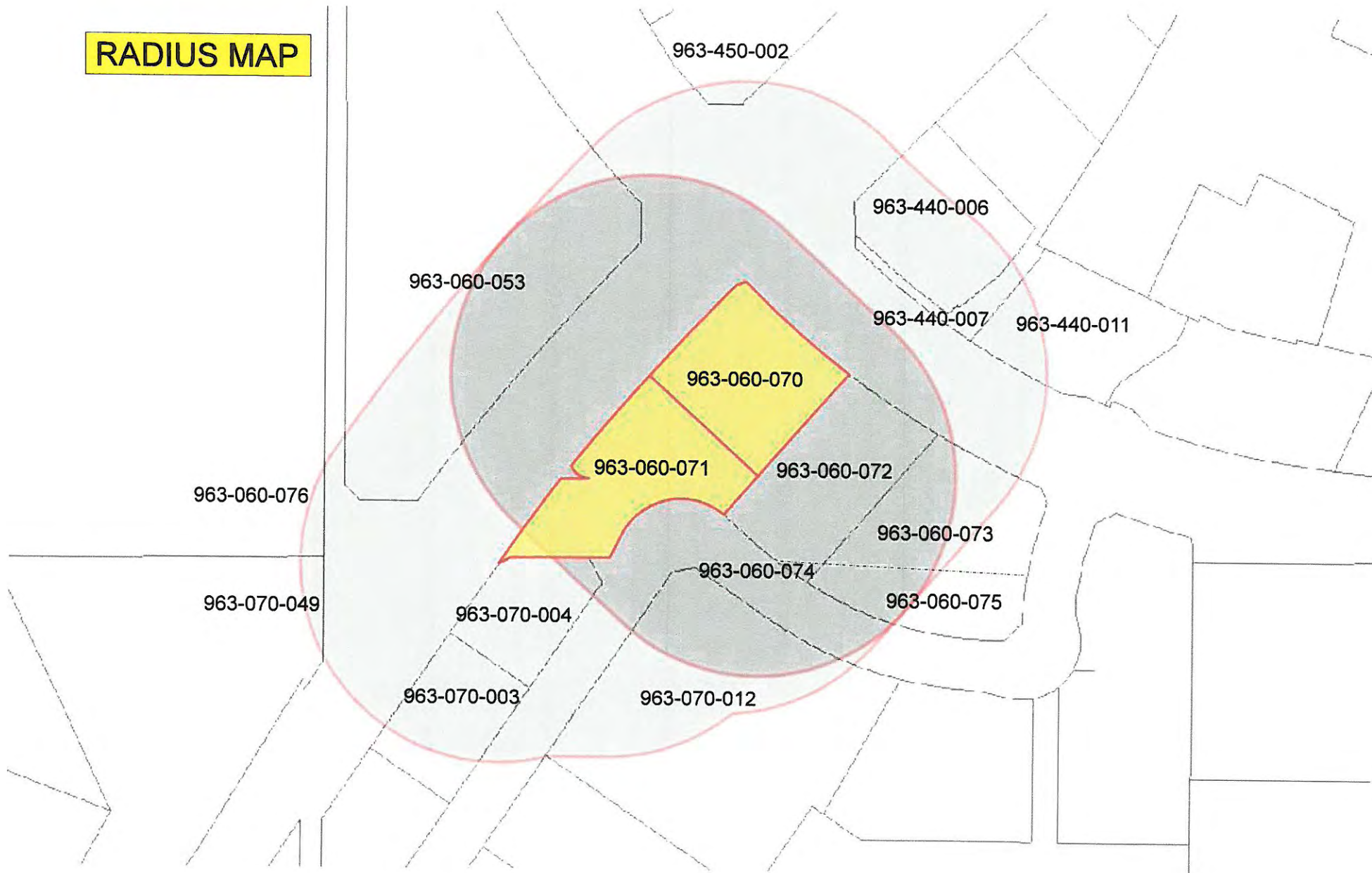
TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1062FV15 – DMSD Property, LLC (Representative: Scott Barone, Senergy, Inc.) - County of Riverside Case No.: PP25793 (Plot Plan). A proposal to establish a 4,565 square foot dine-in restaurant (Denny's) and a 2,975 square foot fast food restaurant (El Pollo Loco) with drive-through on two contiguous properties (Assessor's Parcel Numbers 963-060-070 and 963-060-071) with a combined net area of 2.06 acres (2.11 gross acres) located along the easterly side of Winchester Road (State Highway Route 79), southerly of Benton Road, northerly of Magdas Coloradas Street, and westerly of an existing Farmer Boys restaurant in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area)

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

RADIUS MAP



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

ALUC Identification No.

ZAP1062 FV15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 4/28/15
 Property Owner DMSD PROPERTY LLC Phone Number 951-816-0189
 Mailing Address 41856 IVY STREET SUITE 201
MURRIETA, CA 92562

Agent (if any) SCOTT BARONE - SENERGY INC Phone Number 951-816-9840
 Mailing Address 29910 MURRIETA HOT SPRINGS #G521
MURRIETA, CA 92563

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 NONE
 Assessor's Parcel No. 963-060-070-7 & 963-060-071-8 Parcel Size 2.06
 Subdivision Name _____ Zoning Classification CPS
 Lot Number PARCEL 1 & 2 PARCEL MAP NO. 30474

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

Proposed Land Use (describe) PROPOSED 4,320 SF DENNY'S RESTAURANT & 2,975 SF EL POLLO LOCO RESTAURANT WITH DRIVE THRU SITUATED ON APPROXIMATELY 2.06 ACRES. PROJECT TO INCLUDED SITE IMPROVEMENTS FOR PARKING, SIDEWALKS, SITE LIGHTING, LANDSCAPE, TRASH ENCLOSURES AND OTHER SITE AMENITIES AS NECESSARY FOR THE COMMERCIAL CENTER.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 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) 21 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1367.33 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 _____

F.V.
B1

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

County of Riverside

-

Plot Plan 25793

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

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 3.1 Director's Approvals. As authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, during the month of May, ALUC Director Ed Cooper reviewed five non-legislative cases proposing non-residential projects (two in the March Air Reserve Base/Inland Port Airport Influence Area, two in the Palm Springs International Airport Influence Area, and one in the Riverside Municipal Airport Influence Area) and issued determinations of consistency.

ZAP1028PS15 (Zone D, Palm Springs Intl. AIA) pertains to a Major Architectural application with the City of Palm Springs proposing development of a 96,567 square foot office, warehouse, and self-storage (mini-warehouse) facility, including one building with 3,936 square feet of office area and 9,208 square feet of warehouse space and four self-storage buildings with a total floor area of 82,936 square feet (including a 1,440 square foot office for the self-storage facility) on 4.8 acres located easterly of Gene Autry Trail and southerly of Tachevah Drive. The office/warehouse building would accommodate 39 people and the self-storage office an additional 7 people, while the self-storage units would not be regularly occupied. Federal Aviation Administration (FAA) obstruction evaluation review was required, and a Determination of No Hazard to Air Navigation was issued for Aeronautical Study No. 2015-AWP-4459-OE on May 4, 2015.

ZAP1117MA15 (Zone D, March AIA) pertains to Conditional Use Permit and Design Review applications with the City of Riverside proposing development of an 11,738 square foot retail tire store with eight service bays and a 2,200 square foot fast food restaurant with drive-thru on 2.12 acres located on the northerly side of Van Buren Boulevard, easterly of Prairie Way and westerly of Wood Road. (The conditional use permit is for the drive-thru.) Land use intensity is not restricted within Airport Compatibility Zone D of the March AIA. The site is located 18,360 feet from the northerly end of the runway at March, which has an elevation of 1,535 feet above mean sea level (AMSL). Any structures at this location with an elevation exceeding 1,720 feet AMSL would require FAA obstruction evaluation review. As the site elevation does not exceed 1,640 feet AMSL and the proposed buildings would not exceed 40 feet in height, FAA review for height/elevation reasons was not required.

ZAP1067RI15 (Zones D and E, Riverside Municipal AIA) pertains to a Design Review application with the City of Riverside proposing development of an 11,738 square foot retail tire store with eight service bays on 1.77 acres located at the southeasterly corner of Van Buren Boulevard and Colorado Avenue in the City of Riverside. While the site is located within Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area, staff determined that the entire proposed building is located within Compatibility Zone E. Land use intensity is not restricted within Airport Compatibility Zone E. The site is located 4,850 feet from the southerly end of Runway 16-32 at Riverside Municipal Airport, which has an elevation of 747.5 feet AMSL. Any structures at this location with an elevation exceeding 796 feet AMSL would require FAA obstruction evaluation review. The proposed building finished floor elevation is 748.34 feet AMSL and the building height is 25 feet, 4 inches for a top point elevation of 773.67 feet AMSL. As this level does not exceed 796 feet AMSL, FAA review for height/elevation reasons was not required.

ZAP1118MA15 (Zone E, March AIA) pertains to a Design Review application with the City of Riverside proposing development of two commercial buildings with a combined gross floor area of 6,608 square feet (including a freestanding Miguel's Jr. restaurant with drive-thru and a second building that would allow for a restaurant or coffee shop with drive-thru and retail uses) on a 2-acre site located along the southerly side of Van Buren Boulevard, easterly of Gamble Avenue and westerly of Fred Street. (The City case numbers include a conditional use permit for each drive-thru and a variance that is not height-related.) Land use intensity is not restricted within Airport Compatibility Zone E. The site is located more than 20,000 feet from the northerly end of the runway at March, which has an elevation of 1,535 feet above mean sea level (AMSL). FAA review for height/elevation reasons was not required, as the top point elevations of the proposed buildings would not exceed the elevation of the runway at March by more than 200 feet.

Finally, ZAP1029PS15 (Zone E, Palm Springs Intl. AIA) pertains to a Design Review application with the City of Cathedral City proposing development of a 4,994 square foot commercial building (for a "Mattress Firm" retail store) on a 0.58-acre site located along the southwesterly (southerly) side of East Palm Canyon Drive, northwesterly of Elks Drive and easterly of Cree Road. Land use intensity is not restricted within Airport Compatibility Zone E. The site elevation is lower than the elevation of the runway at its nearest point, and the top point of the proposed building would also be lower than the elevation of the runway. Therefore, FAA review for height/elevation reasons was not required.

Copies of the consistency letters and background documents are attached, for the Commission's information.

Y:\ALUC\ALUC Administrative Items\Admin. 2015\ADmin Item 06-11-15.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 6, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

Mr. Edward Robertson, Principal Planner
City of Palm Springs Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1028PS15
Related File No.: 3.3830 MAJ (Design Review)
APN: 677-260-054

Dear Mr. Robertson:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal to develop a 96,567 square foot office, warehouse, and self-storage (mini-warehouse) facility, including one building (Building "A") with 3,936 square feet of office area and 9,208 square feet of warehouse space and four self-storage buildings with a total floor area of 82,936 square feet (including a 1,440 square foot office for the self-storage facility), on a 4.5 acre project site located easterly of Gene Autry Trail and southerly of Tachevah Drive, in the City of Palm Springs.

The project is located in Airport Compatibility Zone D of the 2005 Palm Springs Airport Land Use Compatibility Plan, which limits land use intensity to 100 people per average acre and 300 people per single-acre. Based on the Building Code Method and the plans provided, Building "A" would accommodate up to 39 people, and the self-storage office an additional 7 people, for a total of 46. The self-storage units would not be regularly occupied. Under a worst-case scenario, assignment of one person to each 500 square feet of storage units would result in mini-warehouse occupancy of 163 persons, bringing the total occupancy to 209 persons. Based on the 4.5 acre site, this results in an average intensity of 46 people per acre, which is well within the Zone D average acre criterion of 100. Even if all of the buildings were located within a single-acre, the estimated occupancy of 209 people would still not exceed the single-acre criterion of 300.

The estimated elevation of Runway 13L-31R at its closest point to the project site (approximately 450 feet southerly of the northerly terminus) is approximately 442.62 feet above mean sea level (442.62 feet AMSL). At a distance of approximately 1,240 feet from the runway to the property line, FAA review would be required for any structures with top of roof exceeding 455.02 feet AMSL. The proposed maximum finished floor elevation is 439.0 feet AMSL and the project proposes a maximum building height of 21 feet for a total maximum elevation of 460.0 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review was required. Form 7460-1 was submitted online to oaaaa.faa.gov on April 13, 2015, and a Determination of No Hazard to Air Navigation for Aeronautical Study Number 2015-AWP-4459-OE was issued on May 4, 2015.

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

CONDITIONS:

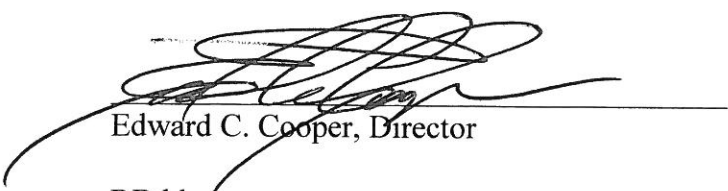
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, 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, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Assembly uses such as churches and theaters, retail uses, and uses serving vulnerable occupants such as children's schools, hospitals, nursing homes, skilled nursing and care facilities, unless first reviewed by the Airport Land Use Commission and determined to be consistent.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.
4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The Federal Aviation Administration has conducted an aeronautical study of Building "A" (the highest on-site building, the closest to the runway, and the building that would have the greatest concentration of occupants) (Aeronautical Study No. 2015-AWP-4459-

- OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The maximum height of any of the proposed structures shall not exceed 21 feet above ground level, and the maximum elevation of any of the proposed structures, including all roof-mounted appurtenances (if any), shall not exceed 460 feet above mean sea level.
 7. The specific coordinates, heights, and top point elevations of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
 8. Temporary construction equipment used during actual construction of the structures shall not exceed a height of 21 feet above ground level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 9. Within five (5) days after construction of Building "A" reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.
 10. This project has been evaluated as a proposal for the establishment of four buildings exclusively devoted to mini-warehouse (self-storage) units (except for one 1,440 square foot office), and up to 3,936 square feet of office uses and up to 9,208 square feet of warehouse uses in Building "A." The City of Palm Springs shall require additional review by the Airport Land Use Commission prior to the establishment of any uses in these structures that are more intense than office uses (i.e., uses that allow occupancies at levels greater than one person per 100 square feet).

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

Attachment: Notice of Airport in Vicinity

cc: Knollwood Partnership Palm Springs, LLC (Property Owner)
Anthony Federico Holdings, LLC (Payee)
David Gandolfo (Representative)
David Pick (Representative)
Ariel Valli (Architect)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1028PS15\ZAP1028PS15.LTR.doc



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

Aeronautical Study No.
 2015-AWP-4459-OE

Issued Date: 05/04/2015

David Pick
 Pick Properties
 1609 Elverhoy Way
 Solvang, CA 93463

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

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

Structure: Building Gene Autry Self Storage
 Location: Palm Springs, CA
 Latitude: 33-50-13.36N NAD 83
 Longitude: 116-30-18.69W
 Heights: 439 feet site elevation (SE)
 21 feet above ground level (AGL)
 460 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 11/04/2016 unless:

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-4459-OE.

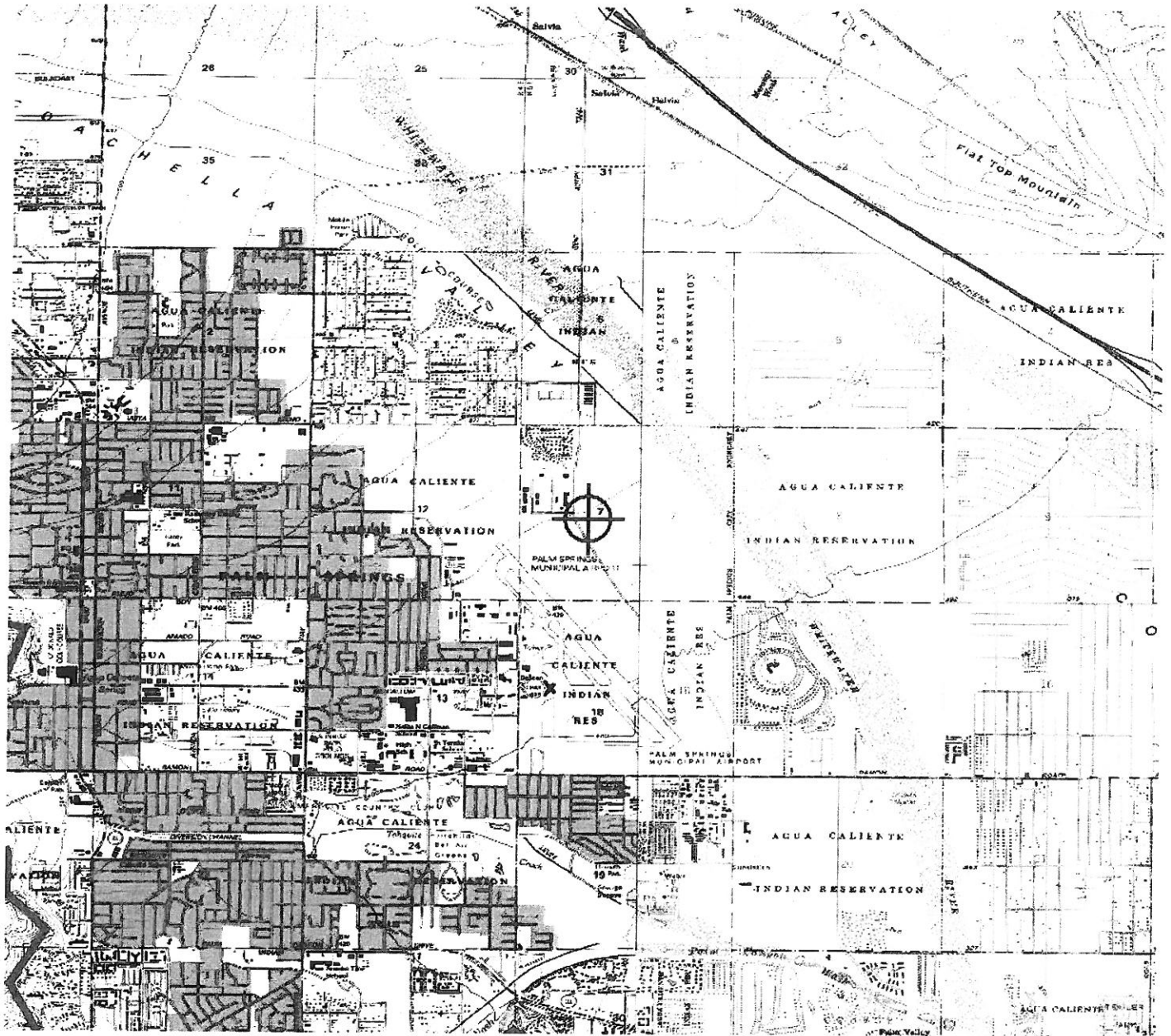
Signature Control No: 248862720-251049328

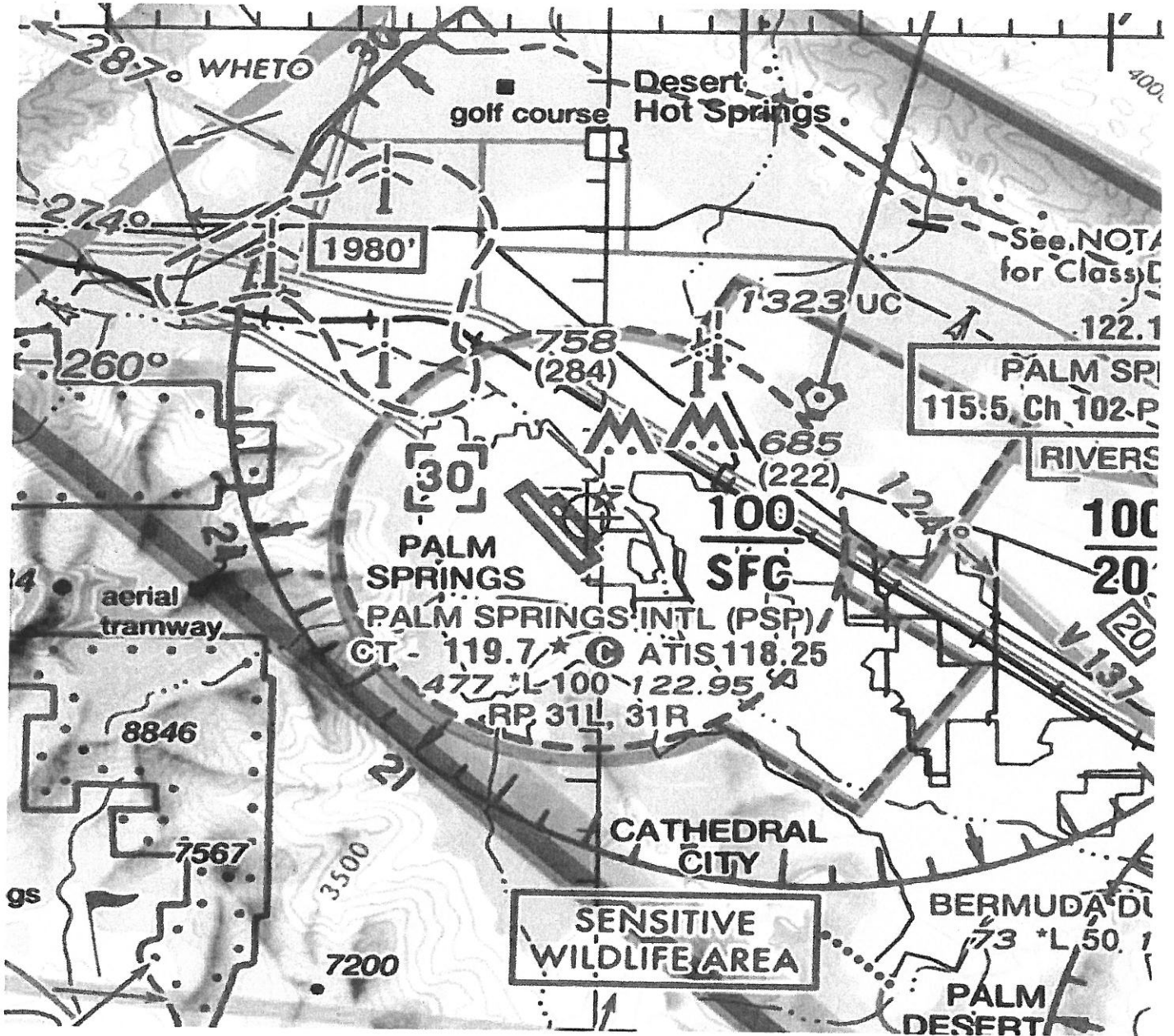
(DNE)

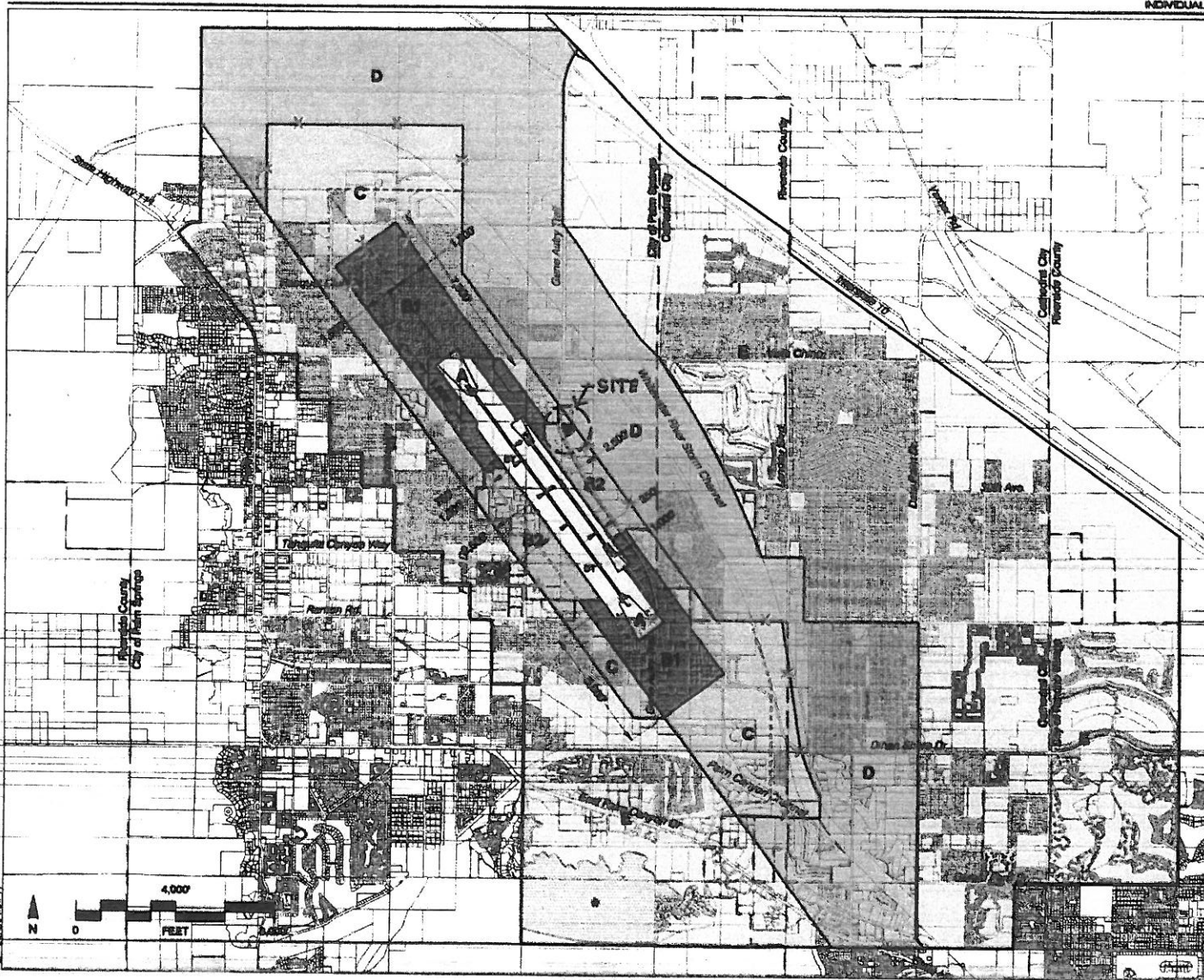
Paul Holmquist
Technician

Attachment(s)
Map(s)

TOPO Map for ASN 2015-AWP-4459-OE







Legend

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

- Boundary Lines**
- Airport Property Line
 - City Limits

Notes

All dimensions measured from runway ends and centerlines.

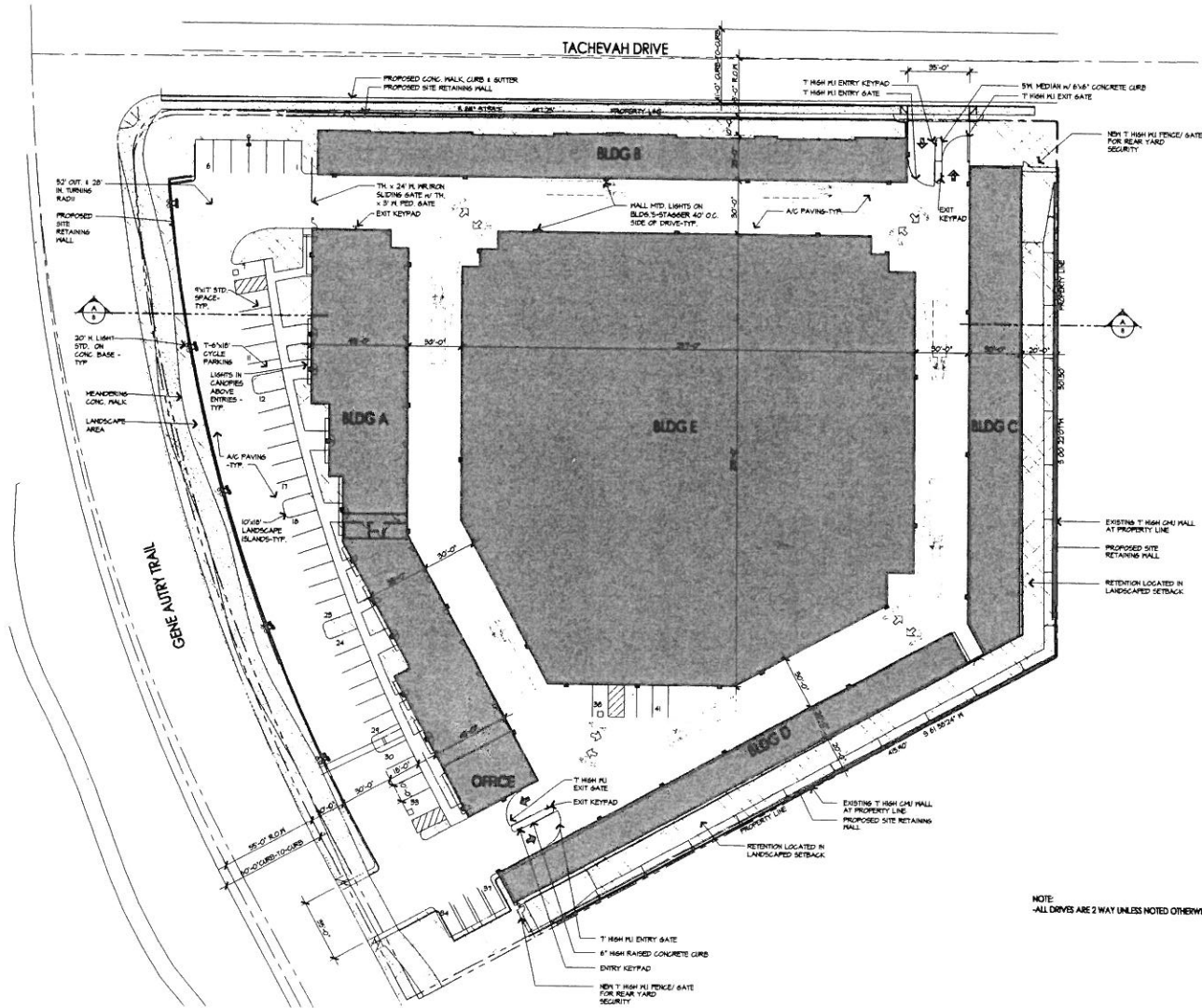
DT = Displaced Threshold

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

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 Addendum #3
 December 8, 2004

Map PS-1

Compatibility Map
 Palm Springs International Airport



NOTE
-ALL DRIVES ARE 2 WAY UNLESS NOTED OTHERWISE.

LANDOWNER

ENDLWOOD PARTNERSHIP PALM SPRINGS, LLC
5520 STEPHANIE STREET
LAS VEGAS, NV 89122
CONTACT: BRUCE FAMILIAN
PHONE: 702/227-9267
EMAIL: BRUCE@FAMILIAN.ORG

APPLICANT/DEVELOPER

GANDO PROPERTIES
3950 AIRPORT CENTER DRIVE
PALM SPRINGS, CA 92264
CONTACT: DAVID GANDOLFO
PHONE: 760/272-4936
EMAIL: DAVIDGANDOLFO@AOL.COM

ARCHITECT

VALLI ARCHITECTURAL GROUP
12 JOURNEY, SUITE 220
ALISO VIEJO, CA 92656
CONTACT: ARIE L. VALLI
PHONE: (949) 349-1777
EMAIL: ARIE@VALLIARCH.COM

PROJECT DATA

ADDRESS: 1066 GENE AUTRY TRAIL, PALM SPRINGS, CA 92264
ZONING: M-10
SITE PLAN AREA: 197,751 SQ. FT. (4.5) AC.
BUILDING COVERAGE: 96,977 SQ. FT. (48.0%)
LANDSCAPE AREA: 33,428 SQ. FT. (16.9%)
HARDSCAPE AREA: 67,286 SQ. FT. (34.1%)

BUILDING AREA	13,631 SQ. FT.
BUILDING A: INCUBATOR/ OFFICE FLEX	13,631 SQ. FT.
TOTAL INCUBATOR/ OFFICE FLEX	13,631 SQ. FT.
BUILDING B	8,025 SQ. FT.
BUILDING C	8,070 SQ. FT.
BUILDING D	5,852 SQ. FT.
BUILDING E	99,281 SQ. FT.
TOTAL STORAGE	81,496 SQ. FT.
STORAGE OFFICE	1,440 SQ. FT.
STORAGE TOTAL	82,936 SQ. FT.
PROJECT TOTAL	96,647 SQ. FT.

PARKING SUMMARY	
PARKING REQUIRED:	
BLDG. A OFFICES (3,796 S.F. @ 1750)	20 SPACES
BLDG. A WAREHOUSES (9,288 S.F. @ 1,800)	12 SPACES
SELF STORAGE	6 SPACES
TOTAL REQUIRED:	38 SPACES
PARKING PROVIDED:	
VAN ACCESSIBLE	3 SPACES
PX17 STD.	34 SPACES
VAN POOL/CLEAN AIR	2 SPACES
TOTAL PROVIDED:	41 SPACES

- SHEET INDEX**
- 1 SITE PLAN
 - 2 UTILITIES PLANS
 - 3 ENLARGED PARTIAL FLOOR PLANS
 - 4 ROOF PLANS
 - 5 BUILDING A ELEVATIONS
 - 6 BUILDING B ELEVATIONS
 - 7 BUILDINGS C & D ELEVATIONS
 - 8 BUILDING E ELEVATIONS/ SITE CROSS SECTION
 - 9 SITE PHOTOMETRIC PLAN
 - 10 CIVIL PRELIMINARY GRADING PLAN
 - 11 CIVIL PRELIMINARY HYDROLOGY PLAN
 - 12 CIVIL PRELIMINARY EARTHWORK CALCULATION
 - 13 LANDSCAPE PLAN
 - 14 SITE SHADING PLAN

VICINITY MAP



GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

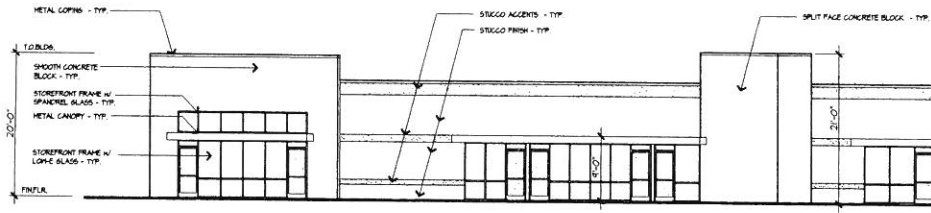
SITE PLAN

12.22.14
12.08.14
14-210
SCALE: 1" = 30'-0"

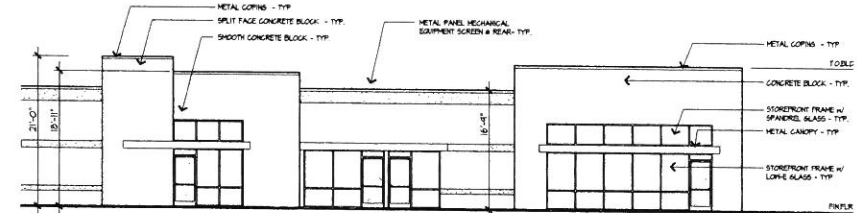
VALLI ARCHITECTURAL GROUP
12 JOURNEY, SUITE 220
ALISO VIEJO, CA 92656
PH: (949) 349-1777
ariel@valliarch.com



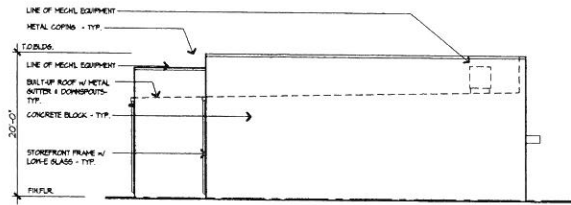
BLDG. A WEST ELEVATION (OVERALL)
SCALE: 1" = 16'-0"



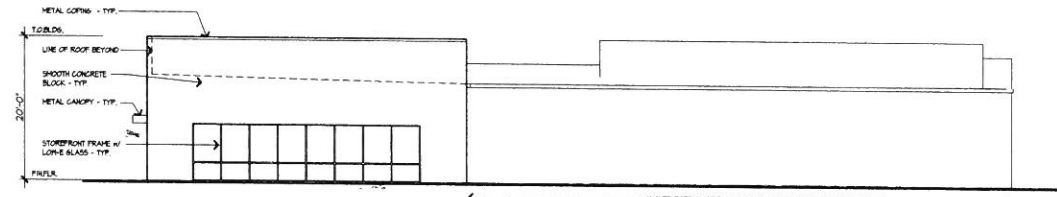
BLDG. A ENLARGED WEST ELEVATION (NORTH PORTION)



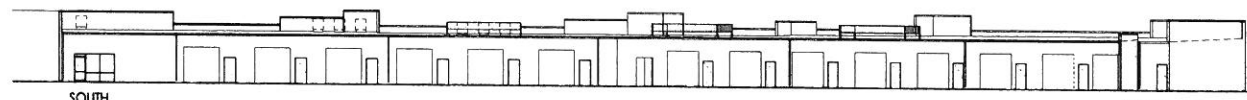
BLDG. A ENLARGED WEST ELEVATION (SOUTH PORTION)



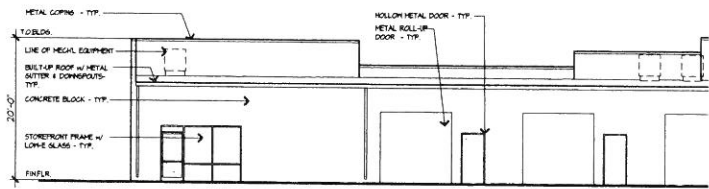
BLDG. A ENLARGED NORTH ELEVATION



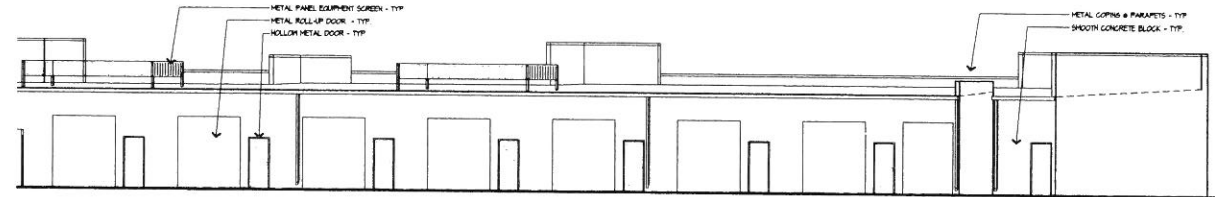
BLDG. A ENLARGED SOUTH ELEVATION



BLDG. A EAST ELEVATION (OVERALL)
SCALE: 1" = 16'-0"



BLDG. A ENLARGED EAST ELEVATION (SOUTH PORTION)



BLDG. A EAST ELEVATION (NORTH PORTION)

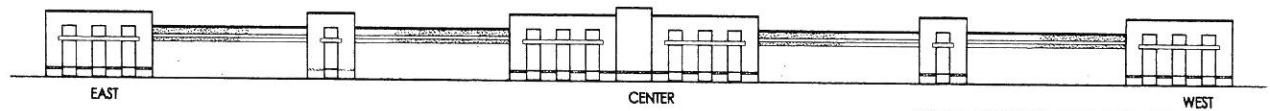
GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

ELEVATIONS

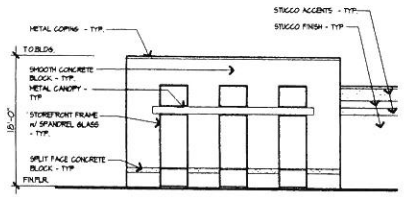
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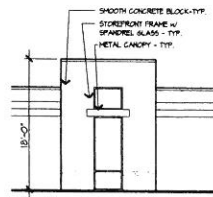
VALLI ARCHITECTURAL GROUP
12 JOHNSON WAY SUITE 210
ALISO VIEJO, CA 92656
PH: 949.548.1777
OFF: 949.548.1777



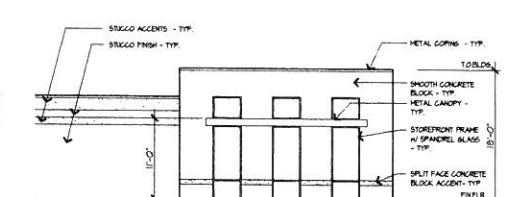
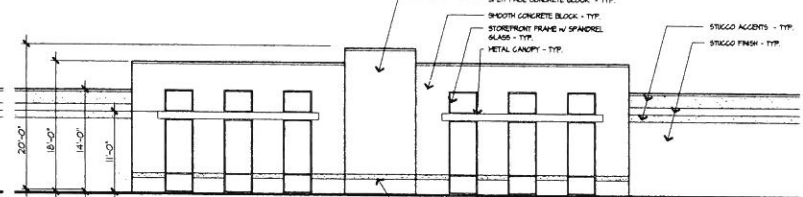
BLDG. B NORTH ELEVATION (OVERALL)
SCALE: 1" = 16'-0"



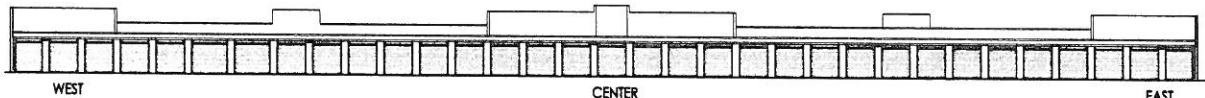
BLDG. B ENLARGED NORTH ELEVATION (EAST PORTION)



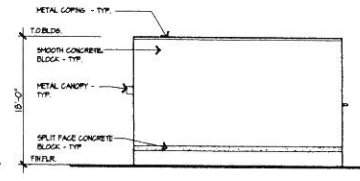
BLDG. B ENLARGED NORTH ELEVATION (CENTER PORTION)



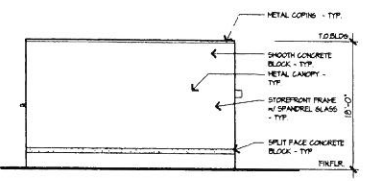
BLDG. B ENLARGED NORTH ELEVATION (WEST PORTION)



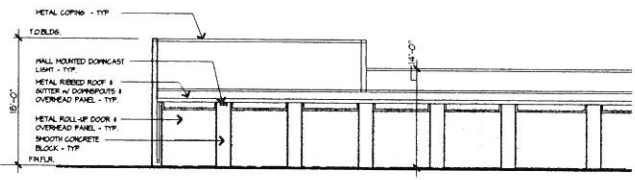
BLDG. B NORTH ELEVATION (OVERALL)
SCALE: 1" = 16'-0"



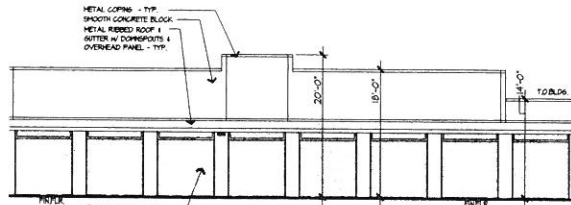
BLDG. B ENLARGED WEST ELEVATION



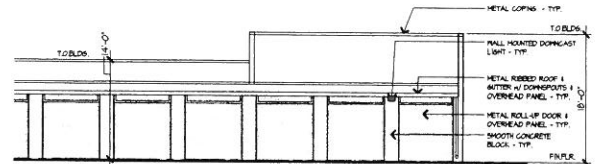
BLDG. B ENLARGED EAST ELEVATION



BLDG. B ENLARGED SOUTH ELEVATION (WEST PORTION)



BLDG. B ENLARGED SOUTH ELEVATION (CENTER PORTION)



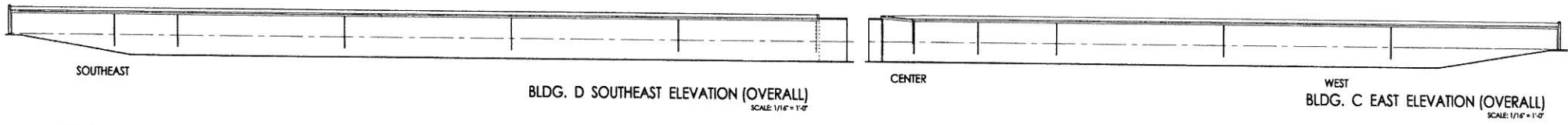
BLDG. B ENLARGED SOUTH ELEVATION (EAST PORTION)

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

ELEVATIONS

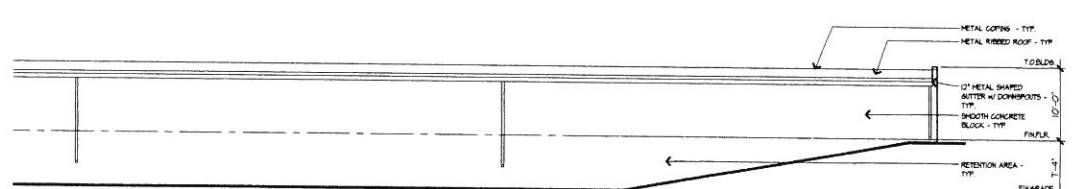
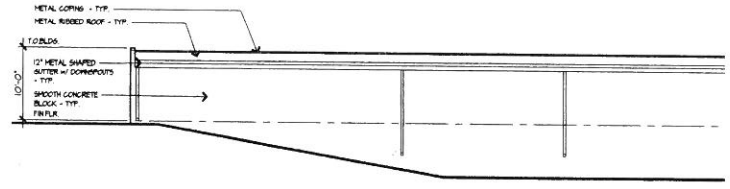
03.14.15
08.18.14





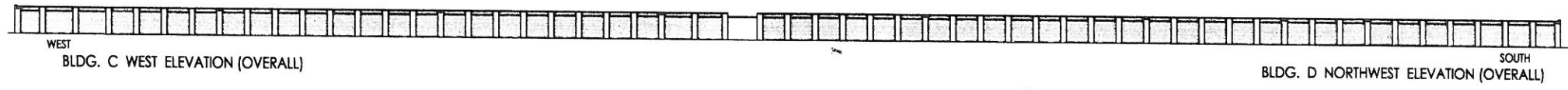
BLDG. D SOUTHEAST ELEVATION (OVERALL)
SCALE: 1/16" = 1'-0"

BLDG. C EAST ELEVATION (OVERALL)
SCALE: 1/16" = 1'-0"



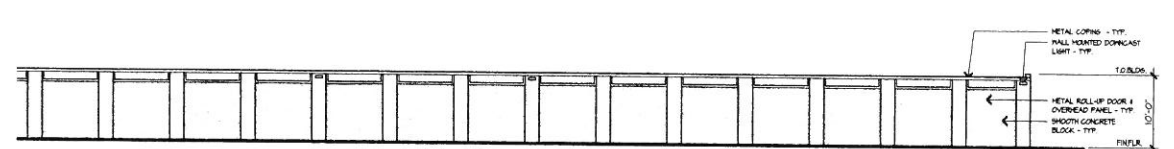
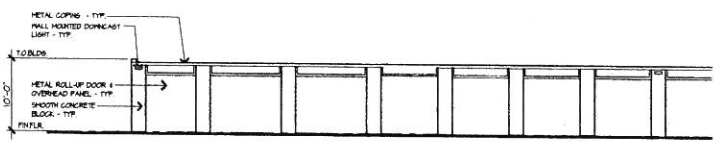
BLDG. D ENLARGED SOUTHEAST ELEVATION (SOUTH PORTION)

BLDG. C ENLARGED EAST ELEVATION (NORTH PORTION)



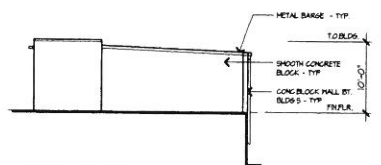
BLDG. C WEST ELEVATION (OVERALL)

BLDG. D NORTHWEST ELEVATION (OVERALL)

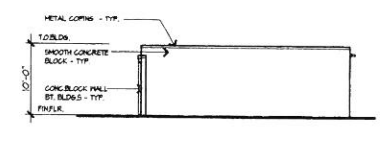


BLDG. C ENLARGED WEST ELEVATION (NORTH PORTION)

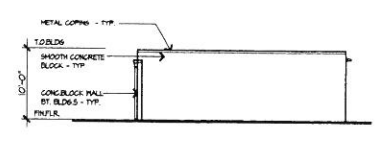
BLDG. C ENLARGED WEST ELEVATION (NORTH PORTION)



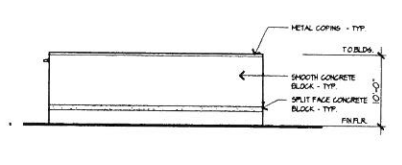
BLDG. C ENLARGED SOUTH ELEVATION



BLDG. C ENLARGED NORTH ELEVATION



BLDG. D ENLARGED NORTH ELEVATION



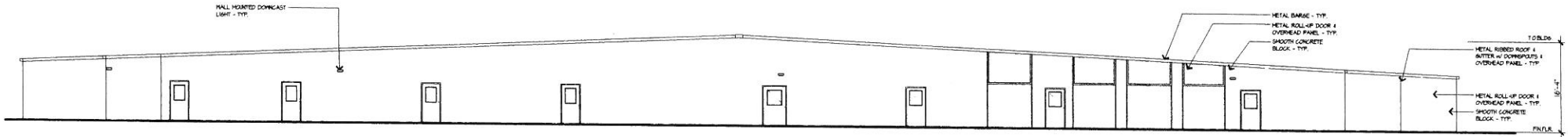
BLDG. D ENLARGED SOUTH ELEVATION

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

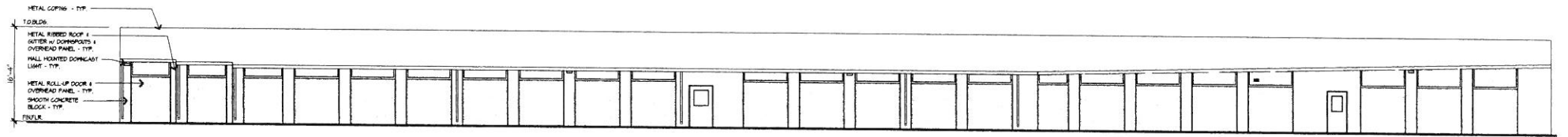
ELEVATIONS

12.22.14
12.08.14

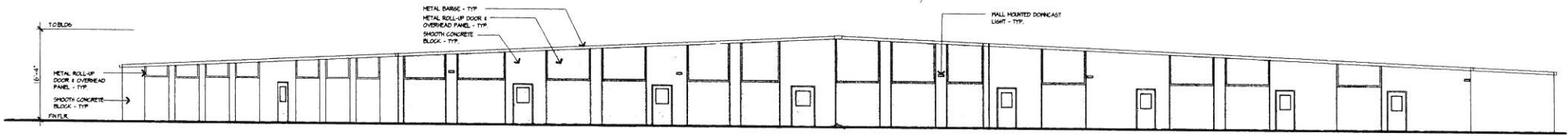




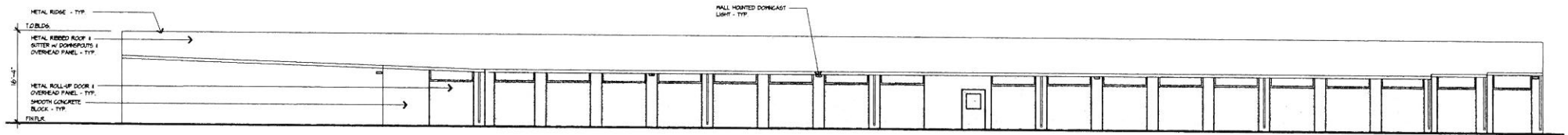
BLDG. E ENLARGED NORTH ELEVATION



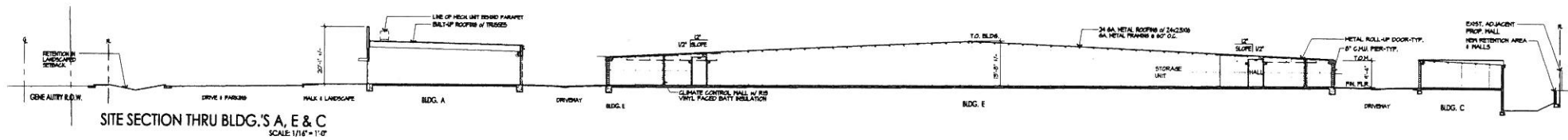
BLDG. E ENLARGED WEST ELEVATION



BLDG. E ENLARGED SOUTH ELEVATION



BLDG. E ENLARGED EAST ELEVATION



SITE SECTION THRU BLDG.'S A, E & C
SCALE: 1/8" = 1'-0"

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE ELEVATIONS/SITE SECTION
PALM SPRINGS, CA

12.08.14



VALLI ARCHITECTURAL GROUP
12 JOURNEY SUITE 210
ALISO VIEJO, CA 92656
PH: 949/348-1777
ave@valliarch.com

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 18, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

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

Mr. Gabriel Perez, Principal Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1117MA15
Related File No.: P15-0075 and P15-0076 (Design Review and Conditional Use Permit)
APNs: 280-270-024

Dear Mr. Perez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to develop an 11,738 square foot retail tire store with 8 service bays and a 2,200 square foot fast food restaurant with drive-thru on 2.12 acres located on the northerly side of Van Buren Boulevard, easterly of Prairie Way and westerly of Wood Road, in the community of Orangecrest within the City of Riverside.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D in this AIA, land use intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). At a distance of approximately 18,560 feet from the runway to the property line, any structures at this location with an elevation exceeding 1,720 feet AMSL would require Federal Aviation Administration (FAA) obstruction evaluation review. The site elevation does not exceed 1,640 feet AMSL, and the proposed buildings will not exceed 40 feet in height. Therefore, FAA review for height/elevation reasons is not required.

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

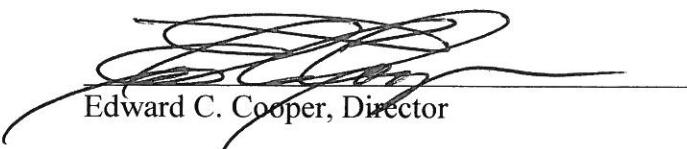
CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

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 of the property and tenants of the proposed buildings, and shall be recorded as a deed notice.
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.
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.

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



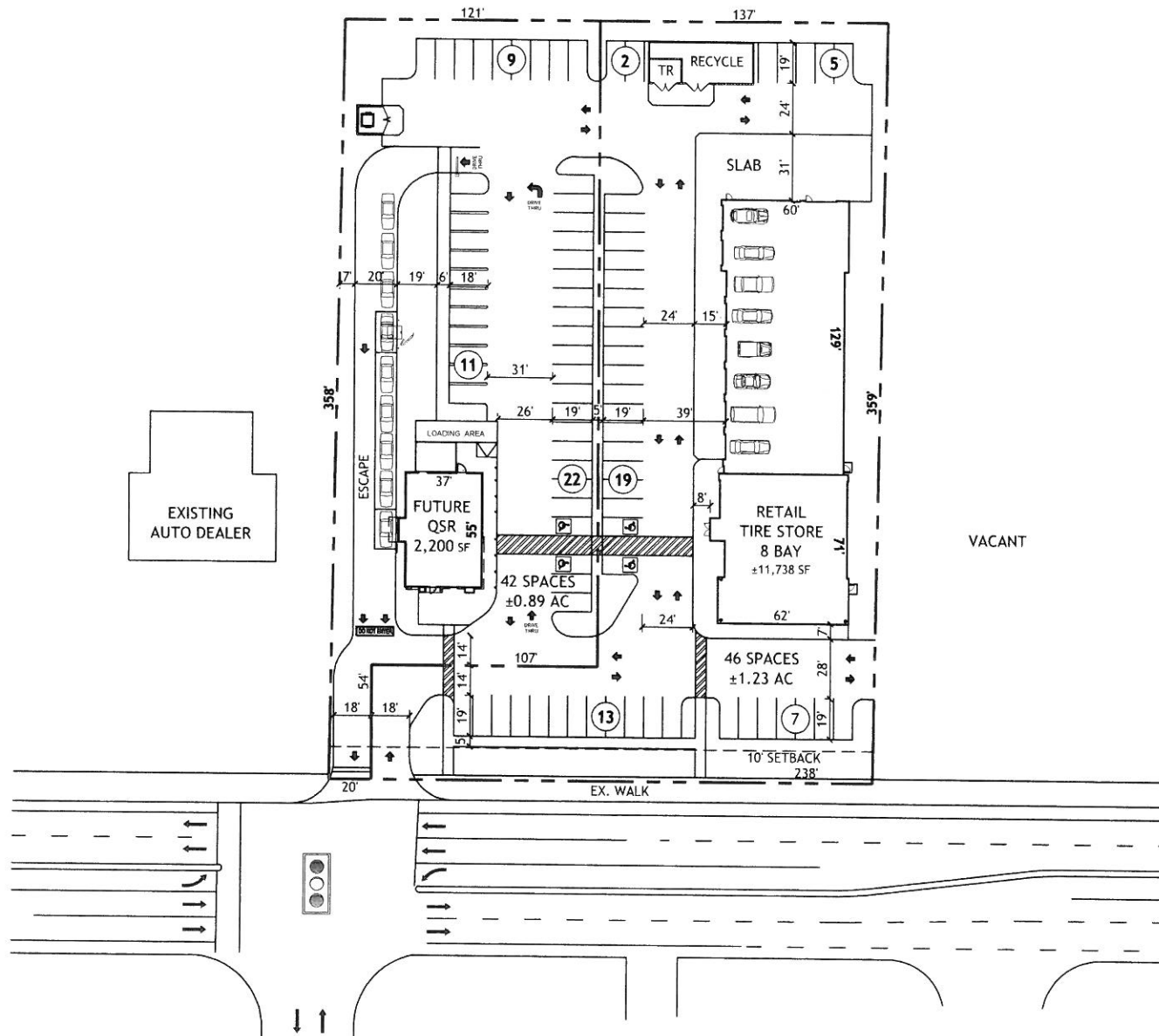
Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: Zach Lauterbach, Evergreen Devco, Inc. (Phoenix office) (representative)
Evergreen Devco, Inc. (Glendale CA office) (payee)
Richard, Arthur, and Jeffrey Goodman, c/o Stradling Yocca (landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1117MA15\ZAP1117MA15.LTR.doc



SITE DATA

SITE AREA ±1.23 AC TIRE STORE
±0.89 AC FUTURE RETAIL

ZONING CR-COMMERCIAL RETAIL

BUILDING 11,738 SF TIRE STORE
2,200 SF FUTURE QSR

PARKING TIRE STORE
46 SPACES PLUS
6 BAYS

FUTURE QSR
42 SPACES

NORTH

0 25' 50' 100'

SCALE: 1" = 50'

LEGEND

PROPERTY LINE

ON-SITE

DIRECTIONAL ARROWS



OFF-SITE

DIRECTIONAL ARROWS



LANDSCAPE AREA



Development | Services | Investments

200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206
(818) 334-1321
ROGG COLLINS

LOCATION

RIVERSIDE,
CALIFORNIA
VAN BUREN BLVD &
PRAIRIE WAY

DATE
3-20-2015

OPTION
5.3

**PROPOSED
SITE PLAN**



Galloway
Planning. Architecture. Engineering.



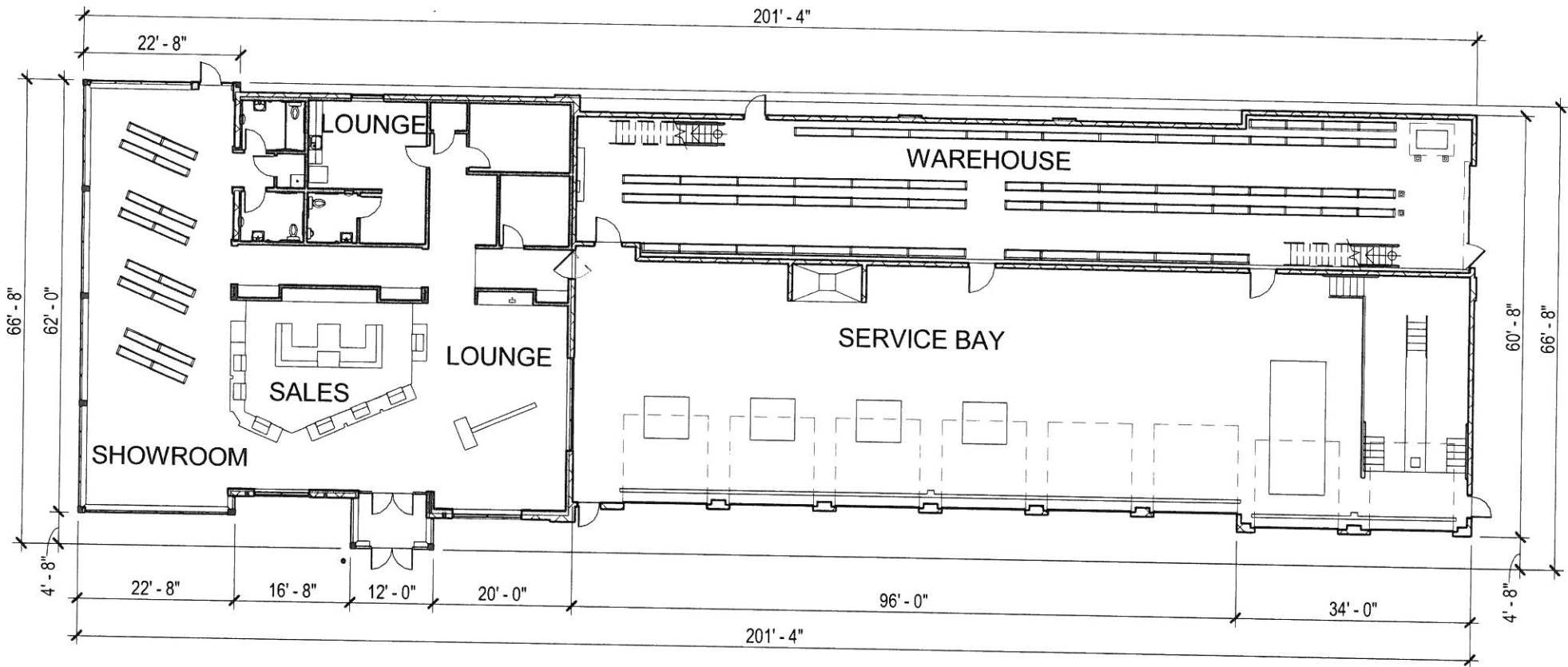
LES SCHWAB TIRE CENTERS

Prototype

8 - BAY LINEAR

11.03.2014

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8 BAY LINEAR GROUND FLOOR PLAN

SCALE: 3/64" = 1'-0"

8 BAY LINEAR AREA

GROUND LEVEL	
SERVICE BAY	4735 ft ²
SHOWROOM	2518 ft ²
WAREHOUSE	2788 ft ²
OFFICE	1563 ft ²
MEZZANINE	
MEZZANINE/STORAGE	1263 ft ²
METAL CATWALK	1389 ft ²
	14256 ft ²

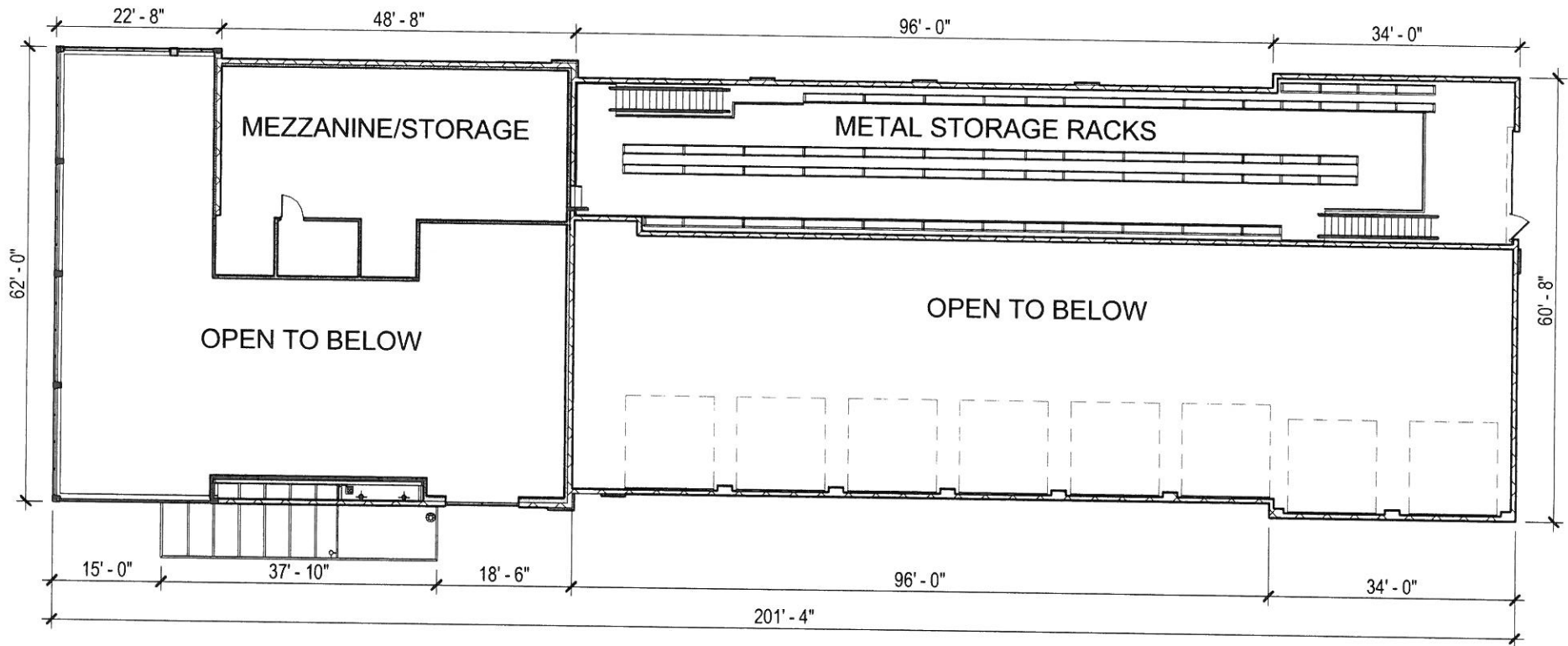


LES SCHWAB TIRE CENTERS

8 - BAY LINEAR

Prototype

11.03.2014

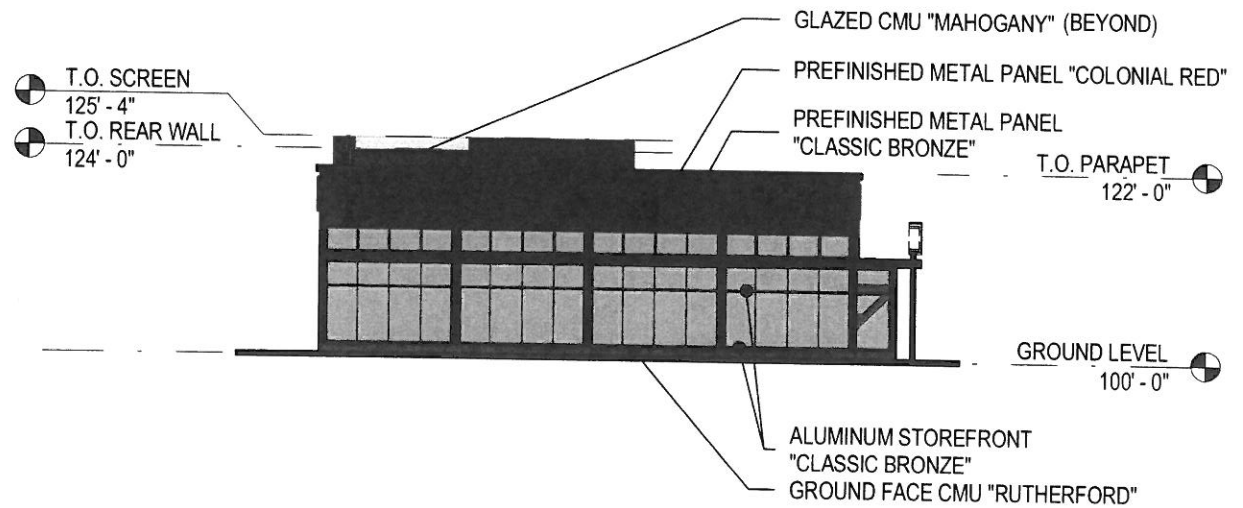
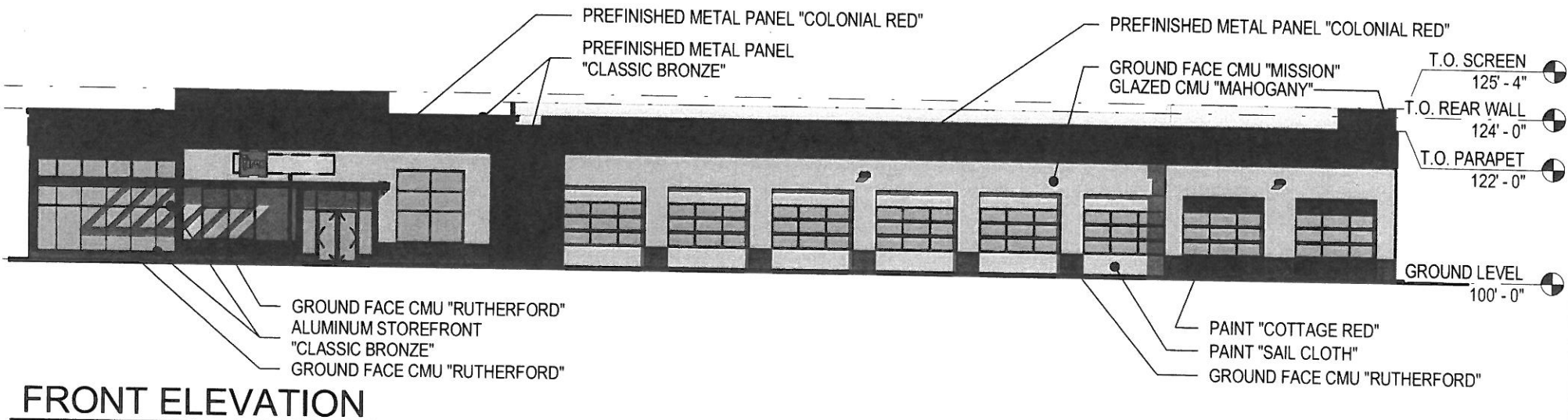


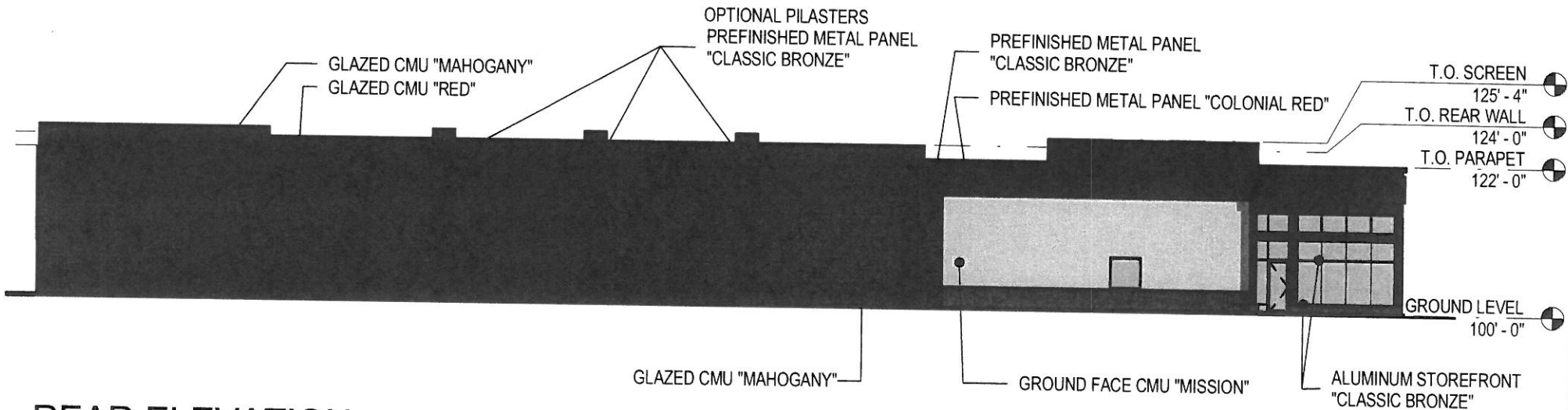
8 BAY LINEAR MEZZANINE FLOOR PLAN

SCALE: 3/64" = 1'-0"

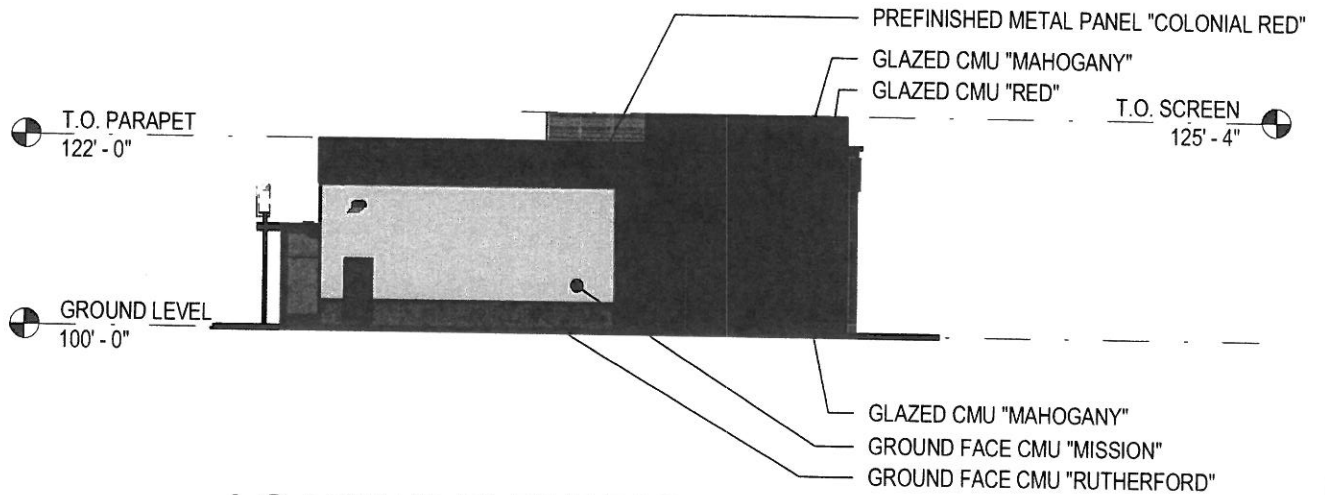
8 BAY LINEAR AREA

GROUND LEVEL	
SERVICE BAY	4735 ft ²
SHOWROOM	2518 ft ²
WAREHOUSE	2788 ft ²
OFFICE	1563 ft ²
MEZZANINE	
MEZZANINE/STORAGE	1263 ft ²
METAL CATWALK	1389 ft ²
	14256 ft ²





REAR ELEVATION



LOADING ELEVATION

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

May 20, 2015

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Gabriel Perez, Principal Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside CA 92522

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Glen Holmes
Hemet

File No.: ZAP1067RI15
Related File No.: P15-0073 and P15-0074 (Design Reviews)
APNs: 191-200-029 and 191-200-030

John Lyon
Riverside

Dear Mr. Perez:

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to develop an 11,738 square foot retail tire store with 8 service bays on 1.77 acres located easterly of Van Buren Boulevard, and southerly of Colorado Avenue, within the City of Riverside.

STAFF
Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located within Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area (AIA). Compatibility Zone D limits land use intensity to 100 people per average acre and 300 people per single-acre. Land use intensity is not restricted within Compatibility Zone E. Based on the site plan provided, the entire proposed building is located within Compatibility Zone E.

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

www.rcaluc.org

The elevation of Runway 16-32 at Riverside Municipal Airport at its southerly terminus is approximately 747.5 feet above mean sea level (747.5 feet AMSL). At a distance of approximately 4,850 feet from the runway to the property line, any structures at this location with an elevation exceeding 796 feet AMSL would require Federal Aviation Administration (FAA) obstruction evaluation review. The proposed building finished floor elevation is 748.34 feet AMSL and the building height is 25 feet 4 inches for a total elevation of 773.67 feet AMSL. Therefore, FAA review for height/elevation reasons is not required.

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

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

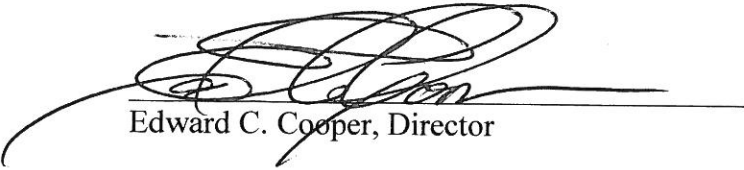
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight 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 of the property and tenants of the proposed buildings, and shall be recorded as a deed notice.
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.

AIRPORT LAND USE COMMISSION

May 20, 2015

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

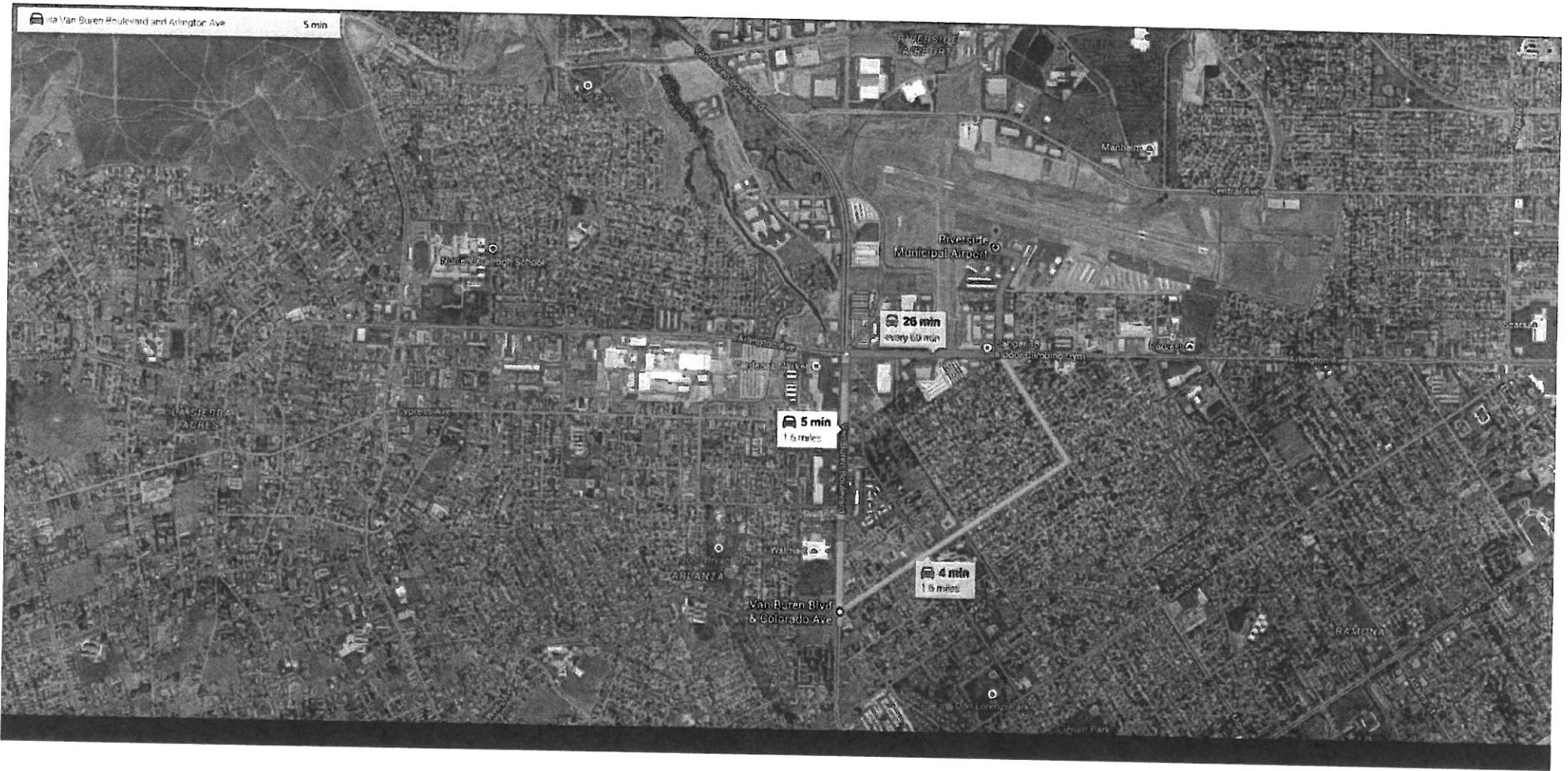
Attachments: Notice of Airport in Vicinity

cc: Zach Lauterbach, Evergreen Devco, Inc. (Phoenix office) (representative)
Evergreen Devco, Inc. (Glendale CA office) (payee)
EM-SO UAV Darkco (landowner)
Kim Ellis, Manager, Riverside Municipal Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1067RI15\ZAP1067RI15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



5 min
Van Buren Boulevard and Arlington Ave

26 min
every 15 min
Riverside Municipal Airport

5 min
15 miles

4 min
15 min
Van Buren Blvd & Colorado Ave

RIVERSIDE AIRPORT

Riverside High School

ARKANSAS

RAMONA

Central Ave

Riverside Municipal Airport

LA SIERRA ADRES

Van Buren Blvd & Colorado Ave

Don Lorenz Park

Bluff Park

California Ave

Manhattan Ave

Mariposa Ave

Arlington Ave

Arlington Ave

Orange St

Orange St

Walnut St

Van Buren Blvd

Colorado Ave

California Ave

Manhattan Ave

Mariposa Ave

Washington Ave

Van Buren Blvd

Bluff Park

Manhattan

Scarsdale

Washington Ave

LA SIERRA ADRES

Orange St

Walnut St

Van Buren Blvd

Colorado Ave

California Ave

Manhattan Ave

Mariposa Ave

Washington Ave

Van Buren Blvd

Colorado Ave

California Ave

Manhattan Ave

Mariposa Ave

Washington Ave

Van Buren Blvd

Colorado Ave

California Ave

Manhattan Ave

Mariposa Ave

Washington Ave

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Washington Ave

Van Buren Blvd

Colorado Ave

California Ave

Manhattan Ave

Mariposa Ave

Washington Ave

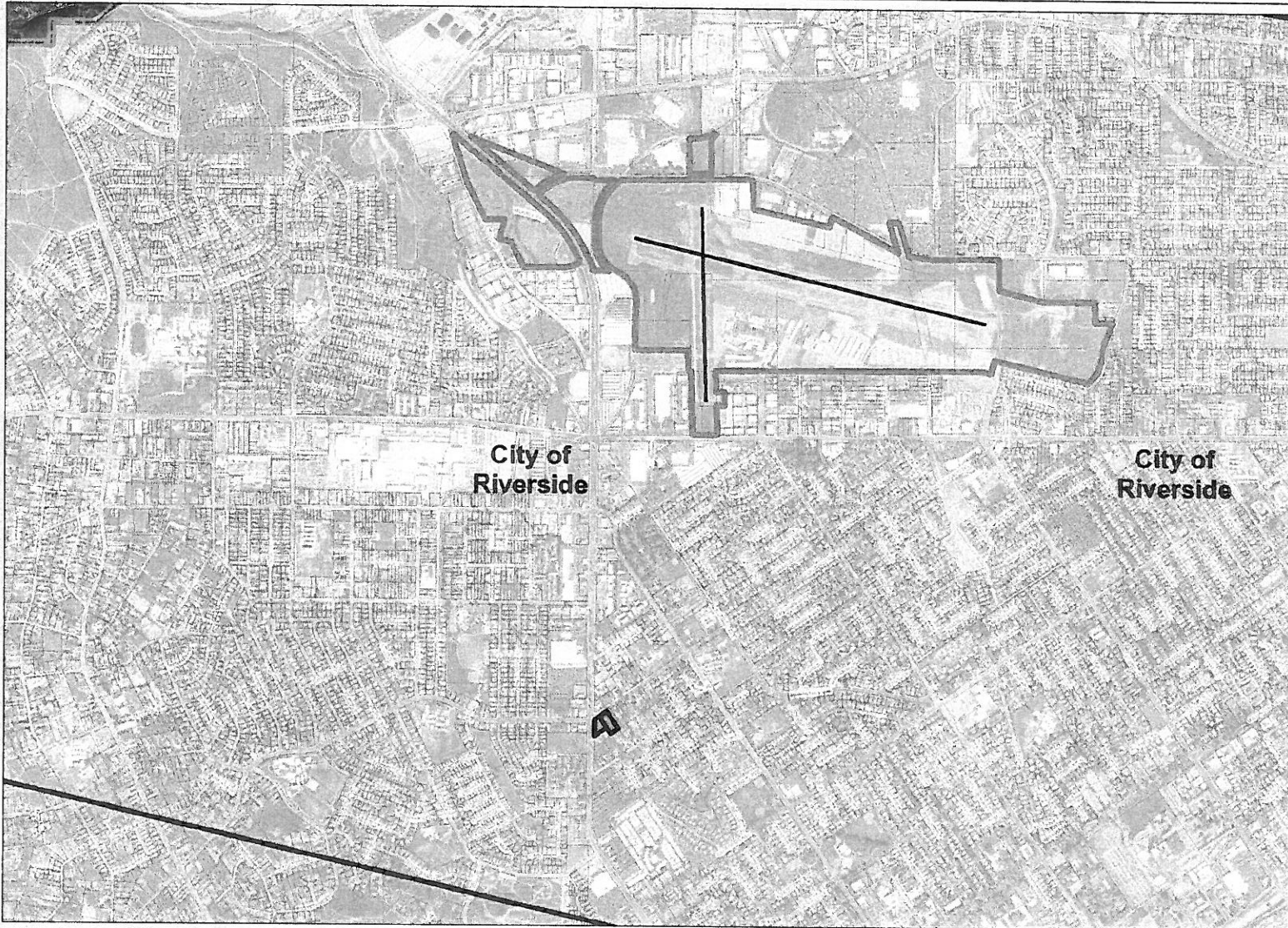
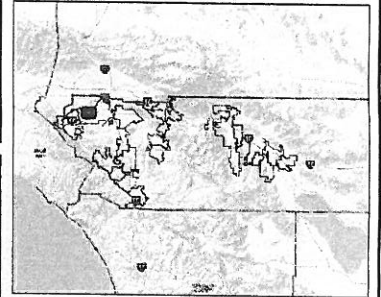
Van Buren Blvd

Colorado Ave



















California Ave

Manhattan Ave

My Map



Legend

-  Airports
-  AIA
-  Runways
-  City Boundaries
- Cities
- roadsanno
- highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
- roads
-  Major Roads
-  Arterial
-  Collector
-  Residential
-  counties
-  cities
- hydrographylines
- waterbodies
-  Lakes
-  Rivers



0 2,772 5,544 Feet



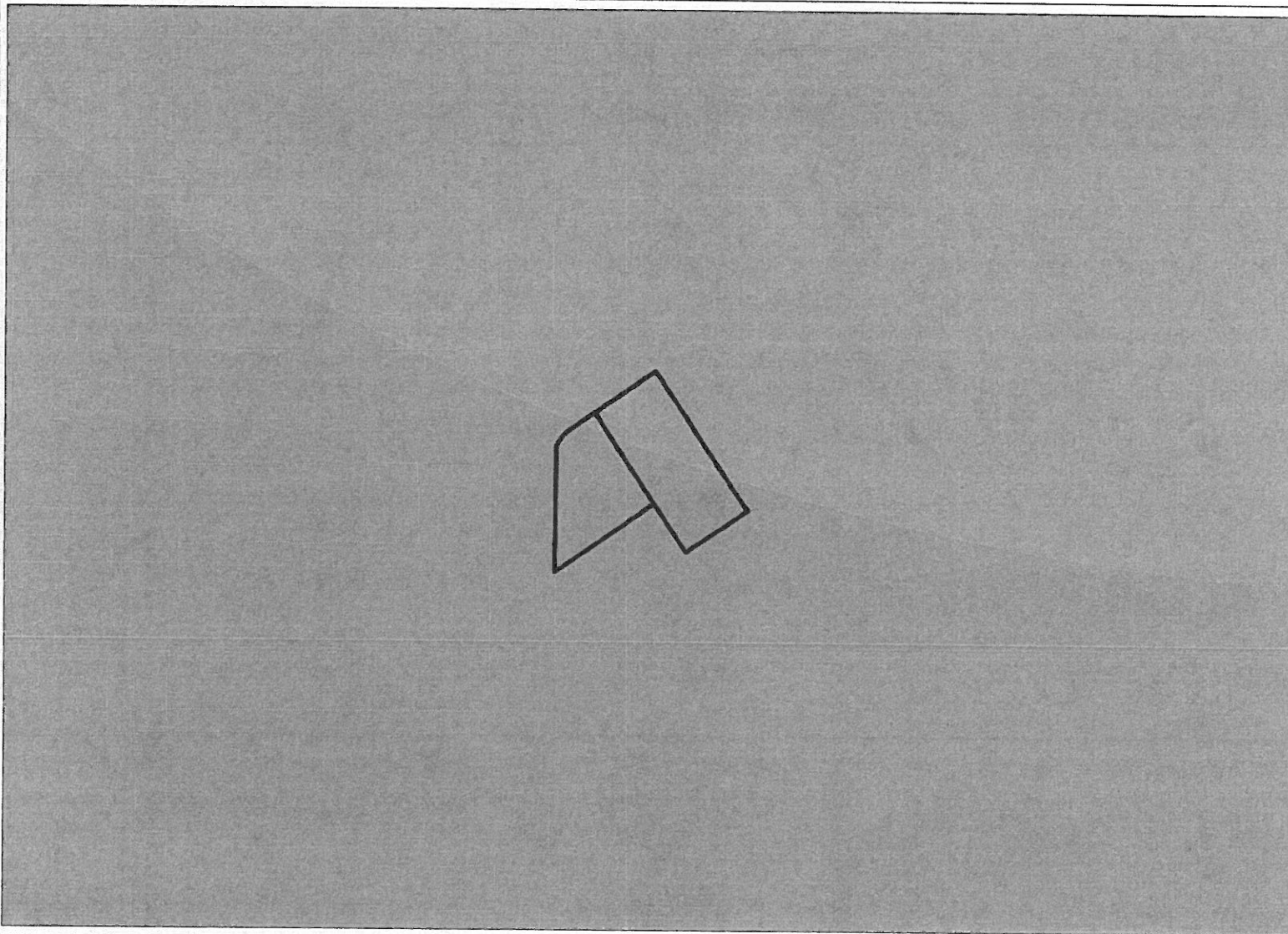
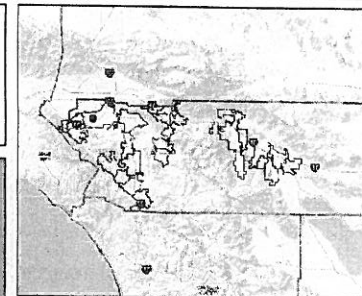
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/20/2015 12:28:59 PM

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Notes

My Map



Legend

- RCLIS Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY



0 346 693 Feet

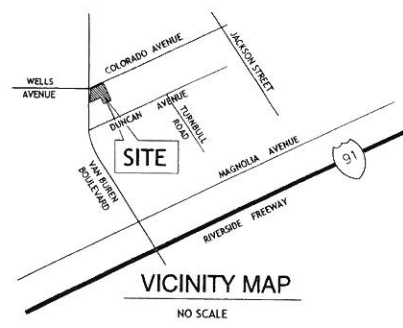
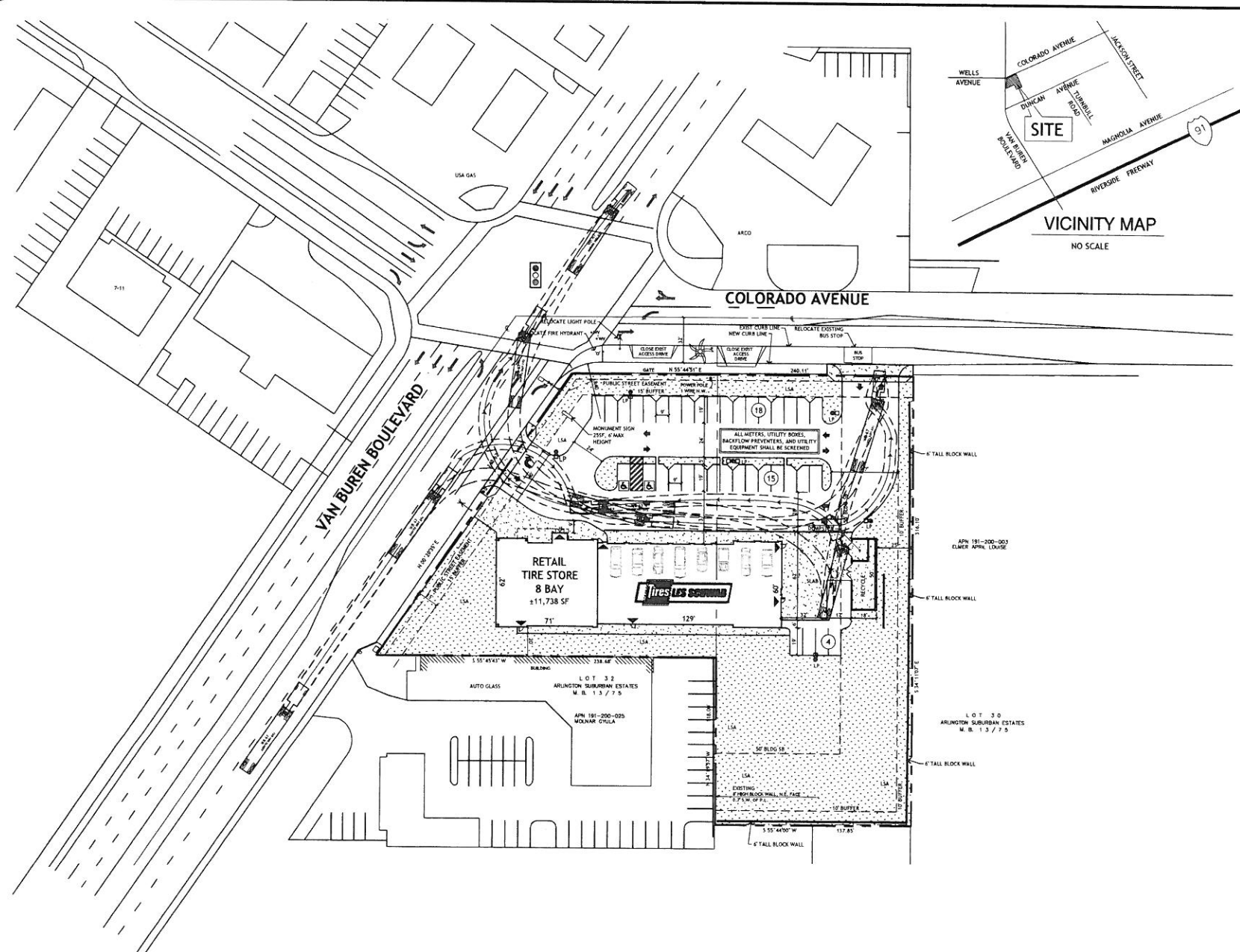


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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

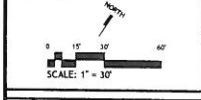
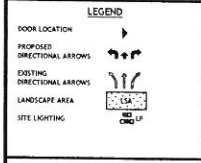
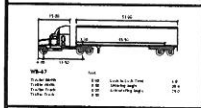


SITE DATA

PARCEL NUMBER	191200290
	191200300
SITE AREA	77,343 SF, 1.776 AC
ZONING	CR - COMMERCIAL RETAIL
BUILDING	11,738 SF - 8 BAY TIRE STORE
PARKING REQUIRED	4 STALLS PLUS 2 SPACES PER SERVICE BAY
	28 SPACES REQUIRED
PARKING PROVIDED	37 SPACES INCLUDING 8 BAY SPACES

SITE AREA CALCULATIONS

SITE AREA	77,343 SF
BUILDING	11,738 SF
ASPHALT PAVEMENT	24,624 SF
CONCRETE AREA INC. DUMPSTER AND RECYCLE ENCLOSURE	5,885 SF
LANDSCAPE	35,096 SF, 45.38% COVERAGE



DATE	DESCRIPTION

Prepared by:

INDIANAPOLIS, IN (317) 640-6361
 GLENDALE, CA (818) 254-1086
 CHARLESTON, SC (843) 475-4900
 PROVIDING ON-TIME DESIGN AND CONSTRUCTION

Prepared for:

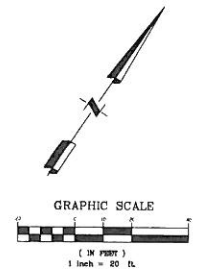
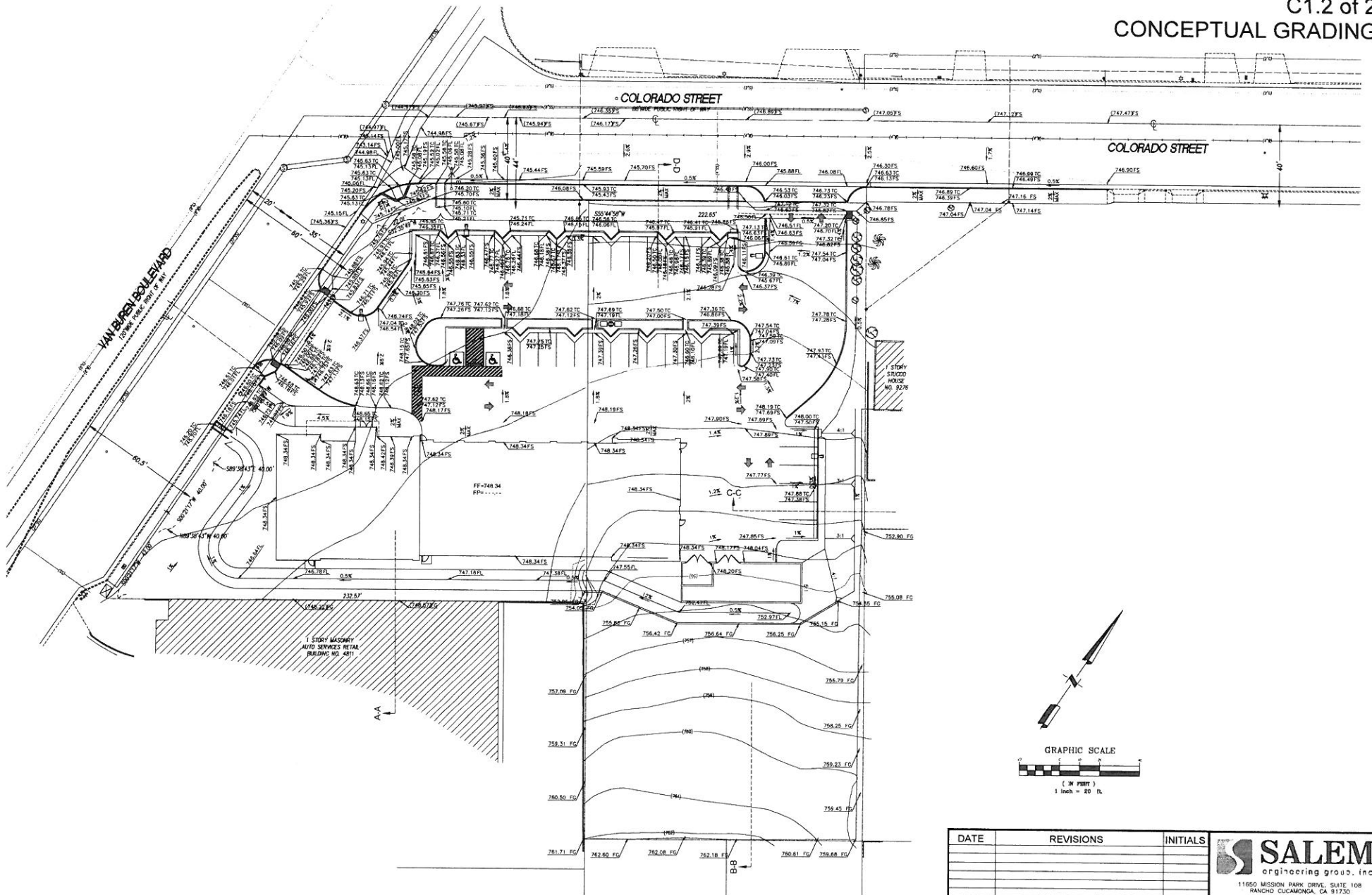
Development | Services | Investments
 2390 EAST CAMELBACK ROAD, SUITE 410
 PHOENIX, ARIZONA 85016
 (602) 808-8400
 ZACK LAUTERBACH

Project Name and Location:

SITE PLAN
 RIVERSIDE, CALIFORNIA
 (SEC) VAN BUREN BOULEVARD AND COLORADO AVENUE

Prepared by:	Drawn
B. Hansen	
Date:	
4-26-2015	
Scale:	
1 INCH = 30 FEET	SP5

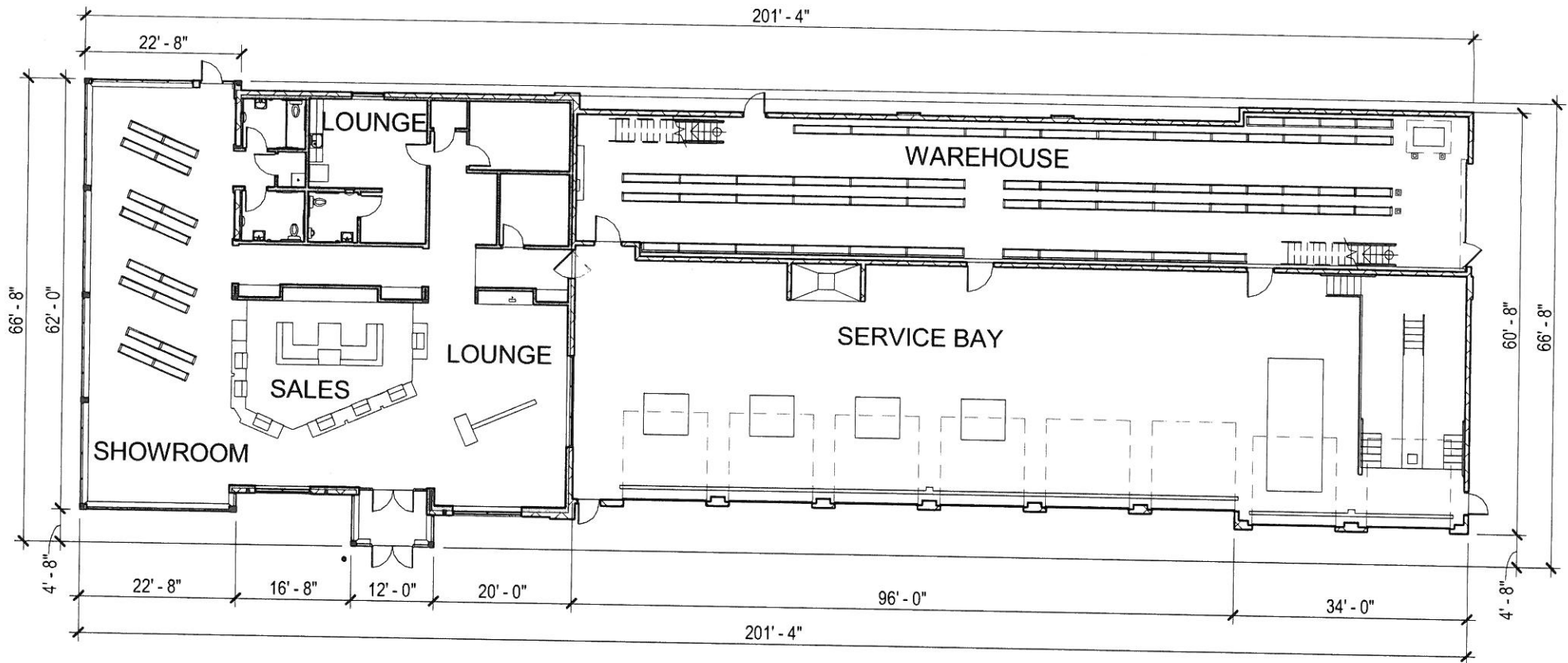
C1.2 of 2 CONCEPTUAL GRADING



DATE	REVISIONS	INITIALS

SALEM
engineering group, inc.

11850 MISSION PARK DRIVE, SUITE 108
RANCHO CUCAMONCA, CA 91730
TEL. 951.686.5733
ALEX@SALEM.NET



8 BAY LINEAR GROUND FLOOR PLAN

SCALE: 3/64" = 1'-0"

8 BAY LINEAR AREA

GROUND LEVEL	
SERVICE BAY	4735 ft ²
SHOWROOM	2518 ft ²
WAREHOUSE	2788 ft ²
OFFICE	1563 ft ²
MEZZANINE	
MEZZANINE/STORAGE	1263 ft ²
METAL CATWALK	1389 ft ²
	14256 ft ²

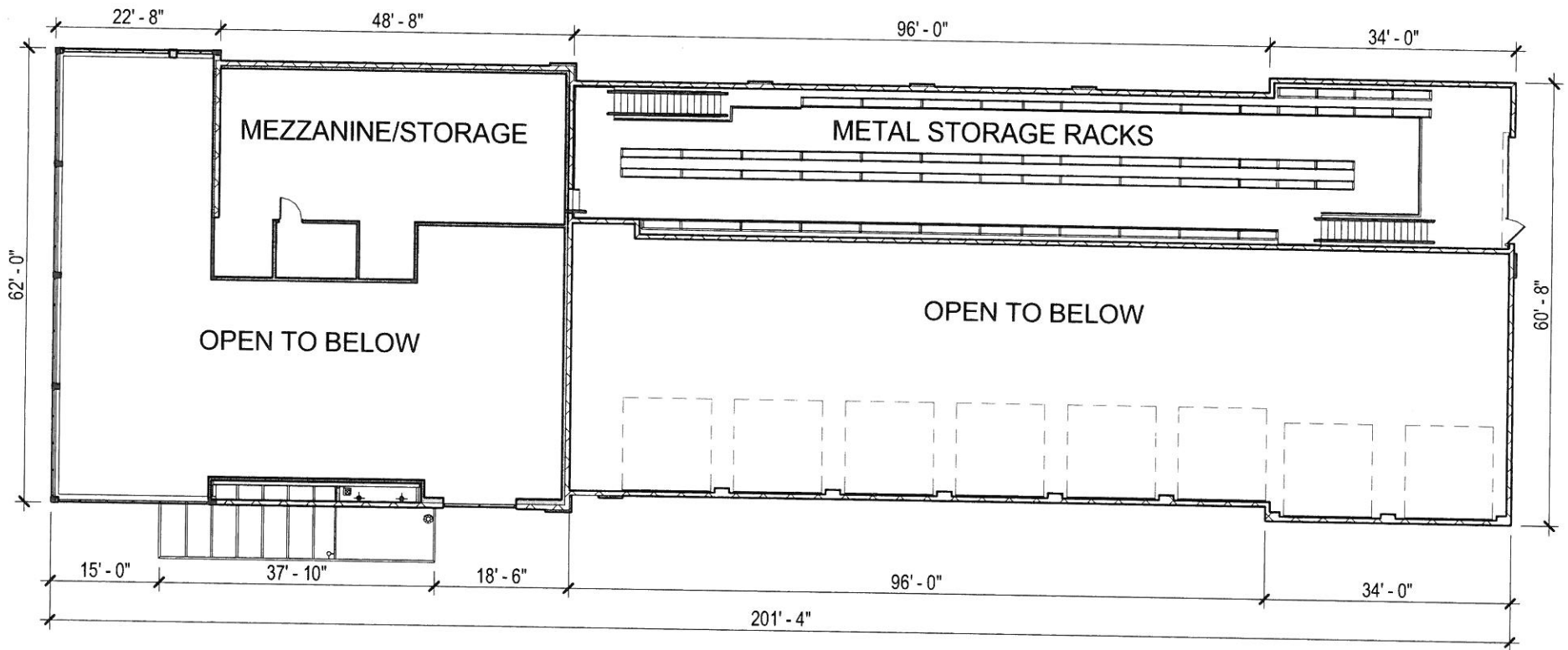


LES SCHWAB TIRE CENTERS

Prototype

8 - BAY LINEAR

11.03.2014



8 BAY LINEAR MEZZANINE FLOOR PLAN

SCALE: 3/64" = 1'-0"

8 BAY LINEAR AREA

GROUND LEVEL	
SERVICE BAY	4735 ft ²
SHOWROOM	2518 ft ²
WAREHOUSE	2788 ft ²
OFFICE	1563 ft ²
MEZZANINE	
MEZZANINE/STORAGE	1263 ft ²
METAL CATWALK	1389 ft ²
	14256 ft ²

NOT FOR CONSTRUCTION

COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE
 AND ARE THE PROPERTY OF THE ARCHITECT AND
 MAY NOT BE REPRODUCED, COPIED OR
 REPRODUCED WITHOUT THE WRITTEN CONSENT OF
 THE ARCHITECT. CORRECTIONS AND IMPROVEMENTS
 WILL BE EMPLOYED AND PROSECUTED.

LES SCHWAB TIRE CENTER
 RIVERSIDE, CA

WABLER BLVD & PRINCEWAY
 RIVERSIDE, CA

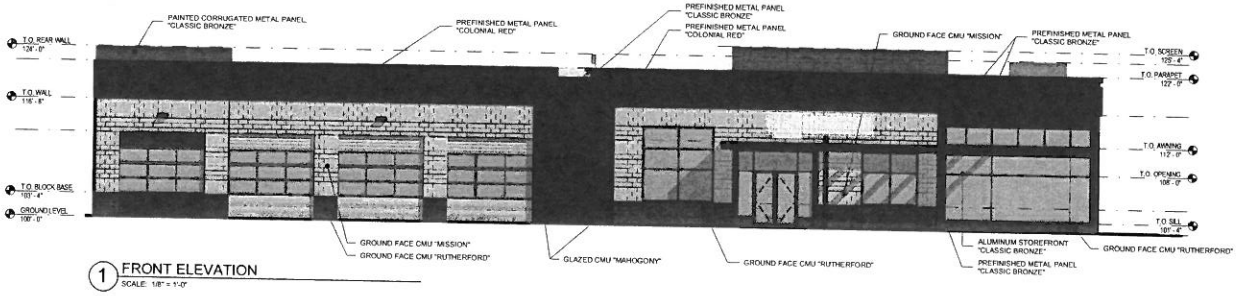
BASED ON PROTOTYPE
 CH 2014

#	DATE	DESCRIPTION

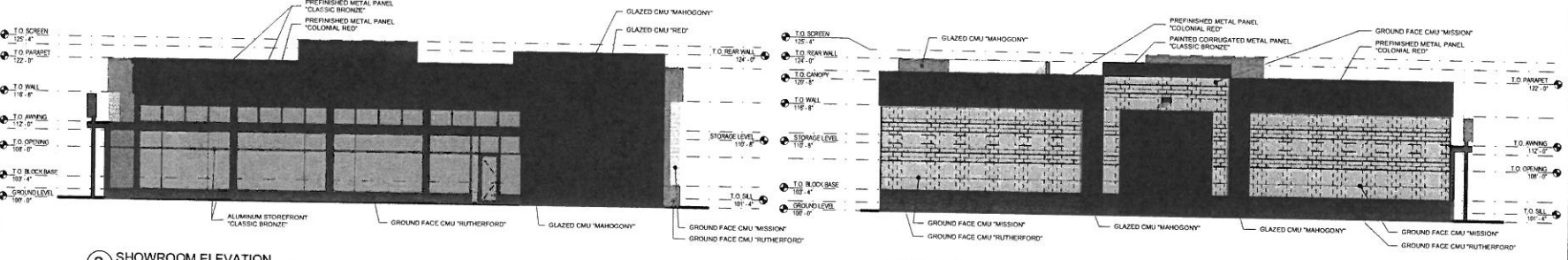
Project No. LSTR0004
 Drawn By: SDU
 Checked By: XWJ
 Date: NOVEMBER 2014
 Scale: 1/8" = 1'-0"

SHEET TITLE:
 COLOR ARCHITECTURAL
 ELEVATIONS (FOR REFERENCE
 ONLY)

A2.1

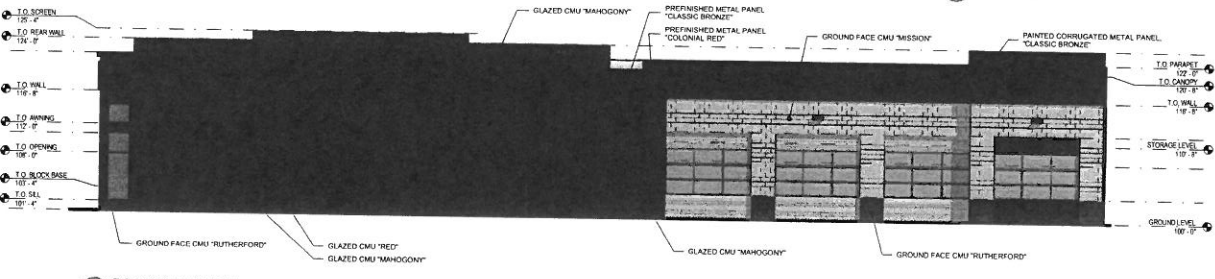


1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

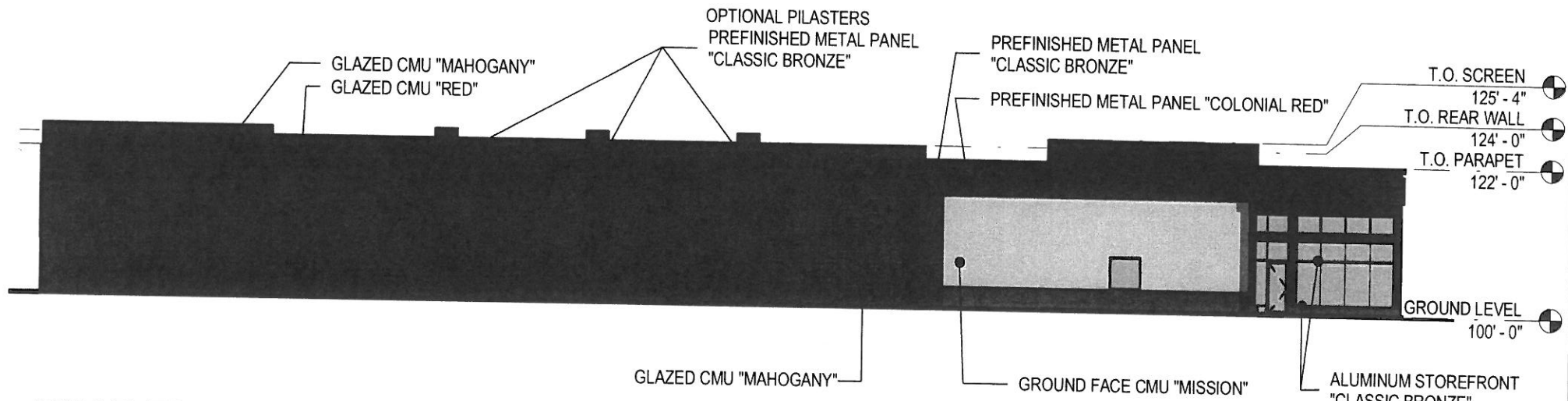


2 SHOWROOM ELEVATION
 SCALE: 1/8" = 1'-0"

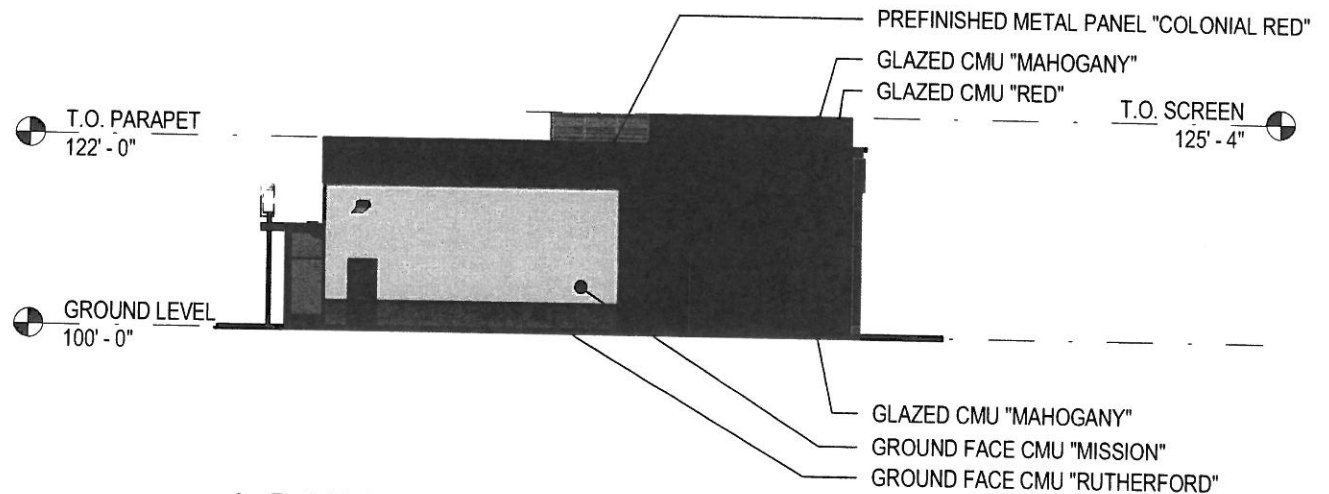
3 LOADING ELEVATION
 SCALE: 1/8" = 1'-0"



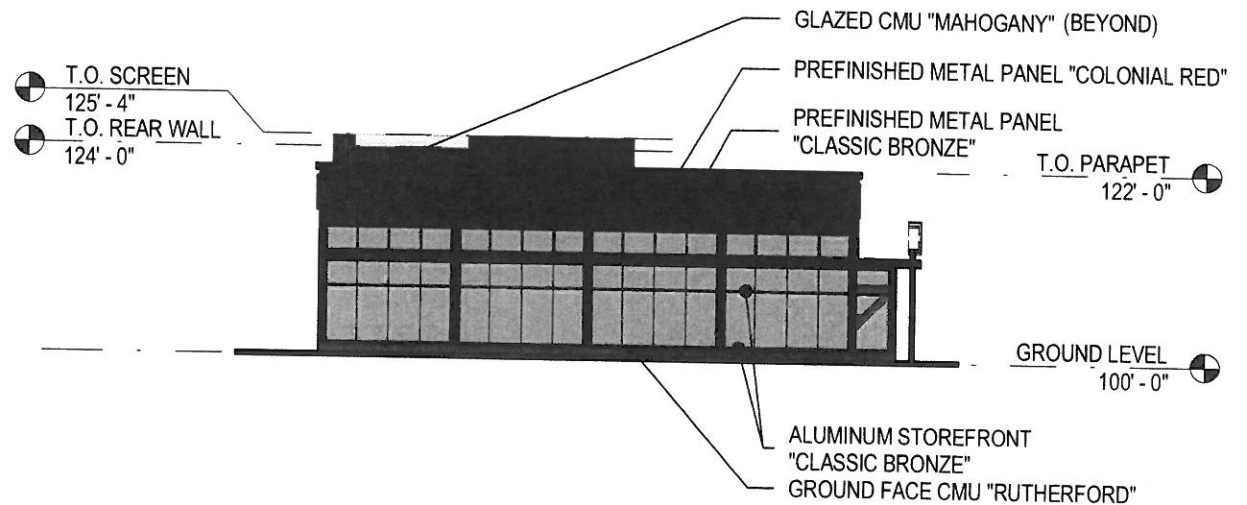
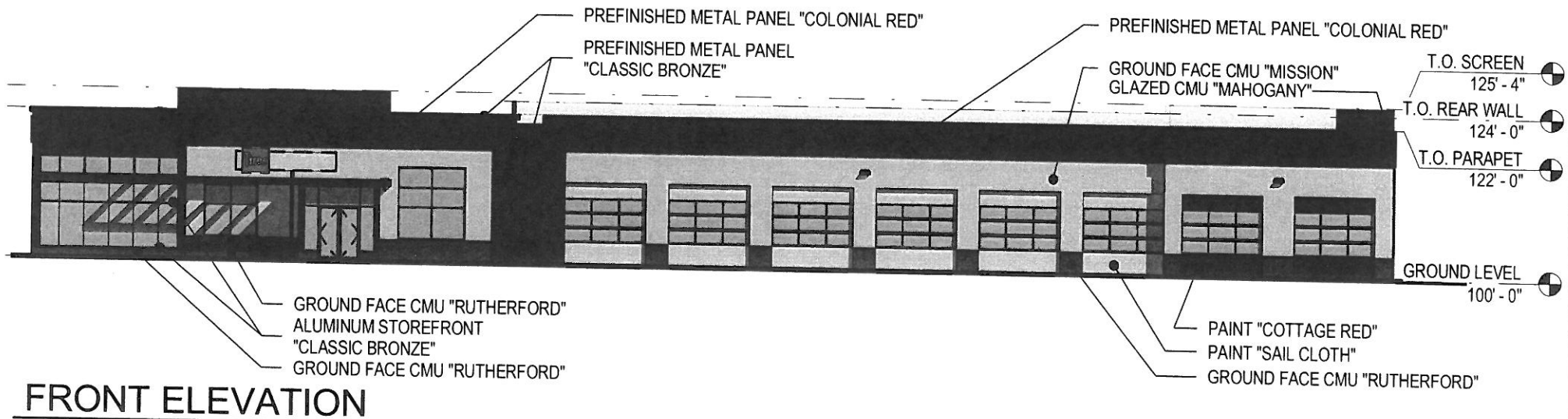
4 BACK ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION



LOADING ELEVATION





Galloway
Planning. Architecture. Engineering.



LES SCHWAB TIRE CENTERS

Prototype

8 - BAY LINEAR

11.03.2014

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PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

May 18, 2015

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Gabriel Perez, Principal Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside CA 92522

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Glen Holmes
Hemet

File No.: ZAP1118MA15
Related File No.: P15-0303, P15-0304, P15-0305, P14-0974 (Design Review,
Conditional Use Permits, Variance)

John Lyon
Riverside

APNs: 274-140-036, 274-120-030

Greg Pettis
Cathedral City

Dear Mr. Perez:

Steve Manos
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to develop 2 commercial buildings totaling 6,608 square feet on 1.998 acres located southerly of Van Buren Boulevard, easterly of Gamble Avenue, and westerly of Fred Street, in the City of Riverside.

STAFF

Director
Ed Cooper

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E in this AIA, land use intensity is not restricted.

John Guerin
Russell Brady
Barbara Santos

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The site is located more than 20,000 feet from the runway at an elevation at top point that does not exceed the runway elevation by more than 200 feet. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

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

www.rcaluc.org

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

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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 of the property and tenants of the proposed buildings.
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.
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.

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

AIRPORT LAND USE COMMISSION

May 18, 2015

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: Miguel's Restaurants/SDG Investments LLC, Javier Vasquez (applicant/payee)
Barry Foster (representative)
Entrust Administration, Inc. IRA#24015 (landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

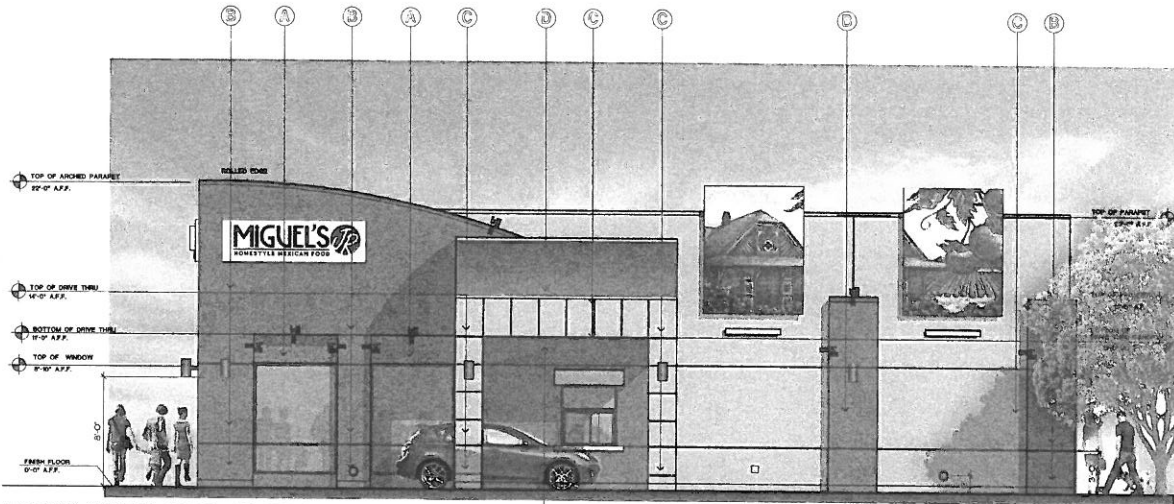
Y:\AIRPORT CASE FILES\March\ZAP1118MA15\ZAP1118MA15.LTR.doc



FRONT ELEVATION

NOTE: Murals shown are preliminary representation, subject to City Planning approval.

NO	MANUFACTURER	UPO #	COLOR	FINISH	LOCATION
①	DUNN EDWARDS	DE5096	"TERRA ROSA"	SEMI-GLOSS CHEST	
②	DUNN EDWARDS	DE 6252	"SECRET PATH"	SEMI-GLOSS FINISH	
③	DUNN EDWARDS	DE 6192	"NOMADIC TAUPÉ"	SEMI-GLOSS FINISH	
④	CUSTOM PAINTED	DE5096	"TERRA ROSA"	GLOSS FINISH	CURVED TEE METAL PANEL



DRIVE THRU SIDE ELEVATION

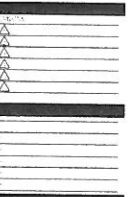
ELEVATIONS SCHEME 08 FEB 12 2015

APEX
Architecture &
Planning Exponents
425 SOUTH PEPPER AVE. #100
IRVINE, CA 92614
PHONE: 949.441.1182
EMAIL: GECOST06@AECI.COM

MIGUEL'S JR.
HOMESTYLE MEXICAN FOOD
VAN BUREN & GAMBLE AVE., RIVERSIDE CA.



GEORGE CASTANEDA, ARCHITECT



APEX691403

MIGUEL'S JR.
RIVERSIDE, CA

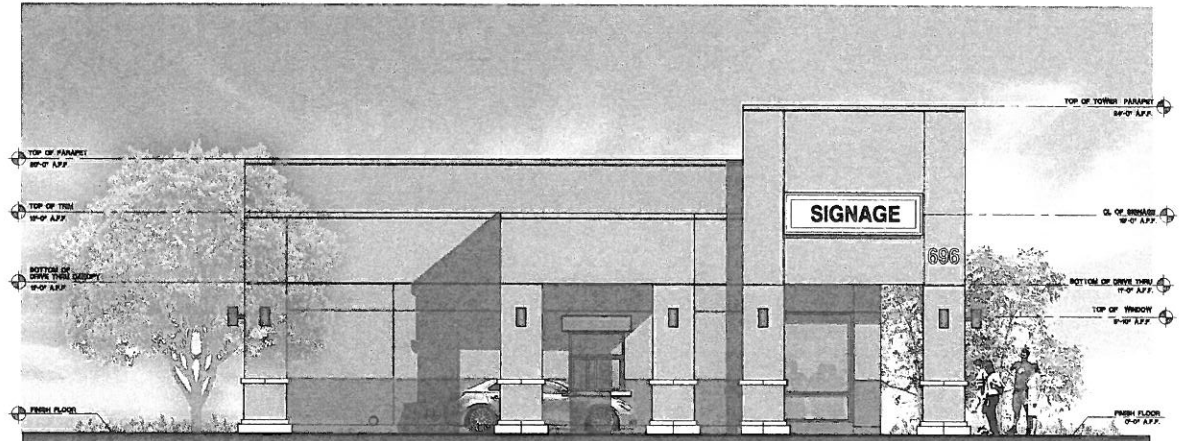
A-2.0
ELEVATION SHEETS



SIDE ENTRY ELEVATION

EXTERIOR FINISH SCHEDULE

NO.	MANUFACTURER	MFG. #	COLOR	FINISH	LOCATION
1	DUNN EDWARDS	DE6144	TORAHAM CRACKER	SEMI-GLOSS FINISH	
2	DUNN EDWARDS	DE6249	'TRINITY ISLANDS'	SEMI-GLOSS FINISH	
3	DUNN EDWARDS	DE6146	'LONELY ROAD'	SEMI-GLOSS FINISH	



DRIVE THRU ELEVATION

APEX
 Architecture &
 Planning Exponents
 85 SOUTH PLAZA AVENUE
 IRVINE, CA 92617
 PHONE (714) 529-1676
 E-MAIL GEOCAST@APEX.COM

MIGUEL'S JR.
 HOMESTYLE MEXICAN FOOD
 VAN BUREN & GAMBLE AVE., RIVERSIDE, CA.



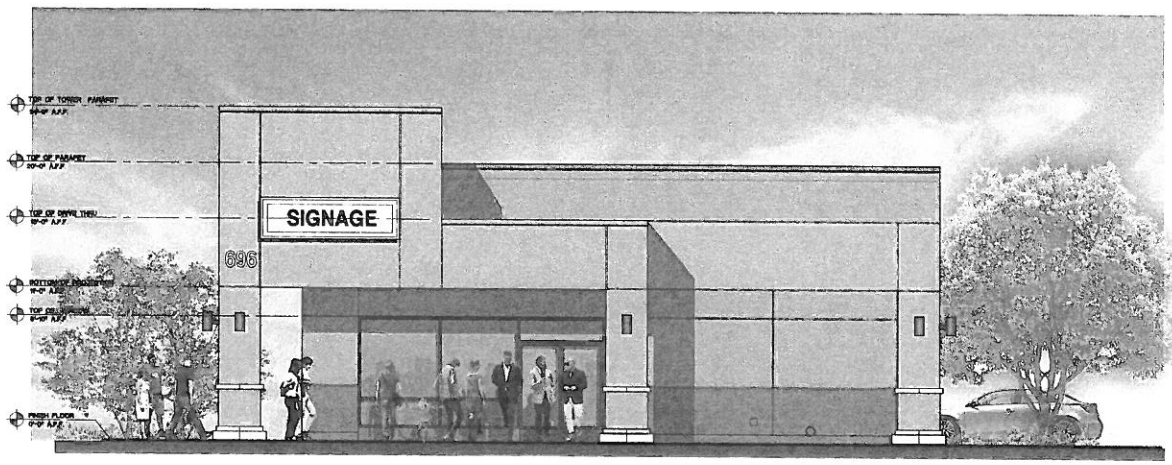
GEORGE CASTANEDA, ARCHITECT

DATE	DESCRIPTION

PROJECT NO. APEX691403

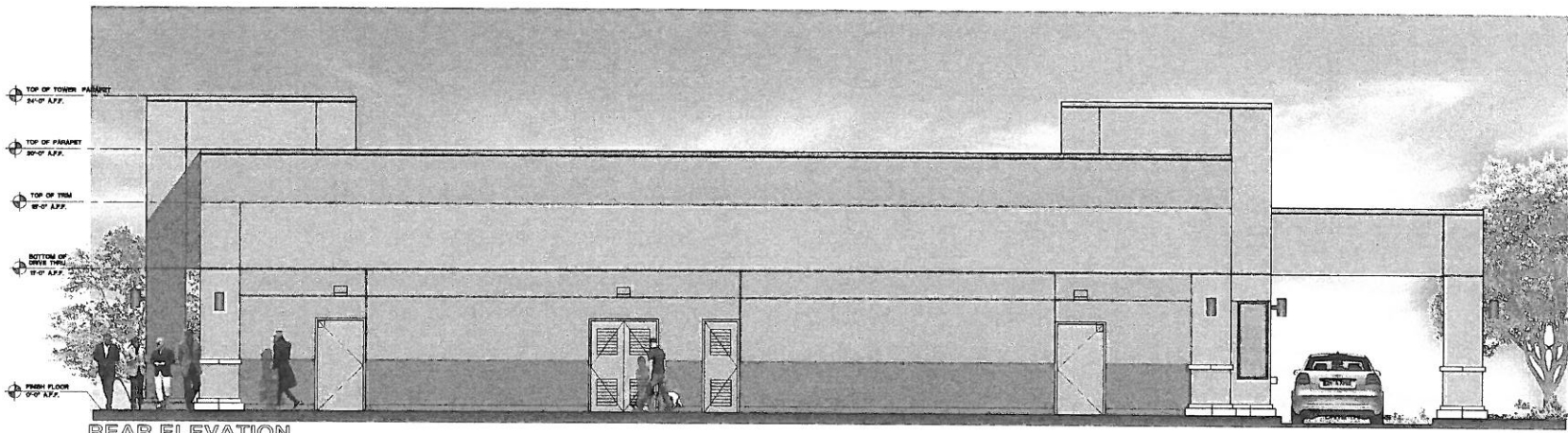
MIGUEL'S JR.
 IRVINE, CA

A-2.0
 ELEVATIONS



EXTERIOR FINISH SCHEDULE

NO.	MANUFACTURER	MPG #	COLOR	FINISH	LOCATION
1	DUNN EDWARDS	DE6144	GRAHAM CRACKER	SEM-GLOSS FINISH	
2	DUNN EDWARDS	DE6249	'TRINITY ISLANDS'	SEM-GLOSS FINISH	
3	DUNN EDWARDS	DE6146	'LONELY ROAD'	SEM-GLOSS FINISH	



REAR ELEVATION

APEX
 Architecture &
 Planning Exponents
 625 SOUTH PULPARI AVENUE
 Brea, CA 92621
 PHONE: (714) 51-7125
 E-MAIL: GEOCAST@AACL.COM

MIGUEL'S JR.
 HOMESTYLE MEXICAN FOOD
 VAN BUREN & GAMBLE AVE., RIVERSIDE CA.



GEORGE CASTANEDA, ARCHITECT
 SCALE:
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

PROJECT NO: APEX691403
 PROJECT: MIGUEL'S JR.
 RIVERSIDE, CA

A-2.1
 ELEVATIONS

LANDSCAPE CONCEPT:

This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of Mediterranean and California friendly plant material. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Riverside Landscape Guidelines.

IRRIGATION CONCEPT:

The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of 0.9. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Riverside Landscape Guidelines.



PLATANUS X ACERIFOLIA
LONDON PLANE TREE

ADA COMPLIANT CONCRETE RAMP
AND HANDRAILS

VAN BUREN BLVD. STREETSCAPE
ENLARGEMENT (SEE SHEET L2)

COURTYARD ENLARGEMENT
(SEE SHEET L3)



CERCIS OCCIDENTALIS
WESTERN REDBUD

42" HIGH GABION WALL TO
SCREEN HEADLIGHTS



ARBUTUS MARINA
STRAWBERRY TREE

VAN BUREN BLVD.

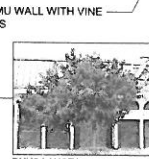
50' URBAN FORESTRY
SETBACK REQ.

PROPOSED
MIGUEL'S JR.
RESTAURANT

GAMBLE AVE.

VAN BUREN BLVD. / GAMBLE AVE.
CORNER ENLARGEMENT
(SEE SHEET L2)

6" HIGH CMU WALL WITH VINE
PLANTINGS



RHUS LANCEA
AFRICAN SUMAC

TRASH ENCLOSURES W/ VINE
PLANTINGS

WATER TREATMENT BASINS W/
ORNAMENTAL TURF PLANTINGS

SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$MAWA = (ETo) (0.82) (PF) (HA) + (0.3) (SLA)$

MAWA Maximum Applied Water Allowance (gallons per year)
ETo Reference Evapotranspiration from Appendix A (inches per year)
0.7 ET Adjustment Factor (ETAF)
LA Landscape Area including Special Landscape Area (square feet)
0.82 Conversion factor (to gallons per square foot)
SLA Portion of the landscape area identified as the Special Landscape Area (square feet)
0.3 the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Appl. to fit in boxes below.

0.4	Eto (reference Evapotranspiration from Appendix A (inches per year))	26,750.00	0.82	21,905.00
0.3	Landscape Area including Special Landscape Area (square feet)	26,750.00	0.82	21,905.00
0.3	Portion of Landscape Area identified as Special Landscape Area (square feet)	26,750.00	0.82	21,905.00

MAWA for LA 56.4 x 0.7 x 26,750.00 x 0.82 = 654,775.80
MAWA for SLA 56.4 x 0.3 x 0.00 x 0.82 = 0.00
Total MAWA 654,775.80 gallons per year

PRELIMINARY PLANTING PALETTE

- TREES:**
 - ARBUTUS 'MARINA' STRAWBERRY TREE
 - CERCIS OCCIDENTALIS WESTERN REDBUD
 - PLATANUS X ACERIFOLIA LONDON PLANE TREE
 - RHUS LANCEA AFRICAN SUMAC
- SHRUBS:**
 - AGAVE 'BLUE FLAME' BLUE FLAME AGAVE
 - ANIGOSANTHOS 'BIG RED' RED KANGAROO PAW
 - CISTUS X HYBRIDUS WHITE ROCK ROSE
 - CORDYLINA AUSTRALIS 'BURGUNDY SPIRE' BURGUNDY SPIRE DRACENA
 - KNIPHOFIA UVARIA RED HOT POKER
 - LAVATERA MARATIMA TREE MALLOW
 - LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
 - LEYMUS CONDENSATUS 'CANYON PRINCE' GIANT WILD RYE
 - LOMANDRA LONGIFOLIA 'LM300' BREEZE DWARF MAT RUSH
 - MUHLENBERGIA RIGENS DEER GRASS
 - SALVIA GREGGII AUTUMN SAGE
 - SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA SAGE
- GROUND COVER:**
 - MYOPORUM PARVIFOLIUM MYOPORUM
 - ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY
 - SENECIO MANDRALISCAE BLUE CHALK STICKS

SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)

$ETWU = (Eto) (0.82) (PF) (HA) + (E) (SLA)$

ETWU Estimated total water use per year (gallons per year)
Eto Reference Evapotranspiration from Appendix A (inches per year)
PF Plant Factor from WUCOLS (see Definitions)
HA Hydrozone area (high, medium, and low water use areas) (square feet)
SLA Portion of the landscape area identified as the Special Landscape Area (square feet)
0.82 Conversion factor (to gallons per square foot)
E Irrigation Efficiency (minimum 0.7)

HYDROZONE TABLE FOR CALCULATING ETWU

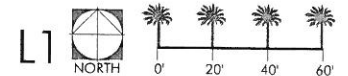
HYDROZONE	PLANT WATER USE TYPE(S)	PLANT FACTOR (PF)	AREA (HA) (SQUARE FEET)	PF * HA (SQUARE FEET)	% of LA	Irrigation efficiency	Hydrozone ETWU
1	mod - tree	0.5	188.00	94.00	0.7%	0.9	117.50
2	mod - shrub	0.5	6,277.00	3,138.50	23.2%	0.9	2,452.98
3	low - shrub	0.2	26,342.00	5,268.40	76.8%	0.9	4,251.11
4	SLA	0.00	-	-	-	Subtotal ETWU	6,861.59
					100.0%		10.00
							282,876.24

MIGUEL'S JR. VAN BUREN BLVD. RIVERSIDE, CA



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T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN



MIGUEL'S JR.

280 CORPORATE TERRACE CORONA, CA 92879 PH (951) 371-7234



42" HIGH GABION WALL



LEYMUS CONDENSATUS
GIANT WILD RYE



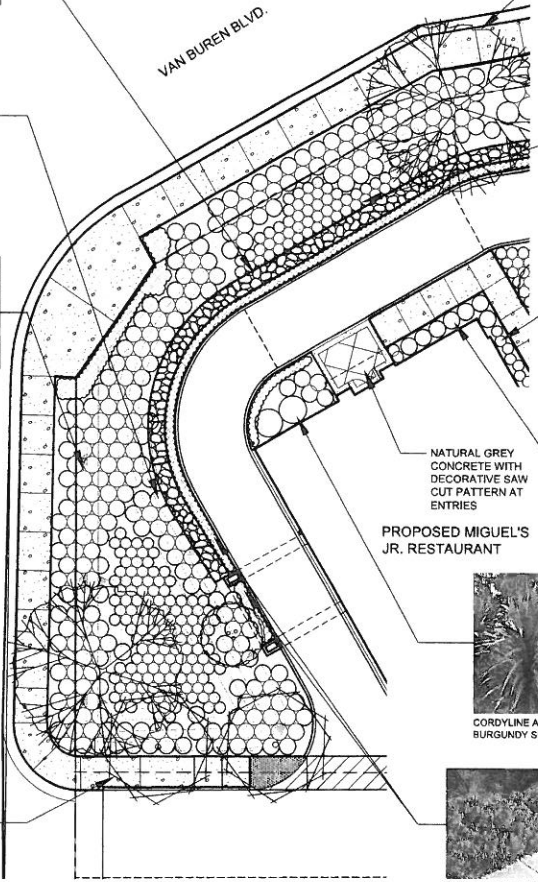
MUHLENBERGIA RIGENS
DEER GRASS



ARBUTUS 'MARINA'
STRAWBERRY TREE

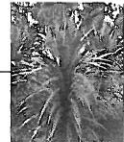
GAMBLE AVE.

VAN BUREN BLVD.



NATURAL GREY
CONCRETE WITH
DECORATIVE SAW
CUT PATTERN AT
ENTRIES

PROPOSED MIGUEL'S
JR. RESTAURANT



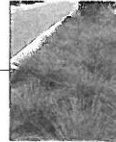
CORDYLINE A. 'BURGUNDY SPIRE'
BURGUNDY SPIRE DRACENA



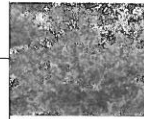
SENECIO MADRALISCAE
BLUE CHALK STICKS



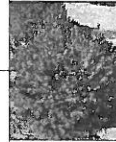
PLATANUS X ACERIFOLIA
LONDON PLANE TREE



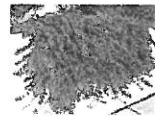
LOMANDRA LONGIFOLIA
DWARF MAT RUSH



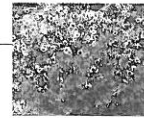
SALVIA GREGGII
AUTUMN SAGE



LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



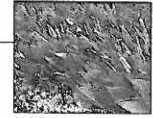
MYOPORUM PARVIFOLIUM
MYOPORUM



LAVATERA MARITIMA
TREE MALLOW



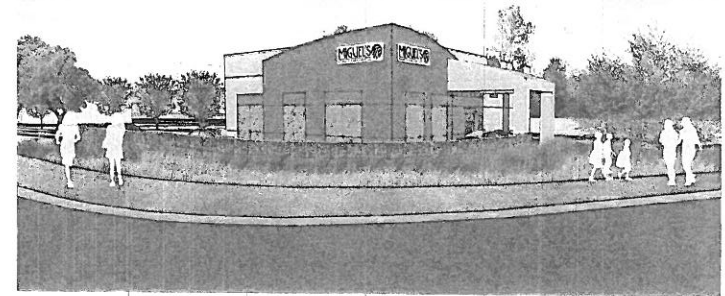
KNIPHOFIA LIVARIA
RED HOT POKER



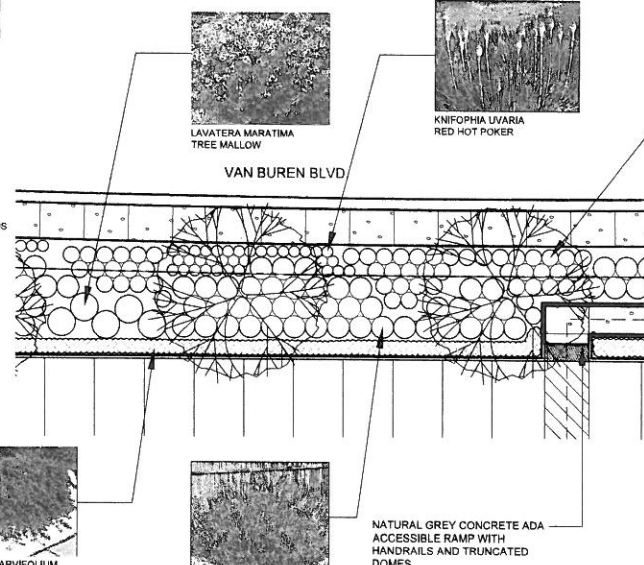
AGAVE 'BLUE FLAME'
BLUE FLAME AGAVE



CISTUS X HYBRIDUS
WHITE ROCK ROSE

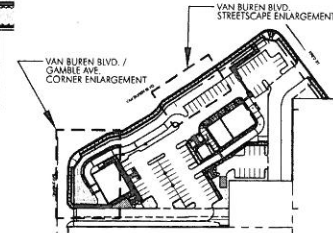


VAN BUREN BLVD. / GAMBLE AVE. CORNER PERSPECTIVE

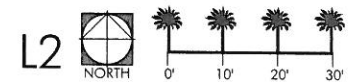


VAN BUREN BLVD

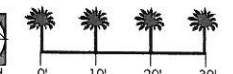
NATURAL GREY CONCRETE ADA
ACCESSIBLE RAMP WITH
HANDRAILS AND TRUNCATED
DOMES



KEY MAP



L2



VAN BUREN BLVD. / GAMBLE AVE. CORNER ENLARGEMENT

VAN BUREN BLVD. STREETSCAPE ENLARGEMENT

MIGUEL'S JR. VAN BUREN BLVD. RIVERSIDE, CA

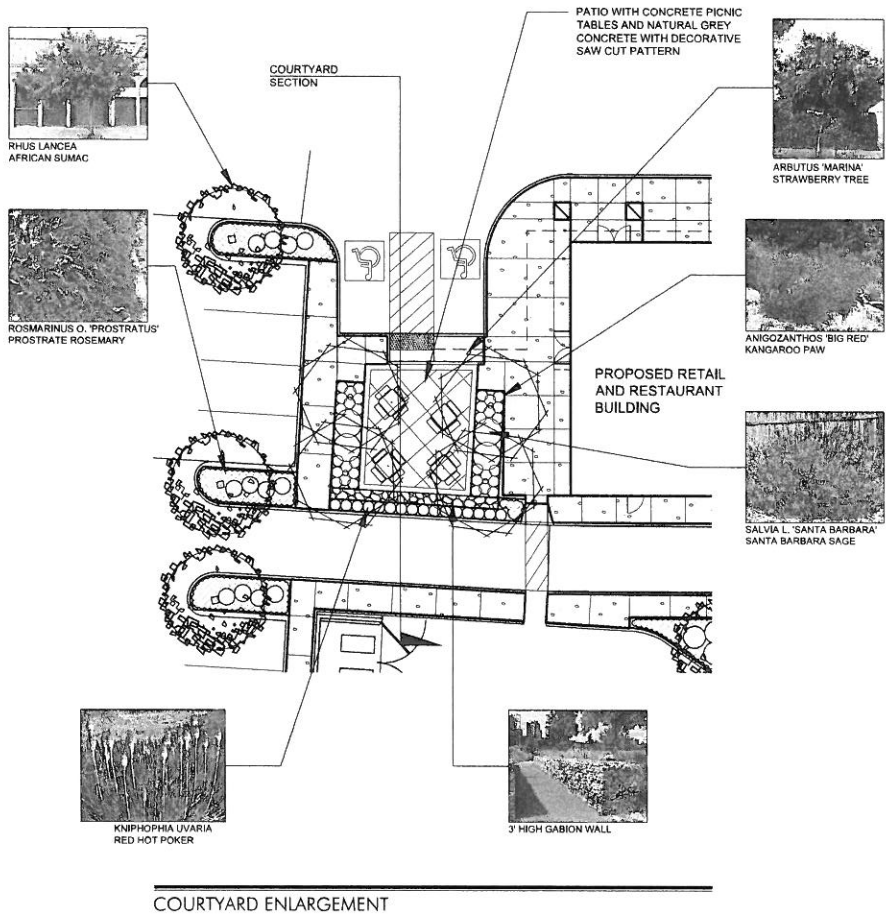
CONCEPTUAL LANDSCAPE PLAN

MIGUEL'S JR.

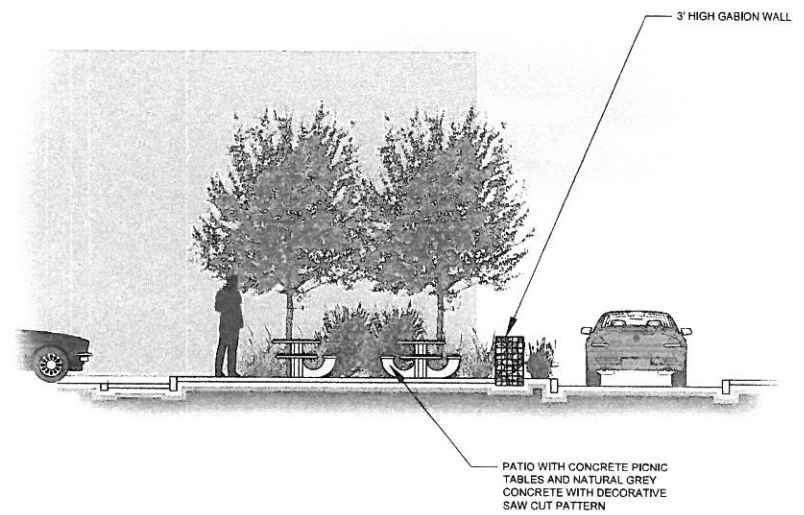


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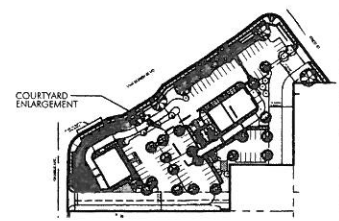
280 CORPORATE TERRACE CORONA, CA, 92879 PH: (951) 371-7234



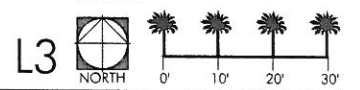
COURTYARD ENLARGEMENT



COURTYARD SECTION



KEY MAP N15



MIGUEL'S JR. VAN BUREN BLVD. RIVERSIDE, CA



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CONCEPTUAL LANDSCAPE PLAN

MIGUEL'S JR.
280 CORPORATE TERRACE CORONA, CA, 92879 PH:(951) 371-7234

PLOT DATE: APR 8, 2015

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



May 20, 2015

CHAIR

Simon Housman
Rancho Mirage

Mr. Robert Rodriguez, Development Services Manager
City of Cathedral City Planning Department

VICE CHAIRMAN

Rod Ballance
Riverside

68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1029PS15

Related File No.: 15-001 (Design Review)

John Lyon
Riverside

APN: 681-300-023

Glen Holmes
Hemet

Dear Mr. Rodriguez:

Greg Pettis
Cathedral City

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal to develop a 4,994 square foot retail commercial building on a 0.58-acre parcel. The project site is located southwesterly of East Palm Canyon Drive, northwesterly of Elks Drive, and easterly of Cree Road in the City of Cathedral City.

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

The project is located in Airport Compatibility Zone E of the 2005 Palm Springs Airport Land Use Compatibility Plan, which does not limit land use intensity. The elevation of Runway 13R-31L at its closest point to the project site is 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 11,400 feet from the runway to the property line, FAA review would be required for any structures with top of roof exceeding 509.5 feet AMSL. The proposed maximum finished floor elevation is 324.5 feet AMSL and the project proposes a maximum building height of 22 feet for a total maximum elevation of 346.5 feet AMSL, which is lower than the elevation of the runway. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

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

CONDITIONS:

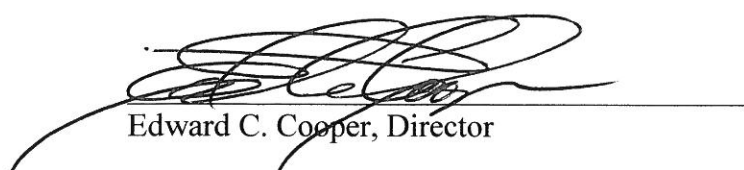
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, 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, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (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 of Airport in Vicinity" shall be provided to all potential purchasers of the property and tenants of the building.
4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Attachment: Notice of Airport in Vicinity

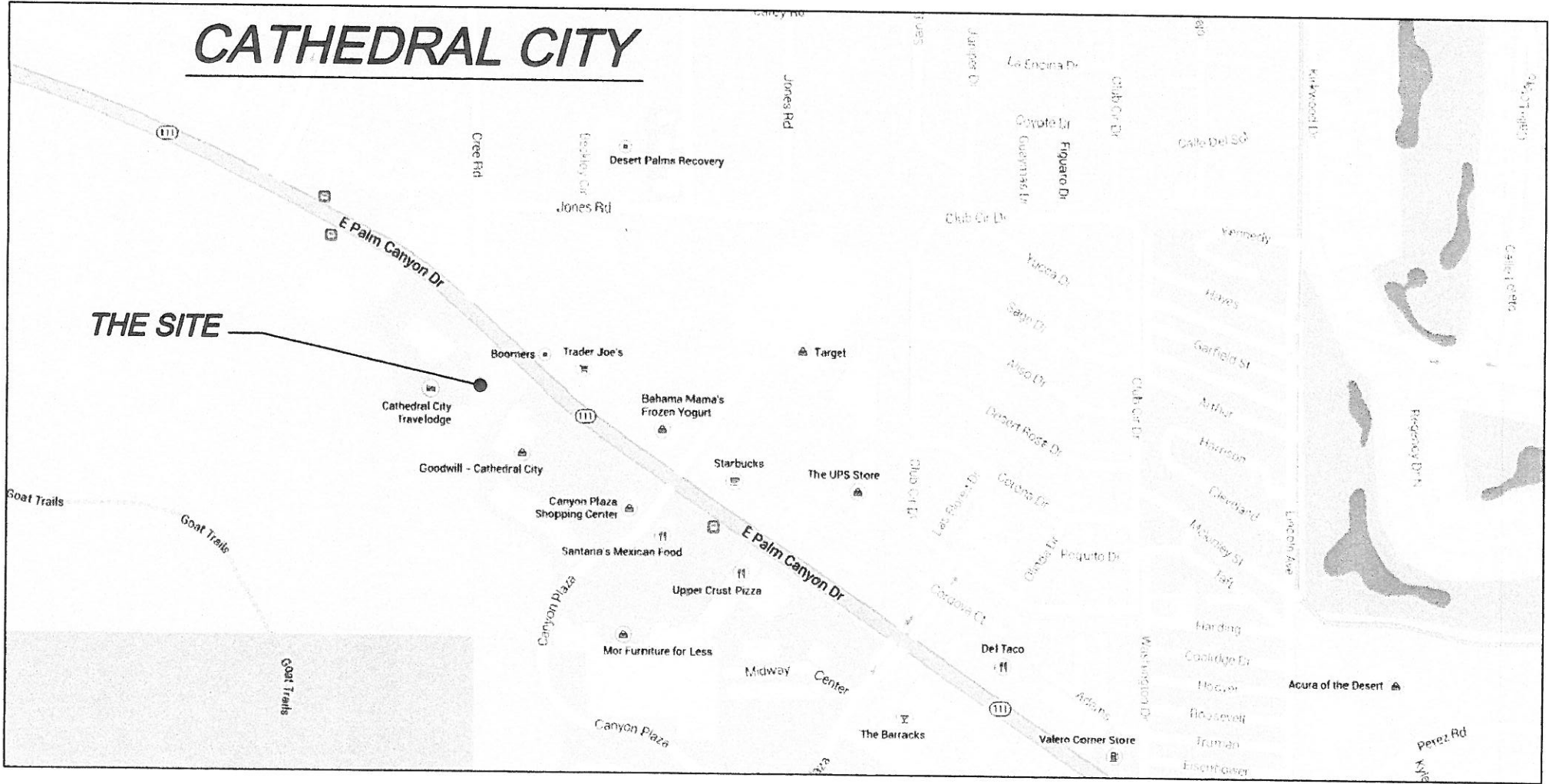
cc: Madison Development Group LLC (applicant/payee)
Christiansen & Co. (representative)
Kea Corp. (landowner per last Assessor roll)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1029PS15\ZAP1029PS15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

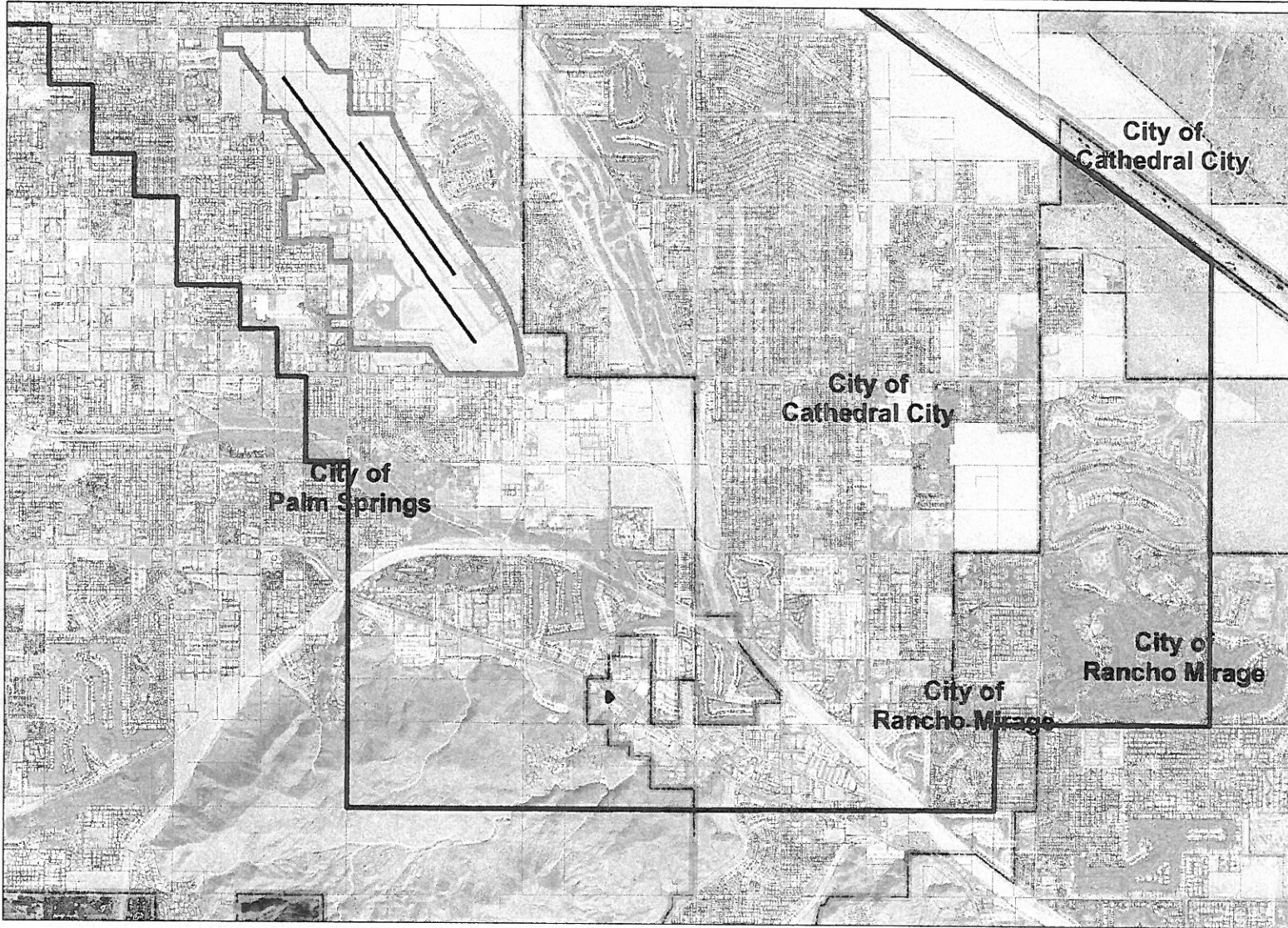
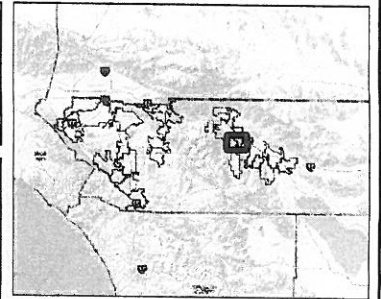
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual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

CATHEDRAL CITY



VICINITY MAP
NO SCALE

My Map



Legend

- Airports
- AIA
- Runways
- City Boundaries
- Cities
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers



0 5,688 11,376 Feet



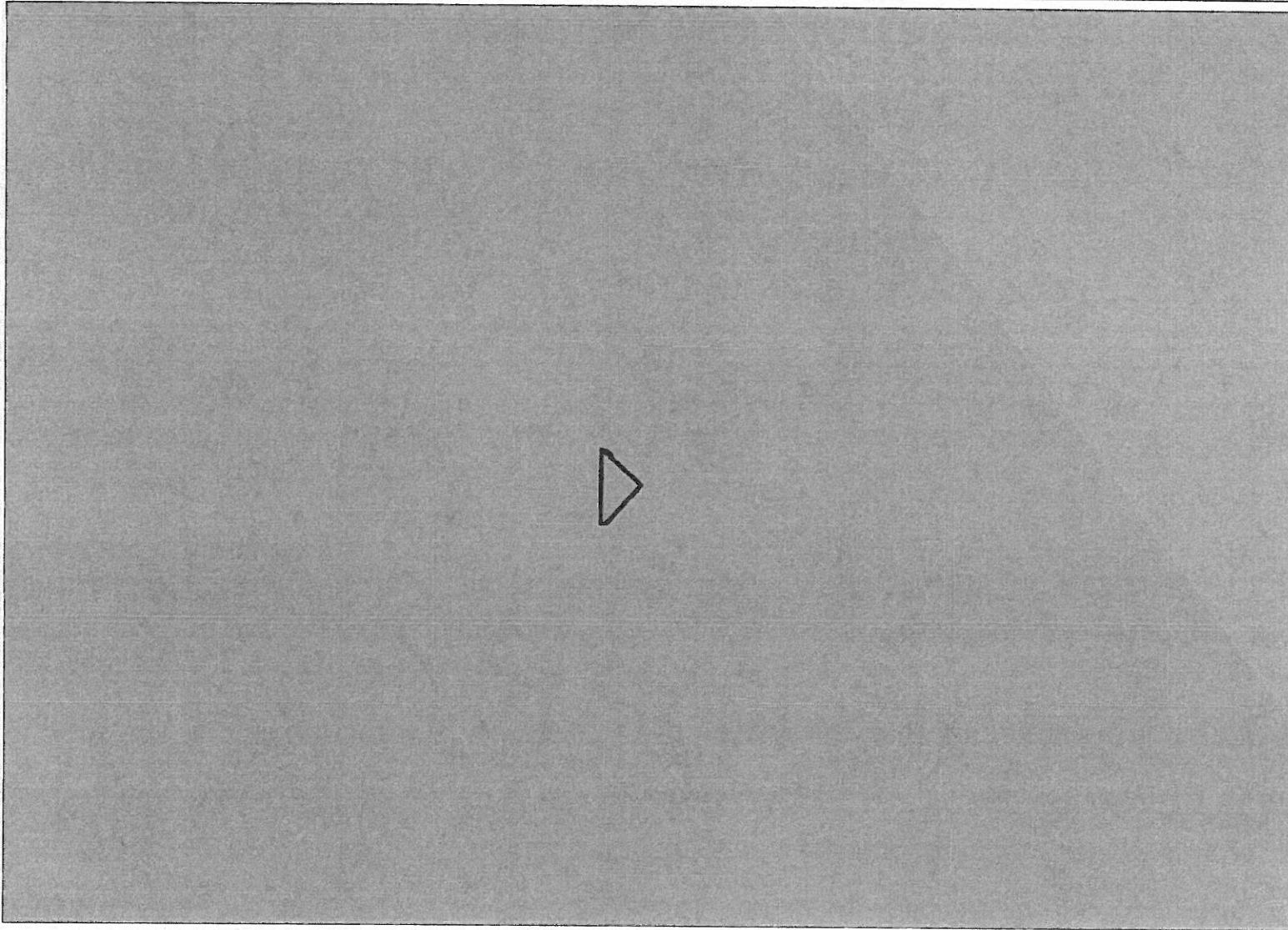
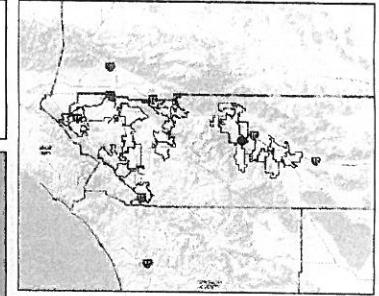
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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

- RCLIS Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONES
- Zone A
- Zone B1
- Zone B1 APZ I
- Zone B1 APZ II
- Zone B2
- Zone C
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Runways
- City Boundaries
- Cities**
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY



0 711 1,422 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

PRELIMINARY GRADING AND DRAINAGE PLAN

MATTRESS FIRM
A.P.N. 681-300-023
IN SECTION 29, T. 4 S., R. 5 E., S.B.M.

OWNER APPLICANT: MADISON DEVELOPMENT GROUP, LLC
10510 NORTHRUP WAY, STE. 120
KIRKLAND, WASH. 98033
PH: (425) 859-5500 FAX: (425) 859-1090
CONTACT: ALAN CANTLIN
e-mail: ALAN@MDGLLC.NET

REPRESENTATIVE: CHRISTIANSEN & COMPANY
3649 NINTH STREET
RIVERSIDE, CALIFORNIA 92501
PH: (951) 323-4713 FAX: (951) 684-4497
CONTACT: KEITH CHRISTIANSEN, P.E.
e-mail: KEITH.CHRISTIANSEN@GMAIL.COM

ARCHITECT: MPA ARCHITECTS, INC.
3578 30TH STREET
SAN DIEGO, CA. 92104
PH: (619) 236-0596 ext. 328 FAX: (619) 236-0557
CONTACT: MARTIN MENDEZ
e-mail: MARTIN@MPA-ARCHITECTS.COM

GEOTECHNICAL: SLADDEN ENGINEERING
45-090 GOLF CENTER PARKWAY, STE. F
INDIO, CALIFORNIA 92201
PH: (760) 963-0713
CONTACT: BRETT ANDERSON
e-mail: BANDERSON@SLADDENENGINEERING.COM

ADDRESS: XX-XXX E. PALM CANYON DRIVE
CATHEDRAL CITY, CALIFORNIA 92334

ASSESSOR PARCEL NUMBERS: 681-300-023

ACREAGE: 0.58 ACRES (gross) 0.58 ACRES (net)

FEMA MAP: PANEL: 06065C1566G EFF. AUG. 28, 2008
ZONE: AO (1)

THOMAS BROS.: PG 787, GRID C6 - 2014 ED.

UTILITY PURVEYORS: WATER - DESERT WATER AGENCY - 760-323-4971
SEWER - DESERT WATER AGENCY - 760-323-4971
ELECTRIC - SO. CAL EDISON - 800-455-4555
GAS - SO. CAL GAS - 800-427-2200
PHONE - VERIZON - 760-699-9617
CABLE - TIME WARNER - 760-544-3958

SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY: VAN SURVEYING
3649 NINTH STREET
RIVERSIDE, CALIFORNIA 92501
CONTACT: STEVE VAN
e-mail: VANSURVEYING@AOL.COM
DATE SURVEYED: 5/12/14

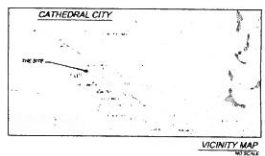
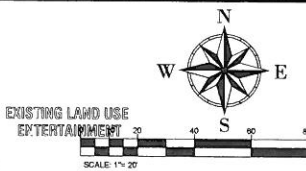
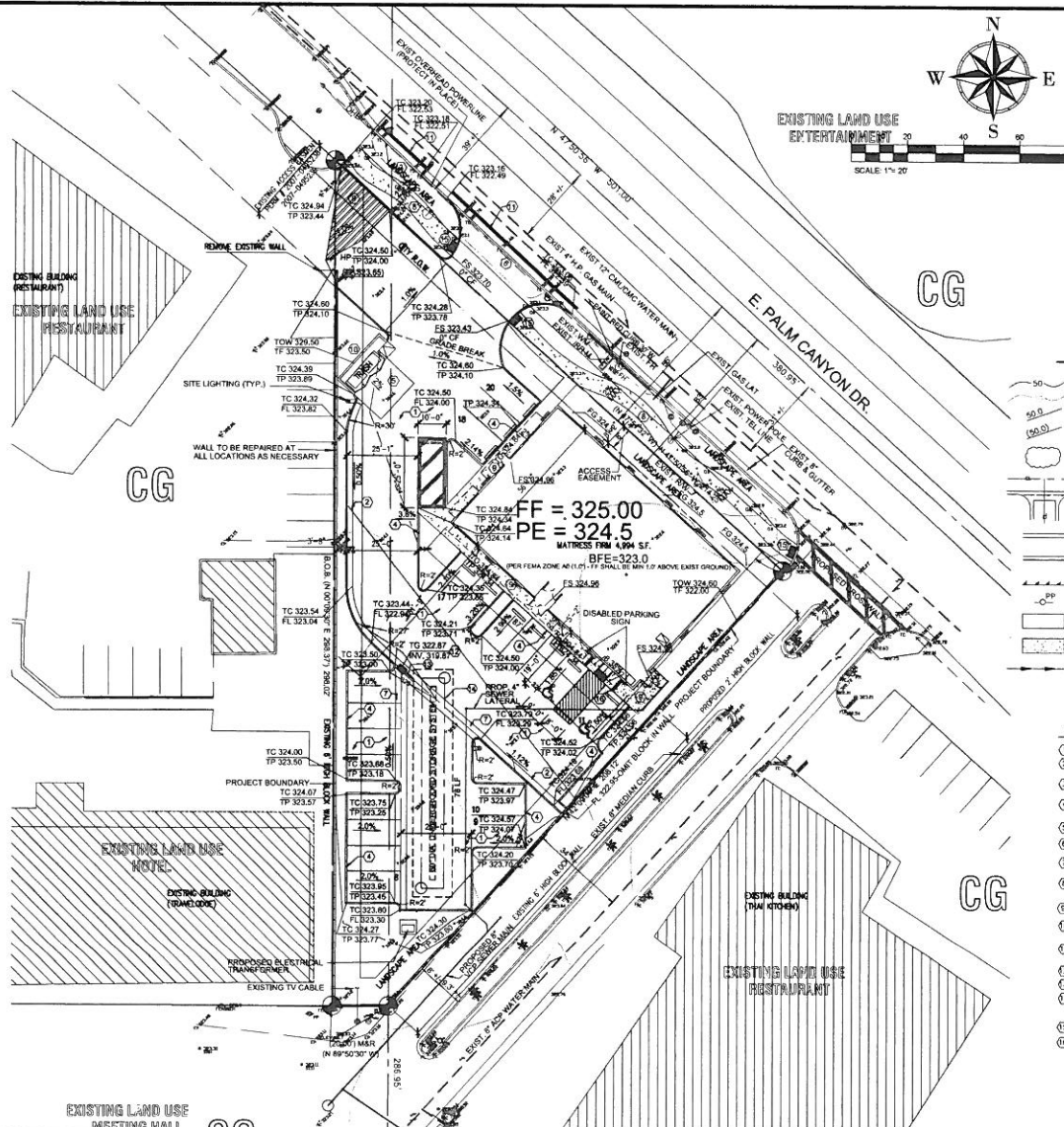
LEGAL DESCRIPTION:
ALL THOSE PORTIONS OF LOT 28 AND LOT 29 IN SECTION 29, TOWNSHIP 4 SOUTH RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON MAP OF PALM VALLEY COLONY LANDS, ON FILE IN BOOK 14, PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 28 OF SAID PALM VALLEY COLONY LANDS WITH ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 111 (95' WIDE), SOUTH 47° 51' 32" EAST, A DISTANCE OF 187.53 FEET; THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 111 (95' WIDE), SOUTH 02° 09' 28" WEST, A DISTANCE OF 208.41 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 28, SAID POINT ALSO BEING IN THE EASTERLY LINE OF SAID CONVEYED TO THE PALM SPRINGS #1905, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA AS RECORDED IN BOOK 129, PAGE 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE AT RIGHT ANGLES TO SAID EASTERLY LINE, NORTH 89° 50' 30" WEST, A DISTANCE OF 20.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANCED 20.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY LINE OF SAID LOT 28; THENCE ALONG SAID PARALLEL LINE NORTH OF 08° 50' WEST, A DISTANCE OF 286.37 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 111 (95' WIDE); THENCE ALONG SAID SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 111 (95' WIDE) SOUTH 47° 51' 32" EAST, A DISTANCE OF 26.92 FEET TO THE POINT OF BEGINNING.

LAND USE: EXISTING: VACANT
PROPOSED: COMMERCIAL

ZONING: EXISTING: PCC
PROPOSED: PCC

NOTES:
PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
INCLUDE THAT ALL WALLS, EXISTING AND PROPOSED, WILL HAVE A WALL CAP.



- ### LEGEND
- PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - EXISTING TREE/BUSH
 - HIGH POINT
 - CROSS - GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EDGE OF PAVEMENT
 - POWER POLE
 - PROPOSED A.C. PAVEMENT
 - PROPOSED P.C. CONCRETE
 - DIRECTION OF FLOW
 - TC TOP OF CURB
 - TP TOP OF PAVEMENT
 - FL FLOWLINE
 - GB GRADE BREAK
 - FS FINISHED SURFACE
 - FG FINISHED GRADE
 - STA STATIONING
 - INV. INVERT
 - EP EDGE OF PAVEMENT

- ### CONSTRUCTION NOTES & QUANTITY ESTIMATE
- ① CONSTRUCT 3" AC OVER 4 1/2" AS (CLASS) MIN. 11660 SF
 - ② CONSTRUCT TYPE A-6 CURB & GUTTER PER RIV. CO. STD. DWG. 200 618 LF
 - ③ CONSTRUCT TYPE A-4 CURB & GUTTER PER RIV. CO. STD. DWG. 201 24 LF
 - ④ CONSTRUCT TYPE D CURB (6") PER RIV. CO. STD. DWG. 204 162 LF
 - ⑤ CONSTRUCT 4" P.C. CONCRETE 1360 SF
 - ⑥ CONSTRUCT 30' WIDE COMMERCIAL DRIVEWAY RIV. CO. STD. DWG. 207A 1 EA
 - ⑦ CONSTRUCT 4' WIDE VALLEY GUTTER PER DETAIL SHOWN SHEET 2 125 LF
 - ⑧ CONSTRUCT 8" MANHOLE SMOOTH WALK PER RIV. CO. STD. DWG. 400 1 EA
 - ⑨ CONSTRUCT AC OVERLAY TO SMOOTH SURFACE 1 EA
 - ⑩ CONSTRUCT TRASH ENCLOSURE PER CITY OF CATHEDRAL CITY STDS. 1 EA
 - ⑪ SAWCUT, REMOVE AND REPLACE IN-PAV. 1/2" WIDE (TYP.) STRIP OF AC PAVEMENT 84 LF
 - ⑫ CONSTRUCT 2 X 3 ADS CATCH BASIN, OR EQUAL 1 EA
 - ⑬ CONSTRUCT 12" ADS, N-12 POLYETHYLENE PIPE, OR EQUAL 5 LF
 - ⑭ CONSTRUCT 60" CONTECH CSP PERFORATED PIPE WALL/INVERT PIPE 2 COATING WATER STORAGE SYSTEM W/ 2 ACCESS MANHOLES, OR EQUAL 156 LF
 - ⑮ CONSTRUCT TRUNCATED DOME PER ADA GUIDELINES 3 EA
 - ⑯ CONSTRUCT CURB RAMP CASE B PER RIV. CO. STD. NO. 403 1 EA

EARTHWORK ESTIMATE

CUT		FILL	
RAW	460 CY**	310 CY	
LOSSES (20%) (06. CY)		0 CY	
TOTAL	384 CY	310 CY	

** INCLUDES EXCAVATION FOR UNDERGROUND STORAGE SYSTEM.

Underground Service Alert
Call: TOLL FREE
1-800-227-2600

DATE	BY	MARK	REVISIONS	APPROVED FOR APPROVAL	DATE

DESIGNED BY: KAC
DRAWN BY: CAC
CHECKED BY: KAC

SEAL

REGISTERED PROFESSIONAL ENGINEER

No. 50083

Exp. 08-30-16

STATE OF CALIFORNIA

APPROVED FOR PERMITTING PURPOSES: DATE: 2/2/15

JOHN A. CORELLA, RCE 5495

PREPARED UNDER THE DIRECT SUPERVISION OF: DATE: 2/2/15

KEITH A. CHRISTIANSEN - RCE 5000 - EXPIRES 06-30-2015

Christiansen & Company

3649 Ninth Street
Riverside, California 92501
PH: (951) 323-4713 FAX: (951) 684-4497
e-mail: keith.christiansen@cc.com

SCALE: AS SHOWN BENCHMARK: NO. 125

CATHEDRAL CITY BRONZE DISC IN EAST END OF CONCRETE INLET BOX ON THE NORTH SIDE OF HIGHWAY 111, APPROX 100 FT. EASTERLY OF GOLF CLUB DRIVE. (ELEV=327.40)

IN THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN

MATTRESS FIRM

XX-XXX E. PALM CANYON DRIVE

A.P.N. 681-300-023

IN SECTION 29, T. 4 S., R. 5 E., S.B.M.

FOR: MADISON DEVELOPMENT GROUP, LLC

SHEET NO. 1

OF 2 SHEETS

FILE NO.