



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., July 9, 2015

CHAIR
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Rancho Mirage

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Riverside

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John Guerin
Russell Brady
Barbara Santos

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

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

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

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED CASE

FRENCH VALLEY AIRPORT

2.1 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). Continued from June 11, 2015. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Recommendation: CONTINUE WITHOUT DISCUSSION to 8-13-15

3.0 PUBLIC HEARING: NEW CASES**RIVERSIDE MUNICIPAL AIRPORT**

- 3.1 ZAP1068RI15 – Paradise Jurupa LLC (Representative: Matthew Fagan Consulting Services – City of Jurupa Valley Master Application No. 14115 (Paradise Knolls Specific Plan No. 1402, General Plan Amendment [GPA] No. 1408, Change of Zone [CZ] No. 1496, and Tentative Tract Map (TTM) No. 36823). The applicant proposes a Specific Plan for the reuse of the Paradise Knolls Golf Course located southerly of Limonite Avenue, westerly of Downey Street, and northerly of the Santa Ana River. The 107.2-acre golf course would be replaced with a mix of predominantly urban and suburban density housing (650 dwelling units, 2.2 acres of Commercial Retail, 22.2 acres of Open Space/Greenway, and 13.7 acres of streets.) GPA 1408 would amend the land use designation of the site from 107.2 acres of Open Space-Recreation to Specific Plan No. 1402 [Medium High Density Residential (8-14 dwelling units per acre [DU/AC]), Medium Density Residential (2-5 DU/AC), Very High Density Residential (14-24 DU/AC), Low Density Residential (0-2 DU/AC), Commercial Retail, and Open Space]. CZ 1496 would change the zoning classification of the site from A-1-4 (Light Agriculture, 4 acre minimum lot size) and A-2-5 (Heavy Agriculture, 5 acre minimum lot size) to SP (Specific Plan No. 1402) and establish an SP Zoning Ordinance for the site. Tentative Tract Map No. 36823 would divide the 24.63 gross (16.87 net) acres proposed to be designated as Medium Density Residential into 100 single-family residential lots with a minimum lot size of 6,000 square feet. (Partially within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area [AIA], and partially outside the AIA). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1120MA15 – Nuevo Road Properties, LLC (Representative: Albert A. Webb and Associates) – County of Riverside Case Nos. CZ07869 (Change of Zone), TR 36665 (Tentative Tract Map), and PM36664 (Tentative Parcel Map). CZ07869 is a proposal to change the zoning of 266.23 acres located southerly of Nuevo Road, easterly of (but not bordering) Dunlap Drive, westerly of (but not bordering) Pico Avenue, and northerly of the San Jacinto River from R-R (Rural Residential) to R-4 (Planned Residential) on 235.21 acres and C-1/C-P (General Commercial) on 31.02 acres. Assessor's Parcel Numbers [APNs] 309-020-041, 310-230-007, 310-230-009, 310-230-028, 310-230-029, 310-230-030, 310-230-039, and 310-230-040 are proposed for R-4 zoning. APNs 310-230-027, 310-270-011, 310-270-012, 310-270-013, and 310-270-014 are proposed for C-1/C-P zoning. TR36665 is a proposal to divide 173.31 acres into 587 single-family residential lots (plus 7 lots for open space, 3 for water quality basins, 2 for parks, 2 for Eastern Municipal Water District sewer lift stations, and 1 for future commercial development). PM36664 is a proposal to divide the entirety of the site (266 acres) into 8 parcels (each at least 20 gross acres in size). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1122MA15 – Bixby Land Company (Representative: Albert A. Webb Associates)
– County Case Nos.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map). The applicant/landowner proposes to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). The area proposed for change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street. CZ07811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing-Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). TR36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots). (Portion southerly of Spring Street in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA); portion northerly of Spring Street is outside AIAs). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

Staff Recommendation: CONSISTENT

- 3.4 ZAP1119MA15 – Darrell Butler – City of Riverside Case Nos. P14-1070 (Design Review) and P15-0064 (Tentative Parcel Map No. 36888). The applicant proposes to construct a 245,170 square foot industrial warehouse building (including up to 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.23 net acres within eight parcels located westerly of Old 215 Frontage Road, southerly of its intersection with Cottonwood Avenue and northerly of its intersection with Alessandro Boulevard. The eight parcels (which have a total area of 18 acres) are Assessor's Parcel Numbers 263-080-006, 263-080-007, 263-080-008, 263-080-009, 263-080-019, 263-091-015, 263-240-041, and 263-240-044. This vacant land is located in the City's BMP-SP Zone (Business and Manufacturing Park, Specific Plan [Sycamore Canyon Business Park] Overlay). Tentative Parcel Map No. 36888 proposes to divide 20.67 acres (including these parcels, plus portions of Old 215 Frontage Road proposed to be vacated) into five lots for development consistent with the BMP-SP zone. (Airport Compatibility Zone B1-APZ II of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.5 ZAP1123MA15 (Revision to ZAP1105MA14) – Hagop Kofdarali/Alessandro Property Investments, LLC (Representative: Empire Design Group, Greg Hann) – Riverside City Case Nos.: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), and P14-0847 (Design Review). The Design Review is a proposal to develop one 7,000 square foot retail building, one 8,000 square foot retail building, a 74,082 square foot industrial building, and diesel fueling pumps and canopy, and to relocate a car wash on 9.13 net acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue in the City of Riverside. The Conditional Use Permits propose to relocate the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP-SP) to (CR-SP). (Compatibility Zone B1-APZII of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONSISTENT

REGIONAL

- 3.6 ZAP1018RG15 – City of Riverside – City Planning Case No. 12-0468 (Ordinance Amendment). The City of Riverside proposes a comprehensive update to the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions. (Citywide: Riverside Municipal Airport, Flabob Airport, and March Air Reserve Base/Inland Port Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

Staff Recommendation: CONSISTENT

CHINO AIRPORT

- 3.7 ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrott and Taylor Gerry) – City of Eastvale Case No. 15-0783 (Specific Plan Amendment [SPA], Tentative Parcel Map [TPM 36787], and Major Development Plan [MDP]. The SPA proposes an amendment to the Ranch at Eastvale Specific Plan located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel in the City of Eastvale to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and acreages of, the Planning Areas, and modify the permitted uses within each Planning Area. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino. The TPM proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The MDP proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (Lots 1-7 of the TPM). Size of each building ranges between 50,000 square feet to 300,000 square feet with anticipated uses primarily consisting of warehousing with supporting offices. (Compatibility Zones B1 and C of Chino Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff Recommendation: CONTINUE TO 8-13-15

4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals
- 4.2 Legislative Items in the March Airport Influence Area Zone E
- 4.3 Correction of Minutes: April 9, 2015
- 4.4 Election of Commission Officers
- 4.5 December 2015 ALUC Meeting – Available Venues and Alternative Days

5.0 APPROVAL OF MINUTES

- 5.1 June 11, 2015

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0 COMMISSIONER'S COMMENTS**

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.12.5

HEARING DATE: July 9, 2015 (continued from 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.

At the June 11, 2015 ALUC hearing, the project was continued to allow the applicant an opportunity to commission an empirical study of the number of persons at existing Denny’s and El Pollo Loco restaurants in order to determine whether actual peak usage is considerably lower than the seating capacity. The Commission noted that they had no data that would support the applicant’s assertion to this effect and would otherwise have to uphold staff’s recommendation of inconsistency based on the available information provided to staff. At the time of writing of this staff report (June 23), the applicant is pursuing this effort, but no new information is available at this time. Potentially, such information may be available for consideration by the Commission at its July 9 hearing.

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.~~

*Staff recommends **CONTINUANCE WITHOUT DISCUSSION** to the August 13th ALUC hearing to allow additional time for the completion of the empirical study. However, if the study is prepared and presented to ALUC staff prior to the July 9th ALUC hearing, staff may update its recommendation at the hearing depending on the results of the study. Based on the information available today (June 23), if the applicant were to insist on a determination on July 9, staff would continue to recommend a finding of inconsistency.*

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):

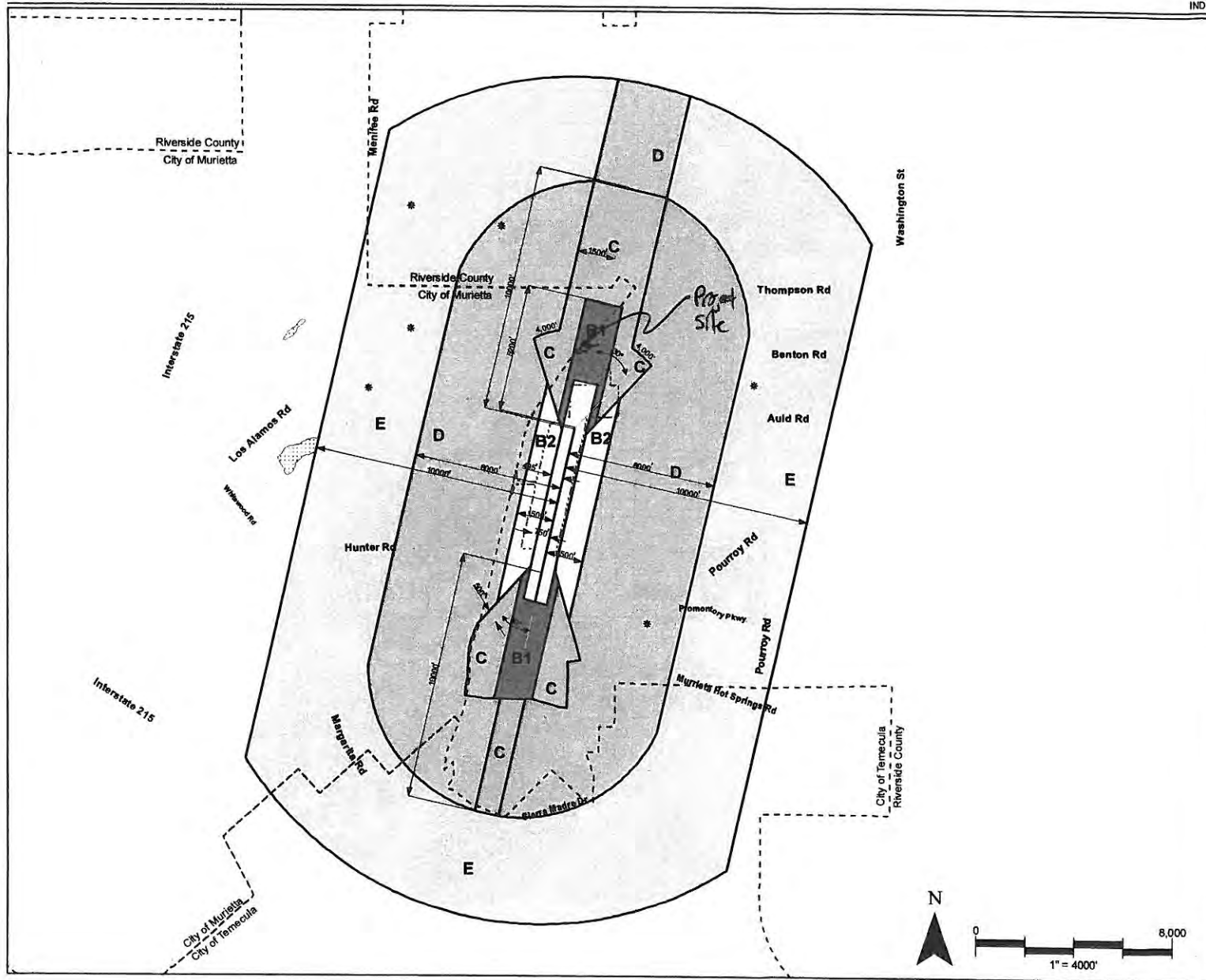
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. This Plot Plan proposes the establishment of two restaurants. The following uses and activities are not included in the Plot Plan and shall be prohibited 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.

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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.

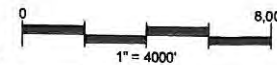
See Chapter 2, Table 2A from compatibility criteria associated with this map.

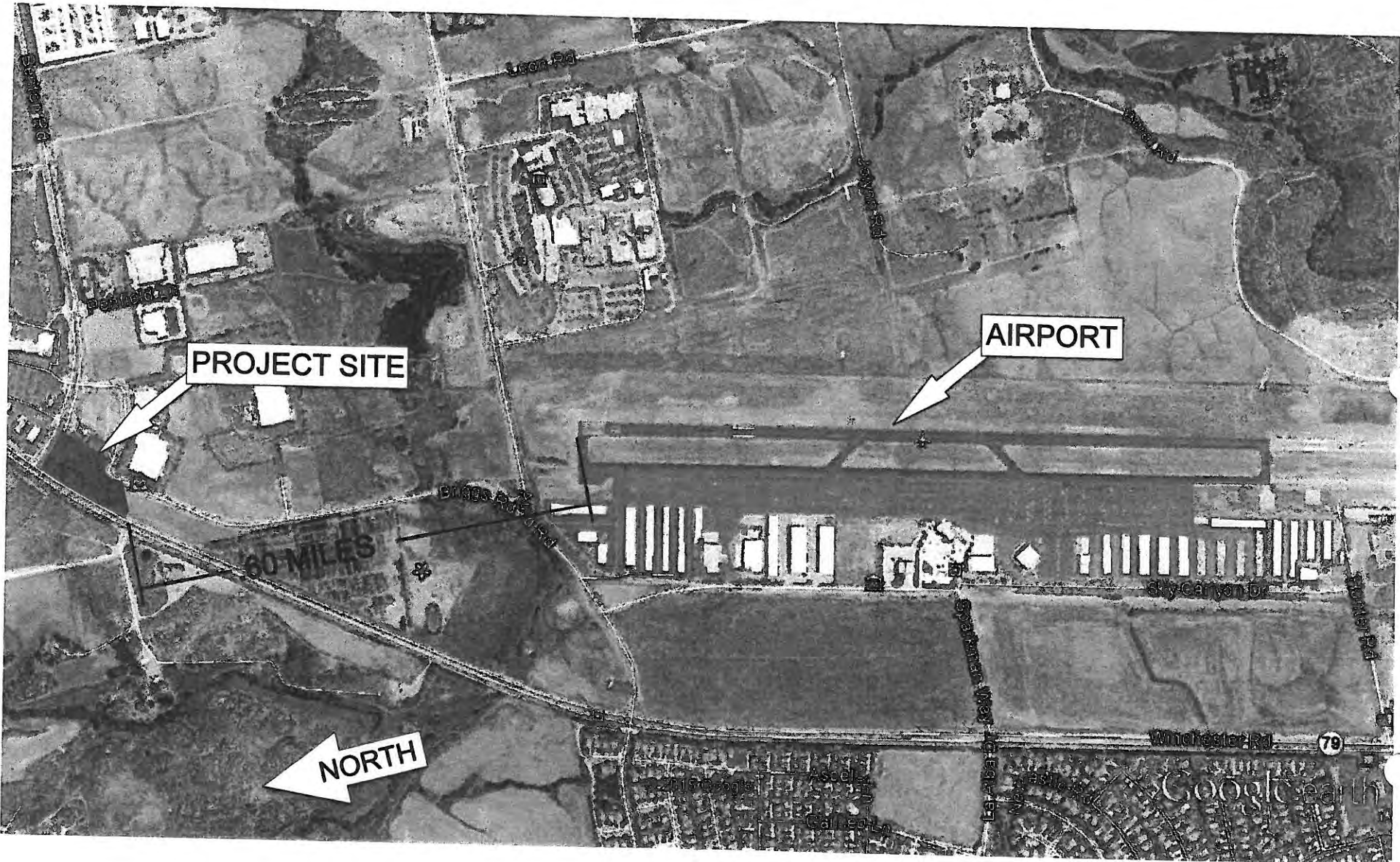
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

(April 2010)

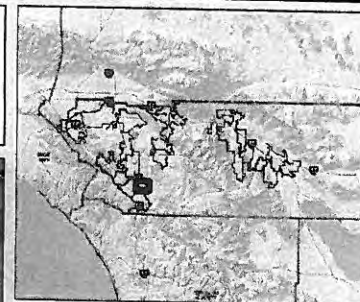
Map FV-1

Compatibility Map
 French Valley Airport





My Map

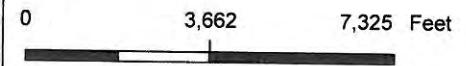


Legend

- 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



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.

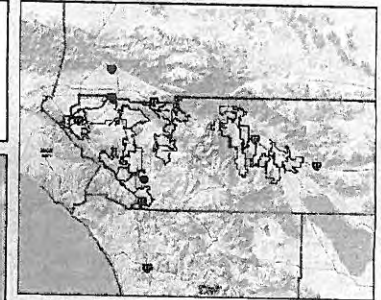
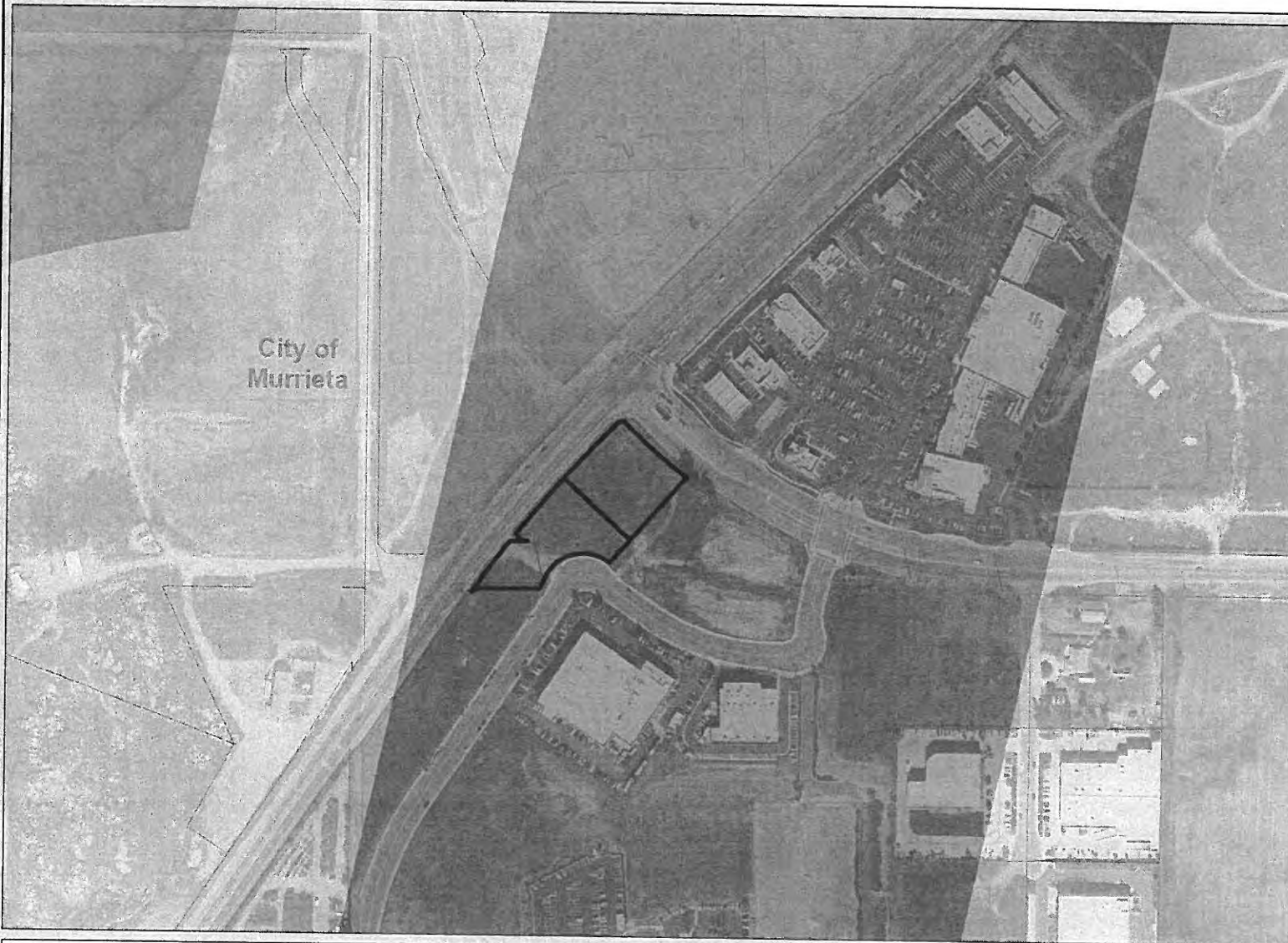


REPORT PRINTED ON... 5/19/2015 11:53:23 AM
























© 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



0 458 916 Feet



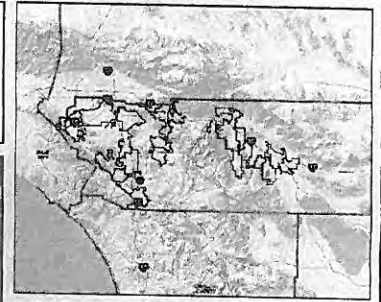
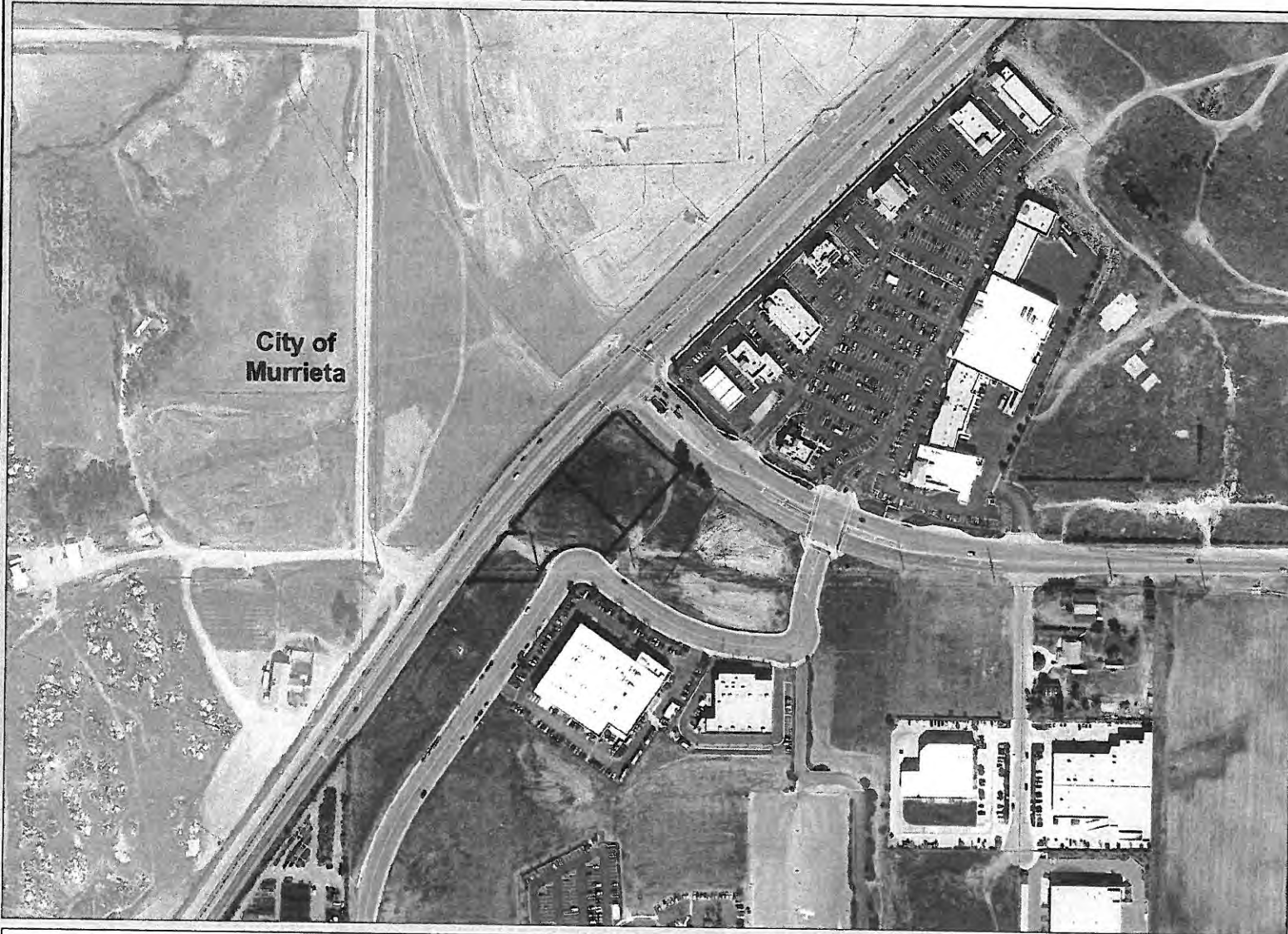
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Notes

My Map



Legend

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



0 458 916 Feet

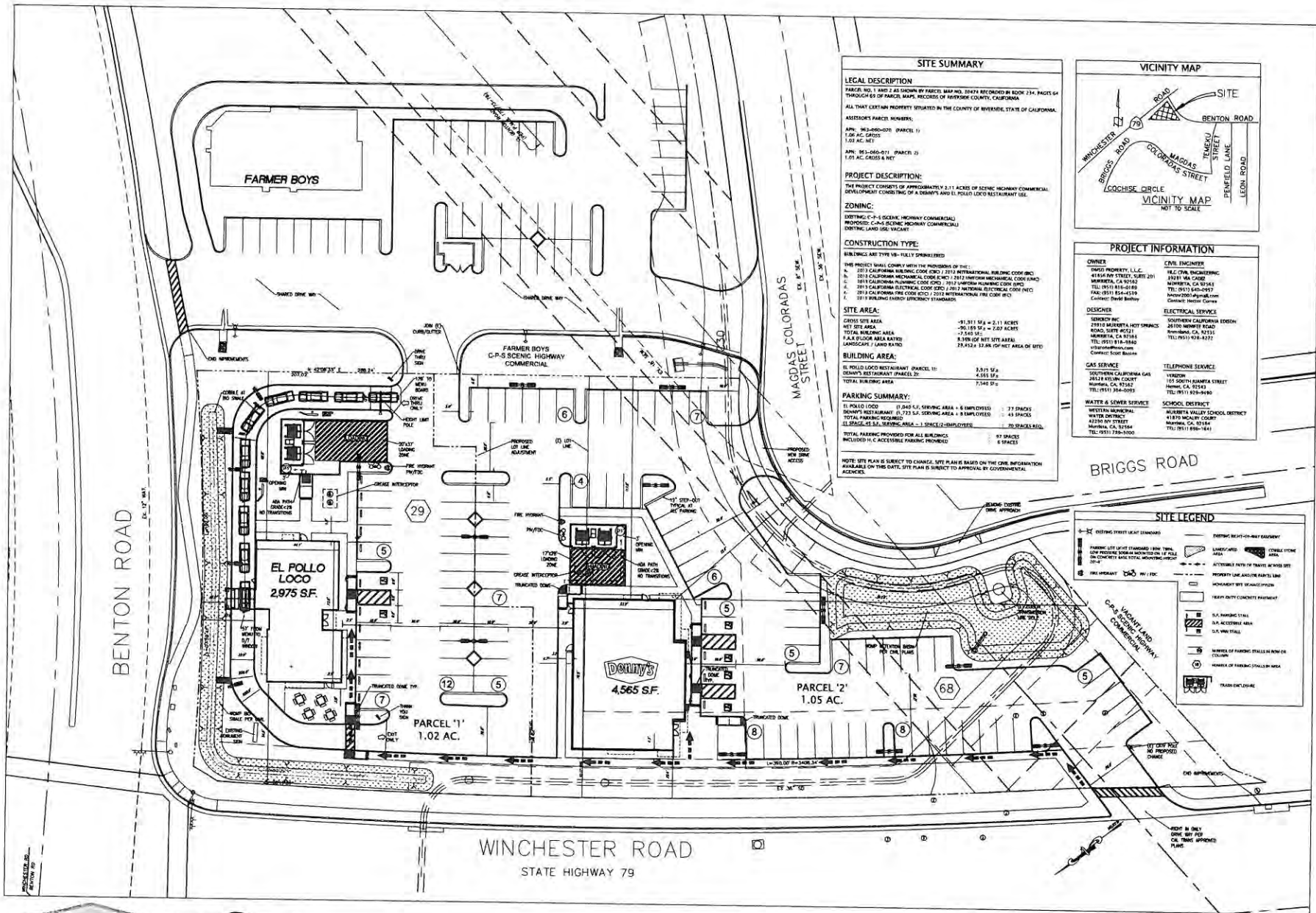


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Notes



SITE SUMMARY

LEGAL DESCRIPTION
 PARCEL NO. 1 AND 2 AS SHOWN BY PARCEL MAP NO. 28478 RECORDED IN BOOK 234, PAGES 54 THROUGH 65 OF PARCEL MAPS, RECORDS OF INDIANO COUNTY, CALIFORNIA.
 ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF INDIANO, STATE OF CALIFORNIA.
 ASSessor'S PARCEL NUMBER:
 APN: 963-060-070 (PARCEL 1)
 1.05 AC. GROSS
 1.02 AC. NET
 APN: 963-060-071 (PARCEL 2)
 1.01 AC. GROSS & NET

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:
 ZONING: C-1 (SCENIC HIGHWAY COMMERCIAL)
 PROPOSED: C-1 (SCENIC HIGHWAY COMMERCIAL)
 EXISTING LAND USE: VACANT

CONSTRUCTION TYPE:
 BUILDINGS ARE TYPE IV - FULLY SPRINKLERED

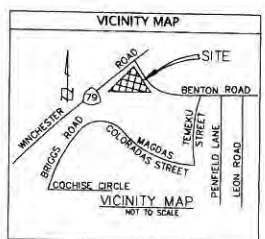
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE:
 A. 2013 CALIFORNIA BUILDING CODE (CBC) / 2012 INTERNATIONAL BUILDING CODE (IBC)
 B. 2013 CALIFORNIA MECHANICAL CODE (CMC) / 2012 INTERNATIONAL MECHANICAL CODE (IMC)
 C. 2013 CALIFORNIA PLUMBING CODE (CPC) / 2012 INTERNATIONAL PLUMBING CODE (IPC)
 D. 2013 CALIFORNIA ELECTRICAL CODE (CEC) / 2012 NATIONAL ELECTRICAL CODE (NEC)
 E. 2013 CALIFORNIA FIRE CODE (CFC) / 2012 INTERNATIONAL FIRE CODE (IFC)
 F. 2013 BUILDING ENERGY EFFICIENCY STANDARDS

SITE AREA:
 GROSS SITE AREA: 91,911 SF ± = 2.11 ACRES
 NET SITE AREA: 90,185 SF ± = 2.07 ACRES
 TOTAL BUILDING AREA: 7,545 SF
 P.A.U. FLOOR AREA RATIO: 8.38% OF NET SITE AREA
 LANDSCAPE / LANDSCAPED: 25,422 ± SQ. FT. OF NET AREA OF SITE

BUILDING AREA:
 EL POLLO LOCO RESTAURANT (PARCEL 1): 2,975 SF
 DENNY'S RESTAURANT (PARCEL 2): 4,565 SF
 TOTAL BUILDING AREA: 7,540 SF

PARKING SUMMARY:
 EL POLLO LOCO: (1,040 C.E. SEATING AREA + 6 EMPLOYEES) = 77 SPACES
 DENNY'S RESTAURANT: (1,723 C.E. SEATING AREA + 8 EMPLOYEES) = 41 SPACES
 TOTAL PARKING REQUIRED: 118 SPACES
 EL POLLO LOCO: 1.040 C.E. SEATING AREA - 1 SPACE / 2 EMPLOYEES = 70 SEATING SPACES
 TOTAL PARKING PROVIDED FOR ALL BUILDINGS: 87 SPACES
 INCLUDED 11 C. ACCESSIBLE PARKING PROVIDED: 6 SPACES

NOTE: SITE PLAN IS SUBJECT TO CHANGE. SITE PLANS BASED ON THE BEST INFORMATION AVAILABLE ON THIS DATE. SITE PLAN IS SUBJECT TO APPROVAL BY GOVERNMENTAL AGENCIES.



PROJECT INFORMATION

OWNER:
 DINO PROPERTY, L.L.C.
 44 E. 100 STREET, SUITE 201
 HUNTERDALE, CA 92542
 TEL: (951) 858-8228
 FAX: (951) 858-4319
 Contact: Scott Barlow

DESIGNER:
 SENERGY INC.
 2910 MILPITAS HOT SPRINGS ROAD, SUITE #222
 HUNTERDALE, CA 92544
 TEL: (951) 818-8860
 info@senergy.com
 Contact: Scott Barlow

ENGINEER:
 C.E. CIVIL ENGINEERING
 13221 WA. CAUSE
 HUNTERDALE, CA 92544
 TEL: (951) 845-0417
 info@ce-engineer.com
 Contact: Justin Corrao

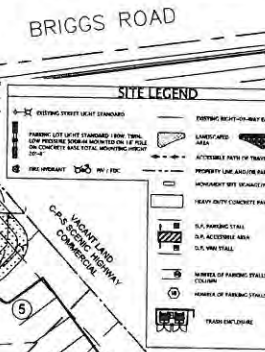
ELECTRICAL SERVICE:
 SOUTHERN CALIFORNIA Edison
 28100 HUNTER ROAD
 HUNTERDALE, CA 92511
 TEL: (951) 478-2272

GAS SERVICE:
 SOUTHERN CALIFORNIA GAS
 152 SOUTH HUNTER STREET
 HUNTERDALE, CA 92542
 TEL: (951) 528-9440

TELEPHONE SERVICE:
 VERIZON
 125 SOUTH HUNTER STREET
 HUNTERDALE, CA 92542
 TEL: (951) 528-9440

WATER & SEWER SERVICE:
 WESTERN MUNICIPAL WATER DISTRICT
 41200 HWY STREET
 HUNTERDALE, CA 92544
 TEL: (951) 738-1000

SCHOOL DISTRICT:
 HUNTERDALE VALLEY SCHOOL DISTRICT
 41870 HUNTER COURT
 HUNTERDALE, CA 92544
 TEL: (951) 890-1441



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



PLOT PLAN

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



PLANNING * DESIGN * CONSTRUCTION

14-005

29110 Humana Way, Torrance, CA 90503
 Marikha, CA 92563 Contact: Scott Barlow
 T: 951.818.3640 info@senergy.com

CS-1

BENTON CROSSING

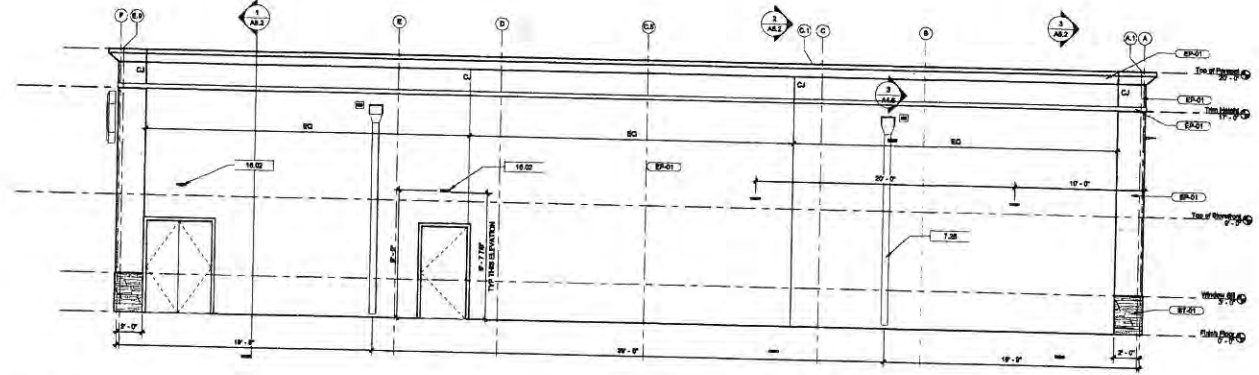
S.E.C OF HWY. 79 & BENTON ROAD,
WINCHESTER, CA

A4 SERIES GENERAL NOTES

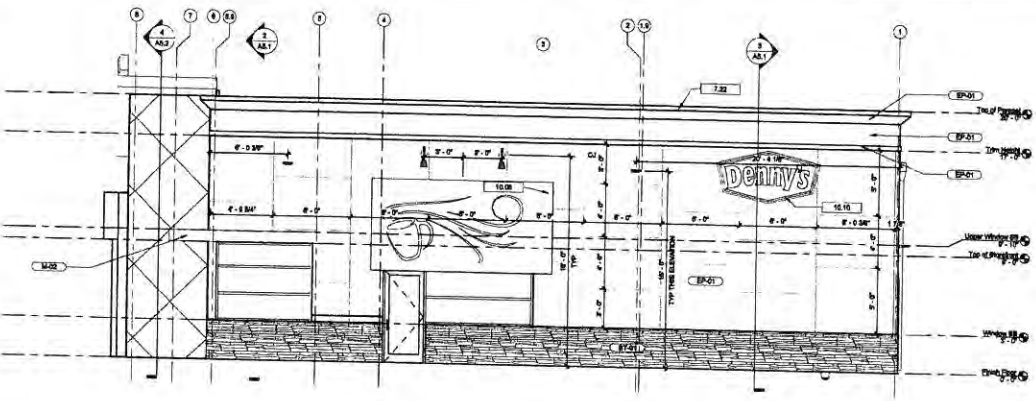
- A. PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVER, ETC.
- C. PROVIDE BLOCKING BEHIND ALL AWINGS TO ENSURE A 50 LB PULL OUT IS BETTER.
- D. ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METERS, ETC.) ARE TO BE FINISHED TO MATCH SIPS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
- E. DOWNPOUTS AND GUTTERS TO BE PERFORMED AND PREPARED COLOR FF.
- F. ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PERFORMED AND PREPARED WHERE POSSIBLE.
- G. ALL DOORS AND WINDOWS SHALL BE 7777 ANODIZED ALUMINUM WITH 777 SLABS.
- H. CHALK LINE AROUND WINDOWS AND DOOR SHALL BE 3/4" WIDE.
- I. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- J. INSTALL FINISH REWORKING PER MANUFACTURER'S INSTRUCTIONS BEHIND ALL SIPS FINISHES AS REQUIRED.
- K. DRYVIT REPRESENTATIVE CONTACT INFORMATION:
 ED WIFE
 CIRCLE SUPPLY
 1-800-221-0940
 1-704-81-8828
 EDW@CIRCLE.COM
- L. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREPARED, REFER TO ELECTRICAL DRAWINGS.
- M. ABBREVIATION 'C.F.' DENOTES CONTROL JOINT.

KEYNOTES

- 7.22 PREPARED ALUMINUM COPING CAP WITH CONTINUOUS CLEAR SLOPE TO DRAIN TO ROOF, TYP.
- 7.26 PREPARED ALUMINUM CONDUCTOR HEAD AND DOWNPOUT, ROUTE BELOW GRADE TO STORM DRAIN, REFER TO SPECIFICATIONS.
- 10.08 AWINGS AND FRAMES, PROVIDE BLOCKING AND POWER AS REQUIRED FOR INSTALLATION, REFER TO FINISH SCHEDULE.
- 16.10 SIGN BY OTHERS.
- 16.02 CENTER LIGHT FIXTURE OVER DOOR.



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



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

Finish Schedule - Exterior				
Tag	Description	Manufacturer	Notes	Match
EP-01	Building Panel	Brands-Williams	5/19/2008 1/4" Thick	
EP-02	Decorative Board EPW	Brands-Williams	5/19/2008 1/4" Thick	
EP-03	View Panel Metal Panel System	Alphac	5/19/2008 1/4" Thick	
EP-04	Metal Apert Band	Brands-Williams	Alphac 8" Vertical	
EP-05	Wood Panel	Brands-Williams	Color Match Hardie Board 4x8x20 Item	
EP-06	Cultural Stone Venner Panel	Stonework Stone	5/19/2008 Random	



DENNY'S ELEVATION PLAN

SHEET 7 OF 8

DATE	REVISIONS
3/21/15	FIRST COUNTY SUBMITTAL

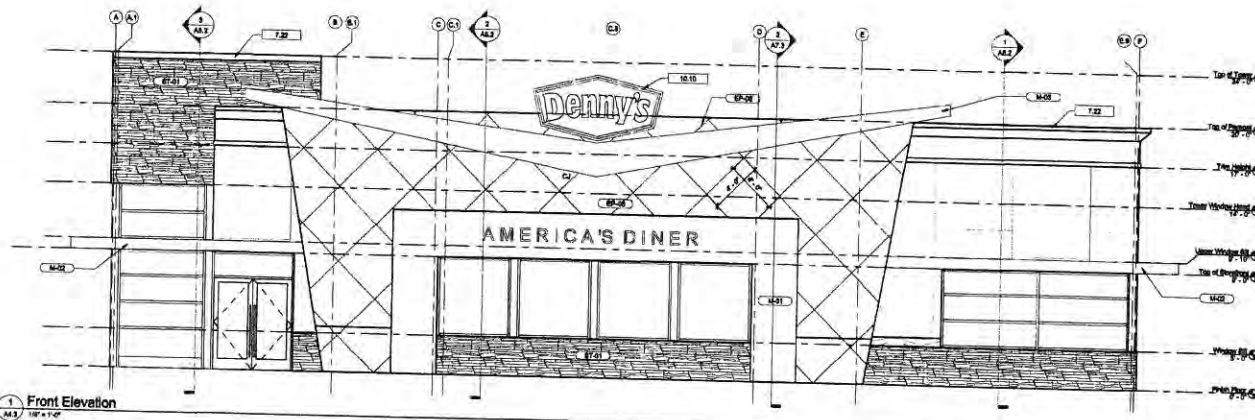


29910 Murietta Ave. Redding, CA 96001
 Modesto, CA 95828
 7.261.214.9640 info@senergy.com

14-005

A-4.1

THESE PLANS, SPECIFICATIONS AND SCHEDULES, WHEN READ TOGETHER WITH THE PERMITS OF THE CITY OF REDDING, CALIFORNIA, SHALL BE CONSIDERED THE ENTIRE CONTRACT BETWEEN THE OWNER AND THE ARCHITECT.



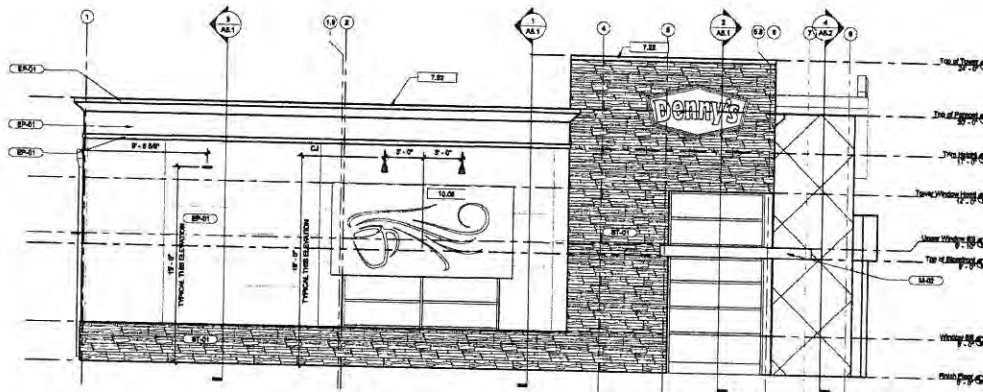
1 Front Elevation
1/8" = 1'-0"

A4 SERIES GENERAL NOTES

- A. PROVIDE BLOODING BEHIND ALL ATTACHED BUILDING SKINWARE
- B. DOWNSIZE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR ALIGNMENT OF LIGHTING, WALL, HYDRANT, MECHANICAL, LOUVERS, ETC.
- C. PROVIDE BLOODING BEHIND ALL WINDOWS TO ENSURE A 3/8" IS PULL OUT OR BETTER
- D. ALL LIGHT BOOMS (ELECTRICAL PANELS, GAS METERS, ETC.) ARE TO BE PULLED TO MATCH ERS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
- E. DOWNROCKS AND GUTTERS TO BE PERFORMED AND PREPARED COLOR TYP
- F. ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PERFORMED AND PREPARED WHERE POSSIBLE.
- G. ALL DOORS AND WINDOWS SHALL BE TYPED ANODIZED ALUMINUM WITH TYP GLASS.
- H. CALCULINE AROUND WINDOWS AND DOOR SHALL BE 5/8" WIDE.
- I. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- J. INSTALL FINISH PERFORMING PER MANUFACTURER'S INSTRUCTION BEHIND ALL ERS FINISHES AS REQUIRED.
- K. DRYVET REPRESENTATIVE CONTACT INFORMATION:
80 WEST
CIRCLE SUPPLY
1400 S. 2000
TULSA, OK 74105
800.863.6363
WWW.DRYVET.COM
- L. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREPARED REFER TO ELECTRICAL DRAWINGS.
- M. ABBREVIATION "C/F" DENOTES CONTROL JOINT.

KEYNOTES

- 7.29. PREPARED ALUMINUM COPING CAN WITH CONTINUOUS CLEAR SLOPE TO DRAIN TO ROOF, TYP.
- 15.98. ANCHORS AND FRAME, PROVIDE BLOODING AND POWER AS REQUIRED. FOR INSTALLATION, REFER TO FINISH SCHEDULE.
- 15.10. SON BY OTHER.



2 Left Elevation
1/8" = 1'-0"

Paint Schedule - Exterior			
Tag	Description	Manufacturer	Model
EP-01	Building Paint	Shawin-Williams	SW 703 Tony Tapes
EP-02	Exterior Primer EPS	Shawin-Williams	SW 700 Pecky Whites
EP-03	Two Part Epoxy Floor System	Aluma	Aluma A - The Cure
EP-04	Welded Joint Seal	Shawin-Williams	Color Match Marlin Sealant (WASLON Seal)
EP-05	Walls "V" Seal	Shawin-Williams	SW 701 Sealant
EP-06	Cultured Stone Veneer Panels	Stormo Stone	Stormo Culture



DENNY'S ELEVATION PLAN

SHEET 8 OF 8

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITAL



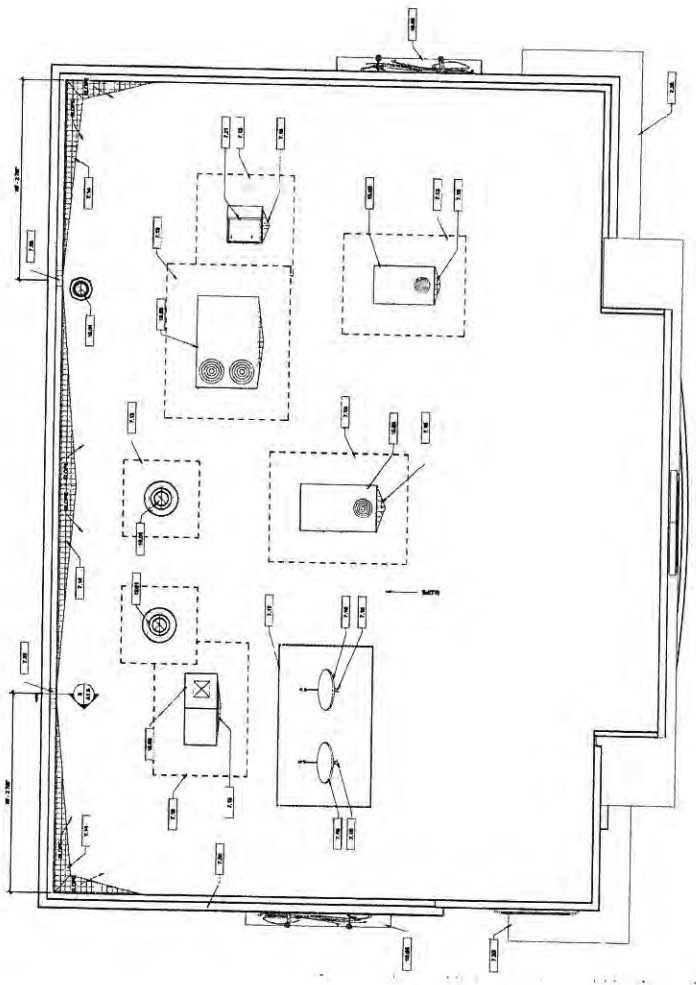
39915 Murfreesboro Highway Rd. Box 1521
Murfreesboro, TN 37132
615.875.8800 www.senergy.com

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

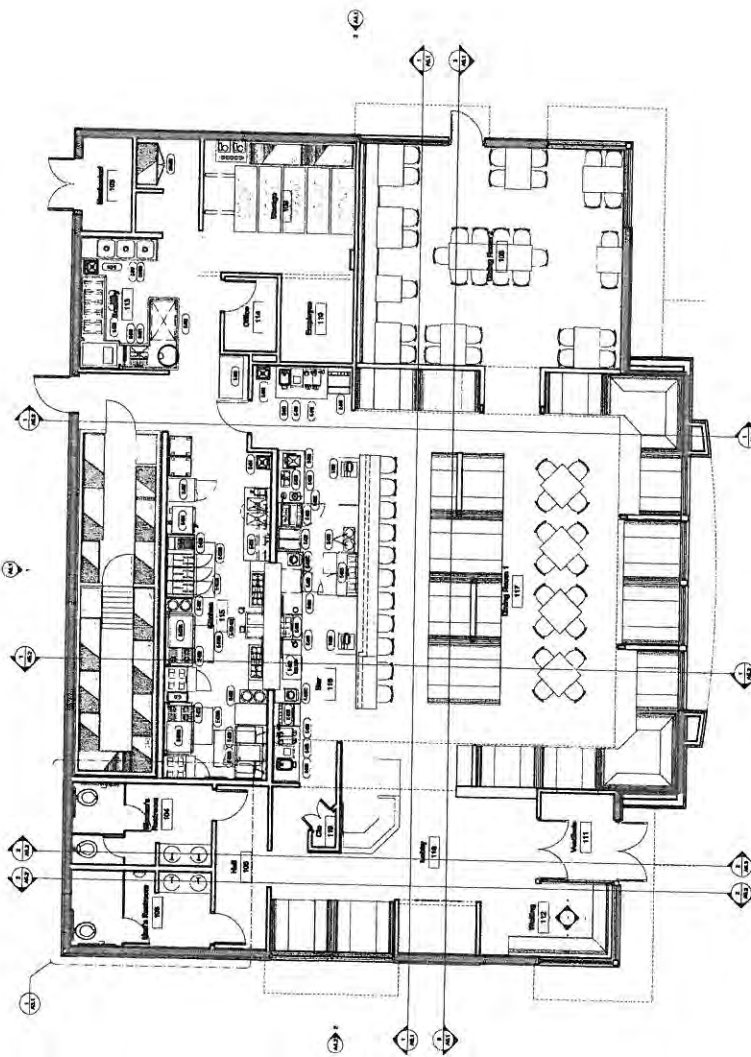
BENTON CROSSING

14-005

A-4.2



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
3/21/15	FIRST COUNTY SUBMITAL



29919 Marbles Hill Springs Rd, #14,0521
Marina, CA 92025 Contact: Ross Barone
T. 619.215.0845 senergy@se.com

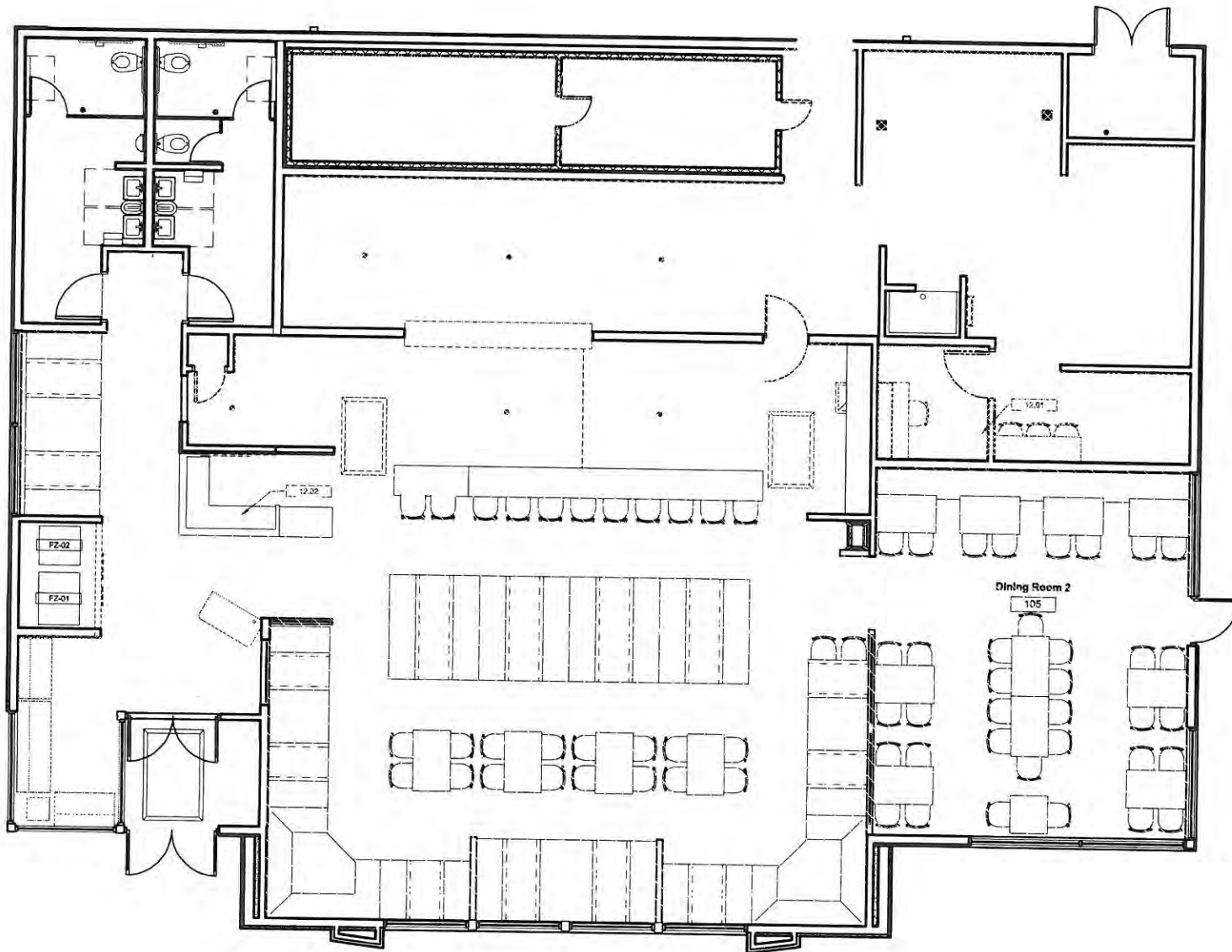
14-005

BENTON CROSSING

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

A-4.0

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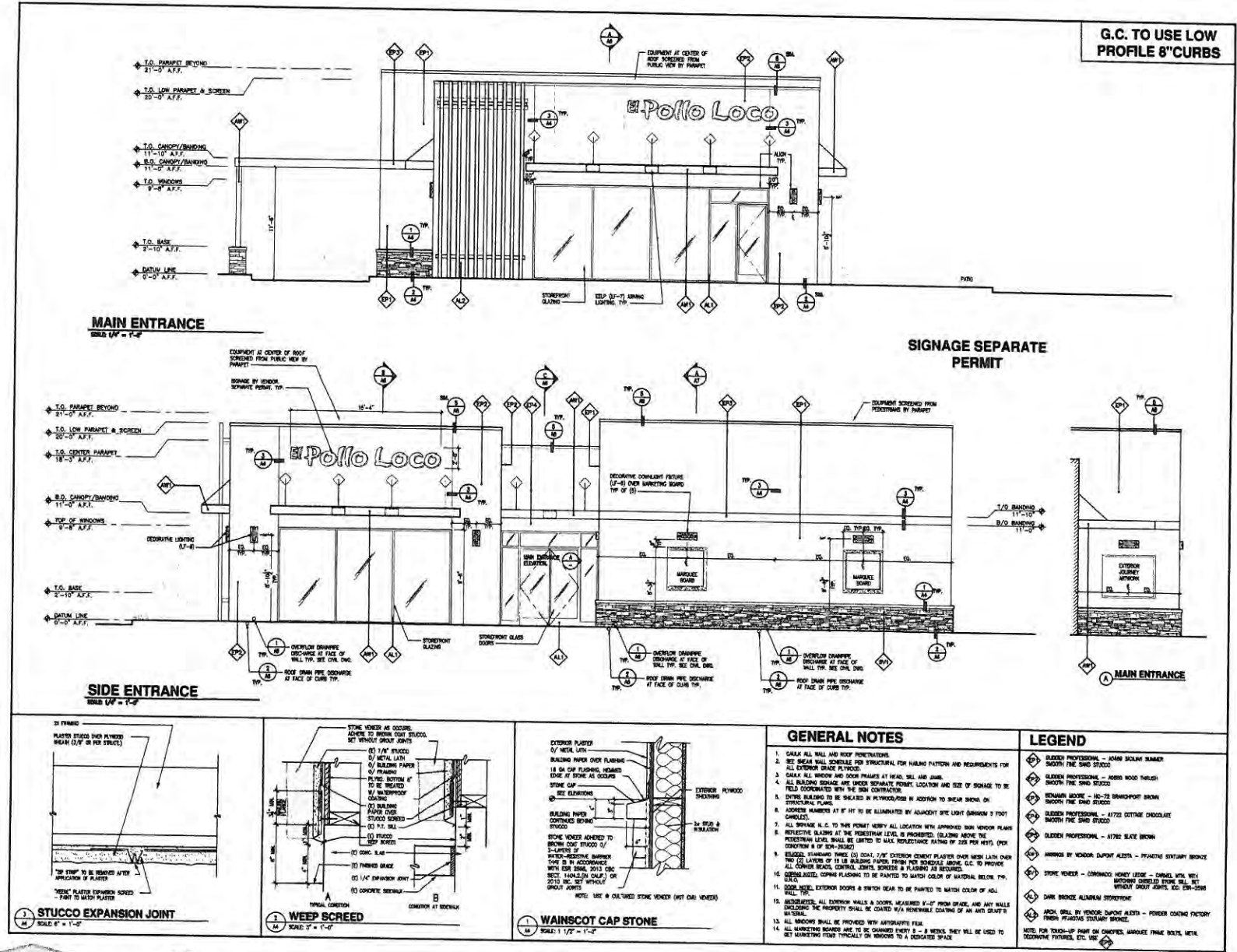


OCCUPANCY CALCULATIONS

ASSEMBLY AREAS	TOT. SQ. FT.	MAXIMUM OCCUPANCY	SEAT COUNT
DINING AREAS (1 & 2) (LESS CONVENTIONAL 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	—
BATHING 15 SQ. FT. PER OCCUPANT	200	14	—
ACCESSORY NON OCCUPIED AREAS (INCLUDES RESTROOMS)	315	—	—
TOTAL INTERIOR OCCUPANTS		146	117

BENTON CROSSING

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



G.C. TO USE LOW PROFILE 8\"/>CURBS

SIGNAGE SEPARATE PERMIT

GENERAL NOTES

1. CHECK ALL WALL AND ROOF PENETRATIONS
2. SEE SIGNAGE CONTRACT FOR STRUCTURAL PLAN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLACING.
3. CHECK ALL WINDOW AND DOOR FRAMES AT LEVEL, SILL AND JAMB.
4. ALL BUILDING SIGNAGE ARE UNDER SEPARATE PERMIT. LOCATION AND SIZE OF SIGNAGE TO BE FIELD COORDINATED WITH THE SIGN CONTRACTOR.
5. DURING BUILDING TO BE SKINNED BY PERMITTED IN ADDITION TO BEAR SIGN ON STRUCTURAL PLANE.
6. ADDRESS NUMBERS AS IF IT TO BE ILLUMINATED BY GLASSBLOCK SITE LIGHT (MINIMUM 3 FOOT CANOLES).
7. ALL SIGNAGE N.E. TO THIS PERMIT MERRY ALL LOCATION WITH APPROVED SIGN SIGNAGE PLANS.
8. REFLECTIVE GLASS AT THE PERMITTING LEVEL IS PROHIBITED. GLASSING ABOVE THE PERMITTING LEVEL SHALL BE LISTED TO MAX REFLECTANCE RATING OF 25% PER PERM. (FOR CONCRETE & OF SPAN-GLASS)
9. EQUAL STANDING THREE (3) OUAL, 1/2\"/> EXTERIOR CONCRETE PLASTER OVER WEIR LATH OVER TWO (2) LAYERS OF 1/2\"/> LATHING STRIPS SPACING PER SCHEDULE 40 BRUCE. G.C. TO PROVIDE ALL CORNER BEADS, CONTROL JOINTS, BORDERS & FLASHING AS REQUIRED.
10. GROUND LEVEL CORNER FLASHING TO BE PLANTED TO MATCH COLOR OF MATERIAL BELOW TYP. CURB.
11. GROUND LEVEL EXTERIOR DOORS & WINDOW SILL TO BE PAINTED TO MATCH COLOR OF WALL TYP.
12. ALLOWABLE: ALL EXTERIOR WALLS & DOORS MEASURED 8\"/> FROM GRASS, AND ANY WALLS ENCLOSED THE PROPERTY SHALL BE COATED WITH REGULARLY COATING OF AN AUTO STRIP & SEALANT.
13. ALL WINDOWS SHALL BE PROVIDED WITH ANTI-VIOLET FILM.
14. ALL MARKETING SIGNS ARE TO BE CHANGED EVERY 2 - 3 YEARS. THEY WILL BE USED TO BE MARKETING FIRST PRIORITY ON WINDOWS TO A DESIGNATED TRADE.

LEGEND

- ◆ GLAZED PROFESSIONAL - JOHAN SOLARI BANKER SMOOTH THE SMO STUCCO
 - ◆ GLAZED PROFESSIONAL - JOHAN SOLARI BANKER SMOOTH THE SMO STUCCO
 - ◆ GLAZED PROFESSIONAL - ATTEZ OUTLINE CHOCOLATE SMOOTH THE SMO STUCCO
 - ◆ GLAZED PROFESSIONAL - ATTEZ OUTLINE CHOCOLATE SMOOTH THE SMO STUCCO
 - ◆ GLAZED PROFESSIONAL - ATTEZ SLATE BROWN
 - ◆ FINISH BY VENDOR: DUPONT ALZEDA - PLYMOUTH BENTON BRIDGE
 - ◆ STONE VENUE - OSAMWOOD HONEY LEASE - CRANEL WITH WEIR WINDOW CORSELD STONE WALL, SET WINDOW GREAT JANTS, ETC. ESR-2058
 - ◆ DARK BRONZE ALUMINUM STOREFRONT
 - ◆ ARCH WALL BY VENDOR: DUPONT ALZEDA - FORDER COOKING FACTORY FINDER PLANTAS STAINLESS BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CANOLES, MARQUEE FRAME BOUL, METAL, REGULARLY FORMED, ETC. SEE



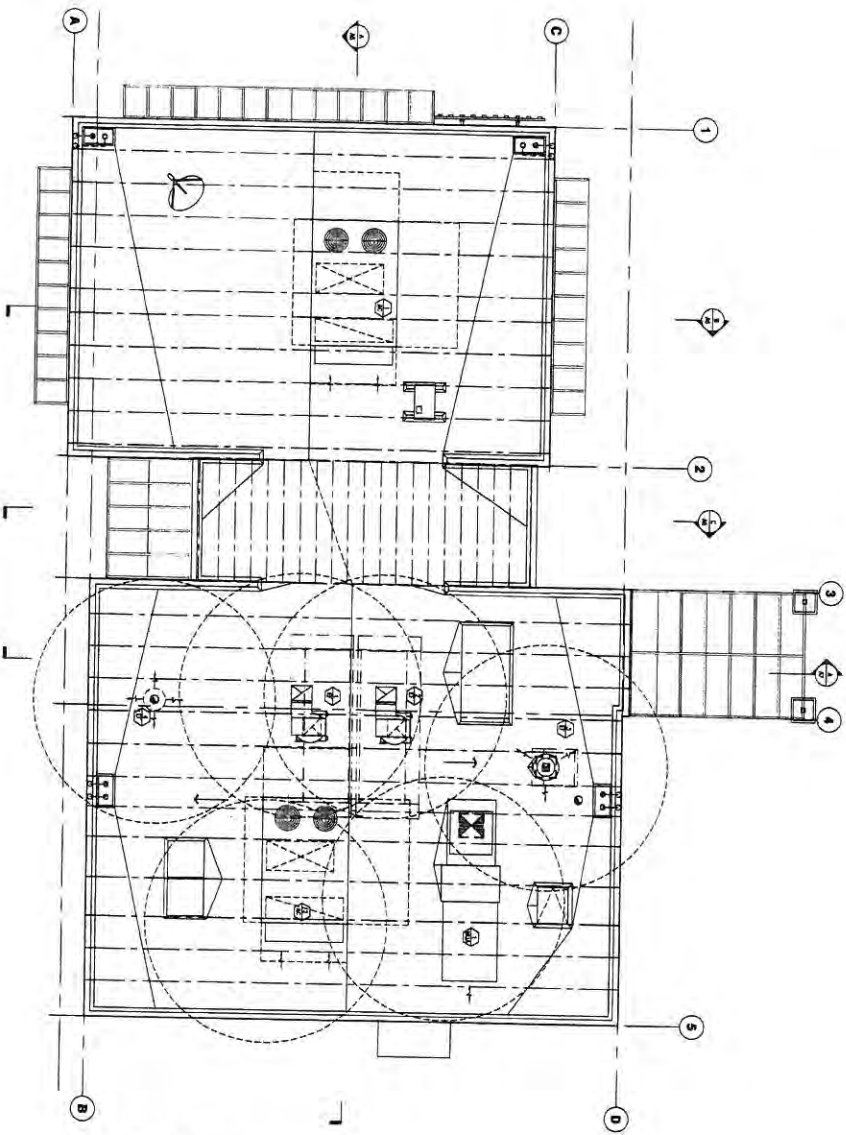
EL POLLO LOCO ELEVATION PLAN

REVISIONS	
DATE	
3/21/15	FIRST COUNTY SUBMITTAL

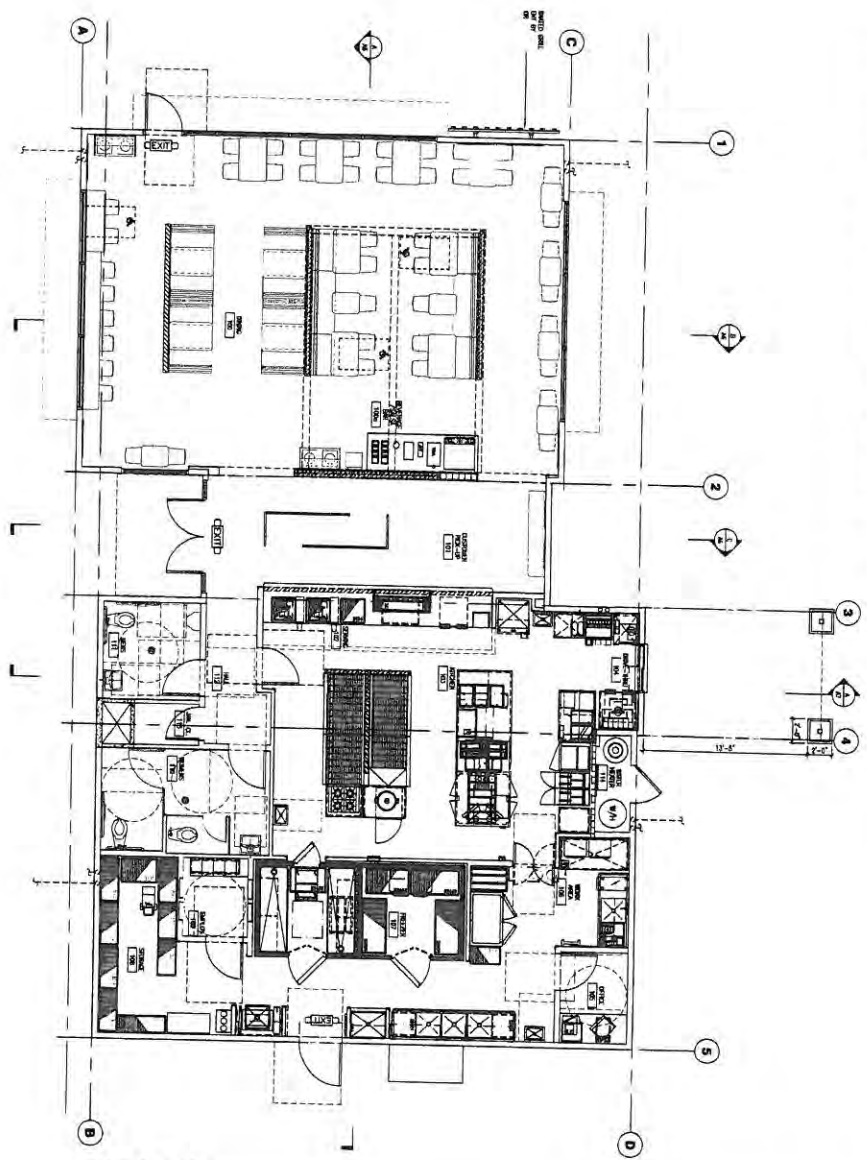


14-005

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2 Roof Plan
A3.0 NO SCALE



2 Floor Plan
A3.0 NO SCALE



SHEET 3 OF 8

EL POLLO LOCO FLOOR / ROOF PLAN

DATE	REVISIONS
3/31/15	FIRST COUNTY SUBMITTAL



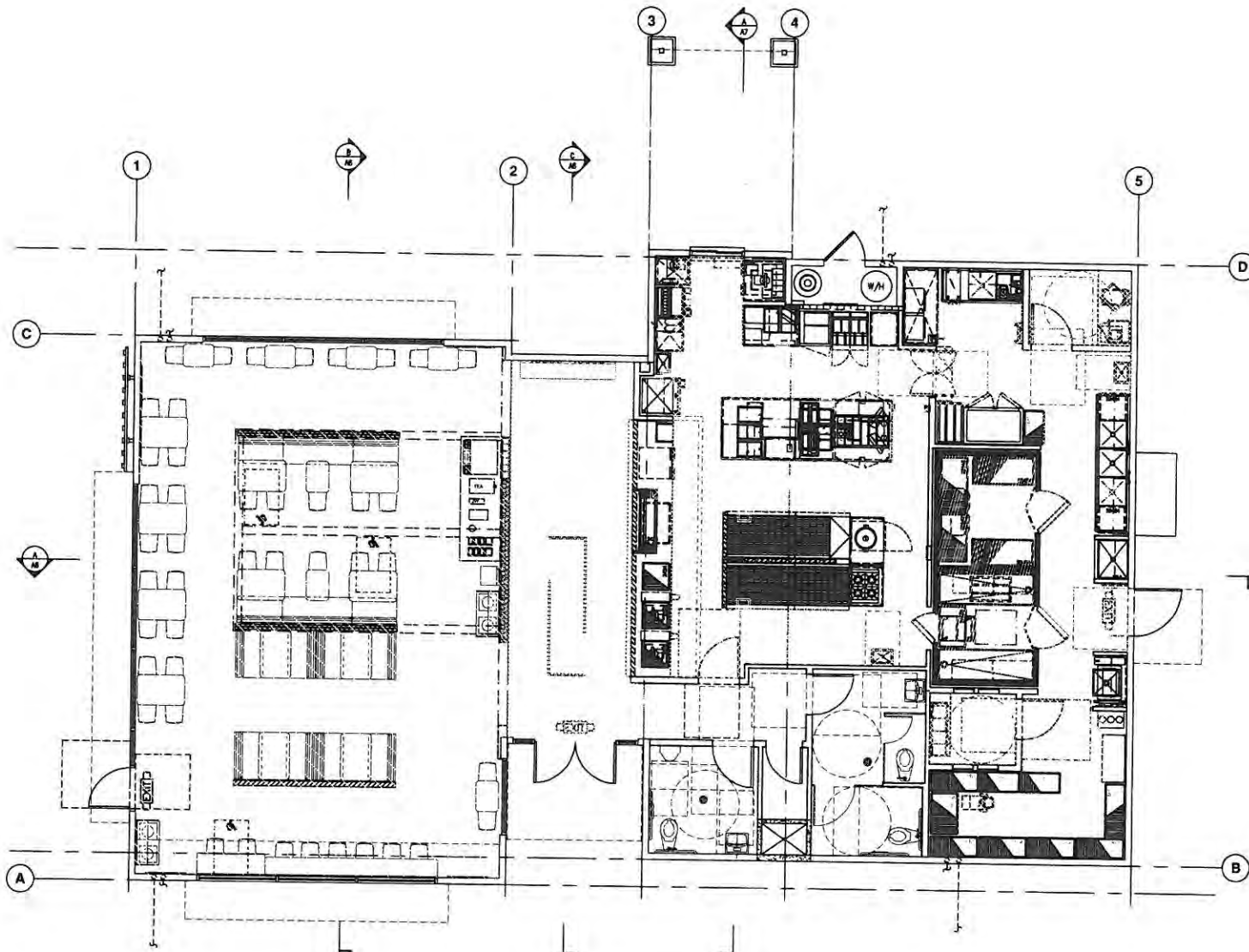
20010 Marlene Hot Springs Rd., Ste. 0521
Marlene, CA 92543 Contact: Brent Barone
T: 951.615.8642 www.senergy.com

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

14-005

A-3.0

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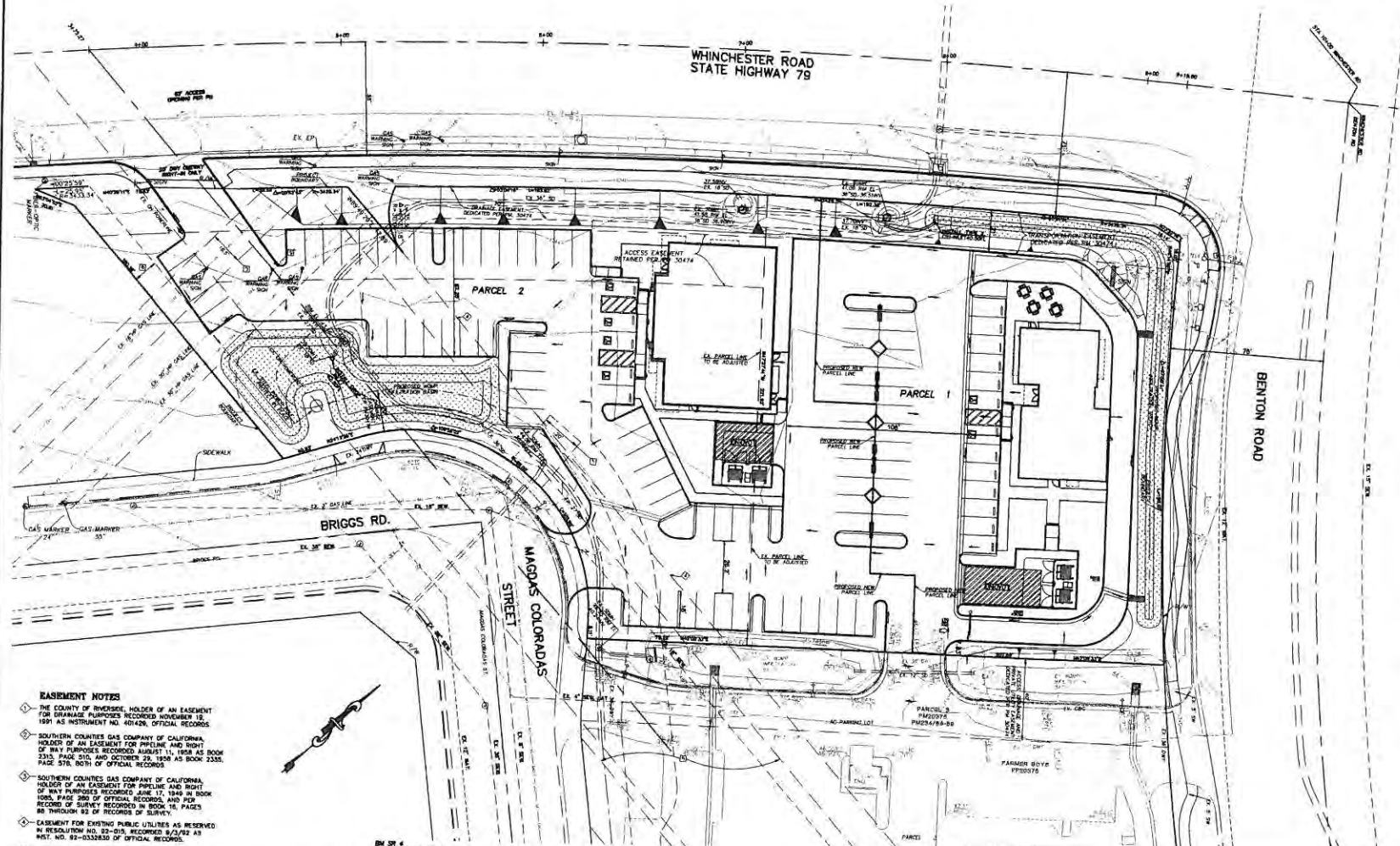


OCCUPANCY CALCULATIONS

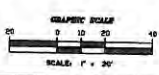
ASSEMBLY AREAS	TOT. SQ. FT.	NORMAL OCCUPANTS	SEAT COUNT
DINING AREAS (1 & 2) (PLUS UNOCCUPIED USE) 15 SQ. FT. PER OCCUPANT	1,040	70	70
KITCHENS & STAFF AREAS 100 SQ. FT. PER OCCUPANT	575	6	-
OFFICES 100 SQ. FT. PER OCCUPANT	73	1	-
STORAGE (COOLER/FREEZER) 300 SQ. FT. PER OCCUPANT	114	1	-
WAITING 100 SQ. FT. PER OCCUPANT	264	3	-
ACCESSORY (NOT OCCUPIED AREAS/QUELTING REVISIONS)	229	-	-
TOTAL INTERIOR OCCUPANTS		81	70



WESTY MAP
NO SCALE



- EASEMENT NOTES**
- 1. THE COUNTY OF MERCED, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES RECORDED NUMBER 18 1891 AS INSTRUMENT NO. 40426, OFFICIAL RECORDS.
 - 2. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINE AND RIGHT OF WAY PURPOSES RECORDED AUGUST 11, 1988 AS BOOK 2315, PAGE 210, AND OCTOBER 29, 1988 AS BOOK 2338, 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 1002, PAGE 200 OF OFFICIAL RECORDS, AND FIRE RECORD OF SURVEY RECORDED IN BOOK 16, PAGES 88 THROUGH 92 OF RECORDS OF SURVEY.
 - 4. EASEMENT FOR EXISTING PUBLIC UTILITIES AS RESERVED IN RESOLUTION NO. 22-815, RECORDED 8/21/92 AS INST. NO. 82-033853 OF OFFICIAL RECORDS.
 - 5. EASEMENT FOR EXISTING PUBLIC UTILITIES AS RESERVED IN RESOLUTION NO. 2010-144, RECORDED 6/22/2010 AS INST. NO. 2010-088187 OF OFFICIAL RECORDS.
 - 6. DRAINAGE EASEMENT DEDICATED PER PH 30474



BM ON 4
ELEV=1367.45 (feet)
7.5 KM (4.66 MI) NORTHERLY ALONG STATE HIGHWAY 79 FROM THE JUNCTION OF INTERSTATE HIGHWAY 18 IN THERMILA, THENCE 4.8 KM (2.99 MI) EASTERLY ALONG ALD ROAD, THENCE 0.9 KM (0.56 MI) NORTHERLY ALONG WINDSOR STREET, NEAR THE NORTHEAST CORNER OF A CONCRETE SLAB SUPPORTING OVERHEADLINE CABLE JUNCTION BOX LETTERED 104.4 (26.1 FT) WEST OF THE STREET CENTERLINE, 14.9 M (48.9 FT) SOUTH OF THE CENTERLINE OF BRIGGS ROAD, 0.9 M (2.95 FT) SOUTHWEST OF T-JUNCTION UTILITY POLE NUMBER 421422 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
MARIETTA CA 92563
(951)840-0857 Email: hlc_eng@verizon.net

NO.	DATE	REVISION

THOMAS BROS. MAP COORDINATES
PAGE 828 OF 871

CONCEPTUAL GRADING BARTHY
CUT: 3300 CY
FILL: 3300 CY

TOPO SOURCE
FIELD SURVEY BY DJ SURVEY 2015

APPLICANT/OWNER
DINO Restaurants, Inc.
4700 W. David Siskway
Merced CA 95367

ASSESSOR'S PARCEL NUMBERS
PARCEL 1: 023-060-076
1.52 AC NET
PARCEL 2: 023-060-077
1.58 AC NET AND GROSS

LEGAL DESCRIPTION
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 30474 RECORDED IN BOOK 524, PAGE 84 THROUGH 86 OF PARCEL MAPS RECORDS OF MERCED COUNTY, CALIFORNIA.

PREPARED MARCH 31, 2015

**BENTON CROSSING
CONCEPTUAL GRADING PLAN
PLOT PLAN**

- 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).

CHAPTER 3 INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAPS

- 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

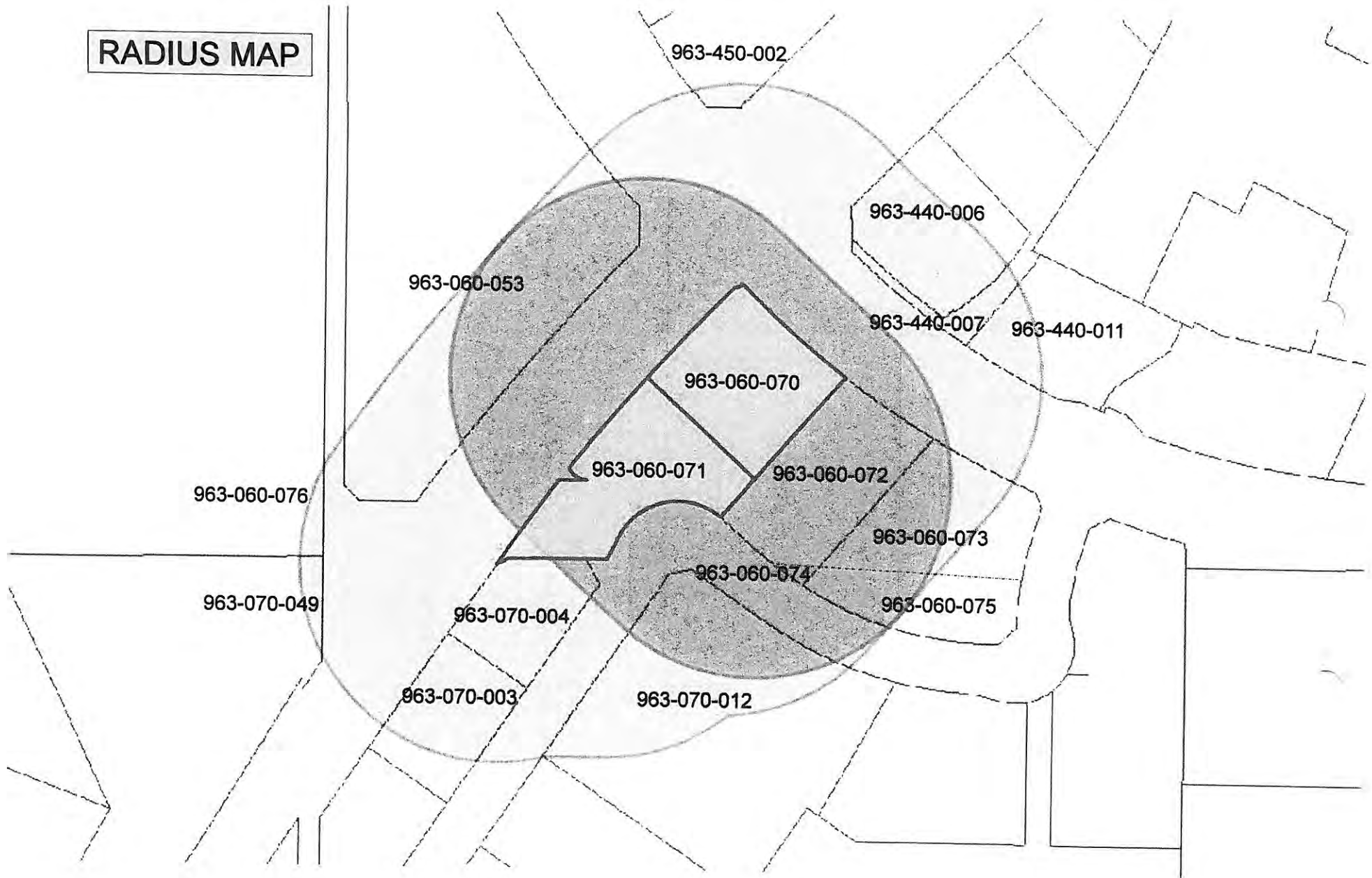
TIME OF HEARING: 9:00 A.M.

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	County of Riverside
Staff Contact	-
Phone Number	
Agency's Project No.	Plot Plan 25793
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1068RI15 – Paradise Jurupa LLC (Representative: Matthew Fagan)

APPROVING JURISDICTION: City of Jurupa Valley

JURISDICTION CASE NO: Master Application No. 14115 consisting of Specific Plan No. 1402, General Plan Amendment (GPA) No. 1408, Change of Zone (CZ) No. 1496, and Tentative Tract Map No. 36823.

MAJOR ISSUES: None.

RECOMMENDATION: Staff recommends that the proposed General Plan Amendment and Change of Zone be found CONSISTENT with the Riverside Municipal Airport Land Use Compatibility Plan, and that Specific Plan No. 1402 and Tentative Tract Map No. 36823 be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: General Plan Amendment No. 1408 proposes to amend the land use designation of the 107.2-acre site from Open Space – Recreation (OS-R) to Specific Plan (SP). Change of Zone No. 1496 proposes to change the zoning of the site from A-2-5 (Heavy Agriculture, five acre minimum lot size) and A-1-4 (Light Agriculture, four acre minimum lot size) to Specific Plan (SP) and establish a Specific Plan zoning ordinance. Tentative Tract Map No. 36823 proposes to subdivide 16.87 net-acres (24.63 gross acres) into 100 single-family residential lots with a minimum lot size of 6,000 square feet.

PROJECT LOCATION: The site is located southerly of Limonite Avenue, westerly of Downey Street, easterly of the southerly extension of Ash Street, and northerly of the Santa Ana River, approximately 12,500 feet northwesterly of the northwesterly terminus of Runway 9-27 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zone E (and partially outside AIA)
- c. Noise Levels: Outside the 55 CNEL contour

BACKGROUND:

Land Use Density/Intensity: The site is partially located in Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area (AIA) and partially outside the AIA boundary. Neither residential density nor non-residential intensity is limited within Zone E, pursuant to the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan.

Noise: The site is located outside the 55 dBA CNEL contour from Riverside Municipal Airport. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The distance from the northwesterly terminus of Runway 9-27 at Riverside Municipal Airport to the nearest point on the project site is approximately 12,500 feet. The elevation of Runway 9-27 at its northwesterly terminus is 757.6 feet above mean sea level. At the closest point of the site, structures with a top point elevation of 882.6 feet above mean sea level (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service. The Tentative Tract Map is located within the highest portion of the overall Specific Plan area and proposes a maximum pad elevation of 703.6 feet AMSL. The Specific Plan would allow for a maximum height of 50 for multi-family and 40 feet for single-family for a total maximum elevation of 753.6 feet AMSL. Therefore, notification for height or elevation reasons is not required.

Open Area: There is no open area requirement for properties located in Compatibility Zone E.

CONDITIONS (to be applied to the Tentative Tract Map):

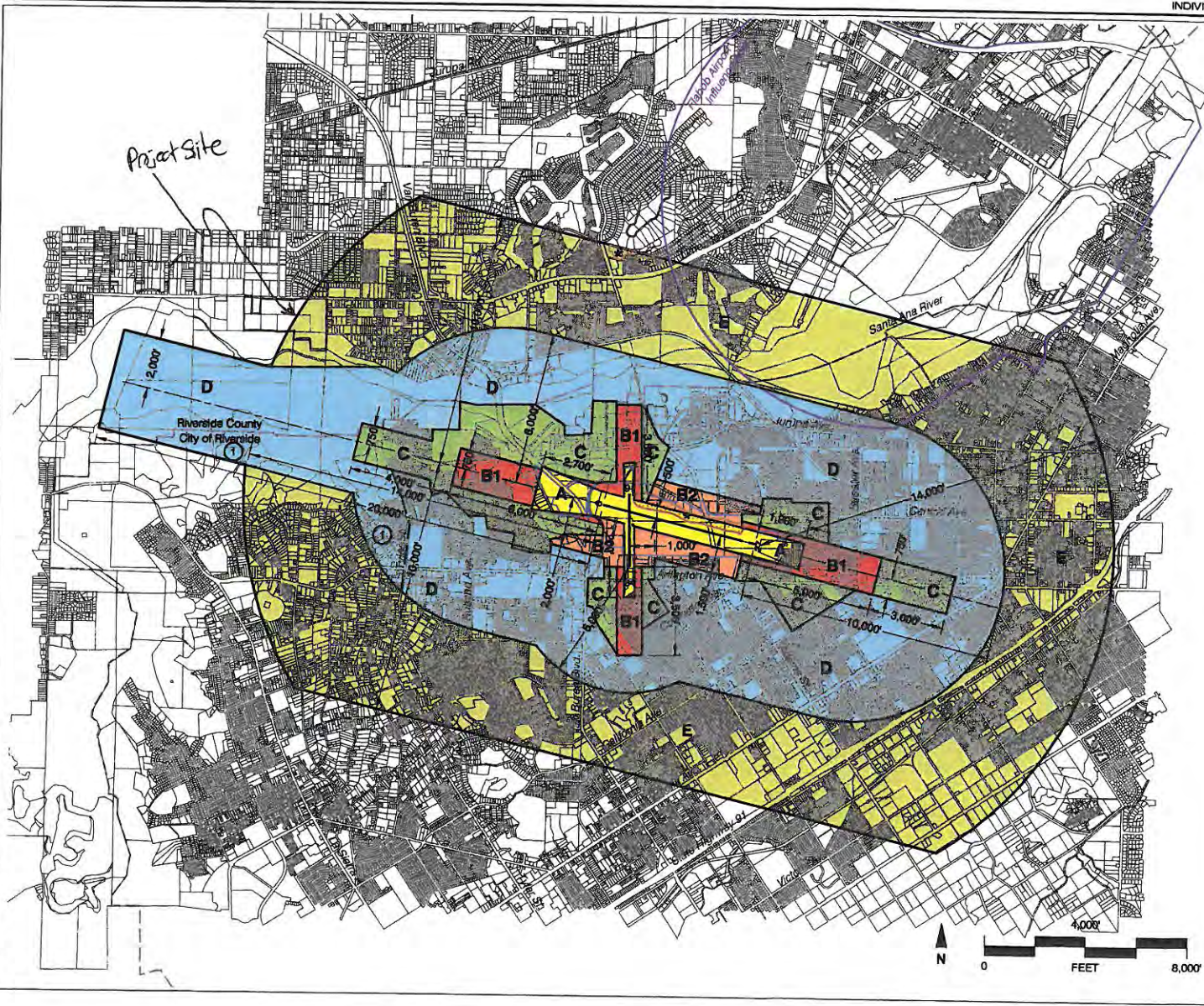
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport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

production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and to the tenants of the homes thereon.
 4. Any new detention 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 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.

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport influence 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.

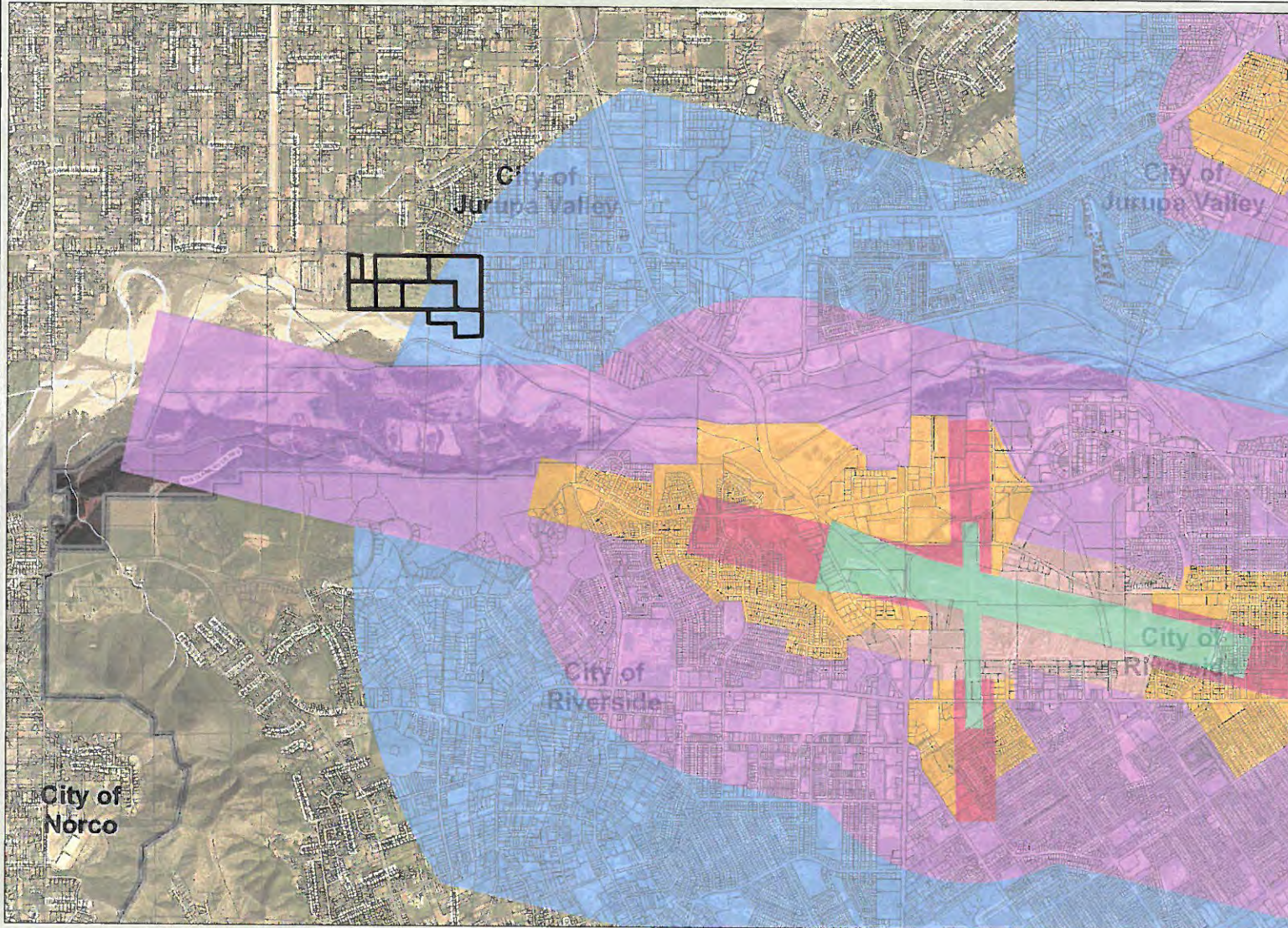
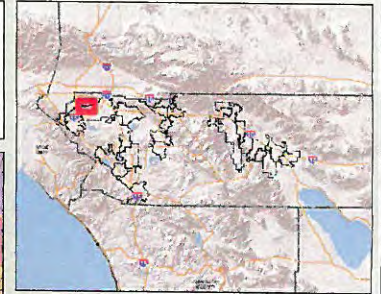
See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

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

Map RI-1

Compatibility Map
Riverside Municipal 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
- highways
- HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrographylines



0 4,578 9,156 Feet



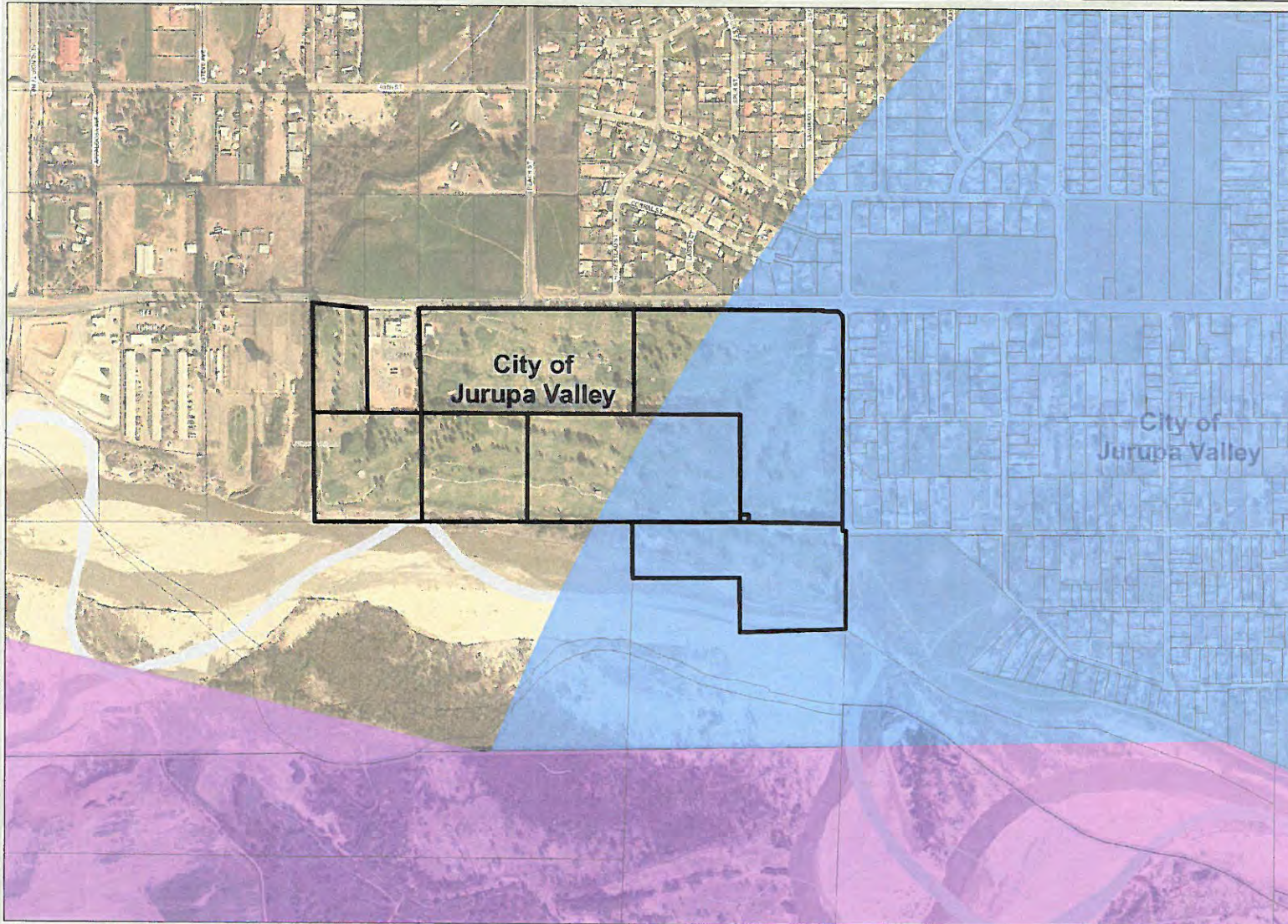
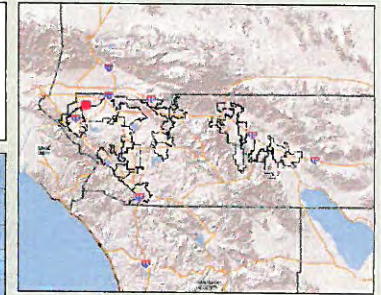
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REPORT PRINTED ON... 5/19/2015 2:55:05 PM

© 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**
- roads
- anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities



0 1,145 2,289 Feet



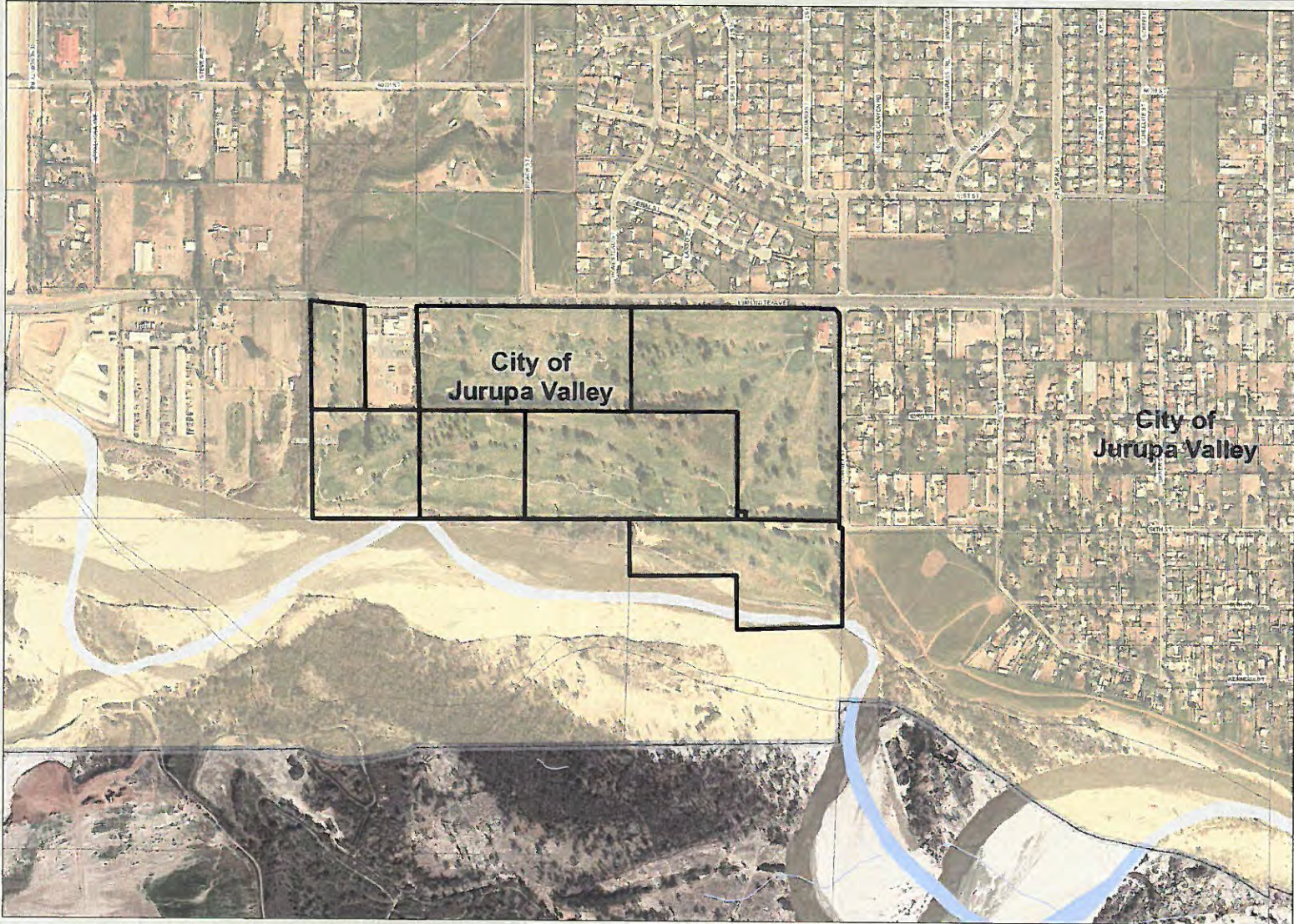
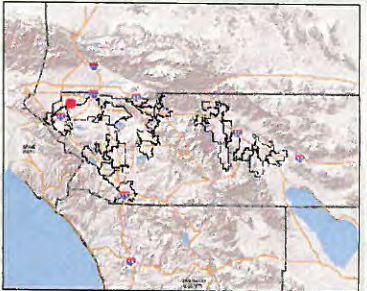
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REPORT PRINTED ON... 5/19/2015 2:54:15 PM

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Notes

My Map



Legend

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



0 1,145 2,289 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.

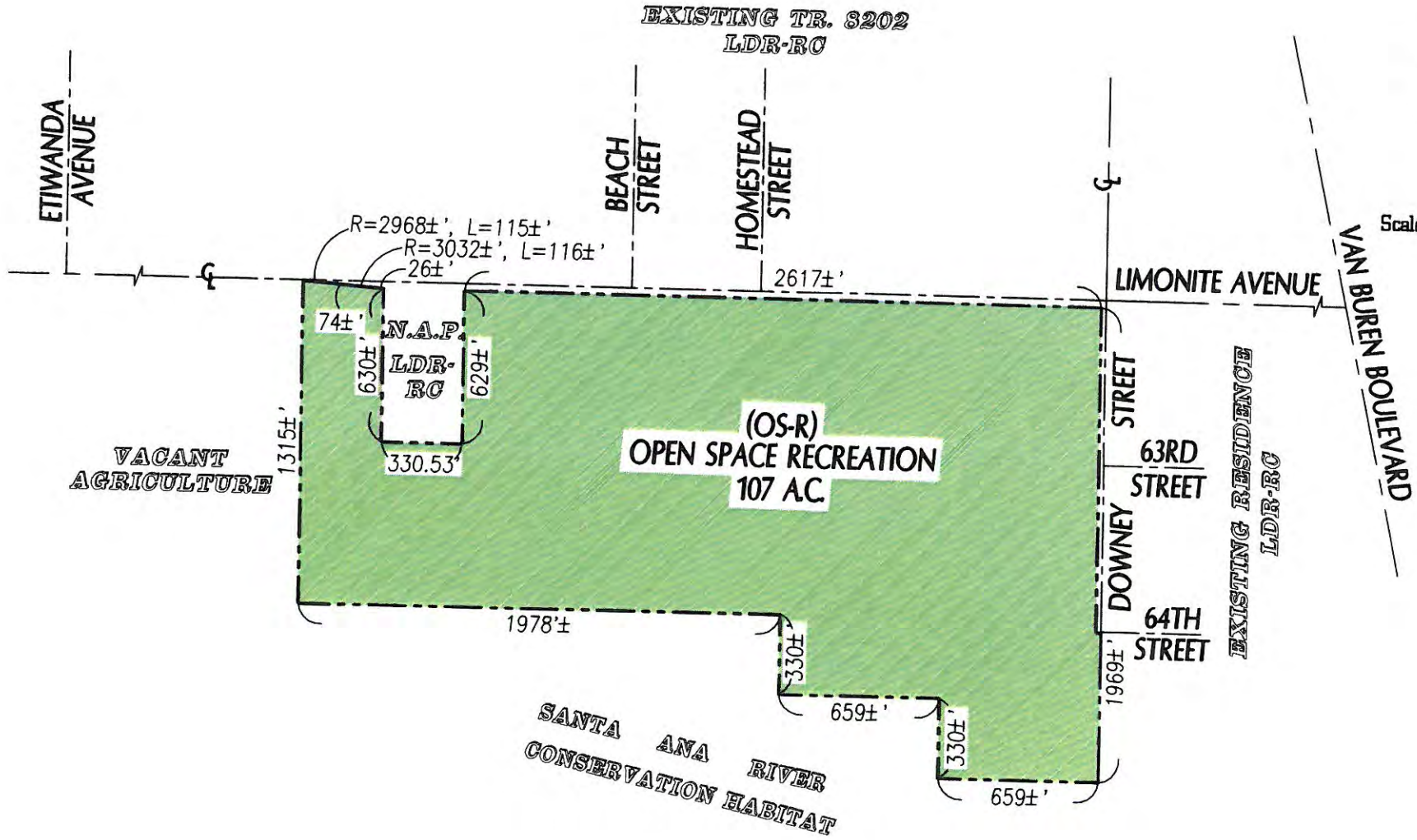
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Notes



Scale: NTS



PLOT DATE: September 12, 2014 AEUSER2



Prepared For:
LANSING COMPANIES
 12671 HIGH BLUFF DRIVE, SUITE 150
 SAN DIEGO, CA 92130
 (858) 523-0719

DATE 9/12/14

EXHIBIT A
EXISTING GENERAL PLAN LAND USE
 APN: 162-230-001, 002, 003, 005, 006,
 162-220-011, 013 & 162-240-005

CITY OF JURUPA VALLEY



Prepared By:
ALLARD ENGINEERING
 Civil Engineering - Land Surveying - Land Planning
 18866 Saville Avenue
 Fontana, California 92335
 (909) 356-1615 Fax (909) 356-1795

ETIWANDA AVENUE

EXISTING TR. 8202
LDR-RC

BEACH STREET

HOMESTEAD STREET

g

Scale: NTS

R=2968±', L=115±'
R=3032±', L=116±'
26±'

2617±'

LIMONITE AVENUE

VAN BUREN BOULEVARD

VACANT AGRICULTURE

1315±'

74±'
LDR
630±'

N.A.P.
LDR-RC
629±'

VHDR

CR

VHDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

MDR

OS

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MHDR

MHDR

MHDR

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MHDR

MHDR

MHDR

MHDR

1978±'

OS

MHDR

MHDR

MHDR

MHDR

MHDR

MHDR

MHDR

MHDR

MHDR

SANTA ANA RIVER
CONSERVATION HABITAT

63RD STREET

64TH STREET

1969±'

330±'

659±'

330±'

659±'

EXISTING RESIDENCE
LDR-RC

EXHIBIT B

PROPOSED GENERAL PLAN LAND USE

APN: 162-230-001, 002, 003, 005, 006,
162-220-011, 013 & 162-240-005

CITY OF JURUPA VALLEY

Prepared For:

LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(858) 523-0719

Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16886 Serrillo Avenue
Fontana, California 92535
(909) 356-1815 Fax (909) 356-1735

DATE: 9/12/14



PLOT DATE: September 15, 2014 reynoldallard

PLOT DATE: September 12, 2014 AEUSER2



Prepared For:
LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(858) 523-0719

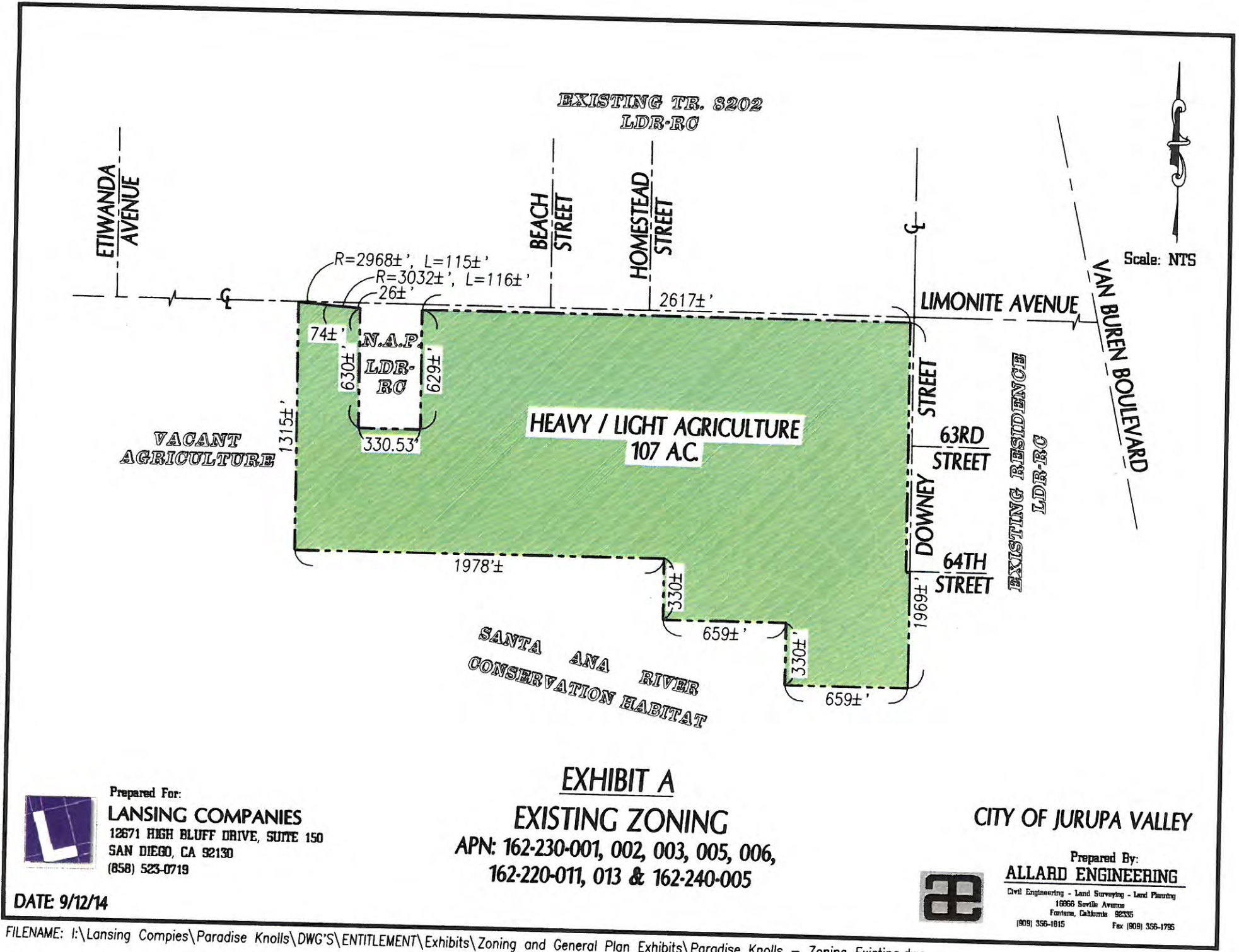
DATE 9/12/14

EXHIBIT A
EXISTING ZONING
APN: 162-230-001, 002, 003, 005, 006,
162-220-011, 013 & 162-240-005

CITY OF JURUPA VALLEY



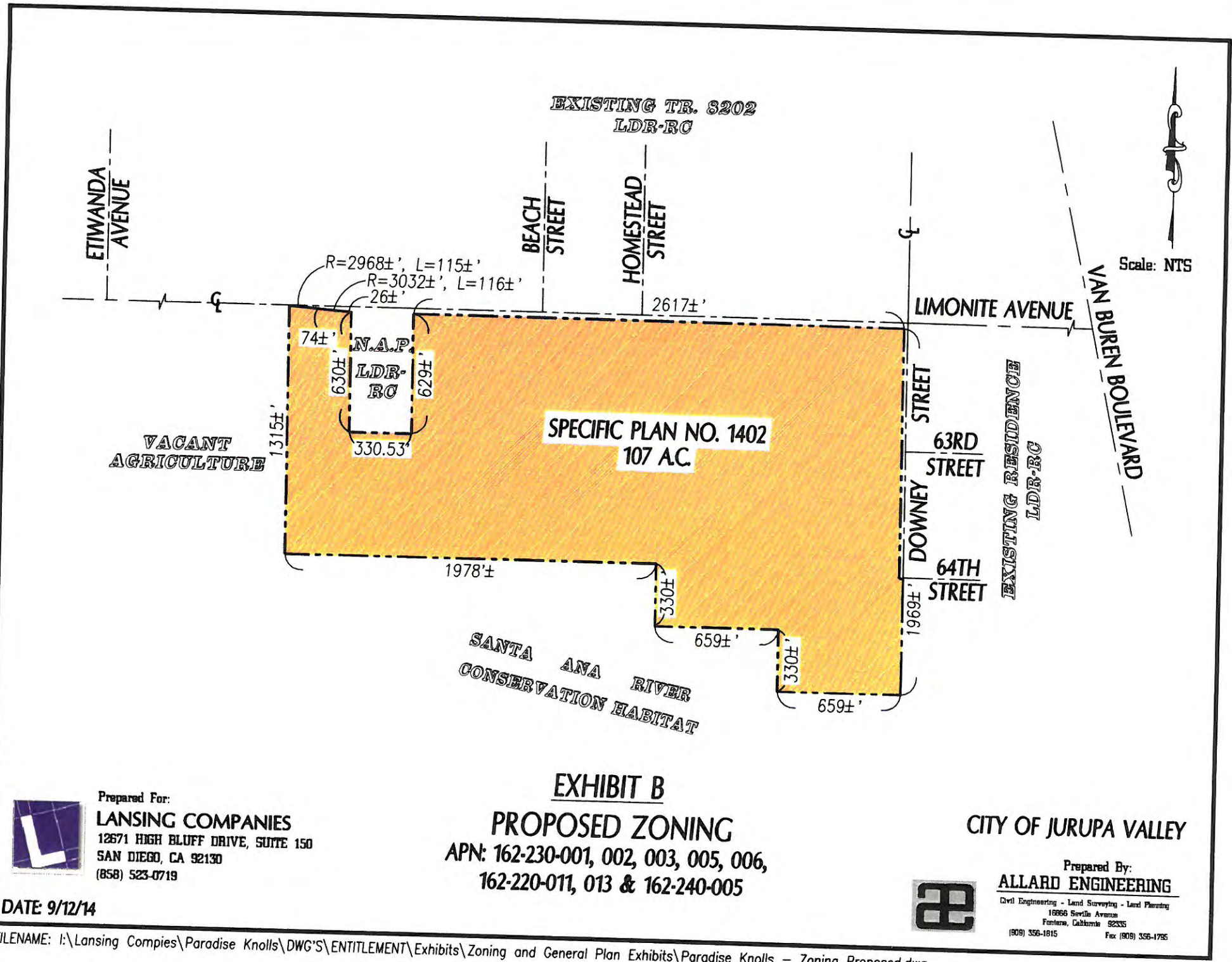
Prepared By:
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Civil Engineering - Land Surveying - Land Planning
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(909) 356-1615 Fax (909) 356-1795



Scale: NTS



Scale: NTS



PLOT DATE: September 12, 2014 AEUSER2



Prepared For:
LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(858) 523-0719

DATE 9/12/14

EXHIBIT B
PROPOSED ZONING
APN: 162-230-001, 002, 003, 005, 006,
162-220-011, 013 & 162-240-005

CITY OF JURUPA VALLEY




Prepared By:
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Civil Engineering - Land Surveying - Land Planning
16866 Saville Avenue
Fontana, California 92335
(909) 356-1615 Fax (909) 356-1795



Legend

	Density	DU	Acres	
LDR	Low Density Residential	0-2	6	4.4
MDR	Medium Density Residential	2-5	96	21.9
MHDR	Medium High Density Residential	5-8	248	32.4
VHDR	Very High Density Residential	14-24	300	10.4
CR	Commercial Retail			2.2
OS	Open Space/Greenway			22.2
	Streets			23.7
TOTAL:		650	107.2	

 Open Space, Trails, and Recreation Overlay

LEGAL DESCRIPTION:

LOTS 226 TO 235 INCLUSIVE OF FAIRHAVEN FARMS, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 2, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THE EAST 20 FEET OF LOTS 227 AND 228

ASSESSOR'S PARCEL NO.

182-230-001
182-230-006

DEVELOPER:

LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(658) 523-0719

OWNER:

LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(658) 523-0719

ENGINEER:

ALLARD ENGINEERING
15000 SHELLE AVENUE
FONTANA, CALIFORNIA 92335
(951) 358-1815
FAX (951) 358-1795

UTILITIES:

WATER: JURUPA COMMUNITY SERVICES DISTRICT
SEWER: JURUPA COMMUNITY SERVICES DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC COMPANY
TELEPHONE: AT & T
CABLE TELEVISION: TIME WARNER

PROPOSED LAND USE

R-2 RESIDENTIAL/SINGLE FAMILY DETACHED

ADJACENT LAND USE

NORTH RESIDENTIAL R-1
SOUTH OPEN FIELD
EAST RESIDENTIAL R-1
WEST OPEN FIELD

SCHOOL DISTRICT:

JURUPA UNIFIED SCHOOL DISTRICT

ACREAGE

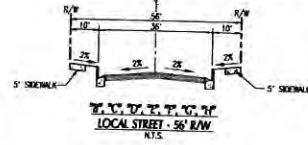
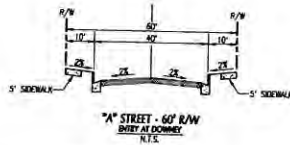
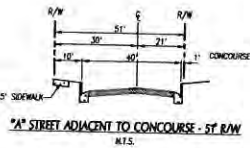
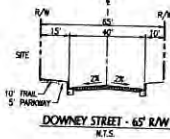
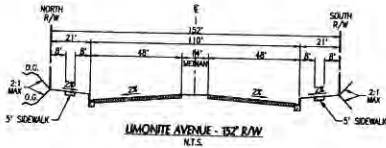
GROSS: 34.63 ACRES
NET: 16.87 ACRES

BENCHMARK:

RIVERSIDE COUNTY RW NO. 44, 13-83 ALUMINUM DISK ON CONCRETE FOOT AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND FELSAPAR STREET.

BASIS OF BEARINGS

THE NORTH LINE OF SECTION 27, T.25, R.10, S.10M, ALSO BEING THE CENTERLINE OF LIMONITE AVENUE, AS SHOWN ON RS 16,52-55.

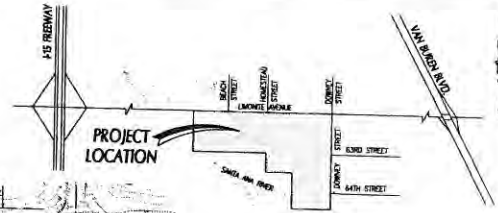
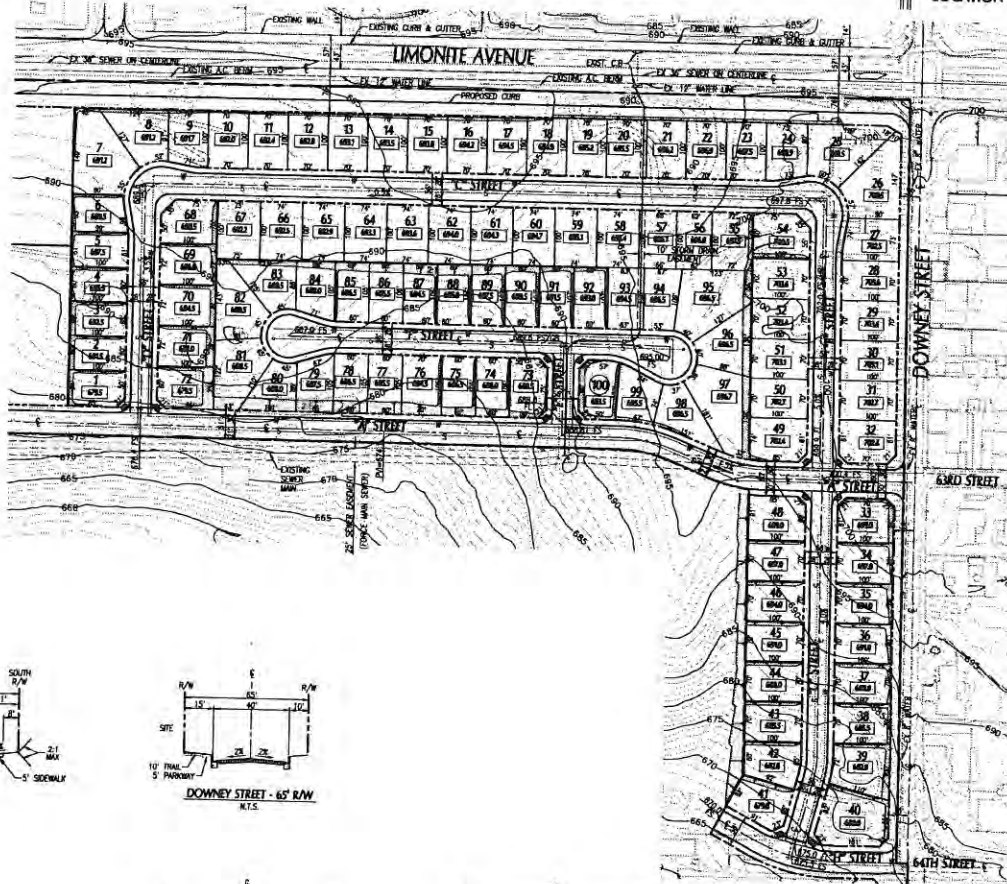


**CITY OF JURUPA VALLEY
TENTATIVE TRACT MAP NO. 36823**

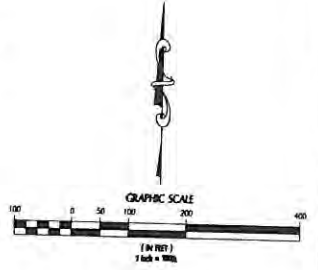
LOTS 226 TO 235 INCLUSIVE OF FAIRHAVEN FARMS, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 2, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THE EAST 20 FEET OF LOTS 227 AND 228

ALLARD ENGINEERING

JANUARY, 2015



- LEGEND**
- 10 LOT NUMBER
 - 1.0' PWD ELEVATION
 - 1:6 DRAINAGE FLOW
 - 485 EXISTING CONTOURS
 - PROPOSED SLOPE (2:1 MIN)
 - PROPOSED RETAINING WALL
 - SEWER LINE WITH MANHOLE
 - WATER LINE
 - PROPOSED CATCH BASIN
 - SD STORM DRAIN



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
15000 Shelle Avenue
Fontana, California 92335
(951) 358-1815 Fax (951) 358-1795

Prepared For:
LANSING COMPANIES
12671 HIGH BLUFF DRIVE, SUITE 150
SAN DIEGO, CA 92130
(658) 523-0719

Approved: T. Allard, P.E., License No. 44262, Date: 1/15/15

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1068RI15 – Paradise Jurupa LLC (Representative: Matthew Fagan Consulting Services – City of Jurupa Valley Master Application No. 14115 (Paradise Knolls Specific Plan No. 1402, General Plan Amendment [GPA] No. 1408, Change of Zone [CZ] No. 1496, and Tentative Tract Map (TTM) No. 36823). The applicant proposes a Specific Plan for the reuse of the Paradise Knolls Golf Course located southerly of Limonite Avenue, westerly of Downey Street, and northerly of the Santa Ana River. The 107.2-acre golf course would be replaced with a mix of predominantly urban and suburban density housing (650 dwelling units, 2.2 acres of Commercial Retail, 22.2 acres of Open Space/Greenway, and 13.7 acres of streets.) GPA 1408 would amend the land use designation of the site from 107.2 acres of Open Space-Recreation to Specific Plan No. 1402 [Medium High Density Residential (8-14 dwelling units per acre [DU/AC]), Medium Density Residential (2-5 DU/AC), Very High Density Residential (14-24 DU/AC), Low Density Residential (0-2 DU/AC), Commercial Retail, and Open Space]. CZ 1496 would change the zoning classification of the site from A-1-4 (Light Agriculture, 4 acre minimum lot size) and A-2-5 (Heavy Agriculture, 5 acre minimum lot size) to SP (Specific Plan No. 1402) and establish an SP Zoning Ordinance for the site. Tentative Tract Map No. 36823 would divide the 24.63 gross (16.87 net) acres proposed to be designated as Medium Density Residential into 100 single-family residential lots with a minimum lot size of 6,000 square feet. (Partially within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area [AIA], and partially outside the AIA).

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. Tamara Campbell of the City of Jurupa Valley Planning Department, at (951) 332-6464, ext. 215.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC Identification No.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ZAP 1068 RI 15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application

Property Owner

Paradise Jurupa LLC

Phone Number

858-699-7440

Mailing Address

12671 High Bluff Drive, Suite 150
San Diego, CA 92130
Attn: Jim Kozak

Agent (if any)

Matthew Fagan Consulting Services

Phone Number

951-265-5428

Mailing Address

42011 Avenida Vista Ladera
Temecula, CA 92591
Attn: Matthew Fagan

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

South of Limonick Ave., north of Santa Ana River, west of Downey Street, east of Bain Street

Assessor's Parcel No.

see attached map

Parcel Size

107.2 acres

Subdivision Name

Faithaven Farms

Zoning Classification

proposed specific plan residential, commercial, open space

Lot Number

portion of lots 226, 228, 227, 229

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)

Paradise Knolls Golf Course

Proposed Land Use (describe)

Specific Plan for residential (LDR, MDR, MHDR, HDR), commercial, and open space uses on 107.2 acres

For Residential Uses

Number of Parcels or Units on Site (exclude secondary units)

Approx 67 units in Zone E & 6 partially in Zone F

For Other Land Uses

Hours of Use

typical commercial center hours approx. 6am - 11pm

(See Appendix C)

Number of People on Site

Maximum Number

Residential Units

Method of Calculation

Height Data

Height above Ground or Tallest Object (including antennas and trees)

35'

ft.

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

704.3

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>September 2014</u>	Type of Project	
Agency Name	<u>City of Jurupa Valley</u>	<input checked="" type="checkbox"/> General Plan Amendment	
Staff Contact	<u>Laurie Lovret</u>	<input checked="" type="checkbox"/> Zoning Amendment or Variance	
Phone Number	<u>(951) 332-6464</u>	<input checked="" type="checkbox"/> Subdivision Approval	
Agency's Project No.	<u>Paradise Knolls Specific Plan MA1402</u>	<input type="checkbox"/> Use Permit	
	<u>Tract Map No. 36823</u>	<input type="checkbox"/> Public Facility	
		<input checked="" type="checkbox"/> Other	<u>Specific Plan</u>

→ Change to "Tamara Campbell"

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

B. SUBMISSION PACKAGE:

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1120MA15 – Nuevo Road Properties, LLC
(Representative: Albert A. Webb Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PM 36664 (Tentative Parcel Map), TR36665 (Tentative Tract Map), CZ07869 (Change of Zone)

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The Tentative Parcel Map proposes to subdivide the 255.41-acre net (266.0-acre gross) area into 8 parcels for future residential and commercial development with a minimum lot size of 20 acres. The Tentative Tract Map proposes to subdivide the 129.8-acre net (173.31-acre gross) (a portion of the Tentative Parcel Map area) area into 587 single-family residential lots with a minimum lot size of 5,000 square feet, 11 common area lots, and 3 lots for detention/retention basins. The Change of Zone proposes to change the current zoning of the 255.41-acre net (266.0-acre gross) area from Rural Residential (R-R) to Planned Residential (R-4) within the Tentative Tract Map area and from Rural Residential (R-R) to General Commercial (C-1/C-P) within the remaining portions of the Tentative Parcel Map not included within the Tentative Tract Map.

PROJECT LOCATION: The overall site is located southerly of Nuevo Road, easterly of Dunlap Drive, westerly of Pico Avenue, and northerly of the San Jacinto River, within the unincorporated community of Nuevo within the County of Riverside, approximately 29,900 feet southeasterly of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Zones D and E

c. Noise Levels: below 60 CNEL

BACKGROUND:

Residential Density: The site is located within Compatibility Zones D and E, with the majority of the site located within Zone D. Compatibility Zones D and E within this Airport Influence Area (AIA) do not limit residential density.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL contour relative to aircraft noise. ALUC's objective is that interior noise levels from aircraft approaching or taking off from this airport not exceed CNEL 40 dB. As standard building construction is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, the residential development would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 of March Air Reserve Base/Inland Port at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 29,900 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1787 feet AMSL. The proposed grading has a maximum pad elevation of approximately 1447 feet AMSL and a maximum proposed building height of 50 feet (per proposed R-4 zone) for a total maximum elevation of 1497 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service for height/elevation reasons is not required in relation to March Air Reserve Base/Inland Port.

The elevation of Runway 15-33 of Perris Valley Airport at its northerly terminus is approximately 1413 feet AMSL. At a distance of approximately 12,600 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1539 feet AMSL. As previously noted, the project has a total maximum elevation of 1497 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service for height/elevation reasons is not required in relation to Perris Valley Airport.

Open Area: Compatibility Zones D (within the March AIA) and E do not require land to be set aside as open areas.

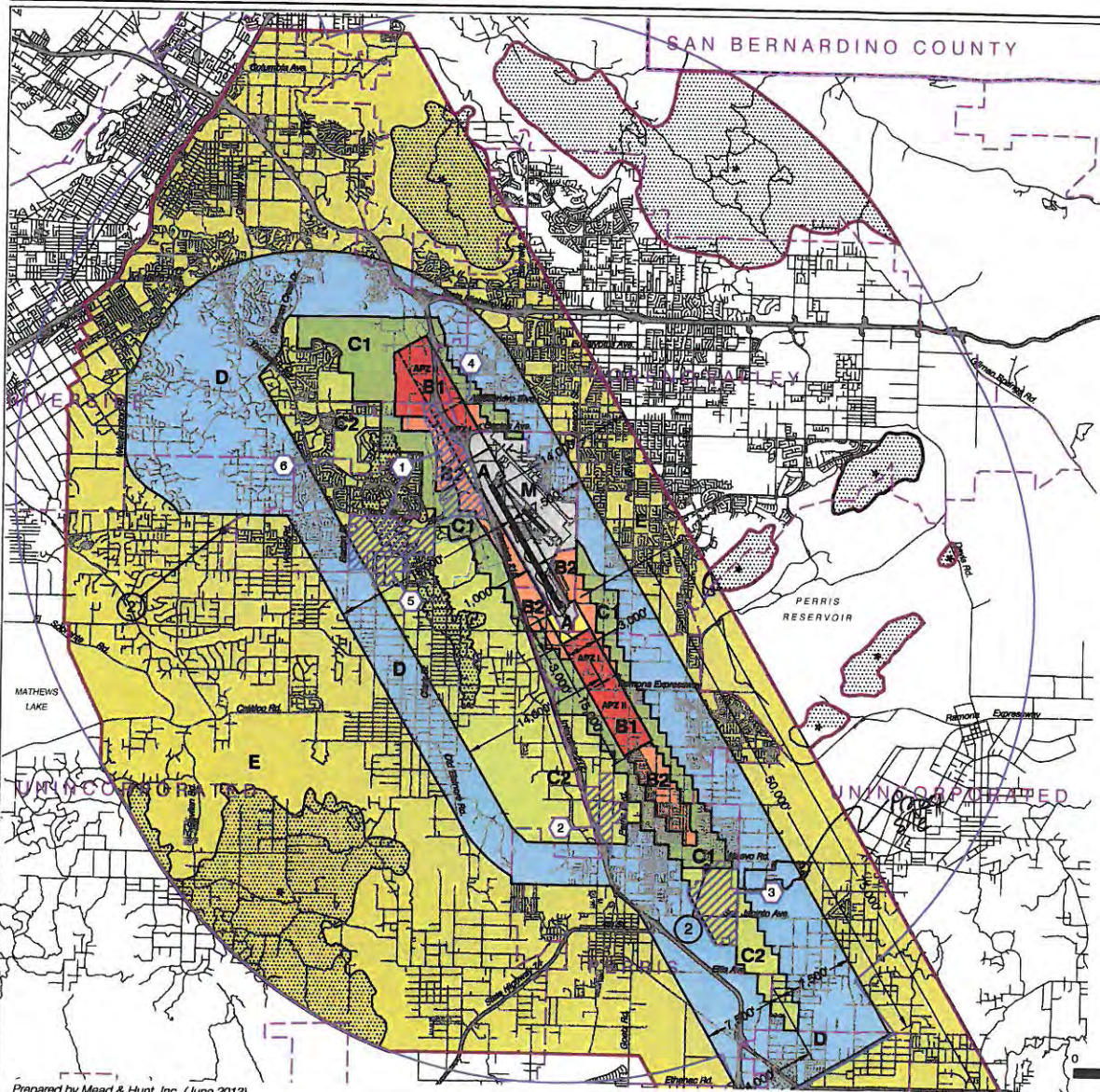
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any proposed detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

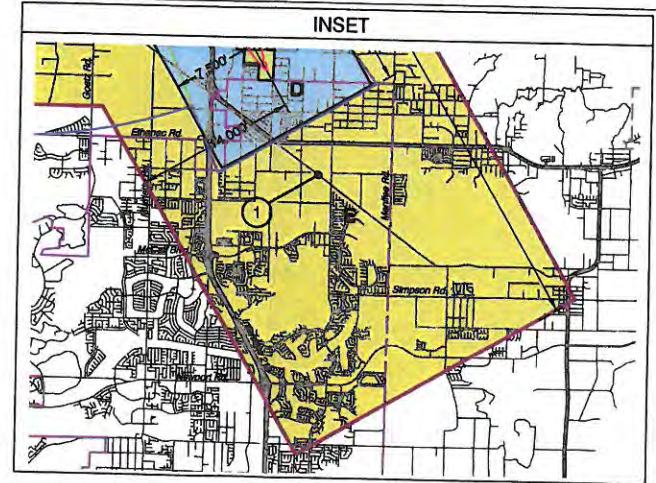
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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



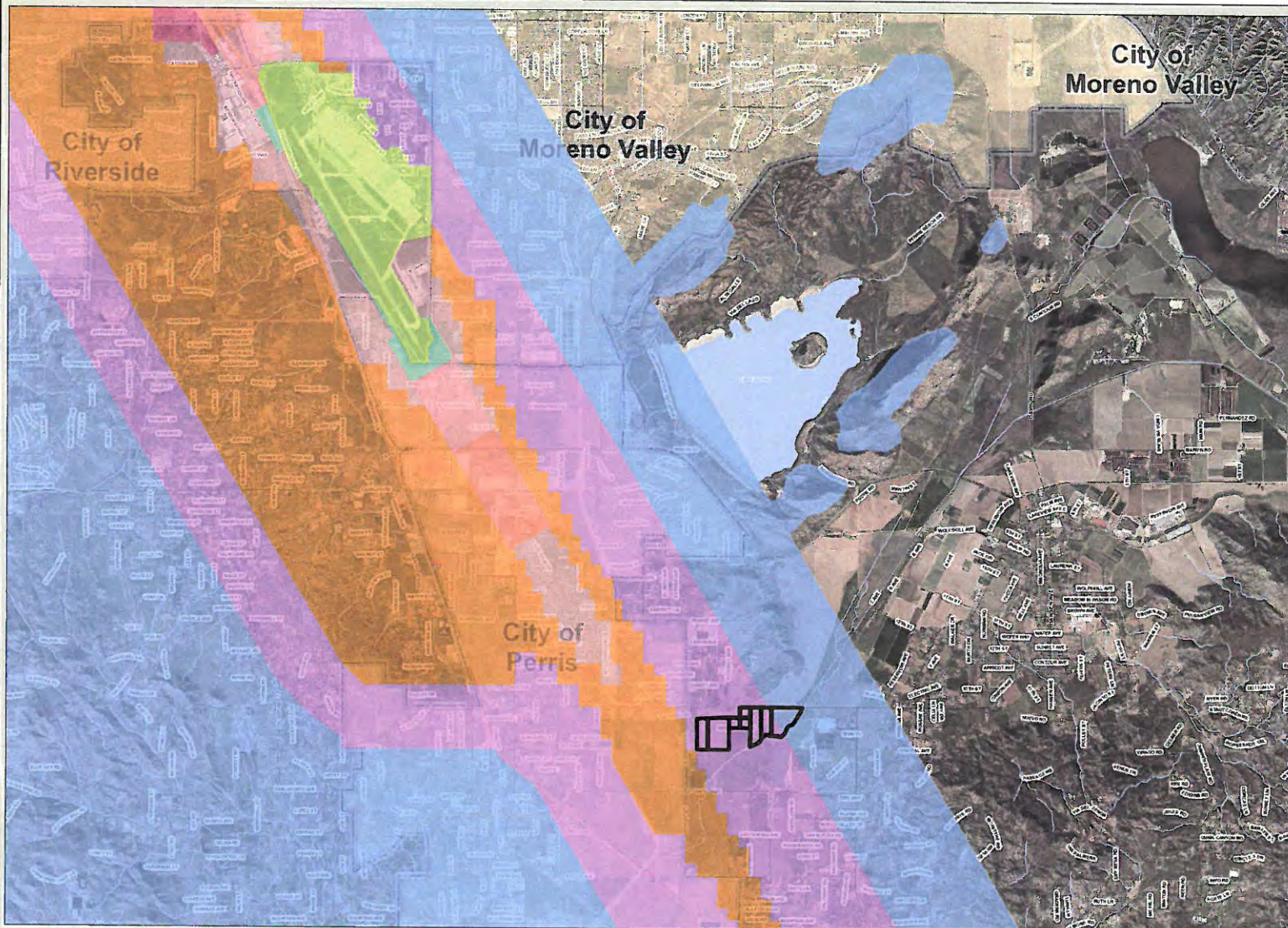
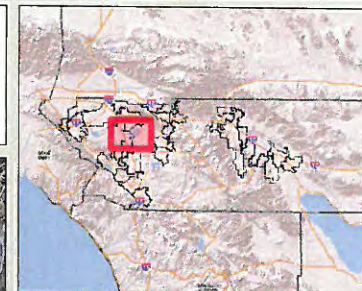
Base map source: County of Riverside 2013

SEE INSET AT RIGHT

FILE NO: 1611487.0117.CAD.MAS.com.mh.2013.dwg Date: 10/1/2014 1:38:06 PM

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

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
- adjacent_highways**
- Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large**
- HWY
 - INTERCHANGE
 - INTERSTATE



0 11,533 23,065 Feet



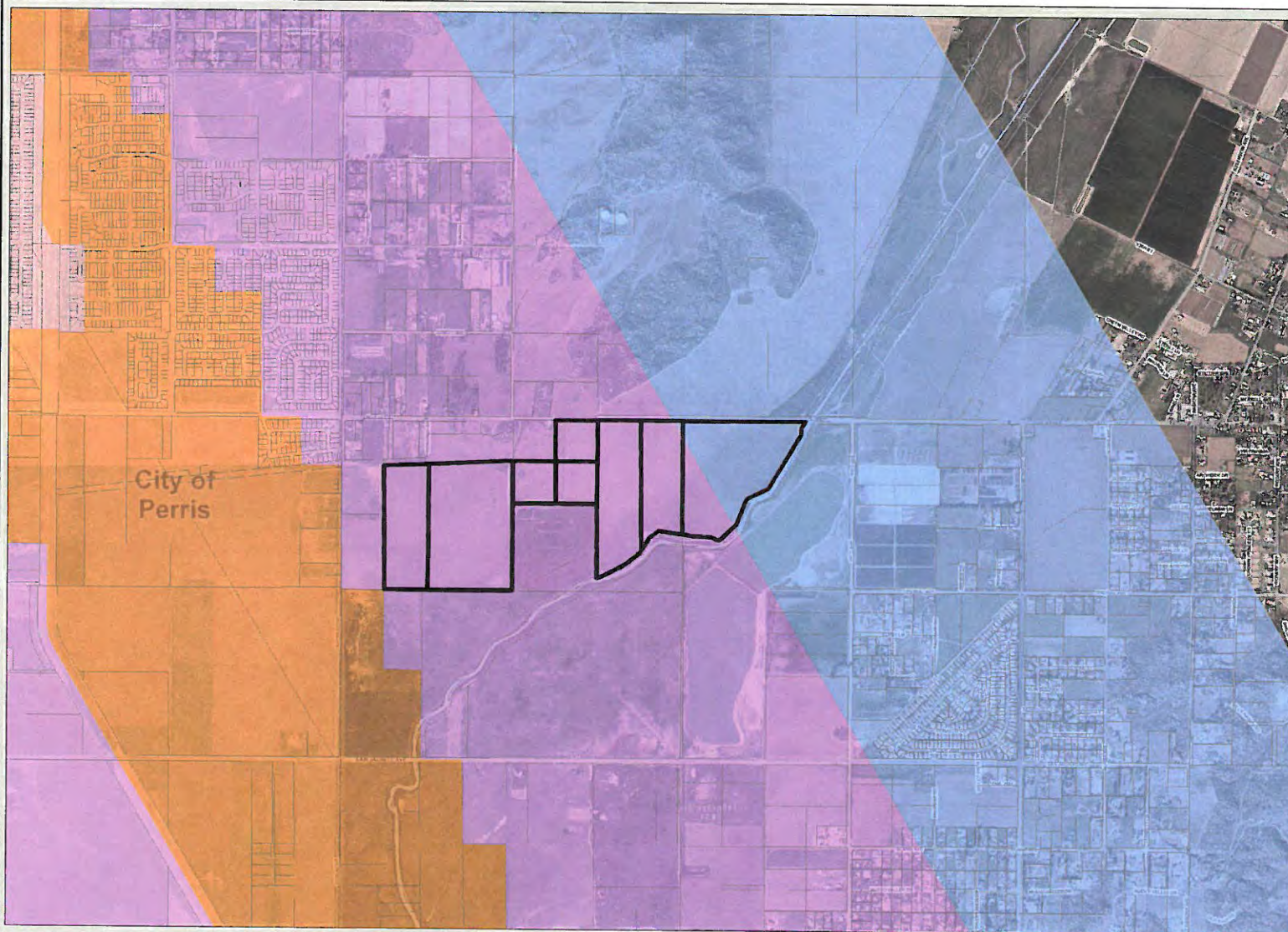
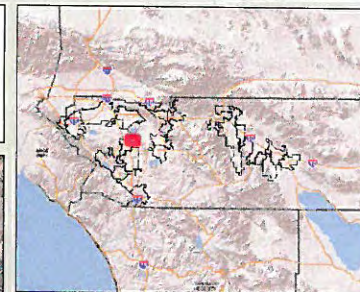
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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 2:33:18 PM

© Riverside County TLMA GIS

Notes

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



0 2,883 5,766 Feet



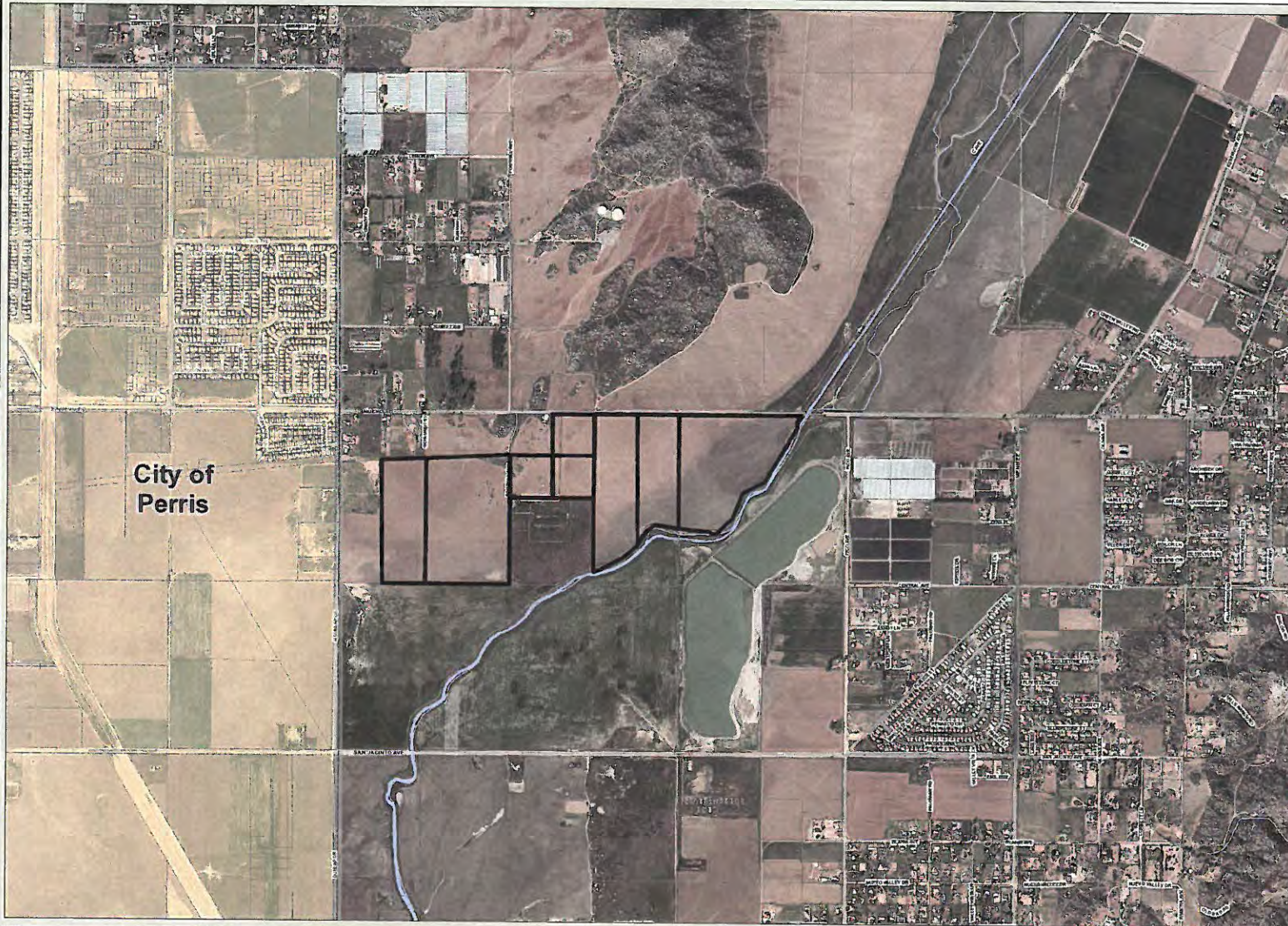
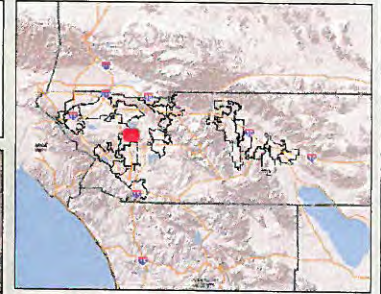
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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



0 2,883 5,766 Feet



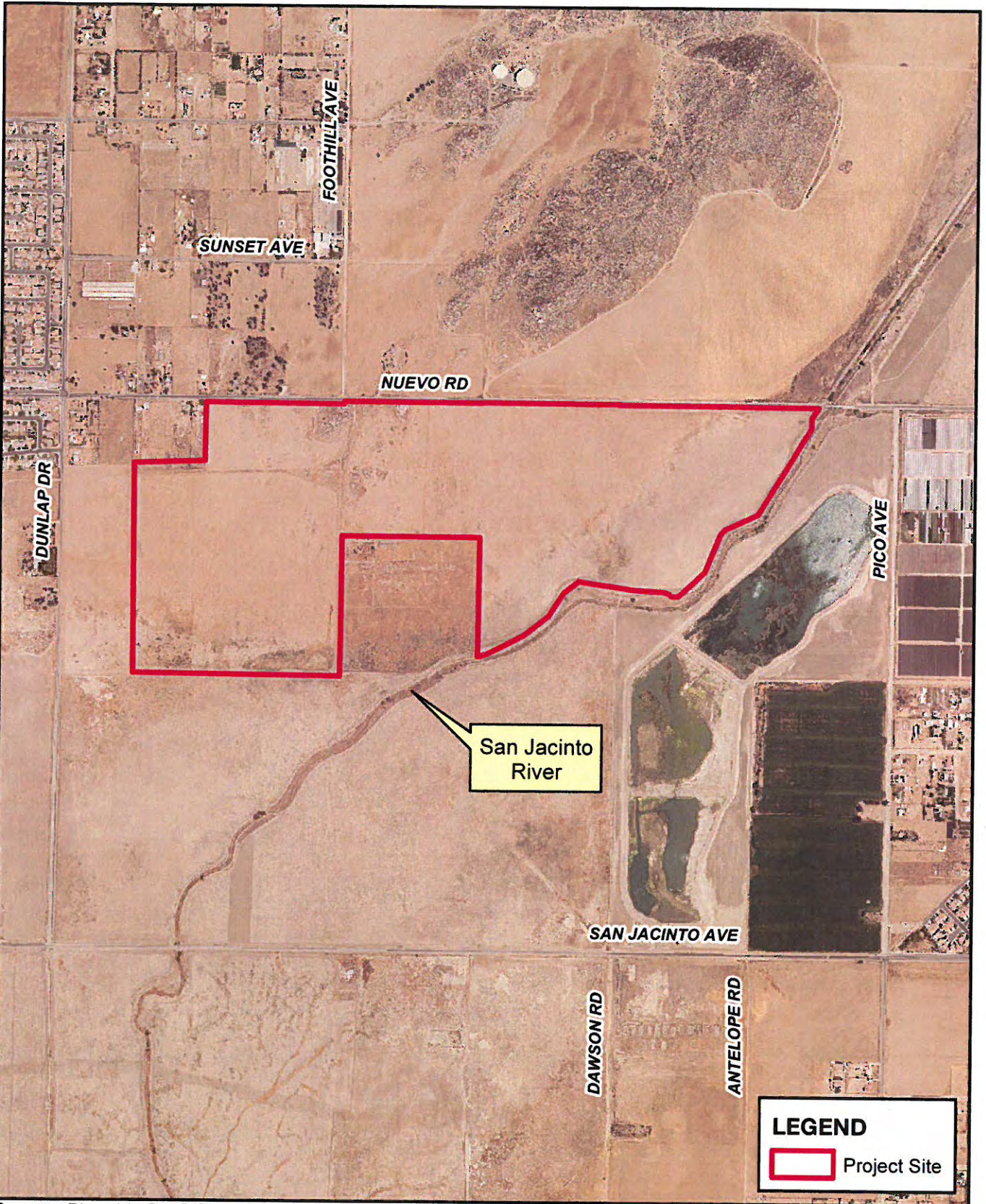
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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 2:30:49 PM

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Notes

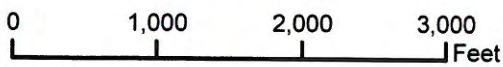
G:\2013\13-0241\GIS\TTM_aerial.mxd; Map created 05 May 2015



LEGEND

Project Site

Sources: Riverside Co. GIS, 2015;
USDA NAIP, 2014.

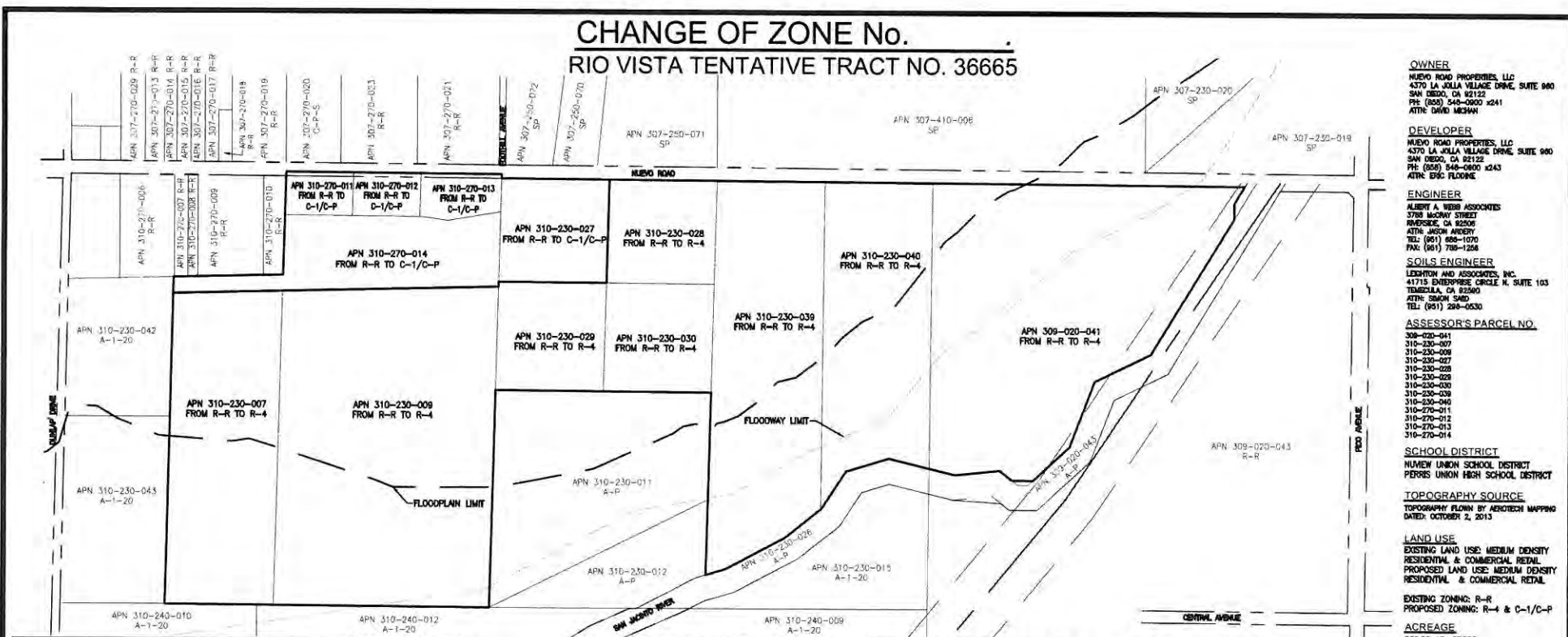


Aerial Map
TTM 36665



CHANGE OF ZONE No. _____

RIO VISTA TENTATIVE TRACT NO. 36665



OWNER
 NUEVO ROAD PROPERTIES, LLC
 4370 LA JOLLA VILLAGE DRIVE, SUITE 900
 SAN DIEGO, CA 92122
 PH: (858) 545-0800 x241
 ATTN: DAVID MICHAN

DEVELOPER
 NUEVO ROAD PROPERTIES, LLC
 4370 LA JOLLA VILLAGE DRIVE, SUITE 900
 SAN DIEGO, CA 92122
 PH: (858) 545-0800 x243
 ATTN: ERIC FLORENCE

ENGINEER
 ALBERT A. WEBB ASSOCIATES
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 ATTN: JASON ARBERY
 TEL: (951) 686-1070
 FAX: (951) 788-1258

SOILS ENGINEER
 LEITCH AND ASSOCIATES, INC.
 41715 ENTERPRISE CIRCLE N. SUITE 103
 TOMESILLA, CA 92380
 ATTN: SUEAN SAND
 TEL: (951) 298-0530

ASSESSOR'S PARCEL NO.
 308-020-041
 310-230-037
 310-230-039
 310-230-027
 310-230-028
 310-230-028
 310-230-030
 310-230-038
 310-230-040
 310-270-011
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 310-270-013
 310-270-014

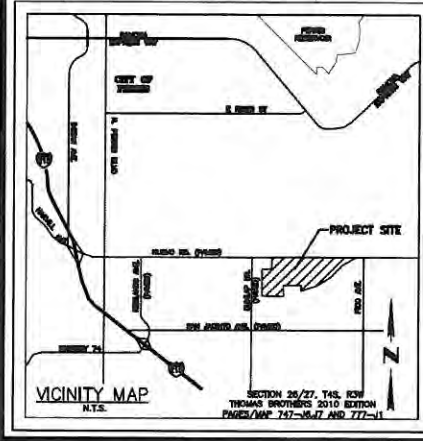
SCHOOL DISTRICT
 NUMEN UNION SCHOOL DISTRICT
 PERRIS UNION HIGH SCHOOL DISTRICT

TOPOGRAPHY SOURCE
 TOPOGRAPHY FLOWN BY AEROTECH MAPPING
 DATE: OCTOBER 2, 2013

LAND USE
 EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL & COMMERCIAL RETAIL
 PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL & COMMERCIAL RETAIL

EXISTING ZONING: R-R
PROPOSED ZONING: R-4 & C-1/C-P

ACREAGE
 265.00 AC. GROSS
 255.41 AC. NET



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

PARCEL 1: (308-020-041)
 THAT PORTION OF LOTS 1 AND 2 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, SECTION 26, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH AND WEST OF THE BOUNDARIES OF THE BASEMENT FOR STORM DRAIN AND SAID BOUNDARIES ARE DEFINED BY DEED RECORDED DECEMBER 6, 1918, IN BOOK 448, PAGE 48 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH ALL THAT PORTION OF THE EAST HALF OF DAWSON ROAD, 50 FEET WIDE, ADJOINING SAID LOT 2 ON THE WEST AND LYING NORTH OF THE ABOVE MENTIONED STORM DRAIN, AS VACATED BY RESOLUTION RECORDED JULY 5, 1951, AS INSTRUMENT NO. 28443 OF OFFICIAL RECORDS.

PARCEL 2: (310-230-040)
 THE EAST 860 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
 THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 480, PAGE 355 OF DEEDS, AND IN BOOK 475, PAGE 282 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LOCATED IN LOT 1 OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE ABANDONED

RAILROAD RIGHT OF WAY LOCATED IN LOT 1 OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH ALL THAT PORTION OF THE WEST HALF OF DAWSON ROAD, 50 FEET WIDE, ADJOINING SAID LOT 1 ON THE EAST AND LYING NORTH OF THE ABOVE STORM DRAINAGE RIGHT OF WAY, AS VACATED BY RESOLUTION RECORDED JULY 5, 1951, AS INSTRUMENT NO. 28443 OF OFFICIAL RECORDS.

SAID EAST 860 FEET BEING MEASURED FROM THE CENTERLINE OF DAWSON ROAD AS SHOWN ON SAID MAP, THE WEST LINE OF SAID EAST 860 FEET BEING PARALLEL TO THE CENTERLINE OF DAWSON ROAD.

PARCEL 3: (310-230-039)
 THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 480, PAGE 355 OF DEEDS, AND IN BOOK 475, PAGE 282 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LOCATED IN LOT 1 OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE ABANDONED

EXCEPTING THEREFROM THE EAST 860 FEET THEREOF AS MEASURED FROM THE CENTERLINE OF DAWSON ROAD AS

SHOWN ON SAID MAP, THE WEST LINE OF SAID EAST 660 FEET BEING PARALLEL TO THE CENTERLINE OF DAWSON ROAD.

PARCEL 4: (310-230-027; 028; 029; 030)
 PARCELS 1 THROUGH 4, INCLUSIVE AND LOTS C THROUGH L, INCLUSIVE, AS SHOWN BY PARCEL MAP NO. 13513, ON FILE IN BOOK 74, PAGE 18 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5: (310-270-011; 012; 013; 014)
 PARCELS 1 THROUGH 4, INCLUSIVE AND LOTS C THROUGH L, INCLUSIVE, AS SHOWN BY PARCEL MAP NO. 13588, ON FILE IN BOOK 82, PAGE 85 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (310-230-007)
 THE EAST 26.13 ACRES, MEASURED TO THE STREET CENTERS OF THAT PORTION OF LOT 4 IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE PERRIS AND LAKE VIEW RAILWAY COMPANY AS SHOWN BY MAP OF PERRIS VALLEY LAND AND WATER COMPANY TRACT ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF CENTRAL AVENUE WHICH WOULD PASS BY OPERATION OF LAW AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED JULY 5, 1951, IN BOOK 1284, PAGE 618, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 7: (APN 310-230-006)
 THAT PORTION OF LOT 3 IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE PERRIS AND LAKE VIEW RAILWAY COMPANY AS SHOWN BY MAP OF PERRIS VALLEY LAND AND WATER COMPANY TRACT ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF CENTRAL AVENUE AND FOOTHILL ROAD WHICH WOULD PASS BY OPERATION OF LAW AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED JULY 5, 1951 IN BOOK 1284, PAGE 618, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

1" = 600'

300 0 600 1200 1800

ALBERT A. WEBB ASSOCIATES

ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE CA. 92506
 PH. (951) 686-1070
 FAX (951) 788-1256

W.O. 13-0241

SHEET

1

OF 1 SHEETS

TENTATIVE TRACT MAP No. 36665

ENGINEER

ALBERT A. WEBB ASSOCIATES
3708 MCKINLEY STREET
RIVERSIDE, CA 92506
ATTN: JASON ARKERY
TEL: (951) 586-1019
FAX: (951) 788-1268

SOILS ENGINEER

LEIGHTON AND ASSOCIATES, INC.
11715 ENTERPRISE CIRCLE, SUITE 103
THERMIDALE, CA 92590
ATTN: SHAWN SAEED
TEL: (951) 286-0530

TOPOGRAPHY SOURCE

TOPOGRAPHY FLOWN BY AERITECH MAPPING
DATED: OCTOBER 2, 2013

OWNER

NUOVO ROAD PROPERTIES, LLC
4370 LA JOLLA VILLAGE DRIVE, SUITE 940
SAN DIEGO, CA 92122
PH: (619) 546-0600 x341
ATTN: DAVID MICHAN

DEVELOPER

NUOVO ROAD PROPERTIES, LLC
4370 LA JOLLA VILLAGE DRIVE, SUITE 940
SAN DIEGO, CA 92122
PH: (619) 546-0600 x243
ATTN: ERIC FLODNE

ASSESSOR'S PARCEL NO.

309-020-741
310-230-407
310-230-029
310-230-027
310-230-028
310-230-029
310-230-030
310-230-038
310-230-040
310-270-011
310-270-017
310-270-013
310-270-014

LAND USE

EXISTING LAND USE: VACANT LAND

EXISTING & PROPOSED GENERAL PLAN
LAND USE: MEDIUM DENSITY
RESIDENTIAL & COMMERCIAL RETAIL

EXISTING ZONING: R-R

PROPOSED ZONING: R-4 & C-1/C-P

ACREAGE

173.31 AC GROSS
3.80 AC EX. STREET R/W DEDICATION (ON NUOVO ROAD)
39.71 AC PROP. STREET R/W DEDICATION
129.80 AC NET

UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: SBC
TELEVISION: SBC

SCHOOL DISTRICT

NIMEM UNION SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT

OVERALL SITE EARTHWORK

CUT: 1,275,000 CY
FILL: 1,620,000 CY
NET: 345,000 CY FILL (IMPORT)

SHALLOW POND EARTHWORK

RAW CUT: 34,231 CY
RAW FILL: 34,755 CY

AREA SUMMARY TABLE

	# OF LOTS	AREA (AC)
RESIDENTIAL	587	92.88
OS/EMWD LS	11	26.81
BASINS	3	8.57
STREETS	—	43.51
SLUG-TOTAL	601	171.77
COMMERCIAL	1	1.54
TOTAL	602	173.31



LEGEND

- CB DATCH BASIN
- EMWD CURB AND GUTTER
- EMWD EASTERN MUNICIPAL WATER DISTRICT
- EXL EXISTING
- FL FLOWLINE
- G GAS
- GB GRADE BREAK
- HP HIGH POINT
- LS LEFT STATION
- LS NOT A PART
- NAP OPEN SPACE
- OS PROPOSED
- SD STORM DRAIN
- SF SQUARE FEET
- S/W SIDEWALK
- SANW SLOPE
- W WATER
- WTR WATER
- WTR SHALLOW POND AREA

NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 463, UNLESS NOTED OTHERWISE.
2. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS DIMENSION OF THE LAND PROPERTY, EXCLUDING COMMERCIAL PARCEL ADJACENT TO NUOVO ROAD.
3. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
4. EXEMPTIONS OF RECORD ARE PLOTTED HEREON.
5. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT JURISDICTION.
6. THERE ARE NO WELLS ON-SITE.
7. PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COADJUNCT FACILITIES DISTRICT.
8. TOPOGRAPHY FLOWN BY AERITECH MAPPING ON OCTOBER 21, 2013.
9. SECTIONS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS NOTED OTHERWISE.
11. CE22 INDICATES PRELIMINARY PAVEMENT ELEVATION. (1400'S NOT SHOWN FOR CLARITY)
12. NO EXISTING OR PROPOSED SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED ON-SITE.
13. PORTIONS OF THE SITE ARE LOCATED WITHIN THE 100-YEAR ZONE AE FLOODPLAIN LIMITS FOR THE SAN JACINTO RIVER AS DELINEATED ON PANEL NUMBERS 06065C-1445H AND 1445H (MAP REVISED AUGUST 18, 2014).
14. LAND IS SUBJECT TO LOW AND MODERATE LIQUEFACTION POTENTIAL AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
15. LAND IS SUBJECT TO DROWNING, INUNDATION OR FLOOD HAZARD.
16. THERE ARE COMMON AREAS, AND RECREATIONAL AREAS WITHIN THIS PROJECT.
17. THERE ARE NO EXISTING STRUCTURES OF DWELLINGS ON-SITE.
18. EXISTING UTILITIES ABUTTING PROPERTY FRONTAGE ARE SHOWN.
19. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENTIAL.
20. THE PROJECT WILL COMPLY WITH ANY REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
21. ENTRY UNDERMINATION PER COUNTYWIDE DESIGN STANDARDS AND SUBELEMENTS.
22. THERE ARE NO OPEN CHANNELS PROPOSED WITHIN THIS PROJECT.

LOT SUMMARY

	# OF LOTS
RESIDENTIAL	587 (2.4 DU/AC)
OPEN SPACE	3
BASIN	7
EMWD LIFT STATION	2
PARK	2
COMMERCIAL (FUTURE)	1
TOTAL	602



RIO VISTA

TENTATIVE TRACT MAP 36665

SCHEDULE "A"

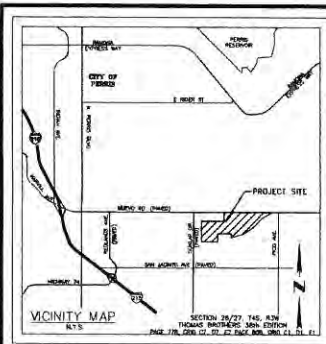
TITLE SHEET

SCALE: AS NOTED
DATE: 05/31/2015
DESIGNED: JMA
CHECKED: JAK
FILED OR REV: E.B.

ALBERT A. WEBB ASSOCIATES
3708 MCKINLEY STREET
RIVERSIDE, CA 92506
PH: (951) 586-1019
FAX: (951) 788-1268

ENGINEERING CONSULTANTS
2706 MCKINLEY STREET
RIVERSIDE, CA 92506
PH: (951) 586-1020
FAX: (951) 788-1268

W.C. 13-0241
SHEET 1
OF 9 SHEETS
DWG. NO.

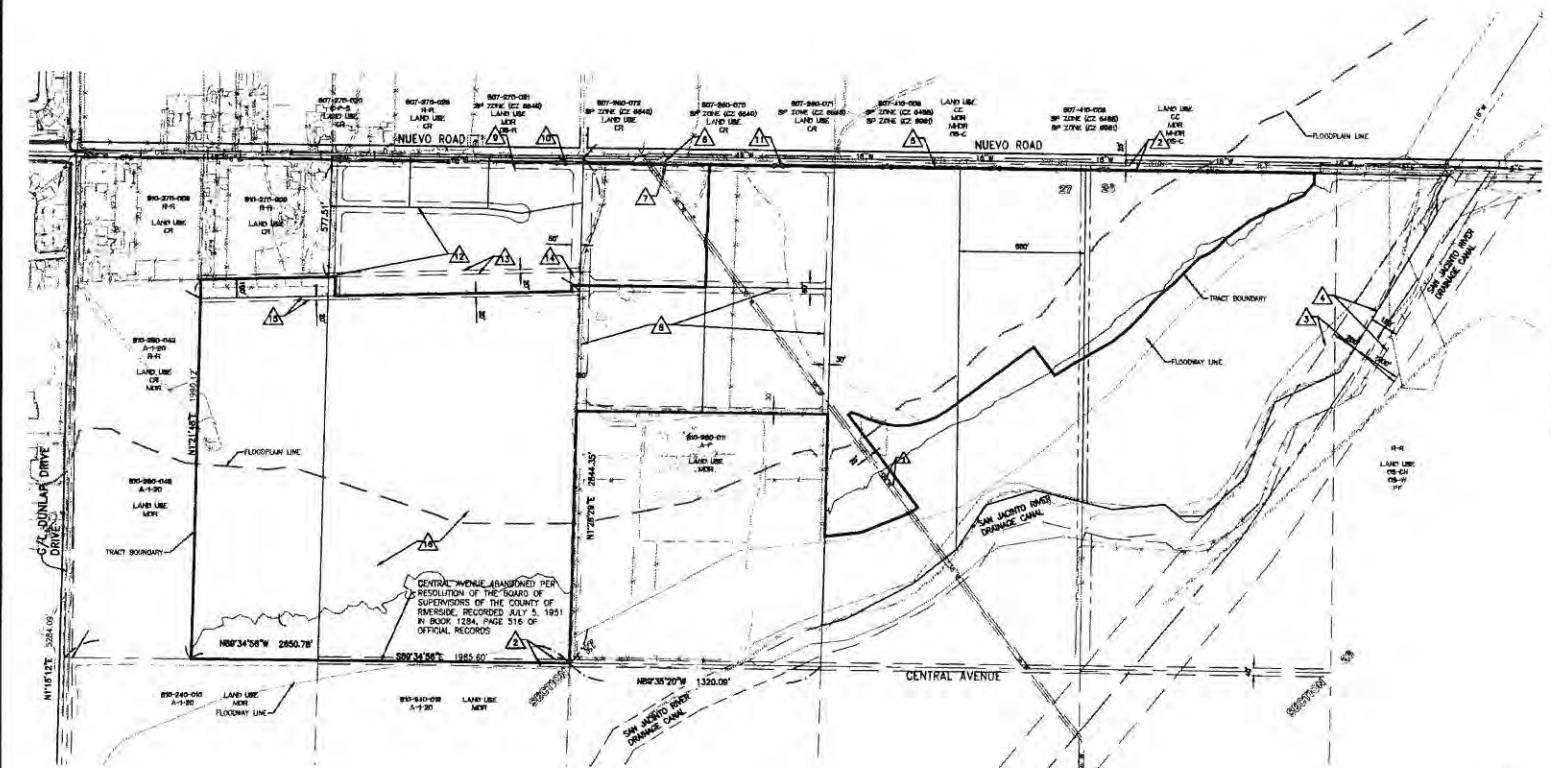


LEGAL DESCRIPTION

PARCELS 1 THROUGH 8 INCLUSIVE, OF TENTATIVE PARCEL MAP 36664 BEING PROCESSED CONCURRENTLY.

EASEMENT NOTES

- ▲ 25' WIDE EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT FOR WATERLINE TRANSMISSION PURPOSES RECORDED JAN. 25, 1954 IN BK. 1049, PG. 156, O.R. (TO REMAIN).
- ▲ EASEMENT GRANTED TO FERRIS VALLEY LAND AND WATER COMPANY FOR WATERLINE PURPOSES RECORDED FEB. 15, 1913 IN BOOK 389, PG. 367 OF DEEDS (TO BE OUTCLEANED).
- ▲ SAN JACINTO RIVER FLOOD CONTROL CHANNEL PER RECORD OF SURVEY FILED JULY 24, 1956 IN BK. 75, PGS. 4 THROUGH 8. (TO REMAIN)
- ▲ 150' EASEMENT PER DEED RECORDED DEC. 15, 1918 IN BK. 495, PG. 46 OF DEEDS (TO REMAIN).
- ▲ O/L OF EASEMENT GRANTED TO SOUTHERN SIERRAS POWER COMPANY FOR CONSTRUCTION AND MAINTENANCE PURPOSES RECORDED JULY 23, 1930 IN BOOK 868, PG. 326 OF DEEDS (TO REMAIN).
- ▲ O/L OF EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC LINES, TELEPHONE LINES, CABLES AND INCIDENTAL PURPOSES RECORDED OCT. 18, 1955 IN BOOK 1808, PG. 145, O.R. (TO REMAIN).
- ▲ 4' WIDE EASEMENT GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY FOR TELEPHONE FACILITIES AND INCIDENTAL PURPOSES RECORDED SEP. 1, 1960 AS INST. NO. 77300 O.R. (TO REMAIN).
- ▲ STREET AND PUBLIC UTILITY EASEMENT OVER LOTS "A" THROUGH "L" PER PW 74/18 (TO BE VACATED).
- ▲ RESTRICTED ACCESS PER PW 82/85 (TO BE VACATED).
- ▲ O/L OF EASEMENT GRANTED TO NEVADA-CALIFORNIA ELECTRIC CORPORATION FOR ELECTRIC POWER TRANSMISSION PURPOSES RECORDED MAR. 16, 1937 IN BOOK 316, PG. 190 OF DEEDS (TO REMAIN).
- ▲ RESTRICTED ACCESS PER PW 74/18 (TO BE VACATED).
- ▲ STREET AND PUBLIC UTILITY EASEMENT OVER LOTS "A" THROUGH "N" PER PW 82/85 (TO BE VACATED).
- ▲ EASEMENT GRANTED TO FRANCIS FAIRBROTTON FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED APR. 18, 1921 IN BK. 546, PG. 73 OF DEEDS (TO BE VACATED).
- ▲ EASEMENT GRANTED TO COUNTY OF RIVERSIDE FOR IMPROVEMENT PURPOSES RECORDED OCT. 1, 1914 IN BOOK 403, PG. 118 OF DEEDS (TO BE VACATED).
- ▲ EASEMENT RECORDED APR. 18, 1921 IN BOOK 546, PG. 118 AND RECORDED APR. 18, 1921 IN BOOK 546, PG. 71, BOTH OF DEEDS (TO BE OUTCLEANED).
- ▲ BLANKET EASEMENT GRANTED TO C.R. HOMESTOCK AND D.S. HORTON AND I.C. GOLDEN FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED APR. 7, 1918 IN BOOK 442, PG. 32 OF DEEDS (TO BE OUTCLEANED).



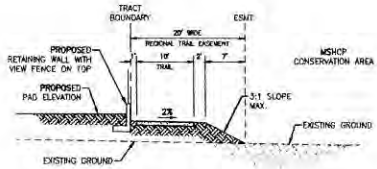
REVISIONS	DATE	BY

RIO VISTA
TENTATIVE TRACT MAP 36665
 SCHEDULE "A"
EXISTING RECORD BOUNDARY
& LEGAL DESCRIPTION

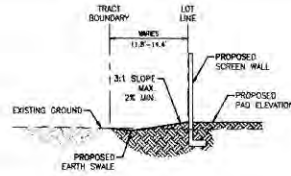
SCALE: AS SHOWN	REGISTERED	ENGINEERING CONSULTANTS	REG. NO. 13-0241
DATE: 05/17/2013	DESIGNED: JAL	3708 HIGHWAY STREET	RIVERSIDE, CA 92506
CHECKED: JAL	APPROVED:	PH (951) 688-1070	FAX (951) 788-1254
PLN EX REF:			

SHEET **2** OF **8** SHEETS
 DWG. NO.

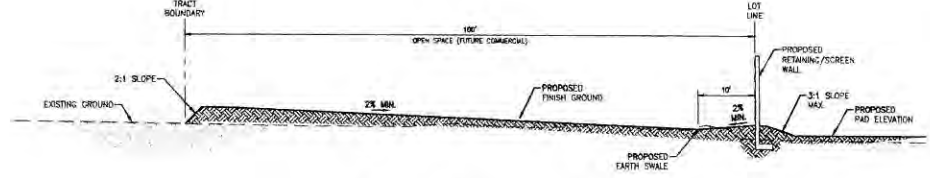




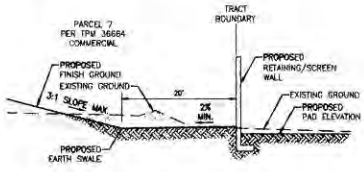
A TYPICAL 20' TRAIL EASEMENT SECTION
SCALE: 1" = 10'



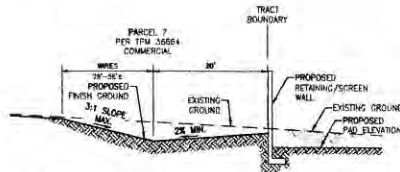
B TYPICAL GRADING SECTION
SCALE: 1" = 10'



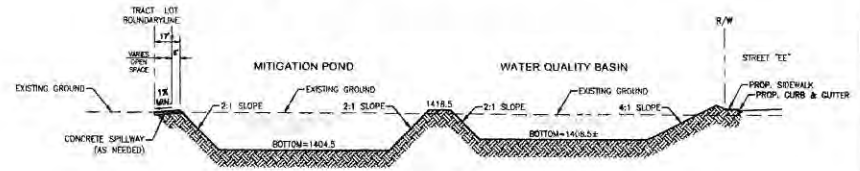
C TYPICAL GRADING SECTION
SCALE: 1" = 10'



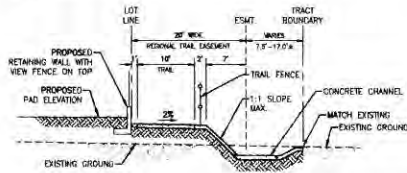
D TYPICAL GRADING SECTION
SCALE: 1" = 10'



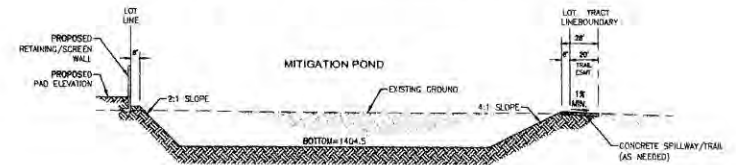
E TYPICAL GRADING SECTION
SCALE: 1" = 10'



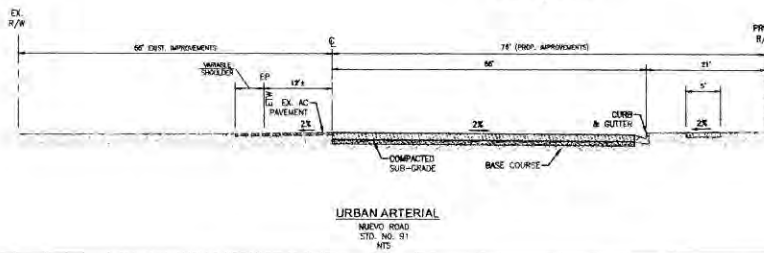
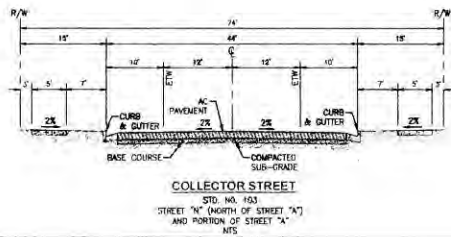
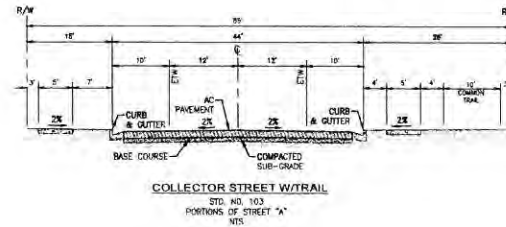
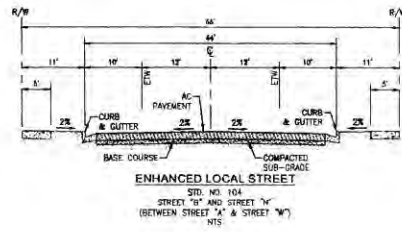
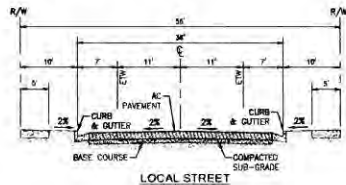
F TYPICAL BASIN GRADING SECTION
SCALE: 1" = 40'



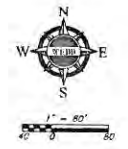
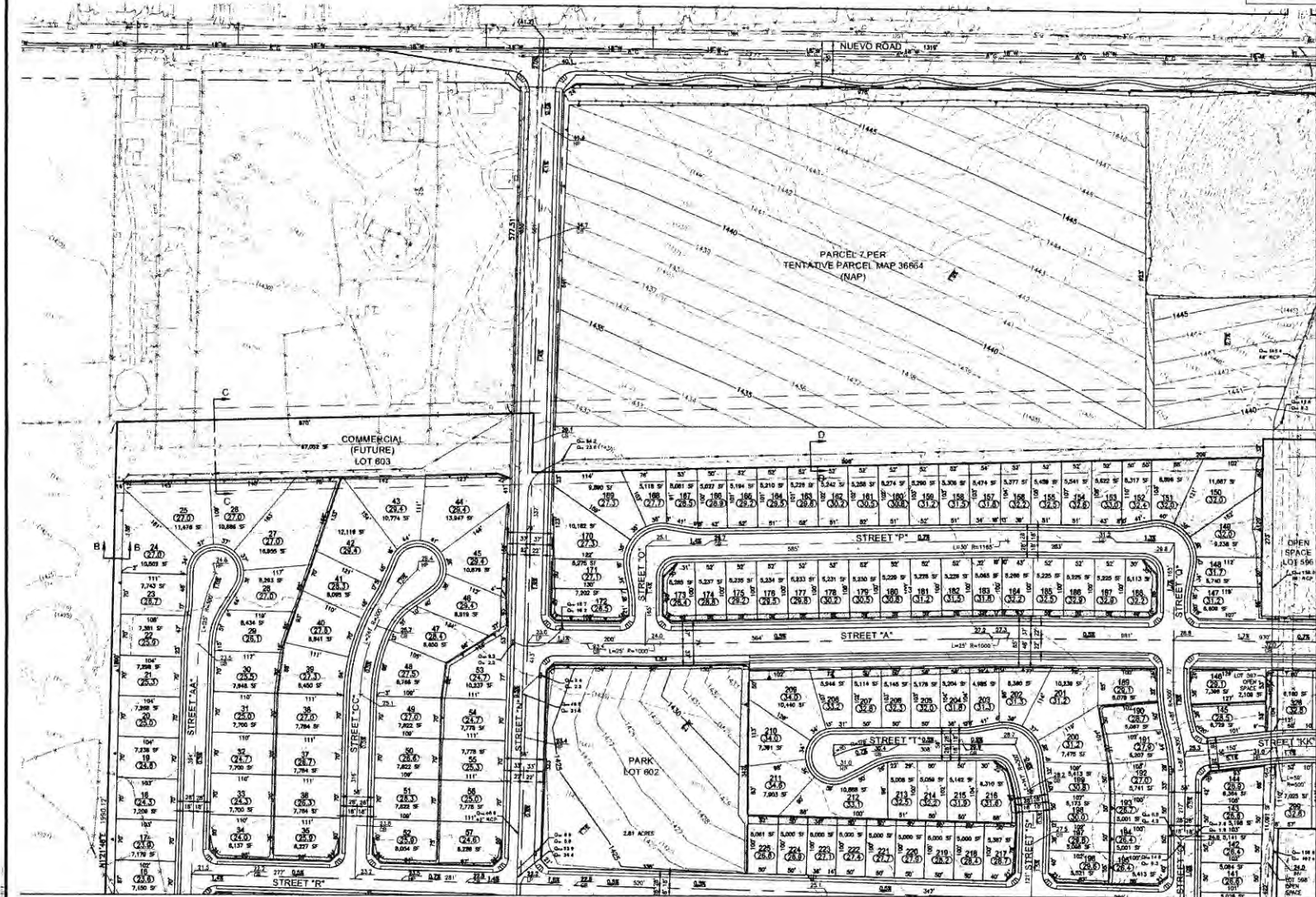
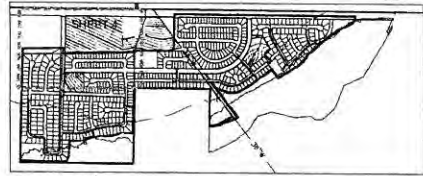
H TYPICAL 20' TRAIL EASEMENT & DRAINAGE CHANNEL SECTION
SCALE: 1" = 10'



G TYPICAL BASIN GRADING SECTION
SCALE: 1" = 40'



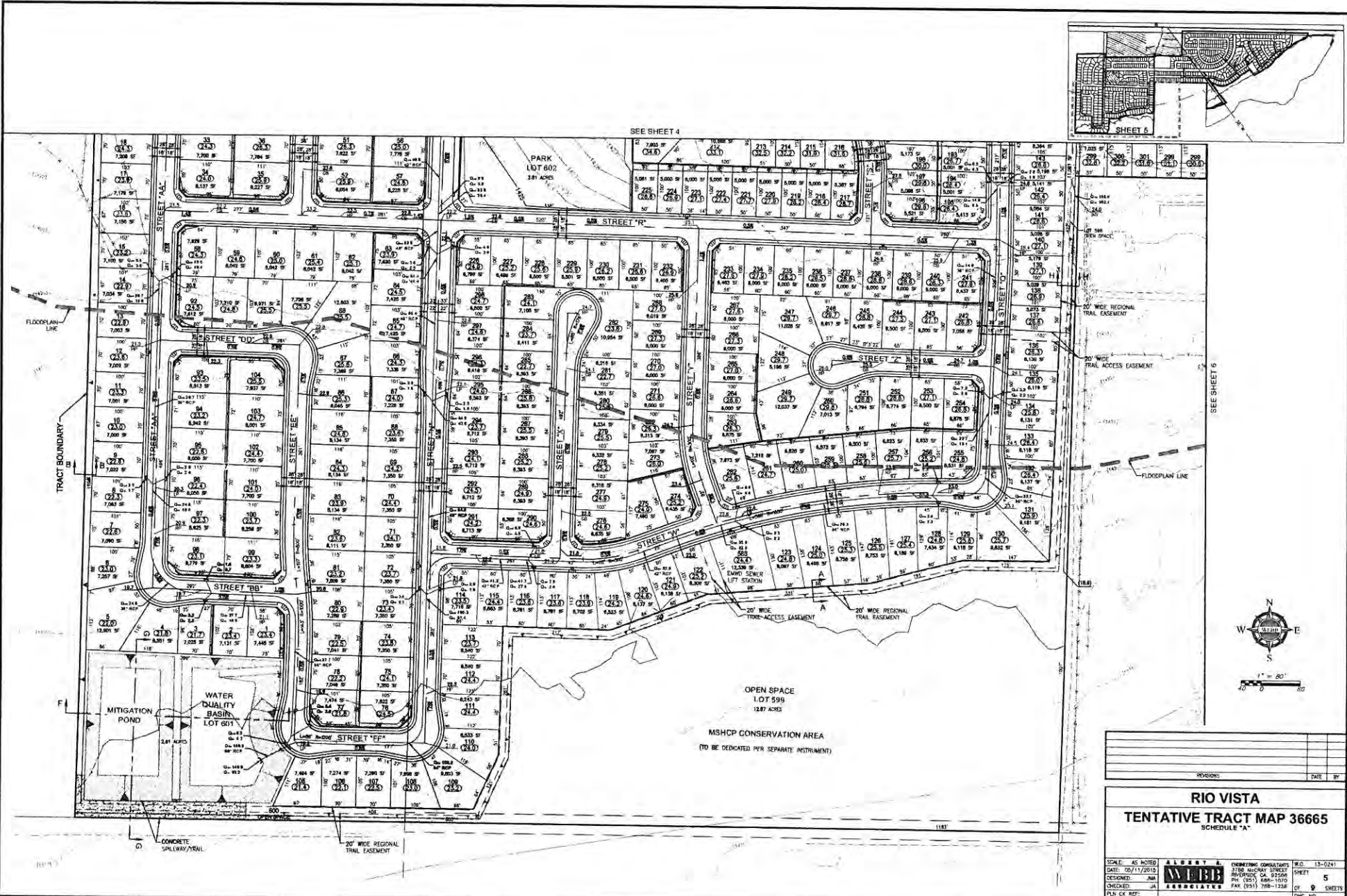
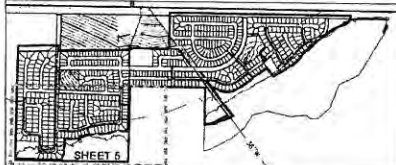
REVISIONS			DATE	BY
RIO VISTA TENTATIVE TRACT MAP 36665 SCHEDULE "A" TYPICAL STREET SECTIONS & CROSS SECTIONS				
SCALE: AS NOTED	DATE: 05/11/2015	DESIGNED: JMA	CHECKED: JA	FLEX CK. REF:
ENGINEERING CONSULTANTS	3700 MCHERRY STREET	BERKELEY CA 94706	PH: (925) 886-1010	FAX: (925) 788-1254
W.D. 13-0241	SHEET 3			OF 9 SHEETS
PLACED	DRAWN			DATE



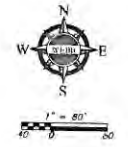
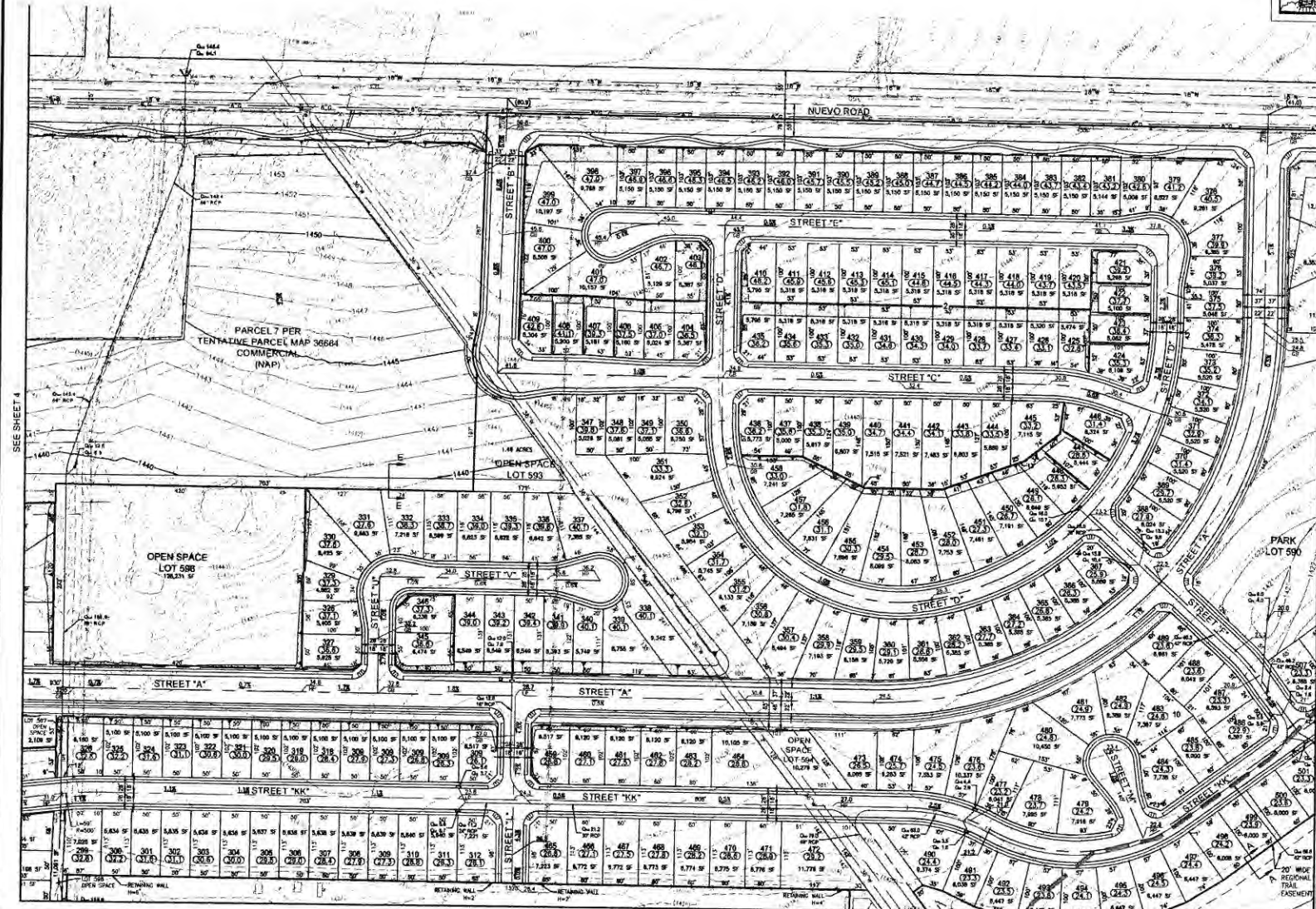
REVISIONS	DATE	BY
RIO VISTA		
TENTATIVE TRACT MAP 36665		
SCHEDULE "A"		
SCALE: AS NOTED	DATE: 05/17/2015	W.D. 13-0241
DESIGNED: JMA	CHECKED: JMA	SHEET 4
PLM CK. REC: JMA	DATE: 05/17/2015	OF 8 SHEETS

SEE SHEET 5

ENGINEERING CONSULTANTS
 3780 WILSON STREET
 RIVERSIDE, CA 92506
 PH: (951) 888-1210
 FAX: (951) 788-1254
WILSON
 ASSOCIATES



REVISIONS		DATE	BY
RIO VISTA			
TENTATIVE TRACT MAP 36665			
SCHEDULE "A"			
SCALE: AS NOTED	DATE: 05/11/2013	PROJECT: 3708 HAWKEY STREET, RIVERSIDE, CA 92506	SHEET 5
DESIGNED: JAA	CHECKED: JAA	PLN. CR. REF: F.A.	OF 9 SHEETS
		ENGINEERING CONSULTANTS 3708 HAWKEY STREET RIVERSIDE, CA 92506 PH: (951) 486-1010 FAX: (951) 788-1238	W.D. 13-0241 SHEET 5 OF 9 SHEETS DWG. NO.



REVISIONS

DATE

BY

RIO VISTA

TENTATIVE TRACT MAP 36665

SCHEDULE "A"

SCALE: AS NOTED

DATE: 05/11/2015

DESIGNED: JMA

CHECKED: JMA

PLN. CR. REF.

F.B.

REGISTERED CIVIL ENGINEER

3726 MCGRAW STREET

IRVINE, CA 92614

PH: (951) 898-1070

FAX: (951) 798-1254

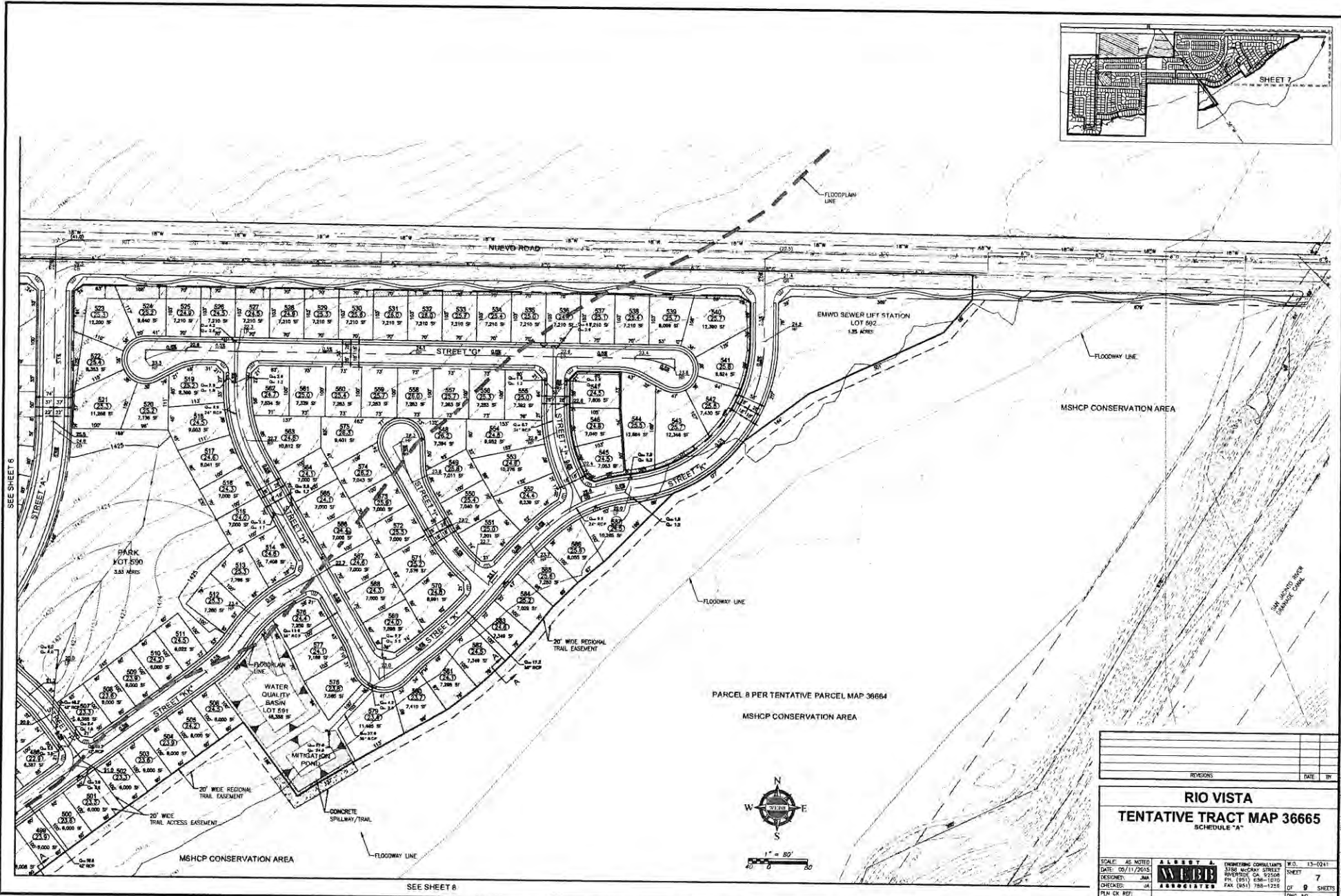
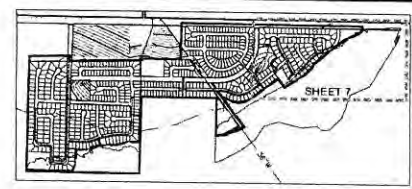
W.O. 13-0241

SHEET 6

OF 9 SHEETS

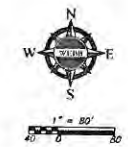
INC. NO.

SEE SHEET B

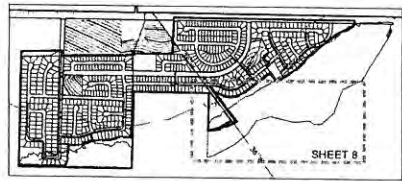


REVISIONS	DATE	BY

RIO VISTA
TENTATIVE TRACT MAP 36665
 SCHEDULE "A"

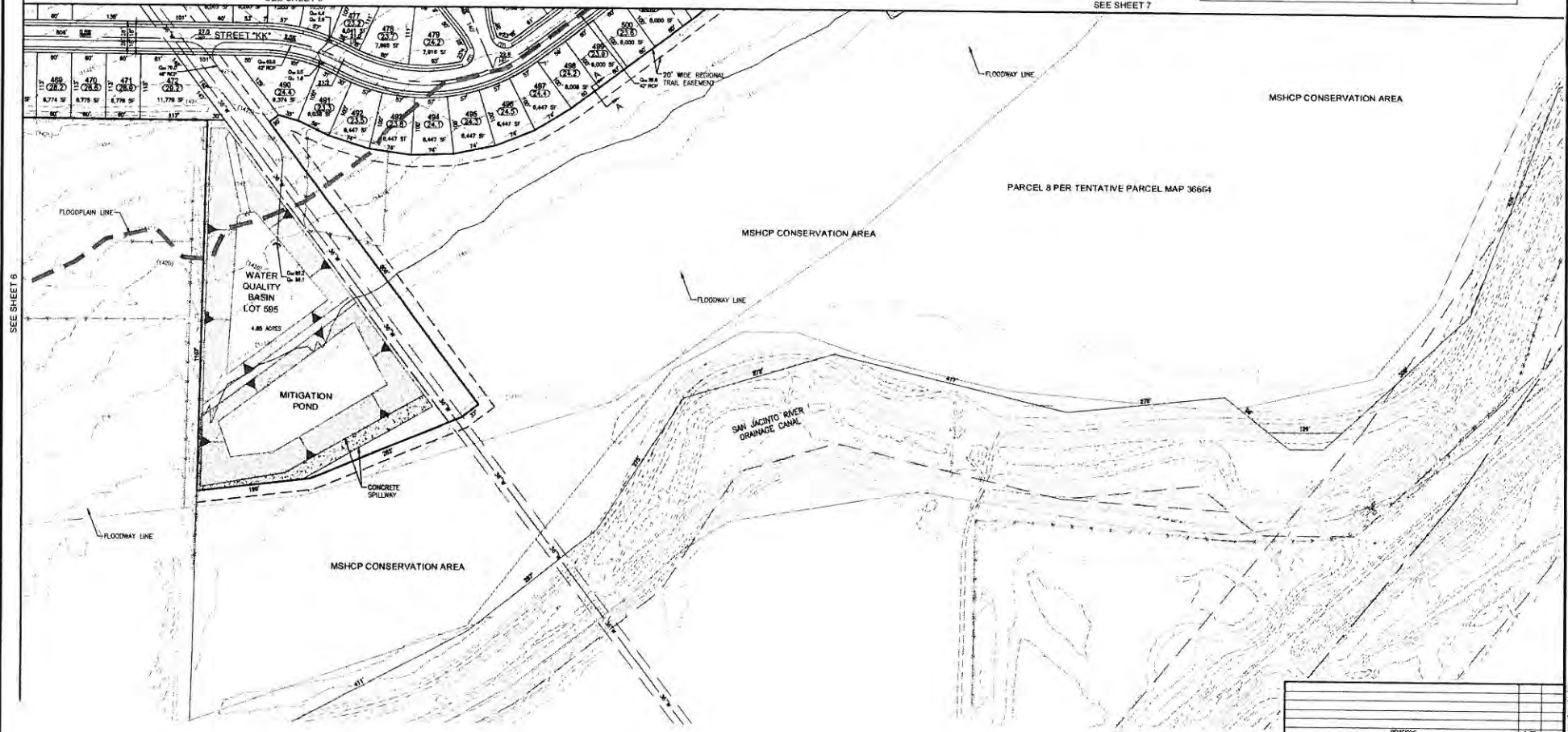


SCALE: AS NOTED	ALBERT A. McLEBB	ENGINEERING CONSULTANTS	W.D. 13-0241
DATE: 05/11/2015	McLEBB ASSOCIATES	3186 McCRAY STREET	SHEET 7
DESIGNED: JMA		ROCKFORD, CA 92350	OF 9 SHEETS
CHECKED: JMA		PH: (951) 686-1070	
PLN. EX. REF:		FAX: (951) 788-1225	
C.B.			PLN. NO.



SEE SHEET 8

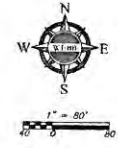
SEE SHEET 7



SEE SHEET 6

REVISIONS	DATE	BY

RIO VISTA
TENTATIVE TRACT MAP 36665
 SCHEDULE "A"



SCALE: AS NOTED	DATE: 05/11/2015	DESIGNED: JMA	CHECKED: JMA	PLN. CK. RET: JMA	DATE: 05/11/2015	PROJECT: RIVERSIDE CA 92506	PHONE: (951) 988-1070	FAX: (951) 988-1256	W.D.: 13-0291	SHEET: 8	OF 9 SHEETS	DWG. NO.
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PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA		PARCEL AREA			
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	7,445	52	8,054	103	8,001	154	5,541	205	5,176	256	6,633	307	5,638	358	7,193	409	5,304	460	6,120	511	6,022	562	7,534	613	7,912	664	7,581	715	8,315
2	7,131	53	10,237	104	7,937	155	5,459	206	5,145	257	6,823	308	5,639	359	6,158	410	5,795	461	6,120	512	7,280	563	10,812	614	7,203	665	7,985	716	8,303
3	7,025	54	7,778	105	7,498	156	5,377	207	5,114	258	6,500	309	5,639	360	5,729	411	5,318	462	6,120	513	7,766	564	7,000	615	7,203	666	7,985	717	8,303
4	8,551	55	7,778	106	7,274	157	5,474	208	5,946	259	6,573	310	5,640	361	5,556	412	5,318	463	6,120	514	7,408	565	7,000	616	7,203	667	7,985	718	8,303
5	12,901	56	7,778	107	7,290	158	5,306	209	10,440	260	6,820	311	5,640	362	5,385	413	5,318	464	10,105	515	7,000	566	7,000	617	7,203	668	7,985	719	8,303
6	7,257	57	8,228	108	7,998	159	5,290	210	7,391	261	7,212	312	7,221	363	5,385	414	5,318	465	7,223	516	7,000	567	7,000	618	7,203	669	7,985	720	8,303
7	7,090	58	7,929	109	9,803	160	5,274	211	7,903	262	7,973	313	6,517	364	5,385	415	5,318	466	6,772	517	8,041	568	7,000	619	7,203	670	7,985	721	8,303
8	7,063	59	8,042	110	8,533	161	5,258	212	10,868	263	6,875	314	5,100	365	5,385	416	5,318	467	6,772	518	9,003	569	7,698	620	7,203	671	7,985	722	8,303
9	7,022	60	8,042	111	8,243	162	5,242	213	5,008	264	6,000	315	5,100	366	5,385	417	5,318	468	6,773	519	8,399	570	8,991	621	7,203	672	7,985	723	8,303
10	7,000	61	8,042	112	8,540	163	5,226	214	5,059	265	6,000	316	5,100	367	5,899	418	5,318	469	6,774	520	7,736	571	7,576	622	7,203	673	7,985	724	8,303
11	7,001	62	8,042	113	8,540	164	5,210	215	5,142	266	6,000	317	5,100	368	6,024	419	5,318	470	6,775	521	11,266	572	7,000	623	7,203	674	7,985	725	8,303
12	7,002	63	7,620	114	7,716	165	5,194	216	6,310	267	6,000	318	5,100	369	5,520	420	5,318	471	6,776	522	8,353	573	7,000	624	7,203	675	7,985	726	8,303
13	7,003	64	7,425	115	6,863	166	5,027	217	5,387	268	6,019	319	5,100	370	5,520	421	5,298	472	11,779	523	12,200	574	7,043	625	7,203	676	7,985	727	8,303
14	7,034	65	7,425	116	6,781	167	5,061	218	5,000	269	6,000	320	5,100	371	5,520	422	5,100	473	8,065	524	8,640	575	9,401	626	7,203	677	7,985	728	8,303
15	7,100	66	7,339	117	6,781	168	5,118	219	5,000	270	6,000	321	5,100	372	5,520	423	5,082	474	6,263	525	7,210	576	7,259	627	7,203	678	7,985	729	8,303
16	7,150	67	7,226	118	6,702	169	6,990	220	5,000	271	6,000	322	5,100	373	5,520	424	6,109	475	7,853	526	7,210	577	7,169	628	7,203	679	7,985	730	8,303
17	7,179	68	7,350	119	6,523	170	10,162	221	5,000	272	6,313	323	5,100	374	5,478	425	5,474	476	10,337	527	7,210	578	7,565	629	7,203	680	7,985	731	8,303
18	7,209	69	7,350	120	6,137	171	6,275	222	5,000	273	7,097	324	5,100	375	5,048	426	5,320	477	6,041	528	7,210	579	11,495	630	7,203	681	7,985	732	8,303
19	7,238	70	7,350	121	6,138	172	7,202	223	5,000	274	6,435	325	5,100	376	5,037	427	5,318	478	7,985	529	7,210	580	7,410	631	7,203	682	7,985	733	8,303
20	7,268	71	7,350	122	8,306	173	5,265	224	5,000	275	7,490	326	6,160	377	6,385	428	5,318	479	7,916	530	7,210	581	7,298	632	7,203	683	7,985	734	8,303
21	7,298	72	7,350	123	8,097	174	5,237	225	5,081	276	6,635	327	5,925	378	9,281	429	5,318	480	10,450	531	7,210	582	7,348	633	7,203	684	7,985	735	8,303
22	7,381	73	7,350	124	8,496	175	5,235	226	6,796	277	6,318	328	5,405	379	6,527	430	5,318	481	7,773	532	7,210	583	7,349	634	7,203	685	7,985	736	8,303
23	7,743	74	7,350	125	8,758	176	5,234	227	6,499	278	6,332	329	4,862	380	5,006	431	5,318	482	8,389	533	7,210	584	7,029	635	7,203	686	7,985	737	8,303
24	10,502	75	7,350	126	8,753	177	5,233	228	6,500	279	6,334	330	8,425	381	5,144	432	5,318	483	7,387	534	7,210	585	7,283	636	7,203	687	7,985	738	8,303
25	11,476	76	7,622	127	8,189	178	5,231	229	6,501	280	6,351	331	9,663	382	5,150	433	5,318	484	7,738	535	7,210	586	8,055	637	7,203	688	7,985	739	8,303
26	10,686	77	7,474	128	7,434	179	5,230	230	6,900	281	6,216	332	7,218	383	5,150	434	5,318	485	6,000	536	7,210	587	10,265	638	7,203	689	7,985	740	8,303
27	16,955	78	7,049	129	6,118	180	5,229	231	6,500	282	10,954	333	8,599	384	5,150	435	5,795	486	6,397	537	7,210	588	12,339	639	7,203	690	7,985	741	8,303
28	8,293	79	7,041	130	9,832	181	5,228	232	6,405	283	7,105	334	6,623	385	5,150	436	5,773	487	6,593	538	7,210	589	67,052	640	7,203	691	7,985	742	8,303
29	8,434	80	7,289	131	9,181	182	5,226	233	6,463	284	6,411	335	6,622	386	5,150	437	5,000	488	6,042	539	8,098	590	153,659	641	7,203	692	7,985	743	8,303
30	7,948	81	7,809	132	6,137	183	5,065	234	6,000	285	6,393	336	6,642	387	5,150	438	5,617	489	6,961	540	12,390	591	48,358	642	7,203	693	7,985	744	8,303
31	7,700	82	8,111	133	6,118	184	5,268	235	6,000	286	6,393	337	7,385	388	5,150	439	6,807	490	9,374	541	8,624	592	56,369	643	7,203	694	7,985	745	8,303
32	7,700	83	8,134	134	6,131	185	5,225	236	6,000	287	6,392	338	8,342	389	5,150	440	7,515	491	8,038	542	7,430	593	63,590	644	7,203	695	7,985	746	8,303
33	7,700	84	6,134	135	6,119	186	5,225	237	6,000	288	6,393	339	8,755	390	5,150	441	7,521	492	8,447	543	12,346	594	10,279	645	7,203	696	7,985	747	8,303
34	8,137	85	8,134	136	8,130	187	5,225	238	6,000	289	6,393	340	5,749	391	5,150	442	7,483	493	6,447	544	12,864	595	202,555	646	7,203	697	7,985	748	8,303
35	8,227	86	8,045	137	5,073	188	5,113	239	6,000	290	6,388	341	6,393	392	5,150	443	6,803	494	6,447	545	7,053	596	128,231	647	7,203	698	7,985	749	8,303
36	7,784	87	7,368	138	5,029	189	6,076	240	6,000	291	6,713	342	6,549	393	5,150	444	5,889	495	6,447	546	7,040	597	2,109	648	7,203	699	7,985	750	8,303
37	7,784	88	12,803	139	5,179	190	5,067	241	6,437	292	6,712	343	8,549	394	5,190	445	7,115	496	6,447	547	7,605	598	11,091	649	7,203	700	7,985	751	8,303
38	7,784	89	7,728	140	5,028	191	5,207	242	7,058	293	6,712	344	6,548	395	5,150	446	6,324	497	6,447	548	7,394	599	580,505	650	7,203	701	7,985	752	8,303
39	8,450	90	6,971	141	5,084	192	5,741	243	6,500	294	8,712	345	6,474	396	5,150	447	5,444	498	6,008	549	7,011	600	49,515	651	7,203	702	7,985	753	8,303
40	8,841	91	7,210	142	5,141	193	5,001	244	6,500	295	6,593	346	6,236	397	5,150	448	5,953	499	6,000	550	7,040	601	122,351	652	7,203	703	7,985	754	8,303
41	8,095	92	7,612	143	5,198	194	5,001	245	6,420	296	6,416	347	5,026	398	9,768	449	6,649	500	6,000	551	7,201	602	122,367	653	7,203	704	7,985	755	8,303
42	12,119	93	8,513	144	6,364	195	5,413	246	6,617	297	6,374	348	5,081	399	10,197	450	7,191	501	8,000	552	8,239	603	602	654	7,203	705	7,985	756	8,303
43	10,774	94	8,242	145	6,729	196	5,521	247	11,026	298	6,500	349	5,055	400	8,508	451	7,461	502	6,000	553	10,276	604	602	655	7,203	706	7,985	757	8,303
44	13,947	95	8,050	146	7,396	197	5,098	248	8,198	299	7,025	3																	

TENTATIVE PARCEL MAP No. 36664

ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 MACY STREET
RIVERSIDE, CA 92506
ATN: JASON ARBERY
TEL: (951) 686-1070
FAX: (951) 789-1256

OWNER
NUEVO ROAD PROPERTIES, LLC
4370 LA JOLLA VILLAGE DRIVE, SUITE 980
SAN DIEGO, CA 92122
PH: (650) 548-2000 x241
ATN: DAVID MICHAN

SOILS ENGINEER
LUCIFTON AND ASSOCIATES, INC.
41715 ENTERPRISE CIRCLE, SUITE 103
TIMECLOVA, CA 92590
ATN: SIMON SAID
TEL: (951) 286-0550

DEVELOPER
NUEVO ROAD PROPERTIES, LLC
4370 LA JOLLA VILLAGE DRIVE, SUITE 980
SAN DIEGO, CA 92122
PH: (650) 548-2000 x243
ATN: ERIC FLODINE

TOPOGRAPHY SOURCE
DIAPHYCNOM FLYNN BY AEROTECH MAPPING
DATED: OCTOBER 2, 2013

ASSESSOR'S PARCEL NO.	ACREAGE
308-001-041	310-230-038
310-230-007	310-230-040
310-230-008	310-230-011
310-230-027	315-270-012
310-230-008	310-230-029
310-230-029	310-270-014
310-230-030	

LAND USE
EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL & COMMERCIAL RETAIL
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL & COMMERCIAL RETAIL

EXISTING ZONING: R-R
PROPOSED ZONING: R-4 & C-1/C-1-P

SCHOOL DISTRICT
MAYNARD UNION SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT

PARCEL NO.	GROSS AC.	NET AC.
1	25.37	22.48
2	23.99	21.58
3	21.61	19.74
4	36.07	34.90
5	33.19	31.19
6	35.05	33.38
7	30.37	27.02
8	31.54	31.54
9	6.84	6.84
10	3.56	3.56
11	2.78	2.78
12	1.55	1.55
TOTAL	278.02	278.02

LEGAL DESCRIPTION
PARCEL 1: (310-230-041)
THAT PORTION OF LOTS 1 AND 2 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH AND WEST OF THE BOUNDARIES OF THE ASSESSOR'S PARCEL MAP NO. 12031, ON FILE IN BOOK 7A, PAGE 18 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH ALL THAT PORTION OF THE EAST HALF OF DAWSON ROAD, 50 FEET WIDE, ADJOINING SAID LOT 2 ON THE WEST AND LYING NORTH OF THE ABOVE-MENTIONED STORM DRAIN, AS VACATED BY RESOLUTION RECORDED JULY 5, 1951, AS INSTRUMENT NO. 28443 OF OFFICIAL RECORDS.

PARCEL 2: (310-230-040)
THE EAST 660 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 489, PAGE 355 OF DEEDS, AND IN BOOK 475, PAGE 282 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LOCATED IN LOT 1 OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (310-230-038)
THE EAST 29.13 ACRES, MEASURED TO THE STREET CENTERS OF THAT PORTION OF LOT 4 IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 4: (310-230-027, 028, 029, 030)
PARCELS 1 THROUGH 4, INCLUSIVE, AND LOTS C THROUGH L, INCLUSIVE, AS SHOWN BY PARCEL MAP NO. 12031, ON FILE IN BOOK 7A, PAGE 18 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5: (310-270-011; 012; 013; 014)
PARCELS 1 THROUGH 4, INCLUSIVE, AND LOTS C THROUGH K, INCLUSIVE, AS SHOWN BY PARCEL MAP NO. 12031, ON FILE IN BOOK 7A, PAGE 18 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (310-230-007)
THE EAST 29.13 ACRES, MEASURED TO THE STREET CENTERS OF THAT PORTION OF LOT 4 IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE PERRIS VALLEY LAND AND WATER COMPANY TRACT AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 7: (APN 310-230-007)
THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 1284, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 8: (APN 310-230-007)
THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 1284, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9: (APN 310-230-007)
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PARCEL 10: (APN 310-230-007)
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PARCEL 11: (APN 310-230-007)
THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 1284, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 12: (APN 310-230-007)
THAT PORTION OF LOT 1 LYING NORTH OF THE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES BY DEEDS RECORDED IN BOOK 1284, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 13: (APN 310-230-007)
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PARCEL 14: (APN 310-230-007)
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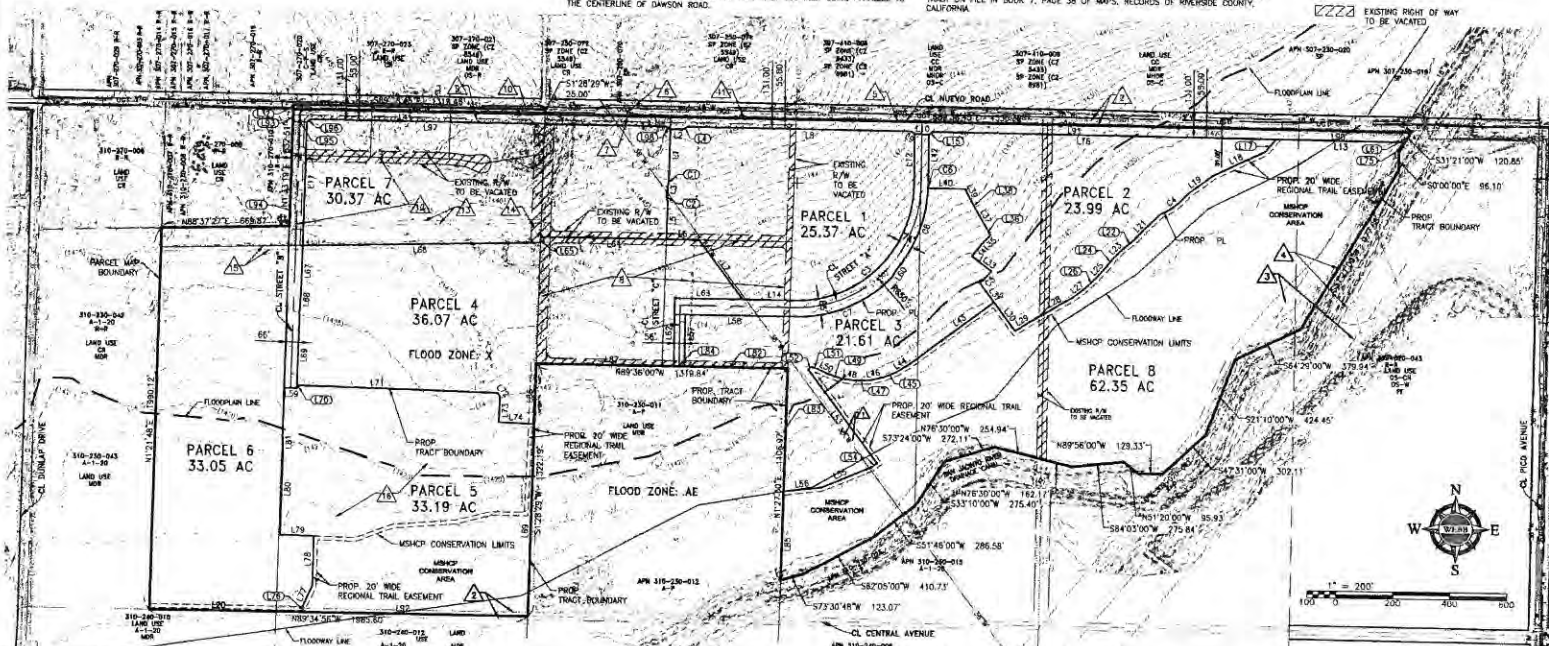
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PARCEL LINE TABLE
L1 266.75 S01°33'18\"
L2 66.04 N89°52'19\"
L3 41.03 S11°42'17\"
L4 27.54 N81°00'18\"
L5 197.39 S01°27'57\"
L6 171.24 S89°36'14\"
L7 384.46 S07°03'51\"
L8 1171.96 S89°36'45\"
L9 24.41 S54°37'14\"
L10 74.00 S89°36'45\"
L11 840.74 N01°33'19\"
L12 263.25 S02°23'17\"

PARCEL LINE TABLE
L14 278.75 N89°36'45\"
L15 74.41 N55°23'42\"
L16 1804.46 S89°36'45\"
L17 88.88 S40°53'03\"
L18 309.92 S69°00'00\"
L19 662.28 S57°47'02\"
L20 1804.80 N89°34'56\"
L21 169.49 S44°55'02\"
L22 97.41 S51°02'06\"
L23 69.29 S40°45'54\"
L24 69.86 S38°41'34\"
L25 77.73 S47°54'34\"

PARCEL LINE TABLE
L26 77.73 S47°21'03\"
L27 77.53 S50°27'11\"
L28 212.44 S59°57'45\"
L29 137.39 S68°12'44\"
L30 185.94 N36°39'59\"
L31 128.00 S36°39'56\"
L32 25.01 N01°33'19\"
L33 128.00 S52°46'50\"
L34 78.95 S52°33'31\"
L35 68.86 S44°21'05\"
L36 70.00 S29°48'37\"
L37 70.00 S29°48'37\"

PARCEL LINE TABLE
L38 89.77 S28°48'37\"
L39 58.28 S64°43'52\"
L40 43.44 S29°36'38\"
L41 35.86 N74°16'24\"
L42 20.00 S59°56'09\"
L43 306.61 S37°03'51\"
L44 37.48 S52°56'09\"
L45 292.64 S67°29'50\"
L46 198.74 S81°19'57\"
L47 270.83 N01°33'19\"
L48 73.79 S78°12'46\"
L49 73.79 S89°06'13\"
L50 57.60 S89°38'45\"
L51 71.36 N37°24'40\"
L52 59.47 S31°21'00\"

PARCEL LINE TABLE
L53 355.83 S00°23'15\"
L54 34.86 S29°36'38\"
L55 20.00 S59°56'09\"
L56 305.99 N89°36'45\"
L57 88.88 S24°51'19\"
L58 260.92 S01°33'19\"
L59 178.00 S68°28'41\"
L60 94.10 S01°33'19\"
L61 420.80 S01°33'19\"
L62 542.25 N89°35'55\"
L63 638.58 N01°27'50\"
L64 58.00 N89°36'45\"
L65 467.39 N01°27'50\"

CURVE TABLE
C1 17.81 100.01 107.1207 8.83
C2 49.86 78.00 37.3605 26.87
C3 862.90 613.00 80700.00 613.00
C4 177.47 328.00 31700.00 80.86
C5 84.38 300.00 16705.55 42.47
C6 13.56 607.00 10975.27 6.79
C7 553.93 698.00 45320.88 283.67
C8 448.40 687.00 3723.46 232.81

RIO VISTA
TENTATIVE MAP
PARCEL MAP NO. 36664
SCHEDULE "Y"

SCALE: 1" = 300'
DATE: 5/8/13
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
FILED: [Signature]

INFORMING CONSULTANT:
ALBERT A. WEBB ASSOCIATES
3788 MACY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX: (951) 789-1256

NO. 13-0241
SHEET 1 OF 1
DATE: 5/8/13

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1120MA15 – Nuevo Road Properties, LLC (Representative: Albert A. Webb and Associates) – County of Riverside Case Nos. CZ07869 (Change of Zone), TR 36665 (Tentative Tract Map), and PM36664 (Tentative Parcel Map). CZ07869 is a proposal to change the zoning of 266.23 acres located southerly of Nuevo Road, easterly of (but not bordering) Dunlap Drive, westerly of (but not bordering) Pico Avenue, and northerly of the San Jacinto River from R-R (Rural Residential) to R-4 (Planned Residential) on 235.21 acres and C-1/C-P (General Commercial) on 31.02 acres. Assessor's Parcel Numbers [APNs] 309-020-041, 310-230-007, 310-230-009, 310-230-028, 310-230-029, 310-230-030, 310-230-039, and 310-230-040 are proposed for R-4 zoning. APNs 310-230-027, 310-270-011, 310-270-012, 310-270-013, and 310-270-014 are proposed for C-1/C-P zoning. TR36665 is a proposal to divide 173.31 acres into 587 single-family residential lots (plus 7 lots for open space, 3 for water quality basins, 2 for parks, 2 for Eastern Municipal Water District sewer lift stations, and 1 for future commercial development). PM36664 is a proposal to divide the entirety of the site (266 acres) into 8 parcels (each at least 20 gross acres in size). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport influence Area).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Damaris Abraham of the Riverside County Planning Department, at (951) 955-5719.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1120MA15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____
 Property Owner Nuevo Road Properties, LLC Phone Number (858) 546-0900 x 0243
 Mailing Address 4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

Agent (if any) Albert A Webb Associates Phone Number (951) 686-1070
 Mailing Address 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 County of Riverside Storm Drain, South of Nuevo Road, East of N. Dunlap Drive, and West of Pico Avenue
 Assessor's Parcel No. 309-020-041, 310-230-007, -009, -027 thru -030, -039, -040, Parcel Size 267 acres
 Subdivision Name 310-270-011 thru -014
 Lot Number Proposing 589 Lots and 8 Parcels Zoning Classification R-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 lot

Proposed Land Use (describe) TR36665. 267 acres of vacant land subdivided into 589 residential lots and future commercial area. There will be six phases with one future commercial phase. The future commercial lot is zoned R-R, to be consistent with the general plan we are proposing C-1/C-P. The 589 residential lots are zoned R-R and we are proposing R-4.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 589
 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) Structures not to exceed 50 ft. max ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site accordance with R-4 & C1CP 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 _____

MWH
JE

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

County of Riverside

Damaris

C207969, TR36665, Pm3666H

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

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1122MA15 – Bixby Land Company (Representative: Albert A. Webb and Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: General Plan Amendment No. 1126 is a proposal to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). Change of Zone No. 7811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing – Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). Tentative Tract Map No. 36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and three detention basin lots).

PROJECT LOCATION: The site is located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove, approximately 44,800 feet (8.48 miles) northwesterly of Runway 14-32 at March Air Reserve Base. The site includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street, which forms the northerly boundary of March's recently expanded Airport Influence Area (AIA).

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

- a. Airport Influence Area: March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Airport Compatibility Zone E and areas outside AIA

c. Noise Levels: below 60 CNEL from aircraft

BACKGROUND:

Residential Density: The site is located partially within Airport Compatibility Zone E and partially outside the Airport Influence Area. The adopted Compatibility Plan does not limit residential density in Zone E.

Prohibited and Discouraged Uses: The only uses prohibited in Airport Compatibility Zone E are hazards to flight, and no hazards to flight are proposed by the tract map.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL contour relative to aircraft noise. ALUC's objective is that residential interior noise levels from aviation-related sources within this Airport Influence Area not exceed CNEL 40 dB. As standard construction for new homes is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, this residential development would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its northerly terminus is approximately 1535 feet above mean sea level (1535 feet AMSL). The project site is located more than 20,000 feet from the runway at March Air Reserve Base at an elevation that is more than 500 feet lower than the runway elevation. Furthermore, the site is located more than 20,000 feet from the nearest runway at Riverside Municipal Airport and more than 10,000 feet from the runway at Flabob Airport. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service for height/elevation reasons is not required.

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

CONDITIONS (applicable to the proposed Tentative Tract Map):

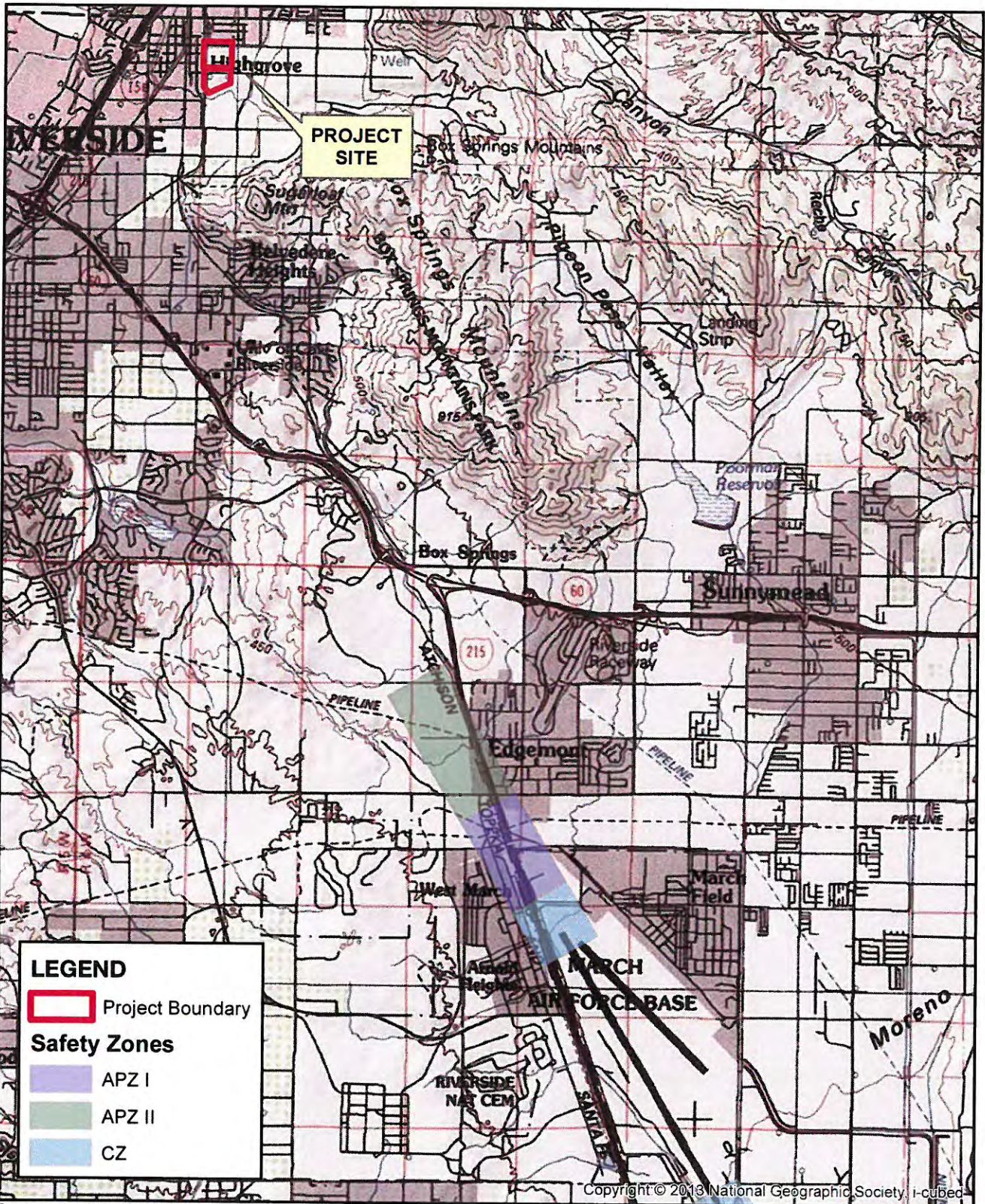
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the proposed R-1 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Highgrove Area Plan:
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots southerly of Spring Street and to tenants of the homes thereon.
 4. The proposed water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

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)



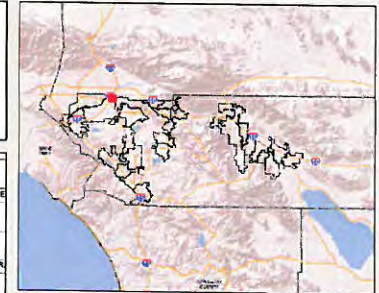
C:\2013\13-0254\GIS\USGS.mxd; Map created 21 May 2015; jack

USGS Map
 Bixby Land Highgrove Area



ALBERT A.
WEBB
 ASSOCIATES

My Map



Legend

- RCLIS Parcels
- Airports
- AIA
- Runways
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 979 1,958 Feet



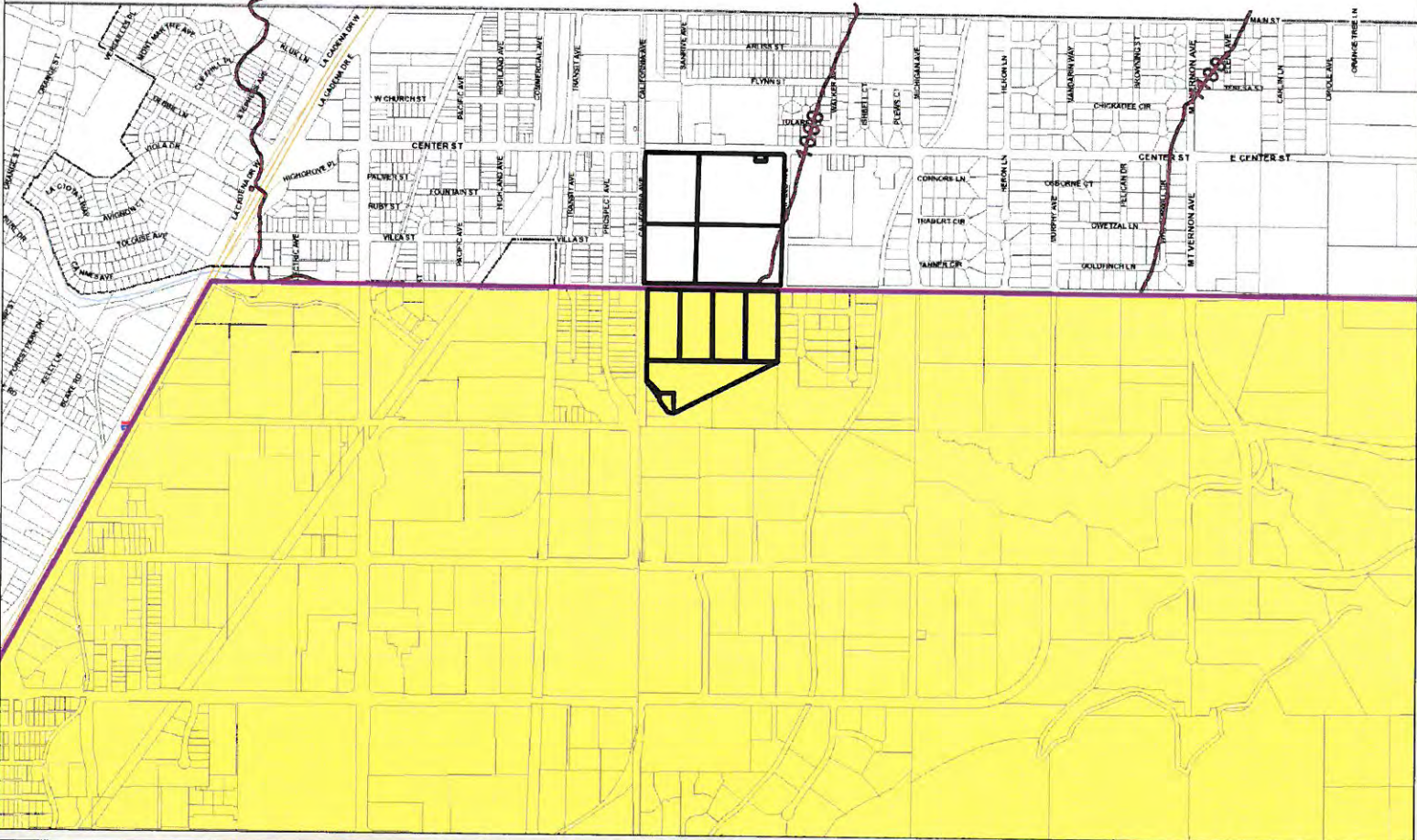
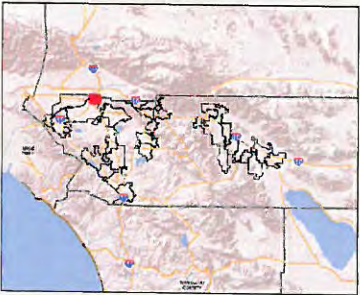
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

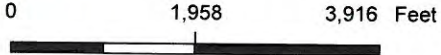
My Map



Legend

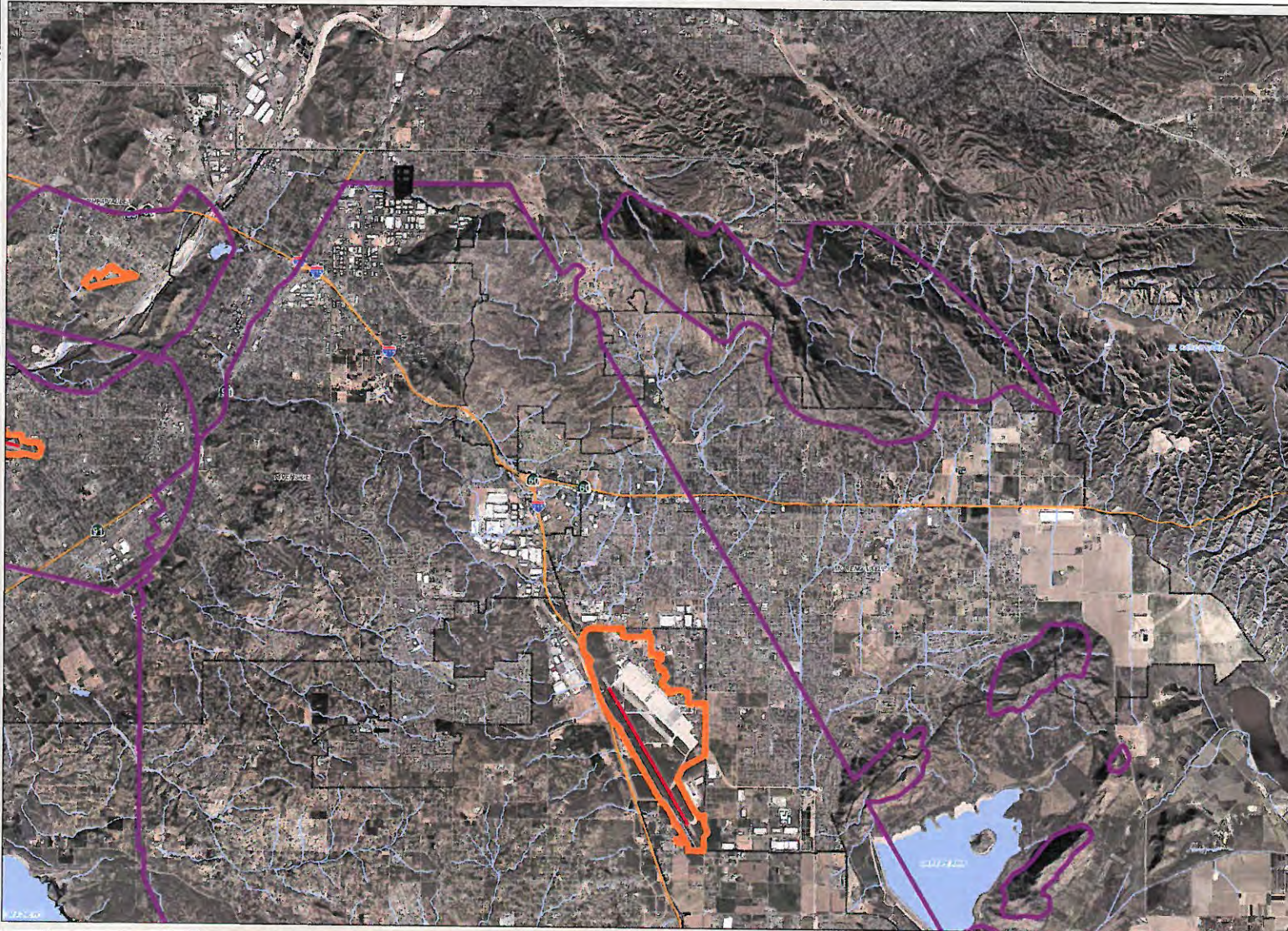
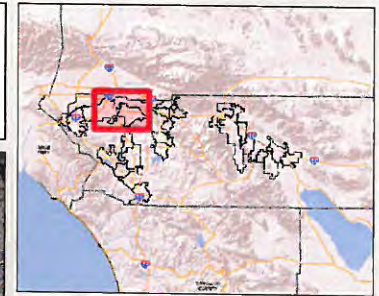
- RCLIS Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes



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My Map



Legend

- Airports
- AIA
- Runways
- adjacent_highways**
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities



0 15,666 31,331 Feet



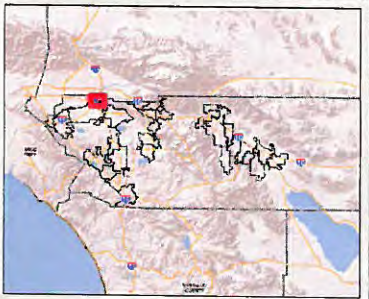
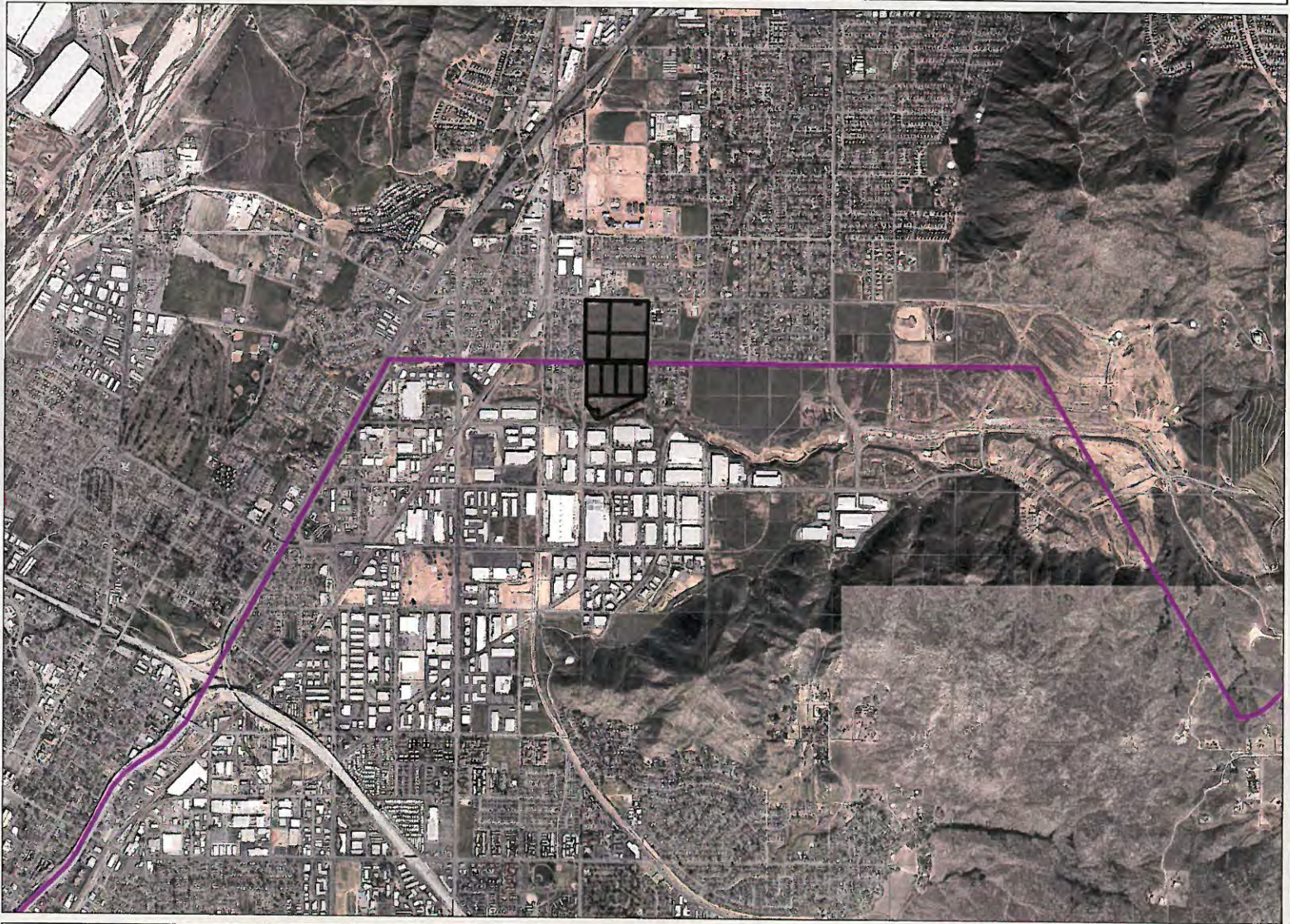
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Notes

My Map



Legend

-  Airports
-  AIA
-  Runways



0 3,916 7,833 Feet



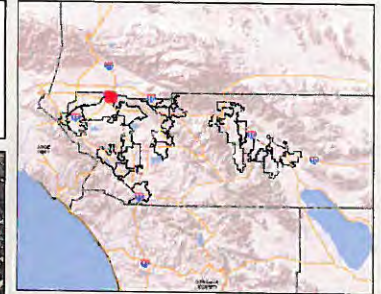
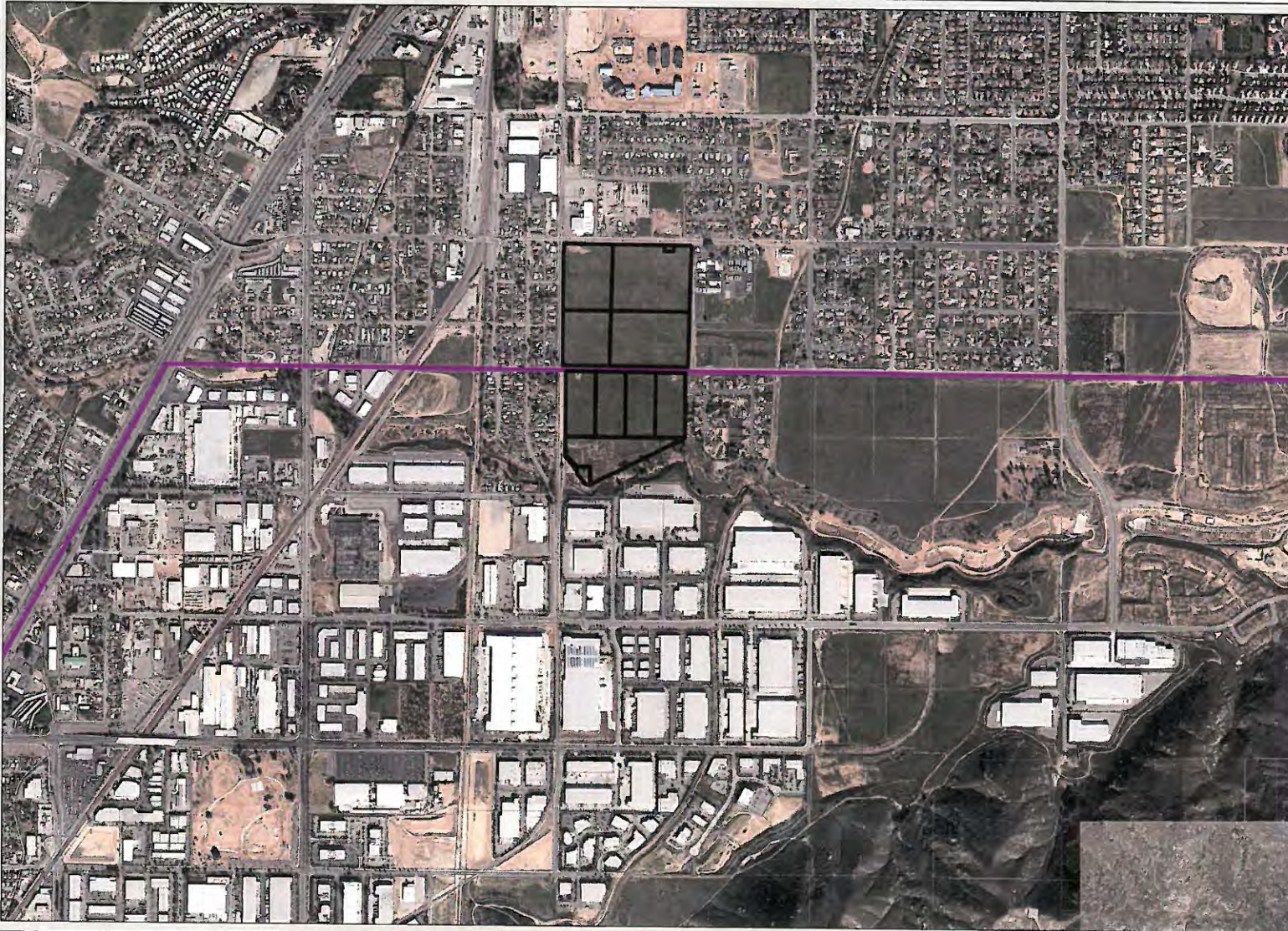
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



0 1,958 3,916 Feet



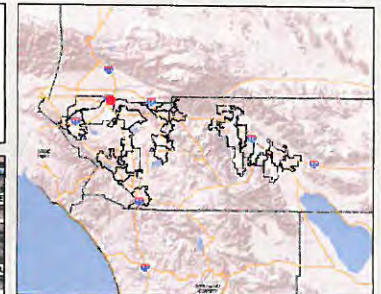
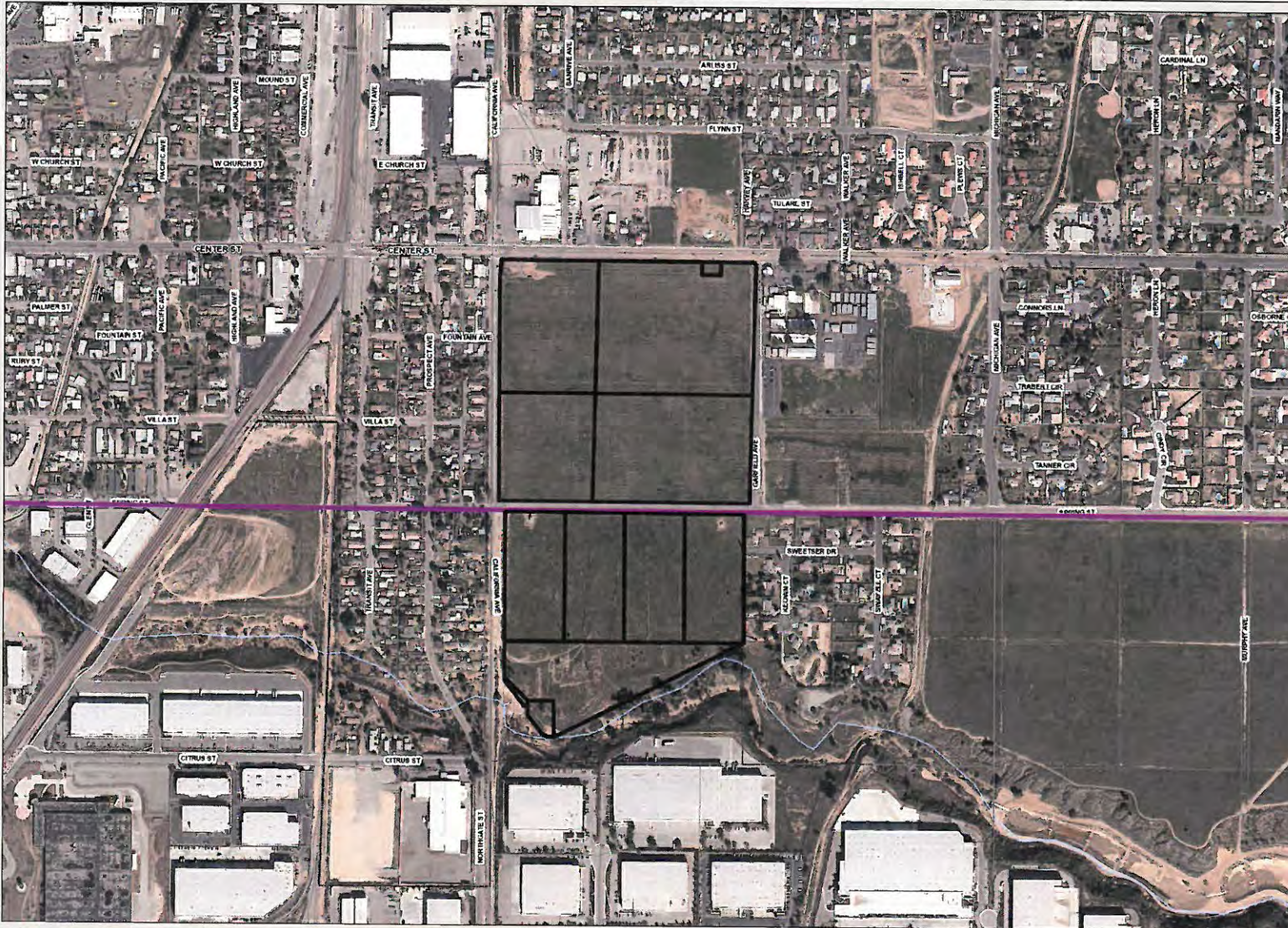
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Notes

My Map



Legend

- RCLIS Parcels
- Airports
- AIA
- Runways
- roads
- sanna
- 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.

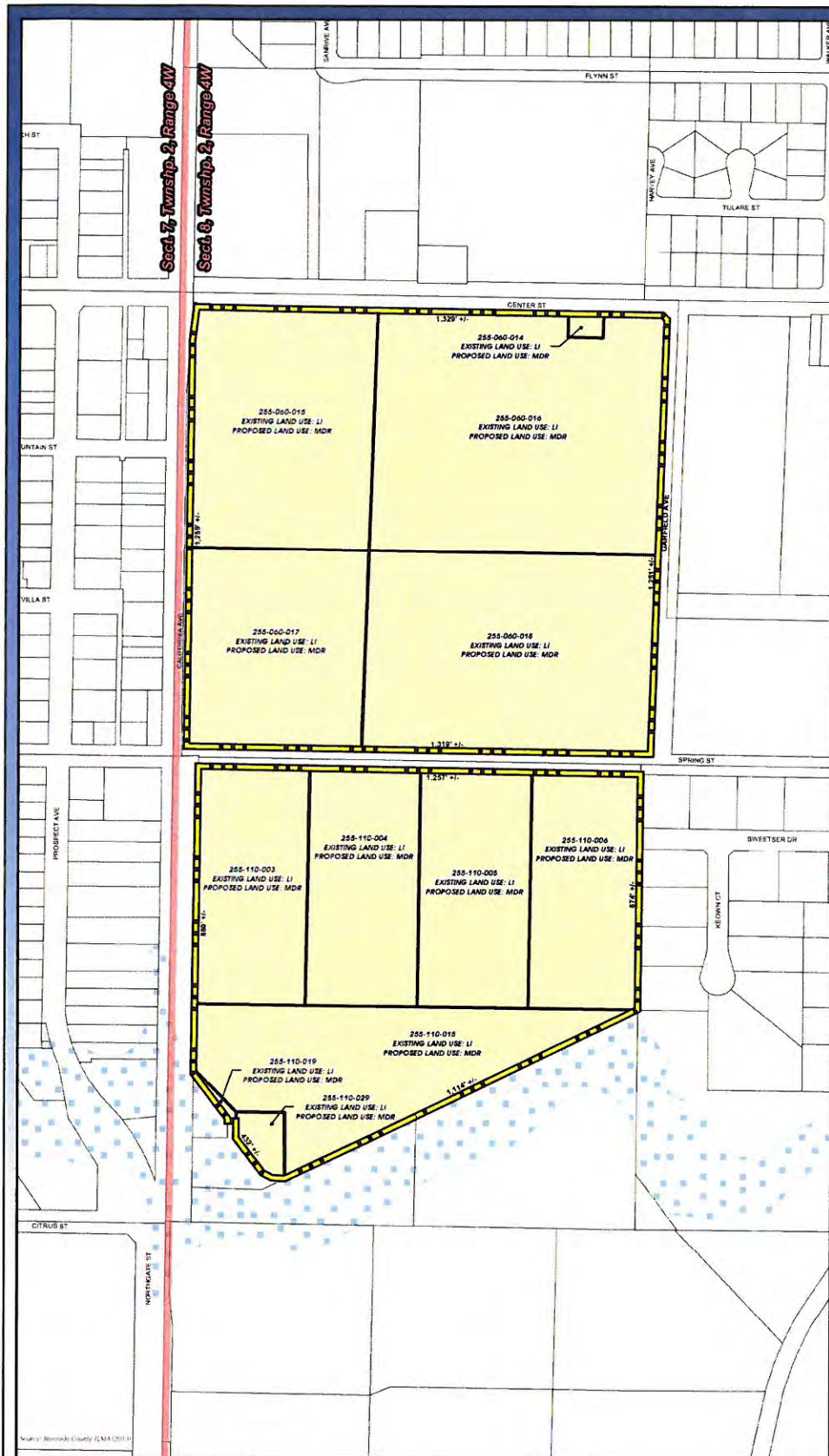
0 979 1,958 Feet



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Notes



Legal Description:

PARCEL A:
PARCELS 1 THROUGH 4 INCLUSIVE ON EXHIBIT 'B' ATTACHED TO LOT LINE ADJUSTMENT NO. 492 RECORDED DECEMBER 21, 2005 AS INSTRUMENT NO. 2005-1051301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1 (APN 255-060-018):
THOSE PORTIONS OF LOTS 4, 5 & 6 AND 7 OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID CENTER STREET, 161.8 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID GARFIELD AVENUE AS SHOWN ON SAID FAIRMOUNT PARK ADDITION, THENCE WEST ALONG SAID SOUTH LINE OF SAID CENTER STREET A DISTANCE OF 100 FEET, THENCE SOUTH A DISTANCE OF 75 FEET, THENCE EAST A DISTANCE OF 100 FEET, THENCE NORTH A DISTANCE OF 75 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 (APN 255-060-015):
THOSE PORTIONS OF LOTS 5 AND 6 OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 3 (APN 255-060-017):
THAT PORTION OF LOT 6 OF FAIRMOUNT PARK ADDITION ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 4 (APN 255-060-016):
THOSE PORTIONS OF LOTS 4 AND 7 OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 8 (APN 255-060-014):
THAT PORTION OF LOT 4 OF FAIRMOUNT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN MAP BOOK 11, PAGE 15, THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL C:

PARCEL 1 (APN 255-110-003):
THE WEST 1/4 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 360, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENOVATING SAID PIPELINES.

PARCEL 2 (APN 255-110-006):
THE EAST 1/4 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 360, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENOVATING SAID PIPELINES.

PARCEL 3 (APN 255-110-002):
THE WEST 1/4 OF LOT 2 OF HERRICK'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 360, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSES OF REPAIRING AND RENOVATING SAID PIPELINES.

PARCEL 4 (APN 255-110-004):
THE EAST 1/4 OF LOT 2 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 360, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA FOR A PIPELINE FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RENOVATING SAID PIPELINES.

PARCEL 6 (APN 255-110-019):
THAT PORTION OF LOT 3 OF HERRICK'S SUBDIVISION, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION BEGINNING ON THE WEST LINE OF SAID LOT 3, NORTH 00°02' EAST, 100 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°55' EAST, 200 FEET, THENCE NORTH 89°49' EAST, 75.95 FEET, THENCE NORTH 01°02' EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 126.50 FEET, THENCE NORTH 89°55' WEST, 128.00 FEET, THENCE NORTH 44°36'00" WEST, 176.85 FEET TO THE WEST LINE OF SAID LOT, THENCE SOUTH 89°00' WEST, ON THE WEST LINE OF SAID LOT, 345 FEET TO THE POINT OF BEGINNING.

PARCEL 6 (APN 255-110-019):
THAT PORTION OF LOT 3 OF HERRICK'S SUBDIVISION, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY AN INSTRUMENT RECORDED MARCH 16, 1987 AS INSTRUMENT NO. 73877 OF OFFICIAL RECORDS.

PARCEL 7 (APN 255-110-029):
PARCEL 'B' OF LOT LINE ADJUSTMENT #69 RECORDED AS DOCUMENT NO. 2005-105018 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS, BEING A PORTION OF LOT 3 OF HERRICK'S SUBDIVISION IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20.50 FEET OF PARCEL 'A' OF SAID LOT LINE ADJUSTMENT #39 AS SHOWN ON EXHIBIT 'B' OF SAID DOCUMENT NO. 2005-102418.



Applicant:
Bixby Land Company
211 Michelson Drive, Suite 500
Irvine, CA 92612
Attn: Mike Severson
(949) 338-7019

Land Owner:
Bixby Land Company
211 Michelson Drive, Suite 500
Irvine, CA 92612
Attn: Mike Severson
(949) 338-7019

Acres of Property:
65.1 Acres

Existing General Plan Designation:
Light Industrial (LI)

Proposed General Plan Designation:
Medium Density Residential (MDR)

Amendment Description:
Amend the General Plan Highgrove Area Plan Land Use Designation from "Light Industrial" to "Medium Density Residential" on 65.1 acres.

Assessor's Parcel Numbers:
255-060-014
255-060-015
255-060-016
255-060-017
255-060-018
255-110-003
255-110-004
255-110-005
255-110-006
255-110-015
255-110-019
255-110-029

School District:
Riverside Unified School District

Utilities:
Water: Western Municipal Water District
Sewer: Western Municipal Water District
Electric: Southern California Edison
Gas: Southern California Gas Company
Telephone: AT&T
Cable: Time Warner

Sections, Townships, and Ranges:
Section 8, Township 2, Range 4W

Thomas Bros. Map Page:
2007 Ed. - San Bernardino & Riverside Counties
Page 646, Grid C6-7, D6-7

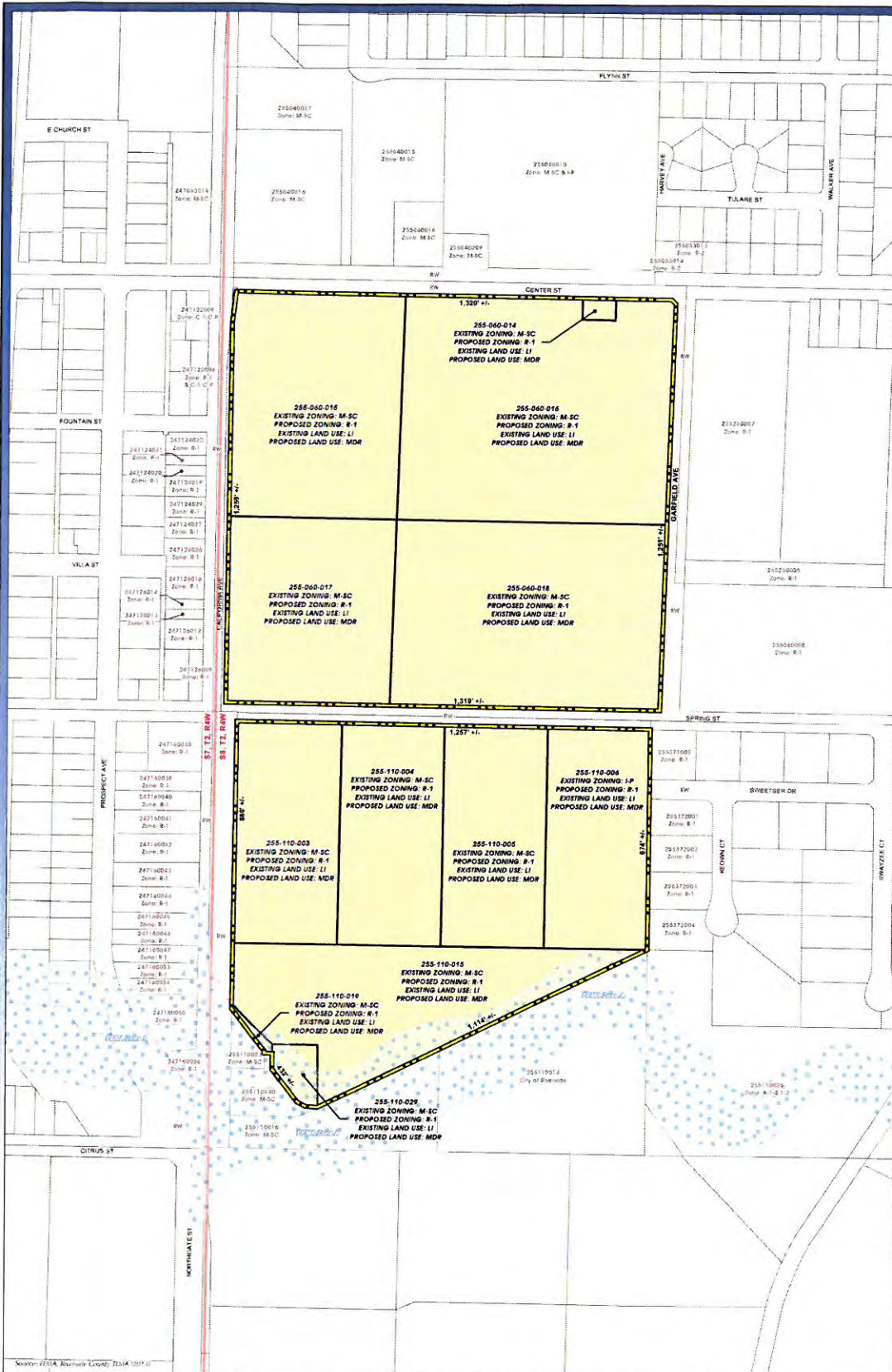
FEMA Zone Designations:
"X" (Minimal Flood Hazard - Areas Outside 0.2% Annual Flood Chance)
"A" (No Base Flood Elevations Determined - 1% Annual Flood Chance)

General Plan Amendment Site Plan

BIXBY HIGHGROVE

RESIDENTIAL DEVELOPMENT

Riverside County, CA



Legal Description:

PARCEL A
 PARCELS 1 THROUGH 4, INCLUSIVE ON EXHIBIT 'B' ATTACHED TO LOT LINE ADJUSTMENT NO. 4952, RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-10-037 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1 (APN 255-060-014)
 THESE PORTIONS OF LOTS 4, 5, 6 AND 7, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID CENTER STREET 100.5 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID GARFIELD AVENUE AS SHOWN ON SAID FAIRMOUNT PARK ADDITION, THENCE WEST ALONG SAID SOUTH LINE OF SAID CENTER STREET A DISTANCE OF 100 FEET, THENCE NORTH A DISTANCE OF 79 FEET, THENCE EAST, A DISTANCE OF 100 FEET, THENCE NORTH, A DISTANCE OF 18 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (APN 255-060-015)
 THOSE PORTIONS OF LOTS 5 AND 6, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 3 (APN 255-060-017)
 THAT PORTION OF LOT 6, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 4 (APN 255-060-018)
 THOSE PORTIONS OF LOTS 6 AND 7, OF FAIRMOUNT PARK ADDITION, ON FILE IN BOOK 11 OF MAPS, PAGE 15, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 5 (APN 255-060-019)
 THAT PORTION OF LOT 6 OF FAIRMOUNT PARK ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN MAP BOOK 11, PAGE 15 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL C

PARCEL 1 (APN 255-110-005)
 THE WEST 1/4 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 306, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PERMITS FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RECEIVING SAID PERMITS.

PARCEL 2 (APN 255-110-006)
 THE EAST 1/2 OF LOT 1 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 306, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PERMITS FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RECEIVING SAID PERMITS.

PARCEL 3 (APN 255-110-007)
 THE WEST 1/4 OF LOT 2 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 306, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PERMITS FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RECEIVING SAID PERMITS.

PARCEL 4 (APN 255-110-008)
 THE EAST 1/2 OF LOT 2 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH A 1/4 INTEREST IN A RIGHT OF WAY DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED ON FILE IN BOOK 306, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A PERMITS FOR CONVEYANCE OF WATER FOR IRRIGATION AND DOMESTIC USE ACROSS A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH A PERPETUAL RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSE OF REPAIRING AND RECEIVING SAID PERMITS.

PARCEL 5 (APN 255-110-015)
 THAT PORTION OF LOTS 3 AND 4 OF HERRICK'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION BEGINNING ON THE WEST LINE OF SAID LOT 3 NORTH 00°12' EAST, 100 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°10' EAST, 200 FEET, THENCE NORTH 89°10' EAST, 500 FEET, THENCE NORTH 00°12' EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 3, 183.50 FEET, THENCE NORTH 89°10' WEST, 158.63 FEET, THENCE NORTH 44°50' WEST, 118.80 FEET TO THE WEST LINE OF SAID LOT, THENCE SOUTH 00°12' WEST ON THE WEST LINE OF SAID LOT, 345 FEET TO THE POINT OF BEGINNING.

PARCEL 6 (APN 255-110-016)
 THAT PORTION OF LOT 3 OF HERRICK'S SUBDIVISION, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY AN INSTRUMENT RECORDED MAR 15, 1987 AS INSTRUMENT NO. 7397-03 OF OFFICIAL RECORDS.

PARCEL 7 (APN 255-110-020)
 PARCEL 7th OF LOT LINE ADJUSTMENT 4899, RECORDED AS DOCUMENT NO. 2008-10-048 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEING A PORTION OF LOT 3 OF HERRICK'S SUBDIVISION IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 3, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHWEST 2000 FEET OF PARCEL 7th OF SAID LOT LINE ADJUSTMENT 4899 AS SHOWN ON EXHIBIT 'B' OF SAID DOCUMENT NO. 2008-10-048.



Applicant:
 Bixby Land Company
 211 Michelson Drive, Suite 500
 Irvine, CA 92612
 Attn: Mike Severson
 (949) 336-7019

Land Owner:
 Bixby Land Company
 211 Michelson Drive, Suite 500
 Irvine, CA 92612
 Attn: Mike Severson
 (949) 336-7019

Acres of Property:
 65.1 Acres

Assessor's Parcel Numbers:
 255-060-014 255-110-004
 255-060-015 255-110-005
 255-060-016 255-110-006
 255-060-017 255-110-015
 255-060-018 255-110-019
 255-110-003 255-110-029

Sections, Townships, and Ranges:
 Section 8, Township 2, Range 4W

Existing Zoning Designations:
 Manufacturing - Service Commercial (M-SC)
 Industrial Park (I-P)

Proposed Zoning Designation:
 One-Family Dwelling (R-1)

Existing Land Use Designation:
 Light Industrial (LI)

Proposed Land Use Designation:
 Medium Density Residential (MDR)

Zoning Legend:
 A-1 Light Agriculture
 A-2 Heavy Agriculture
 C-1/C-P General Commercial
 Industrial Park
 M-SC Manufacturing - Service Commercial
 R-1 One-Family Dwelling
 R-2 Multiple Family Dwellings

FEMA Zone Designations:
 *X (Minimal Flood Hazard - Areas Outside 0.2% Annual Flood Chance)
 *A (No Base Flood Elevations Determined - 1% Annual Flood Chance)

Thomas Bros. Map Page:
 2007 Ed. - San Bernardino & Riverside Counties
 Page 648, Grid C6-7, D5-7

Utilities:
 Water: Western Municipal Water District
 Sewer: Western Municipal Water District
 Electric: Southern California Edison
 Gas: Southern California Gas Company
 Telephone: AT&T
 Cable: Time Warner

School District:
 Riverside Unified School District

Change of Zone Site Plan

BIXBY HIGHGROVE

RESIDENTIAL DEVELOPMENT

Riverside County

T&B PLANNING, INC.
 1000 N. 10th St., Suite 100
 Brea, CA 92621
 (949) 851-1111
 www.tbplanning.com

DATE: 10-10-2011

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1122MA15 – Bixby Land Company (Representative: Albert A. Webb Associates) – County Case Nos.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map). The applicant/landowner proposes to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). The area proposed for change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street. CZ07811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing-Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). TR36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots). (Portion southerly of Spring Street in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA); portion northerly of Spring Street is outside AIAs)

FURTHER INFORMATION: Contact 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. Peter Lange of the Riverside County Planning Department, at (951) 955-1417.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC Identification No.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ZAP 1122MA15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application	5/22/2015	
Property Owner	Bixby Land Company c/o Michael Severson	Phone Number (949) 336-7019
Mailing Address	2211 Michaelson Drive, Suite 500 Irvine, CA 92612	
Agent (if any)	Albert A. Webb Associates	Phone Number (951) 686-1070
Mailing Address	3788 McCray St. 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	Southeast corner of Center Street and California St.		
Assessor's Parcel No.	255-060-014, -015, -016, -017, -018, 255-110-003, -004, -005, -006, -015, -019, -029	Parcel Size	Total acreage: 65.2 acres
Subdivision Name	(Fairmount Park Subdivision-portions of lots 4, 5, 6, &7)		
Lot Number	(Herrick's Subdivision - portions of lots 1, 2, 3, & 4)		
	Zoning Classification	Existing: M-SC Proposed: R-1	

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)	Currently designated as Light Industrial with two active existing well sites. There are no existing structures or dwellings on site.		
Proposed Land Use (describe)	Medium Density Residential. Proposed 200 Single Family Residential lots with three basins, twelve open space lots, and two Parks.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	200 SFR Lots, 3basins, 12 open space lots, 2parks.	
For Other Land Uses (See Appendix C)	Hours of Use	n/a	
	Number of People on Site	Maximum Number	n/a
	Method of Calculation	n/a	

Height Data	Height above Ground or Tallest Object (including antennas and trees)	Maximum height per R-1 Zone is 40'	ft.
	Highest Elevation (above sea level) of Any Object or Terrain on Site	TBD	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?	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> No
	If yes, describe	

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)		
Date Received	09/09/2014	Type of Project
Agency Name	County of Riverside	<input checked="" type="checkbox"/> General Plan Amendment
	Planning Department	<input checked="" type="checkbox"/> Zoning Amendment or Variance
Staff Contact	Peter Lange, Contract Planner	<input checked="" type="checkbox"/> Subdivision Approval
Phone Number	951-955-1417	<input type="checkbox"/> Use Permit
Agency's Project No.	TTM 36668, GPA #01126, CZ #07811, CFG 6013, EA 42636	<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other _____

March
Zone F

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

B. SUBMISSION PACKAGE:

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1119MA15 – Rev Wheel (Representative: Darrell A. Butler)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P14-1070 (Design Review), P15-0064 (Tentative Parcel Map)

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The Design Review proposes to construct a 245,170 square foot industrial high-cube warehouse building (including 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.2 net acres. The Tentative Parcel Map proposes to reconfigure ten existing parcels totaling 20.67 net acres into five parcels, including one parcel for the proposed building (parcel 2), three parcels for future development (parcels 1, 4, and 5), and one parcel for watercourse conservation (parcel 3).

PROJECT LOCATION: The site is located easterly of Interstate-215, westerly of Old 215 Frontage Road, southerly of Cottonwood Avenue and northerly of Alessandro Boulevard, within the City of Riverside, approximately 9,900 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone B1, Accident Potential Zone II
- c. Noise Levels: Approximately 65 CNEL from aircraft

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone B1

within Accident Potential Zone II (APZ II). Zone B1 within APZ II limits average intensity to 50 people per acre. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building:

- High Cube Warehouse – 1 person per 1,428 square feet (35% of 1 person per 500 square feet)
- Office – 1 person per 200 square feet (with 50% reduction)
- Storage – 1 person per 300 square feet

Based on the site plan provided, the building would include a maximum of 10,000 square feet of office area and 5,090 square feet of mezzanine storage, with the remaining 230,080 square feet as high-cube warehouse for a total occupancy of 228 people. Based on the 14.81 gross acres (including the project's half-width area of Old 215 Frontage Road), this results in an average intensity of 15 people per acre, which is compatible with the Zone B1 APZ II average acre criterion of 50.

Although the planned warehouse is designed and anticipated to be used as high-cube warehouse, if the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would total 297 people. Based on the 14.81 gross acres (including the project's half-width area of Old 215 Frontage Road), this results in an average intensity of 20 people per acre, which is also compatible with the Zone B1 APZ II average acre criterion of 50.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of standard parking spaces provided of 173 and truck docks of 67, the total occupancy would be estimated at 327 people. Based on the 14.81 gross acres, this results in an average intensity of 22 people per acre, which is also compatible with the Zone B1 APZ II average acre criterion of 50.

The intensity of development on the other parcels proposed by the Parcel Map would be determined at the time specific development is proposed.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B1 APZ II limits maximum single-acre intensity to 100 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre

area would consist of all of the 10,000 square feet of office area within the southeast corner of the building (although it is anticipated it would be split between the southeast and northeast corners), 5,090 square feet of 2nd floor mezzanine storage, and 26,960 square feet of high-cube warehouse area. (Approximately 6,600 square feet within the single-acre 210 feet by 210 feet area would be outside the building.) This would result in a single-acre occupancy of 86, which would be consistent with the single-acre criterion.

If the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the maximum single-acre area of 10,000 square feet of office area, 5,090 square feet mezzanine storage, and 26,960 square feet as fulfillment center would total 94 people, which is also compatible with the Zone B1 APZ II single-acre criterion.

The intensity of development on the other parcels proposed by the Parcel Map would be determined at the time specific development is proposed.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone B1.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area at approximately 65 CNEL range from aircraft noise. As an industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to ensure adequate noise attenuation is provided for office uses.

Part 77: The elevation of Runway 14-32 at its northerly terminus is approximately 1535 feet above mean sea level (1535 feet AMSL). At a distance of approximately 9,900 feet from the runway to the proposed developing parcel, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1634 feet AMSL. The project proposes a maximum finished floor elevation of 1532.8 feet AMSL. The proposed buildings have a maximum height of 41 feet and including an additional 4 foot allowance for roof mounted equipment for a potential maximum building elevation of 1577.8 feet AMSL. Therefore, review of the proposed building by the FAA Obstruction Evaluation Service is not required for height/elevation reasons.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, development within Compatibility Zone B1 APZ II is limited to a maximum lot coverage of 50%. The net lot area for the Design Review is 574,992 square feet. The proposed 240,080 square foot building footprint would result in a lot coverage of 41.75%, which is consistent with the lot coverage limit.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacturing/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.
 - (h) Manufacture of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling

instruments; photographic and optical goods; watches and clocks.

3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
5. The proposed detention basin(s) on the site (including bioswales) 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 basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. The proposed warehouse area (excluding 10,000 square feet of office areas and 5,090 square feet of mezzanine storage area) shall be exclusively used for either high-cube warehouse or as e-commerce/fulfillment center to comply with the Compatibility Zone B1 Accident Potential Zone II single-acre criteria of 100 people.
8. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of office uses or areas exceeding a cumulative total of 10,000 square feet in the proposed building and mezzanine storage areas exceeding a cumulative total of 5,090 square feet in the proposed building or for any use other than storage within the mezzanine area.
9. Zoned fire sprinkler systems shall be required throughout the building.
10. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Riverside shall require an acoustical study to ensure compliance with this requirement.

11. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (Rev Wheel or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
 - b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
 - c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

SAMPLE

WATER QUALITY MANAGEMENT PLAN

BMP ACCESS AND MAINTENANCE AGREEMENT

206.1.82

DOC # 2014-0030862

01/27/2014 12:30P Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
March Joint Powers Authority

WHEN RECORDED MAIL TO:
March Joint Powers Authority
Planning Department
23555 Meyer Drive
Riverside, CA 92518

Water Quality Management Plan#
W12-000-0003
B12-000-025

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For Recorder's Office Use Only

C
042

WATER QUALITY MANAGEMENT PLAN AND URBAN RUNOFF BMP TRANSFER, ACCESS AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made and entered into in County of Norfolk, Commonwealth of Massachusetts, this 26th day of November 2013, by and between Sun Life Assurance Company of Canada, herein after referred to as "Owner" and March Joint Powers Authority, a joint powers authority, located in the County of Riverside, State of California hereinafter referred to as "MJP";

WHEREAS, the Owner owns real property ("Property") in the MJP, County of Riverside, State of California, more specifically described in Exhibit "A" and depicted in Exhibit "B," each of which exhibits is attached hereto and incorporated herein by this reference;

WHEREAS, at the time of initial approval of development project known as Meridian Distribution Center (14600 Innovation Drive) within the Property described here, the MJP required the project to employ Best Management Practices, hereinafter referred to as "BMPs," to minimize pollutants in urban runoff;

WHEREAS, the Owner has chosen to install and/or implement BMPs as described in the Water Quality Management Plan, on file with the MJP, hereinafter referred to as "WQMP", to minimize pollutants in urban runoff and to minimize other adverse impacts of urban runoff;

WHEREAS, said WQMP has been certified by the Owner and reviewed and approved by the MJP;

WHEREAS, said BMPs, with installation and/or implementation on private property and draining only private property, are part of a private facility with all maintenance or replacement, therefore, the sole responsibility of the Owner in accordance with the terms of this Agreement;

WHEREAS, the Owner is aware that periodic and continuous maintenance, including, but not necessarily limited to, filter material replacement and sediment removal, is required to assure peak performance of all BMPs in the WQMP and that, furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods, in effect at the time such maintenance occurs;

NOW THEREFORE, it is mutually stipulated and agreed as follows:

1. Owner hereby provides the MJPA's designee complete access, of any duration, to the BMPs and their immediate vicinity at any time, upon reasonable notice, or in the event of emergency, as determined by MJPA's designee. No advance notice, for the purpose of inspection, sampling, testing of the device, and in case of emergency, to undertake all necessary repairs or other preventative measures at Owner's expense as provided in paragraph 3 below. MJPA shall make every effort at all times to minimize or avoid interference with Owner's use of the Property.
2. Owner shall use its best efforts diligently to maintain all BMPs in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by Owner and Owner's representative or contractor in the removal and extraction of any material(s) from the BMPs and the ultimate disposal of the material(s) in a manner consistent with all relevant laws and regulations in effect at the time. As may be requested from time to time by the MJPA, the Owner shall provide the MJPA with documentation identifying the material(s) removed, the quantity, and disposal destination.
3. In the event Owner, or its successors or assigns, fails to accomplish the necessary maintenance contemplated by this Agreement, within five (5) days of being given written notice by the MJPA, the MJPA is hereby authorized to cause any maintenance necessary to be done and charge the entire cost and expense to the Owner or Owner's successors or assigns, including administrative costs, attorneys fees and interest thereon at the maximum rate authorized by the Civil Code from the date of the notice of expense until paid in full.
4. The MJPA may require the owner to post security in form and for a time period satisfactory to the MJPA to guarantee the performance of the obligations state herein. Should the Owner fail to perform the obligations under the Agreement, the MJPA may, in the case of a cash bond, act for the Owner using the proceeds from it, or in the case of a surety bond, require the sureties to perform the obligations of the Agreement. As an additional remedy, the MJPA may withdraw any previous Urban Runoff-related approval with respect to the property on which BMPs have been installed and/or implemented until such time as Owner repays to MJPA its reasonable costs incurred in accordance with paragraph 3 above.

5. This agreement shall be recorded in the Office of the Recorder of Riverside County, California, at the expense of the Owner and shall constitute notice to all successors and assigns of the title to said Property of the obligation herein set forth, and also a lien in such amount as will fully reimburse the MJPA, including interest as herein above set forth, subject to foreclosure in event of default in payment.
6. In event of legal action occasioned by any default or action of the Owner, or its successors or assigns, then the Owner and its successors or assigns agree(s) to pay all costs incurred by the MJPA in enforcing the terms of this Agreement, including reasonable attorney's fees and costs, and that the same shall become a part of the lien against said Property.
7. It is the intent of the parties hereto that burdens and benefits herein undertaken shall constitute covenants that run with said Property and constitute a lien there against.
8. The obligations herein undertaken shall be binding upon the heirs, successors, executors, administrators and assigns of the parties hereto. The term "Owner" shall include not only the present Owner, but also its heirs, successors, executors, administrators, and assigns. Owner shall notify any successor to title of all or part of the Property about the existence of this Agreement. Owner shall provide such notice prior to such successor obtaining an interest in all or part of the Property. Owner shall provide a copy of such notice to the MJPA at the same time such notice is provided to the successor.
9. Time is of the essence in the performance of this Agreement.
10. Any notice to a party required or called for in this Agreement shall be served in person, or by deposit in the U.S. Mail, first class postage prepaid, to the address set forth below. Notice(s) shall be deemed effective upon receipt, or seventy-two (72) hours after deposit in the U.S. Mail, whichever is earlier. A party may change a notice address only by providing written notice thereof to the other party.

IF TO MJPA:

March Joint Powers Authority
Planning Department
23555 Meyer Drive
Riverside, CA 92518

IF TO OWNER:

John Mulvihill
Sun Life Assurance Company of Canada
One Sun Life Executive Park
Wellesley Hills, MA 02481

IN WITNESS THEREOF, the parties hereto have affixed their signatures as of the date first written above.

APPROVED AS TO FORM:

Agency Attorney Signature

Name

Title

ATTEST:

Agency Secretary

Date

NOTARIES ON FOLLOWING PAGE

OWNER:

Sun Life Assurance Company of Canada

Signature

John Mulvihill
John Mulvihill
Authorized Signer

Name: John Mulvihill

Title:


Charles S. Andose
Charles S. Andose
Authorized Signer

COMMONWEALTH OF MASSACHUSETTS

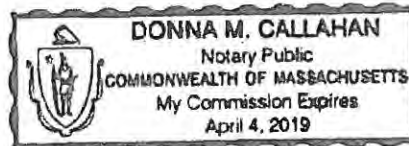
COUNTY OF NORFOLK

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation with its principal place of business in the United States being One Sun Life Executive Park, Norfolk County, Wellesley Hills, MA 02481, by John G. Mulvihill, its Authorized Signer, and Charles S. Andes, its Authorized Signer, and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on November 26, 2013.



Notary Public
Commonwealth of Massachusetts
My Commission Expires: **April 4, 2019**



IN WITNESS THEREOF, the parties hereto have affixed their signatures as of the date first written above.

APPROVED AS TO FORM:



Agency Attorney Signature

John Brown, Best Best & Krieger LLP
Name

Counsel to March Joint Powers
Title Authority

ATTEST:



Agency Secretary

1/15/14
Date

OWNER:

Sun Life Assurance Company of Canada




Signature

John Mulvihill
Authorized Signer

Name: John Mulvihill

Title:


Charles S. Andes
Authorized Signer

NOTARIES ON FOLLOWING PAGE

ACKNOWLEDGMENT

State of California)
County of Riverside)

On **January 15, 2014**, before me, **Cindy Camargo, Notary Public**, personally appeared **John Brown**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cindy Camargo
Signature of Notary Public
Commission Number: 2031074
Commission Expiration: July 23, 2017



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title of Attached Document:

Recording Requested by March JPA

Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement

LOT 1:

LOT 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 12-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JULY 25, 2012 AS INSTRUMENT NO. 2012-0348723, OF OFFICIAL RECORDS OF SAID COUNTY.

LOTS 5 AND 6 OF TRACT NO. 30857-1, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 371, PAGES 28 THROUGH 38, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 117372 SQ. FT OR 26.891 AC. ±

Assessor's Parcel Number (s): 297-23-17, 18, 19, & 20

Sections 14, 15, 22, 23, Township 3 South, and Range 4 West

Date Exhibit Prepared: 10/17/2013

 **Thienes Engineering, Inc.**
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

Last Update: 11/16/13
O:\2800-2899\2891\2891F\WQMP\2891F_LEGAL-EXBTS.dwg

LINE TABLE:

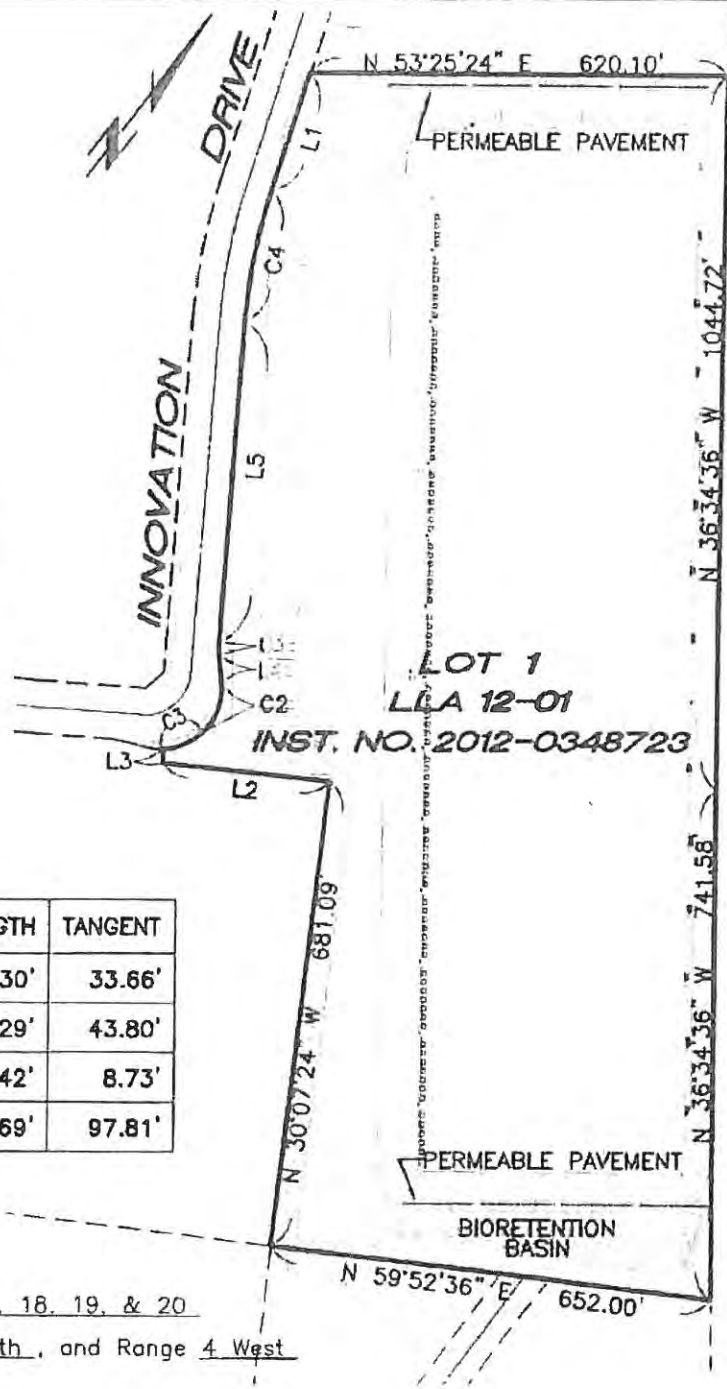
LINE #	LENGTH	BEARING
L1	180.76'	N 19°19'06" W
L2	246.68'	N 59°17'36" E
L3	20.18'	N 38°15'50" W
L4	41.26'	N 43°03'21" W
L5	471.78'	N 33°04'22" W

AREA:

117372 SQ. FT OR 26.891 AC. ±

CURVE TABLE:

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	41°52'00"	88.00'	64.30'	33.66'
C2	52°55'31"	88.00'	81.29'	43.80'
C3	9°58'59"	100.00'	17.42'	8.73'
C4	13°45'16"	811.00'	194.69'	97.81'



Scale: 1" = 250'

Assessor's Parcel Number (s): 297-23-17, 18, 19, & 20

Sections 14, 15, 22, 23, Township 3 South, and Range 4 West

Date Exhibit Prepared: 10/17/2013

LEGEND:

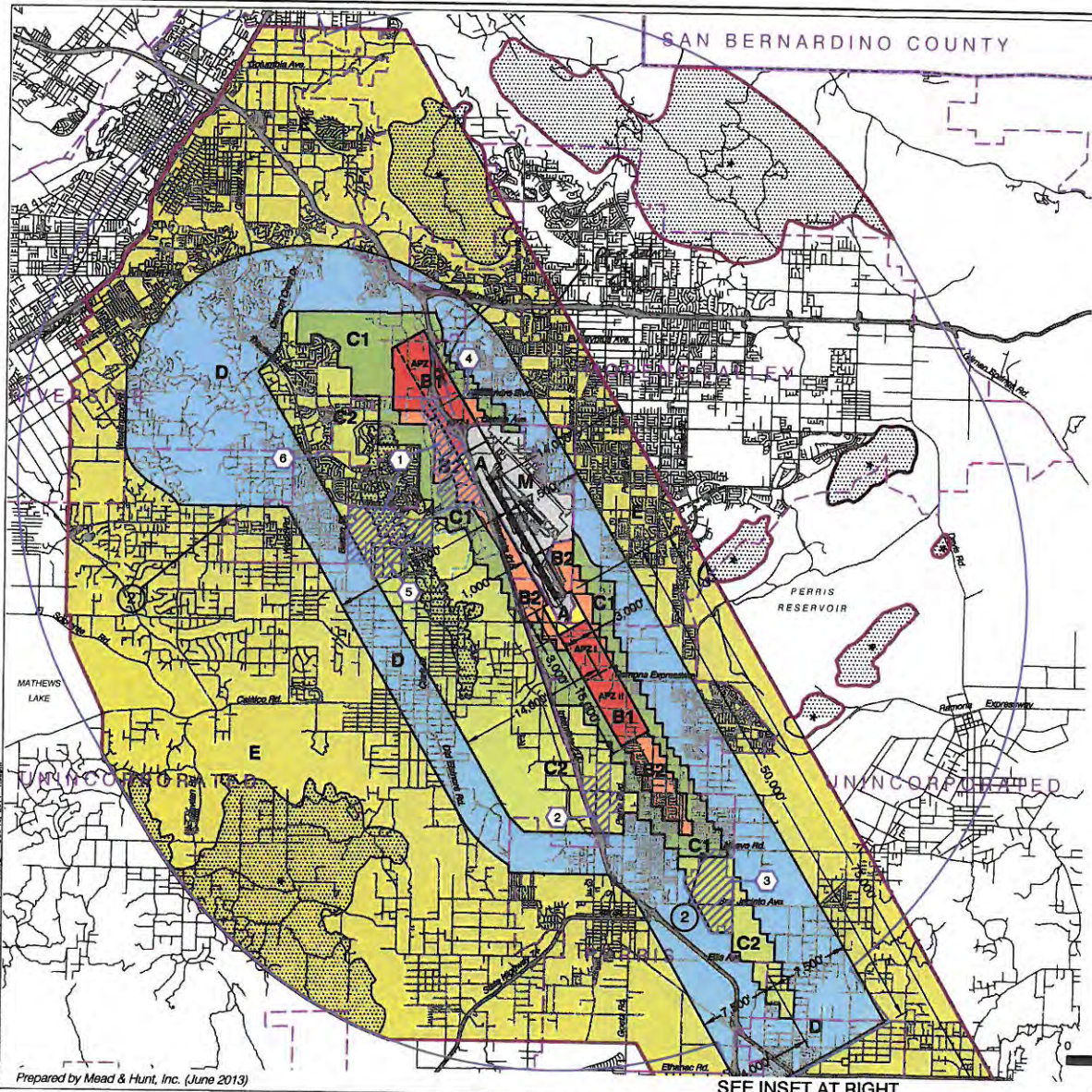
LOT LINE —————

Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

Last Update: 11/19/13
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NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

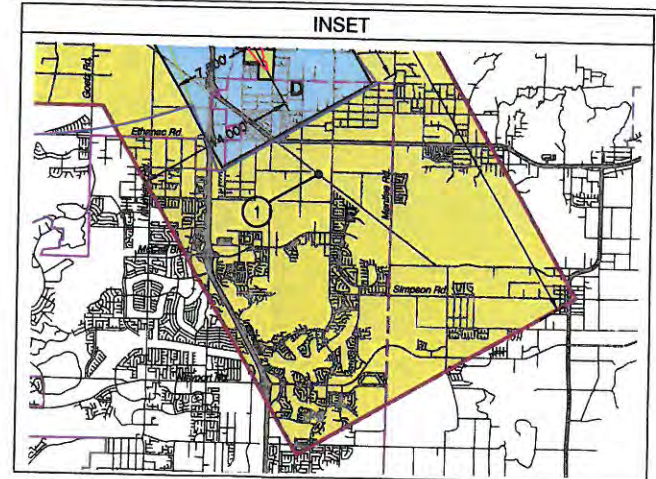
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



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

Map MA-1

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

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

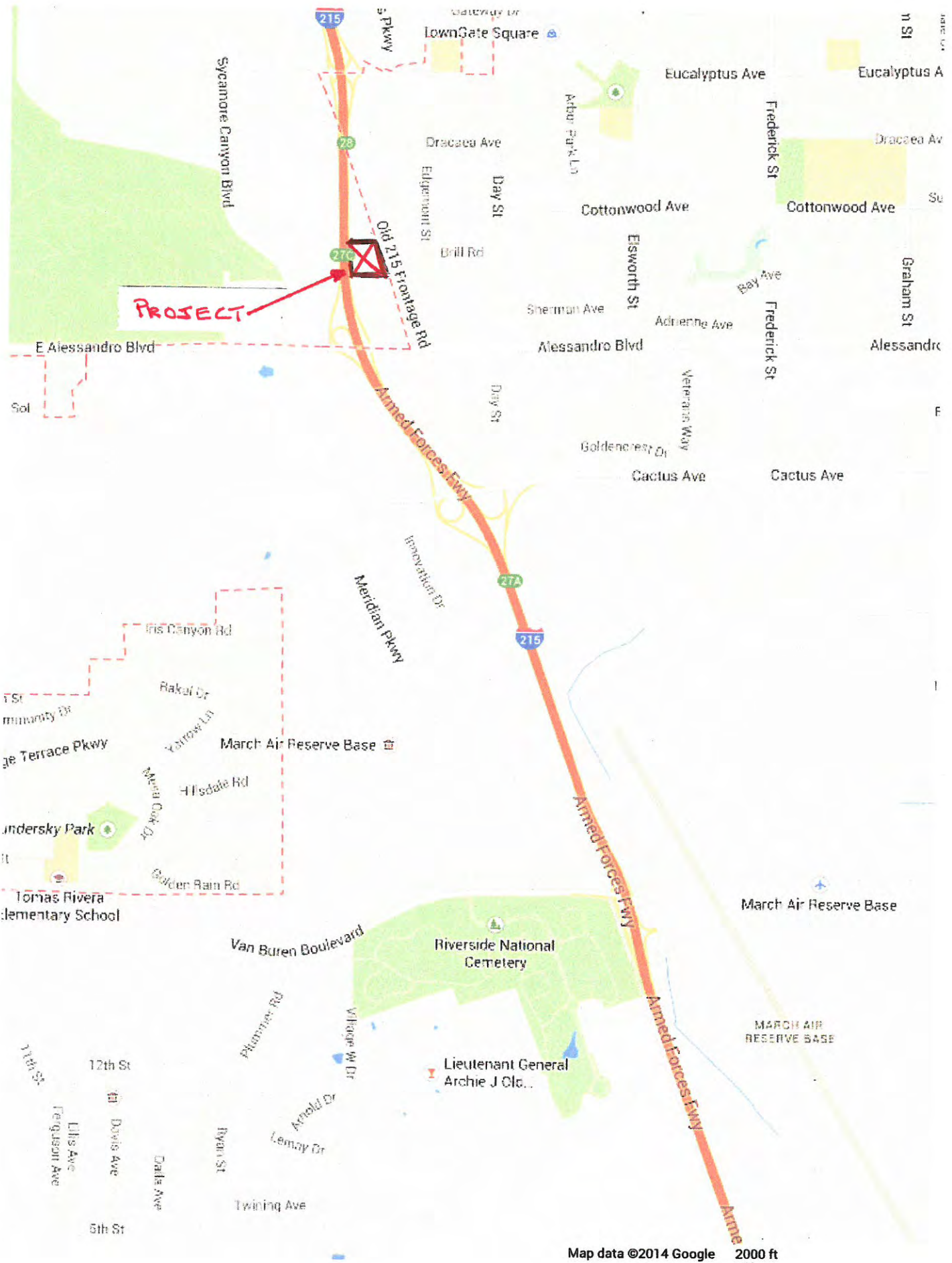


Base map source: County of Riverside 2013

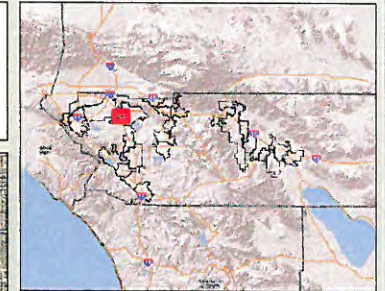
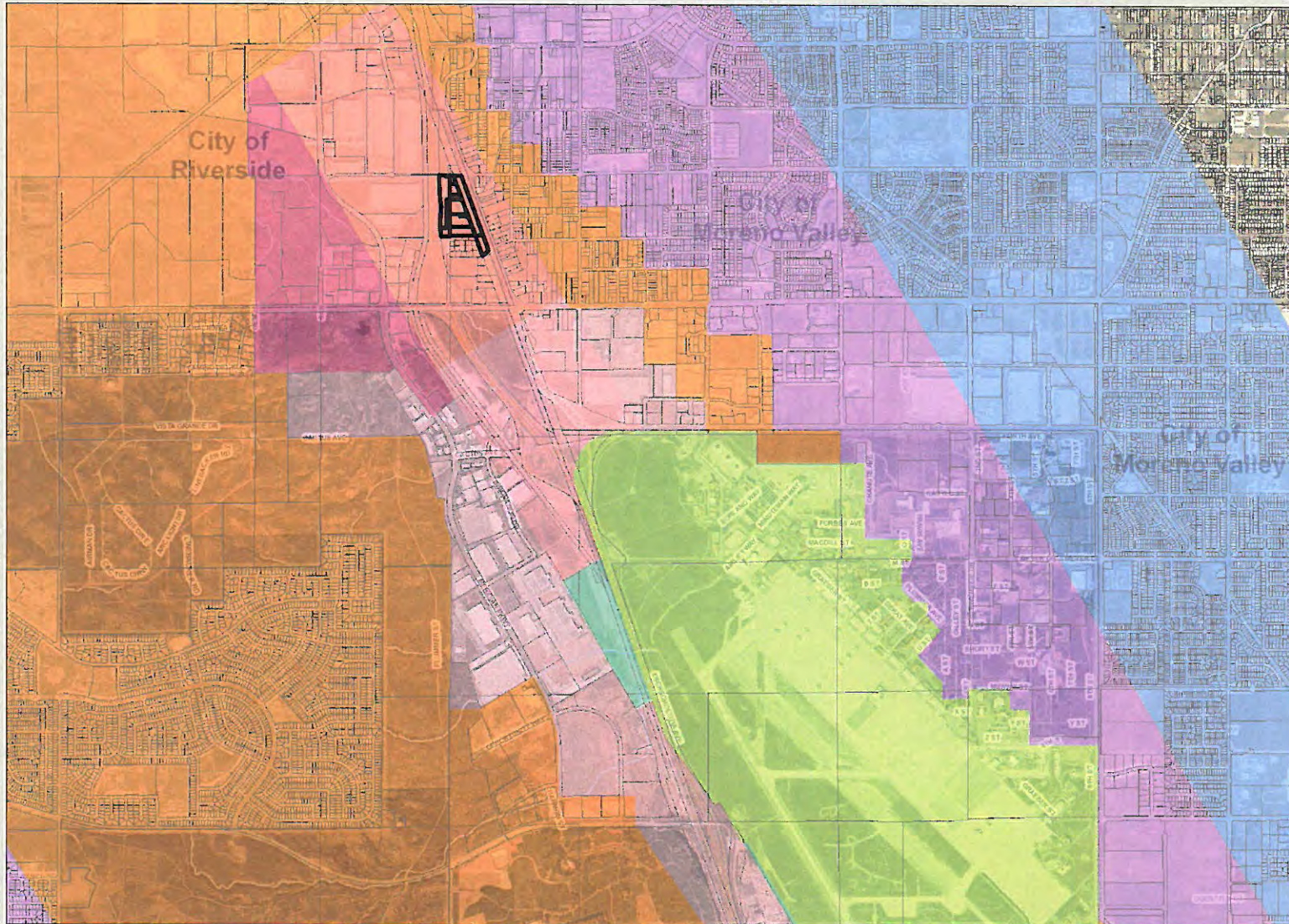
SEE INSET AT RIGHT

X:\1180-10114872\01\TECH\CD\MAPS\compatibility-2013.aprx Dec 10, 2014, 1:38pm

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



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



0 3,812 7,625 Feet



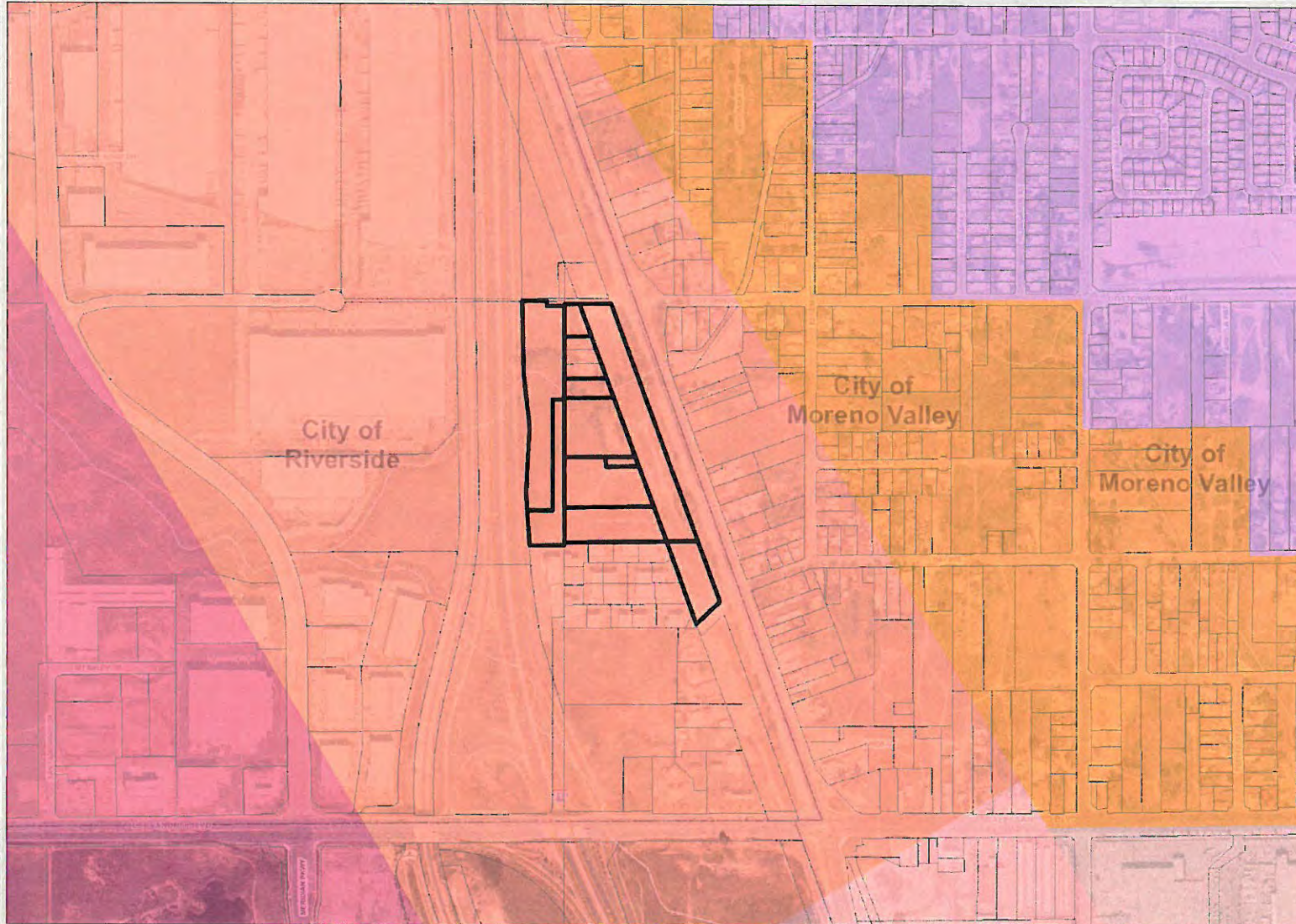
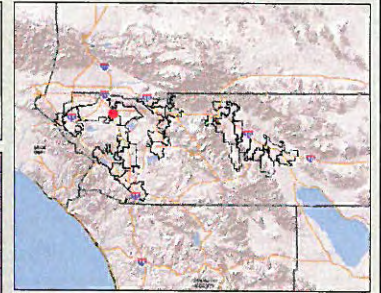
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



0 953 1,906 Feet



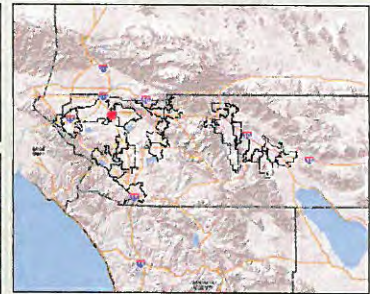
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

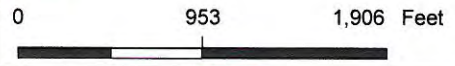


Legend

- RCLIS Parcels
- Runways
- 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.



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Notes

Aerial Map



Tabulation

Building 1	
SITE AREA	
in s.f.	584,759 s.f.
in acres	13.4 acres
BUILDING AREA	
Office	10,000 s.f.
mezzanine storage	5,050 s.f.
Warehouse	230,080 s.f.
TOTAL	245,170 s.f.
COVERAGE	41.9%
AUTO PARKING REQUIRED	
office: 1 per 250 s.f.	40 stalls
warehouse: 1 space per 1,000 s.f.	235 stalls
TOTAL	275 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	177 stalls
Accessible (ADA)	6 stalls
Total	183 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	67 stalls
MAXIMUM FLOOR AREA RATIO	FAR - 0.60
MAXIMUM BUILDING HEIGHT ALLOWED	Height - 45'
ZONING ORDINANCE FOR CITY	Zoning Designation - BMP
SETBACK	
Front - Building over 30' high:	40'
Building under 30' high:	20'
Side -	0'

Project Information/Building Data

Property owner/Applicant	Soils Engineer
WARD INVESTMENTS, INC. 1400 S.W. AVENUE, STE. 200 PORTLAND, OR 97201 TEL: (503) 633-8852	MOORE ENGINEERS 15841 HANFORD ST. LOS ALAMOS, CA 94030 VOICE: (562) 798-8488 FAX: (562) 799-9459
Assessor's Parcel Number	Zoning and Land use
383-080-006 383-080-007 383-080-008 383-080-009	020704 ZONING - BMP PROPOSED ZONING - BMP
Architect	Planning Dept Case #
HPA, INC. 10831 BARDEEN AVE. SUITE #100 IRVINE, CA 92612 TEL: (949) 852-3128 CONTACT: BOB JACOB	
Civil Engineer	Construction Type
SDW & ASSOC. 8225 GARDEN STREET DR. 71429 PERRIS, CA 92571 TEL: (951) 863-3888 CONTACT: CAROL GUNAWAN	9-9
Landscape Architect	Occupancy
HANDEK LANDSCAPE 311 S. PEE AN ST. PLACENTIA, CA 92663 TEL: (714) 988-2400 CONTACT: TONY WHITE	S-1/8 SINGLE STORY
	Automatic Fire Sprinkler
	FOR ONE STORY BUILDING SEE CITY SPECIFICATIONS, SECTION 12.01.02 FOR TWO OR MORE STORIES, SEE CITY SPECIFICATIONS, SECTION 12.01.02

Utility Purveyors

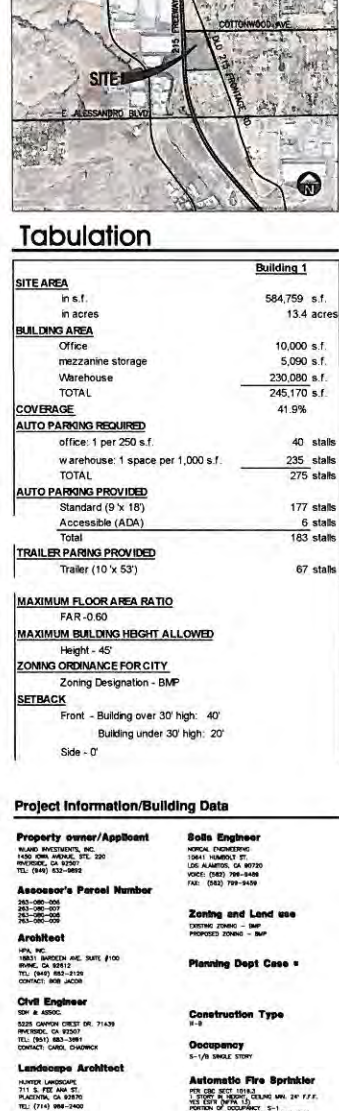
WATER	WAPD
GAS	SO. CALIF. GAS
ELECTRICAL	CITY OF IRVINE/SOUTHERN CALIFORNIA Edison
TELEPHONE	PACIFIC BELL
COAXIAL	CITY OF IRVINE
CABLE	CHARTER COMMUNICATION
	FUTURE MEZZANINE STORAGE

Overall Site Plan



SITE LEGEND

[Symbol]	LANDSCAPED AREA	[Symbol]	STANDARD PARKING STALL (9' X 18')
[Symbol]	ASPH. PAVING - SEE "C" DRWGS. FOR THICKNESS	[Symbol]	HANDICAP PARKING STALL (9' X 18')
[Symbol]	CONCRETE PAVING	[Symbol]	F.E. FUEL EFFICIENT VEHICLE STALL (9' X 18')
[Symbol]	28" WIDE FIRE APPARATUS ACCESS ROAD TO BE IDENTIFIED WITH PAINTED RED CURBS AND MARKED RED LINES AND PARKING PER CITY OF IRVINE FIRE DEPT.	[Symbol]	C.P. CARPOOL VEHICLE STALL (9' X 18')
[Symbol]	POINTER OF AERIAL LADDER ROOF ACCESS	[Symbol]	LOFT STAIRWAY
[Symbol]	PATH OF TRAVEL	[Symbol]	PRIVATE FIRE HOSEWAY - APPROXIMATE LOCATION
[Symbol]	PROVIDE A SIGN AT EVERY JUNCTION OF ACCESSIBLE PATH DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND COMPLY WITH 11176.8 THROUGH 11176.8.10	[Symbol]	W - WATER LINE - SEE CIV. [Symbol] GAS LINE - SEE CIV. [Symbol] SEWER LATERAL - SEE CIV.



- ### SITE PLAN KEYNOTES
- HEAVY BROOM FINISH CONC. PAVEMENT
 - NOT USED
 - CONCRETE WALKWAY
 - DRIVEWAY APPROX PER CITY STANDARDS
 - BIKE RACK
 - 8" HIGH CONCRETE TILT-UP SCREEN WALL
 - PROVIDE METAL, MANUAL OPERATED GATES W/ KNOCK-PAD LOCK PER FIRE DEPARTMENT STANDARDS
 - HANDICAPPED PARKING STALL SIGN
 - 8" CHAINLINK FENCE
 - LANDSCAPE, SEE LANDSCAPE OVERS. LANDSCAPE AREAS INDICATED BY SHADDED MATERIAL
 - FRASH ENCLOSURE PER CITY STANDARDS, SEE DETAIL C.D./M.1
 - EXISTING 8" TUBULAR FENCE
 - EXISTING 1/2" TUBULAR FENCE
 - PRE-CAST CONC. WHEEL STOP
 - PRE-CAST CONC. JERSEY BARRIER
 - DRIVE THRU DOCK ARM
 - WROUGHT IRON FENCE, SEE DETAIL H/A.1
 - HANDICAP ACCESSIBLE RAMP
 - APPROXIMATE LOCATION OF THE TRANSFORMER CONTRACTOR TO VERIFY WITH LOCAL POWER AGENCY, SEE LANDSCAPE FOR SCREENING AND ELEC. DWGS FOR SIZE/LOCATION
 - CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND RENOVATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT
 - PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT
 - ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
 - APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMITS
 - PROVIDE NECESSARY KNOCK BOX AT ALL MAIN ENTRY DOORS

- ### SITE PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR CORD LINE U.O.D.
 - SEE CIVL PLANS FOR ALL CONCRETE CURBS, CUTTERS AND DWIGS.
 - THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM
 - SEE CIVL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE CIVL DRAWINGS
 - CONTRACTOR TO REFER TO CIVL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
 - SEE CIVL DRAWINGS FOR FINISH GRADE ELEVATIONS
 - CONCRETE SPREADERS TO BE A MINIMUM OF 4" THICK W/ TOLDED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 12" GA. W/ 1/20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" SEE LANDSCAPE DRAWINGS FOR FINISH
 - PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY ONTARIO FIRE DEPARTMENT STANDARD 8-001.

hpa, inc.
10831 bardeen avenue - ste. #100
Irvine, ca 92612
tel: 949-852-3128
fax: 949-852-0851
email: hpa@hparche.com

3241 Alta Laguna Blvd
Laguna Beach, CA 92651
tel: 949-432-9892

Riverdale, CA

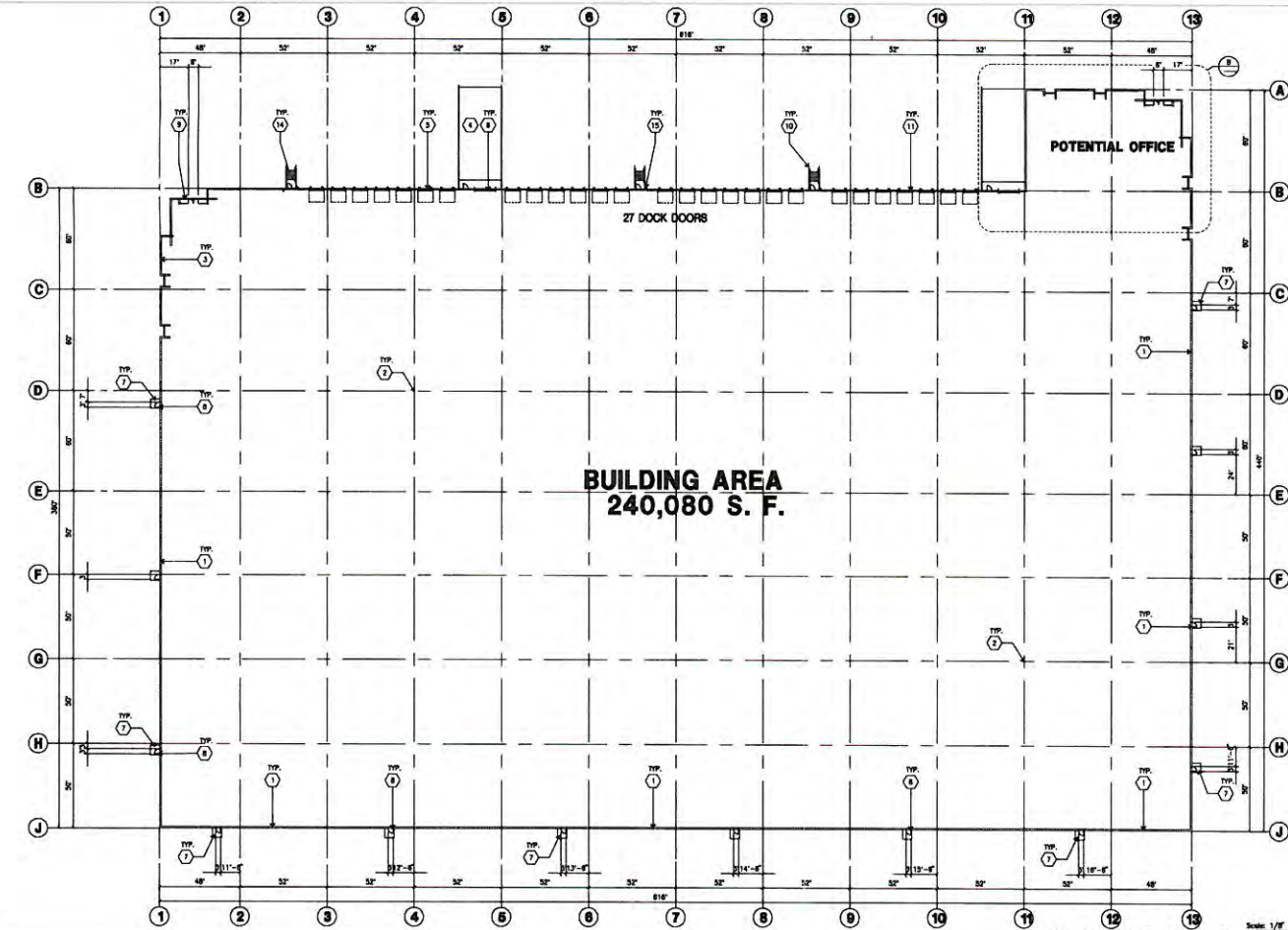
Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE PHOTOGRAPHY GREENENERGY

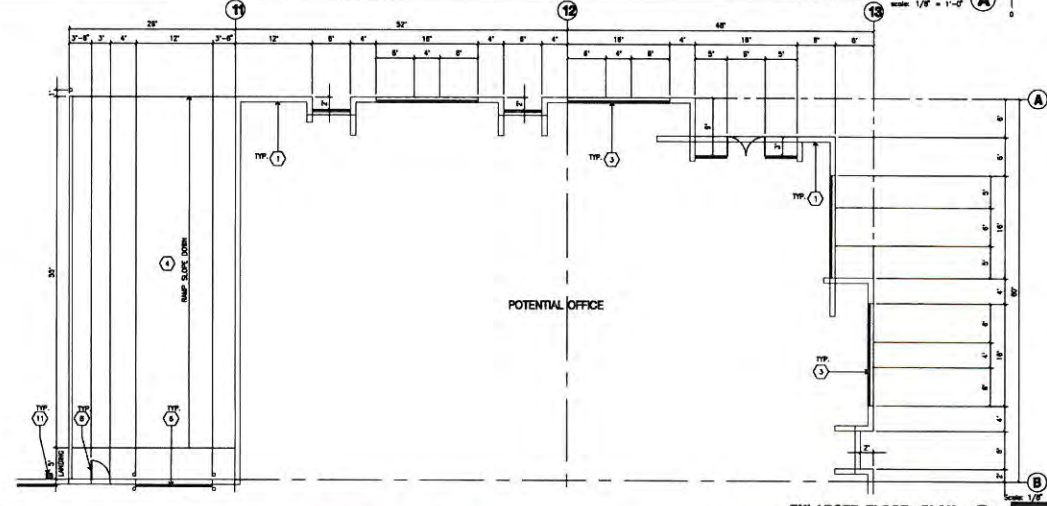
Title: Overall Site Plan

Project Number: 14059
Drawn by: SY
Date: 12/05/14
Revision:

Sheet: **A1.1**



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



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

KEYNOTES - FLOOR PLAN

- ① CONCRETE TILT-UP PANEL.
- ② STRUCTURAL STEEL COLUMN.
- ③ TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE FLOOR-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- ④ CONCRETE SHARP 90° HIGH CONC. TILT-UP CURVED WALL ON BOTH SIDES OF RAMP.
- ⑤ 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- ⑥ 12' X 14' DRIVE TRAIL, SECTIONAL O.H., STANDARD GRADE.
- ⑦ 9'-0" X 9'-0" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL.
- ⑧ 3/16" HOLLOW METAL EXTERIOR MAIN DOOR.
- ⑨ SOFFIT LINE SKENE.
- ⑩ CONC. FILLED QUARD POST, 8" DIA. UNLAD. 42"H.
- ⑪ DOCK DOOR BUMPER.
- ⑫ FUTURE KNOCK OUT PANEL.
- ⑬ TRUSS COMPACTOR(L.C.), PROVIDE FIRE SPRINKLER PER CODE REQUIREMENTS.
- ⑭ CONCRETE STAIR.
- ⑮ EXTERIOR METAL DOWNSPOUT WITH OVERFLOW SCUPPER.
- ⑯ INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS AT 100' WAREHOUSE D.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CIVIL PIP. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE COVER.
- E. SLOPE FOUR STRIP 1/2" TO EXTERIOR AT ALL MAINDOOR EXITS. SEE "C" DRAWINGS FOR POUR STRIP LOCATION.
- F. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STEEL I-BEAM.
- G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- H. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPERED INCLUDING CARS AND TRUCKS.

PAINT NOTES

- 1. INTERIOR CONCRETE WALL - SINGLE COAT OF ACRYLIC PAINT ON EXTERIOR WALLS.
- 2. ALL STRUCTURAL STEEL - LIGHT GRAY SHOP PRIMER. EXCEPT JOISTS, 2 COATS.



hpa, inc.
 18831 bardone avenue, ste. #100
 Irvine, ca
 92612
 tel: 949-853-1770
 fax: 949-853-0851
 email: hpa@hpaerchs.com

KB DEVELOPMENT

2241 Alta Laguna Blvd
 Laguna Beach, CA 92651

tel: 949-632-9892

Project:
**SYCAMORE
 215 CROSS
 DOCK**

Riverside, CA

Consultants:

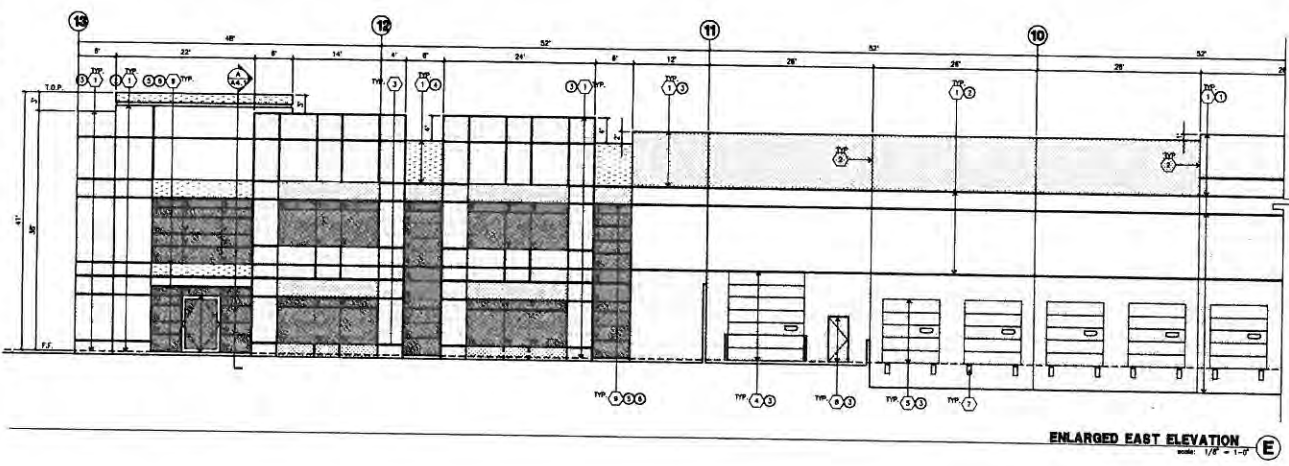
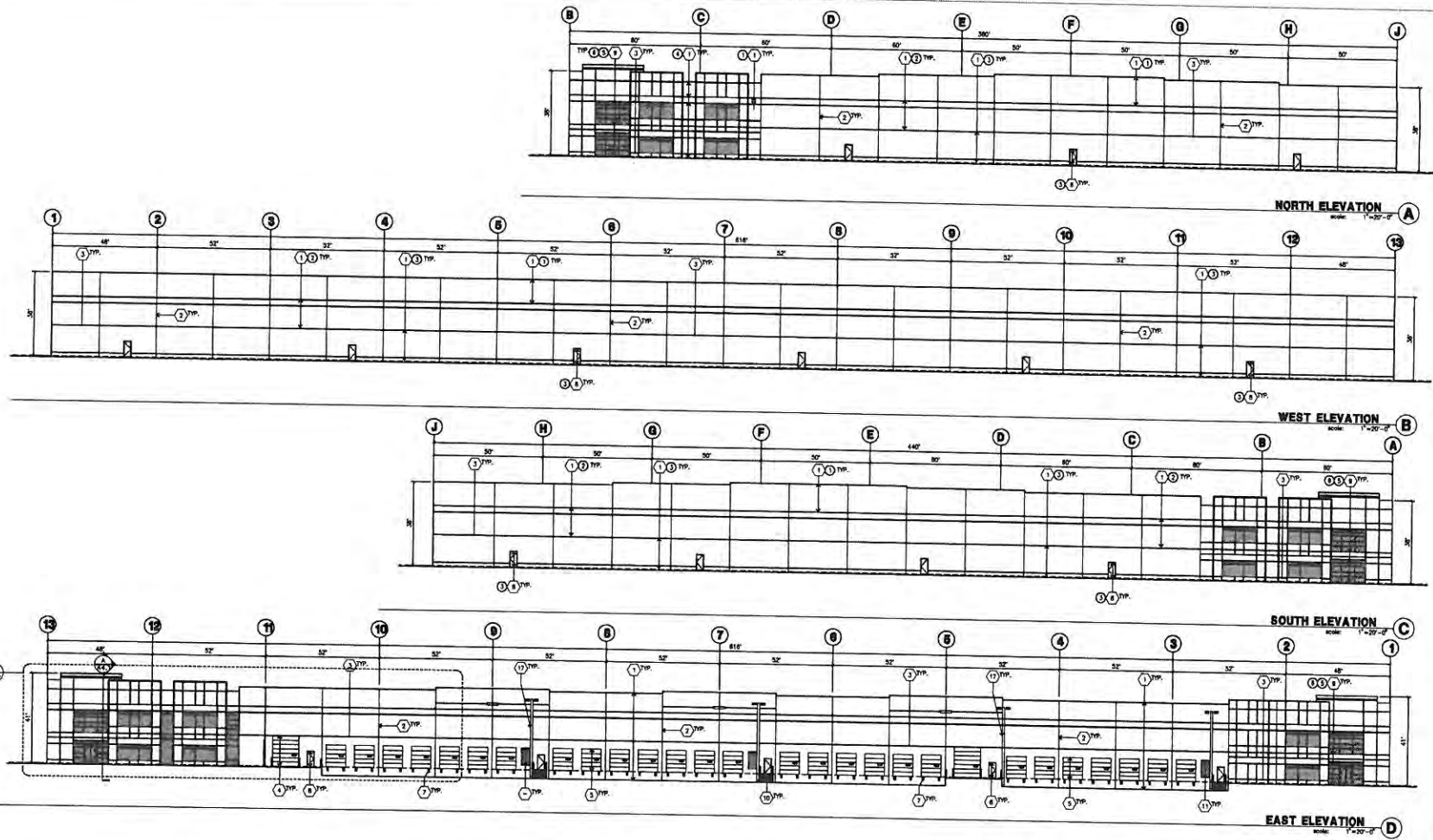
CIVIL
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE
 TREND/PROTECT
 CIVIL ENGINEER

Title: Overall floor plan

Project Number: 14069
 Drawn by: SY
 Date: 12/05/14
 Revision:

Sheet:

A2.1



KEYNOTES - ELEVATIONS

- (1) CONCRETE TILT-UP PANEL/FINISHES
- (2) PANEL JOINT
- (3) PANEL BRIMGILL. ALL BRIMGILLS TO HAVE A MAX. OF 3/8" COMPASS. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR.
- (4) T.A.P. EL. - TOP OF FINISH FLOOR ELEVATION
- (5) OVERHEAD DOOR - 8 DRIVE SHAFT
- (6) 8'-0" W X 10' H OVERHEAD DOOR @ DOCK HOOD
- (7) NOT USED
- (8) DOCK BUMPER
- (9) 2' W X 7' H HOLLOW METAL DOORS
- (10) ALUMINUM STORMDOOR FINISHES WITH TYPICAL GLAZING AT ALL DOORS. SEE LIFT DRAWING TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 1" ABOVE FINISH FLOOR ELEVATION.
- (11) CONCRETE STEEL, LANDING AND METAL PIPE BRIMGILL
- (12) METAL LANDING
- (13) ACCENT WALLING
- (14) CONCRETE BRICK-OUT PANEL
- (15) NOT USED
- (16) ROOF LINE REVEAL
- (17) PARAPET RETURN
- (18) EXTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS
- (19) INTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT JOINTS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.A.P. EL. - TOP OF FINISH FLOOR ELEVATION
- D. F.F. - FINISH FLOOR ELEVATION
- E. STORMDOOR CONSTRUCTION: SLATS, METAL ATTACHMENTS AND LAMINATE SHALL BE DESIGNED TO RESIST 50 MPH EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL w/ SELECTED COLOR. UNPAINTED AND OTHER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE FINISHED WITH ELASTOMERIC PAINT.
- H. FOR BRIMGILL GLAZING, ALLOW SPACE BEHIND BRIMGILL TO DRAIN.
- I. GENERAL CONTRACTOR TO PROVIDE SUFFICIENT WINDING RAINY AND/OR AIR-CRAFTING MATERIAL ON WEATHER FOR A TWO YEAR SUPPLY FOR USE IN THE PAINTING OVER REMOVAL OF GRAFFITI ATTRACTIVE SURFACES.

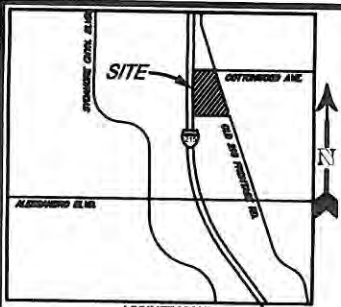
COLOR SCHEDULE - ELEVATIONS

- (1) CONCRETE TILT-UP PANEL. PAINT BRIMGILL BRIMGILL SEE 200A FINISH
- (2) CONCRETE TILT-UP PANEL. PAINT BRIMGILL BRIMGILL SEE 200A FINISH
- (3) CONCRETE TILT-UP PANEL. PAINT BRIMGILL BRIMGILL SEE 200A FINISH
- (4) CONCRETE TILT-UP PANEL. PAINT BRIMGILL BRIMGILL SEE 200A FINISH
- (5) CONCRETE TILT-UP PANEL. PAINT BRIMGILL BRIMGILL SEE 200A FINISH
- (6) WALLING. COLOR: CLEAR FINISHED
- (7) STORMDOOR GLAZING. COLOR: BLACK FINISHED

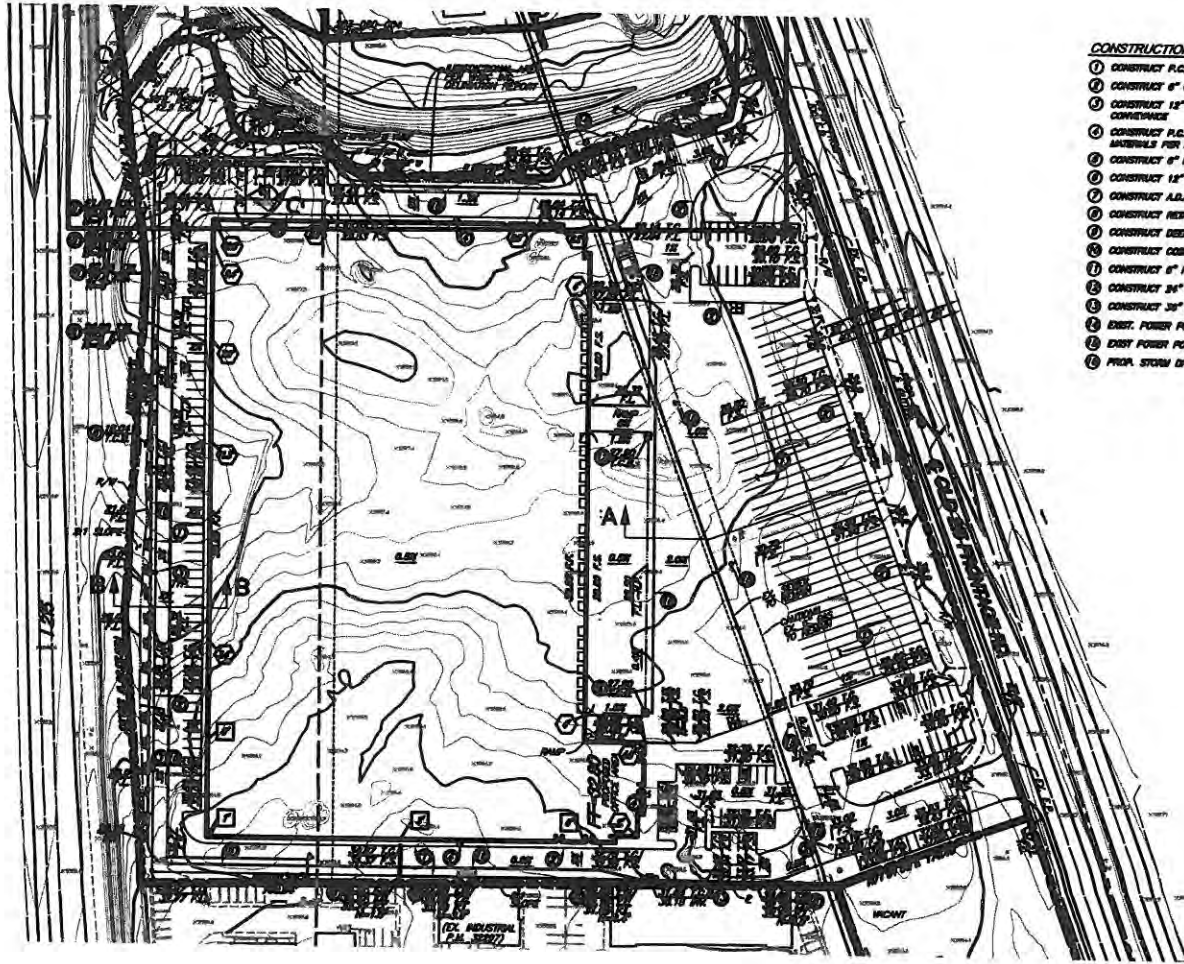
GLAZING LEGEND

- (1) SPANGLER GLASS
- (2) TINTED MESH GLASS
- (3) MESH GLASS

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
 MAY 2015
 PORT. SEC 10, T3S, R4W, S88M



VICINITY MAP
 NOT TO SCALE
 THOMAS BLADE PAGE: 718 GRID: J3



CONSTRUCTION NOTES

1. CONSTRUCT P.C.C. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CLWD ONLY
3. CONSTRUCT 18" GAP IN CURB FOR DRAINAGE CONFORMANCE
4. CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS FOR ANGL. PLANS)
5. CONSTRUCT 6" P.V.C. DRAIN
6. CONSTRUCT 12" X 12" DRAIN BOX
7. CONSTRUCT A.D.A. COMPLIANT HANDICAP WALK
8. CONSTRUCT RETAINING WALL
9. CONSTRUCT DEFENDED FOOTING
10. CONSTRUCT COBBLE APPROX 140 (1/2 GRAVEL)
11. CONSTRUCT 6" REIN. OVERLAY BILET WITH GRDE
12. CONSTRUCT 36" X 36" DRAIN BOX
13. CONSTRUCT 36" X 36" DRAIN BOX
14. EXIST. POWER POLE TO REMAIN
15. EXIST. POWER POLE TO BE UNDERGROUND
16. PROP. STORM DRAIN LINE

OWNER/APPLICANT

HELAND INDUSTRIES, INC.
 6225 CANYON CREST DRIVE 71430
 RIVERSIDE, CA 92507
 TEL: (951) 635-2222

ENGINEER

SOH & ASSOCIATES, INC.
 5225 CANYON CREST DRIVE 71430
 RIVERSIDE, CA 92507
 VOICE: (951) 635-2301
 FAX: (951) 752-3714

SOILS ENGINEER

HERNANDEZ ENGINEERING
 17041 HARBURY ST.
 LOS ANGELES, CA 90028
 VOICE: (310) 732-9420
 FAX: (310) 732-9420

ASSESSOR'S PARCEL NO.

265-692-000 THROUGH 029

PROJECT INFO

AREA OF SITE = 509,514 SF (13.3 AC)
 LANDSCAPE AREA = 28,000 SF (0.64 AC)
 PARKING/DRIVEWAY AREA = 282,774 SF (6.5 AC)
 PARKING SPACES = 178 SPACES (17'X30')
 6 HANDICAP (10'X20')
 TOTAL BUILDING AREA = 240,000 SF (5.5 AC)
 - OFFICES = 104,000 SF
 - WAREHOUSE = 136,000 SF

UTILITY SURVEYORS

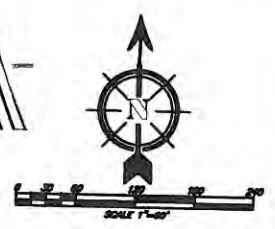
OWNER: HEAND
 DATE: 02.04.15
 ELEVATION: CITY OF RIVERSIDE / SOUTHWEST CALIFORNIA Edison
 TELEPHONE: PUBLIC BELL
 SERVICE: CITY OF RIVERSIDE
 CABLE: CIPHER TELEVISION

PARKING TABULATIONS

BUILDING TYPE	TOTAL PLANNED S.F.	REQUIRED SPACES
OFFICE	104,000 SF	1,700 - 40 SPACES
WAREHOUSE	136,000 SF	1,700 - 250 SPACES
TOTAL BUILDING AREA	240,000 SF	178 STD. SPACES REQUIRED

LEGEND

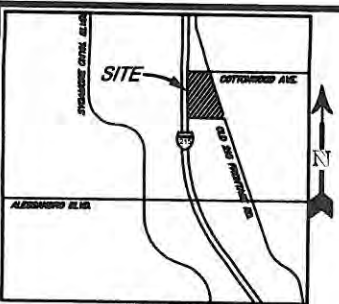
- T.B. - TOP OF BENCH
- F.A. - FINISHED SURFACE
- F.L. - FLOW LINE
- H.A. - HIGH POINT
- EXIST. - EXISTING
- P.E. - PAD ELEVATION
- G.E. - GRADE DRAIN
- TRACT BOUNDARY
- CONVEYANCE
- CLUB AND UTILITY
- EXISTING CONTOUR LINE
- LOT LINE
- SLOPE



<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> <th>APP. BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE	BY	APP. BY					PLANNING DIVISION: _____ DATE: _____ SEAL: _____ PREPARED BY: _____ DATE: _____ TORY R. WALKER P.C.E. NO. - 49001	SOH AND ASSOCIATES, INC. 5225 CANYON CREST DRIVE 71430 RIVERSIDE, CALIFORNIA 92507 TEL: (951) 635-2301 FAX: (951) 752-3714	PREPARED BY GEOTECHNOLOGICAL NO. NORTH BLDG. 6-12-10 CITY OF RIVERSIDE PRELIMINARY GRADING PLAN OLD 215 INDUSTRIAL 1 OF 2 SHEETS
REVISIONS	DATE	BY	APP. BY								

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36888

PORT. SEC. 10, T.2S., R.4W., S.B.B.M.
 MAY 2015



APPLICANT
 INLAND INVESTMENTS, INC.
 1400 JOHN ADELSTE, STE. 200
 RIVERSIDE, CA 92507
 TEL: (951) 832-0222

OWNER
 REY INVEST, LLC C/O
 INLAND INVESTMENTS, INC.
 1400 JOHN ADELSTE, STE. 200
 RIVERSIDE, CA 92507
 TEL: (951) 832-0222

ENGINEER
 SOH & ASSOCIATES, INC.
 3225 CANYON CREST DRIVE 71430
 RIVERSIDE, CA 92507
 VOICE: (951) 833-3001
 FAX: (951) 703-3314

SOILS ENGINEER
 MORCAL ENGINEERING
 10541 MARSHALL ST.
 LOS ANGELES, CA 90030
 VOICE: (310) 750-9400
 FAX: (310) 750-9400

SOILS ENGINEER
 GRAND SURVEY BY
 GARDNER AND SONS SURVEYORS
 JUNE 2011
 VOICE: (951) 843-9400
 FAX: (951) 870-0000

UTILITY SURVEYORS
 WATER: _____
 GAS: _____
 ELECTRICAL: CITY OF RIVERSIDE / SA OIL ENERGY
 TELEPHONE: PACIFIC BELL
 CABLE: CITY OF RIVERSIDE
 OTHER: CANTON COMMUNICATION

SCHOOL DISTRICT
 RIVERSIDE UNIFIED
 SCHOOL DISTRICT

ZONING AND LAND USE
 EXISTING ZONING - MSP
 PROPOSED ZONING - MSP

SURROUNDING LAND USE
 NORTH: _____
 EAST: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
 SOUTH: COMMERCIAL
 WEST: 215 FREEWAY

SURROUNDING ZONING
 NORTH: MSP
 EAST: M/A - MORNING VALLEY
 SOUTH: MSP
 WEST: MSP

LEGEND

- PROP. PARCEL LINE
- EXIST. PARCEL LINE
- CONTROLLING
- EX. R/W (TO BE VACATED)-68,572 S.F.
- PROP. R/W (TO BE DEDICATED)-12,738 S.F.

UNDERGROUND STRUCTURES

1. RECORDS FOUND, NOTHING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
2. PURSUANT TO SECTION 8750 OF THE PROFESSIONAL LAND SURVEYORS ACT IN CONFORMITY WITH THE PRACTICE OF LAND SURVEYING, ANY PARCEL SHALL REMAIN THE PLAN OF A RECORD OF SURVEY OR COURSE RECORD.
3. TO THE BEST OF OUR KNOWLEDGE ALL EVIDENCE OF ABOVE GROUND UTILITIES ARE SHOWN HEREON. ANY UNDERGROUND UTILITIES ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. THE UTILITIES SHOWN ON THIS SUBJECT PROPERTY APPEAR TO ENTER VIA A PUBLIC RIGHT-OF-WAY.

LEGAL DESCRIPTION
 PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

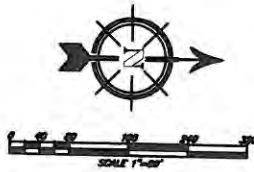
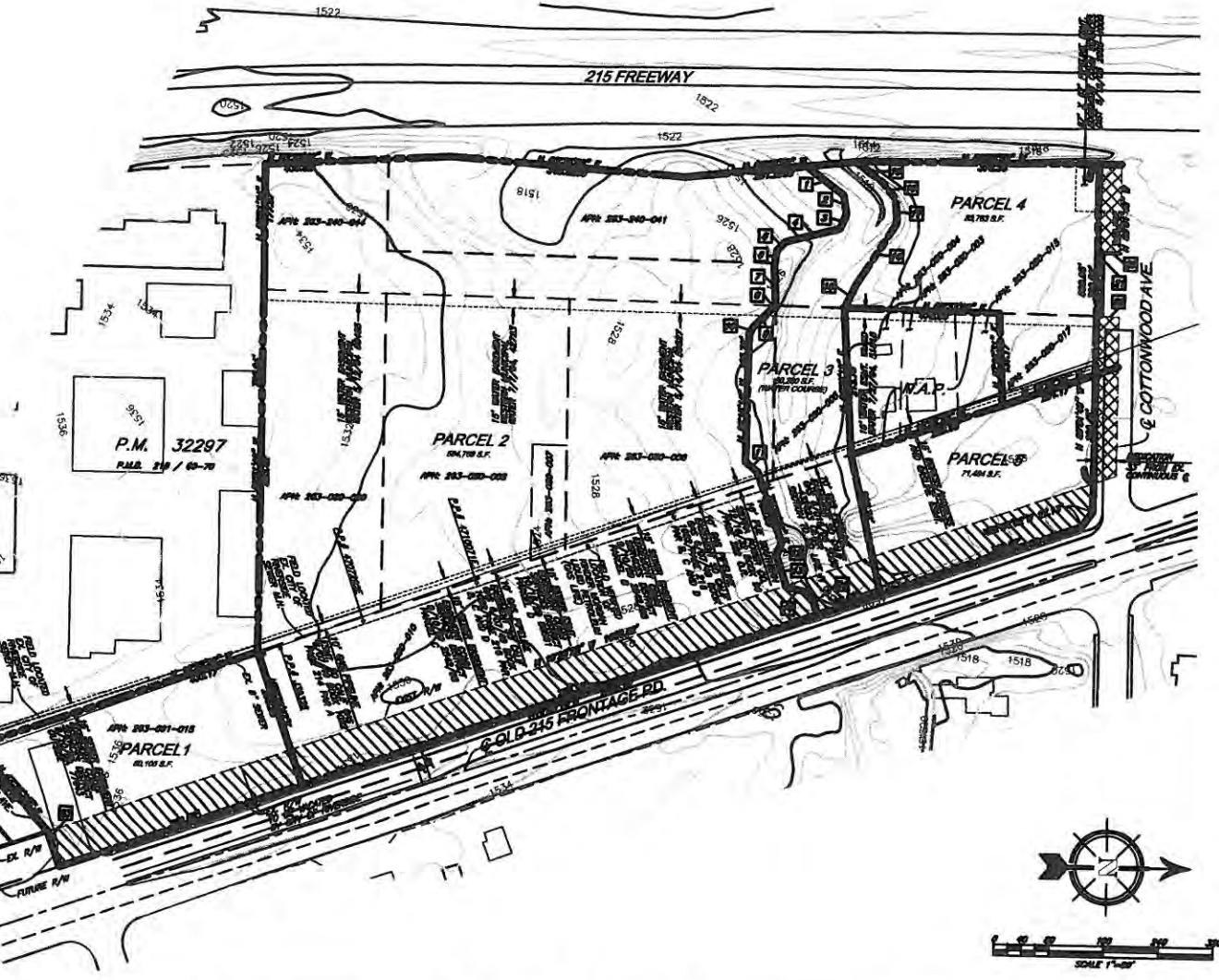
NET PARCEL SIZE

PARCEL 1: 68,182 S.F.
 PARCEL 2: 64,719 S.F.
 PARCEL 3: 68,500 S.F.
 PARCEL 4: 63,763 S.F.
 PARCEL 5: 71,491 S.F.
TOTAL: 336,655 S.F. (26.87 AC.)

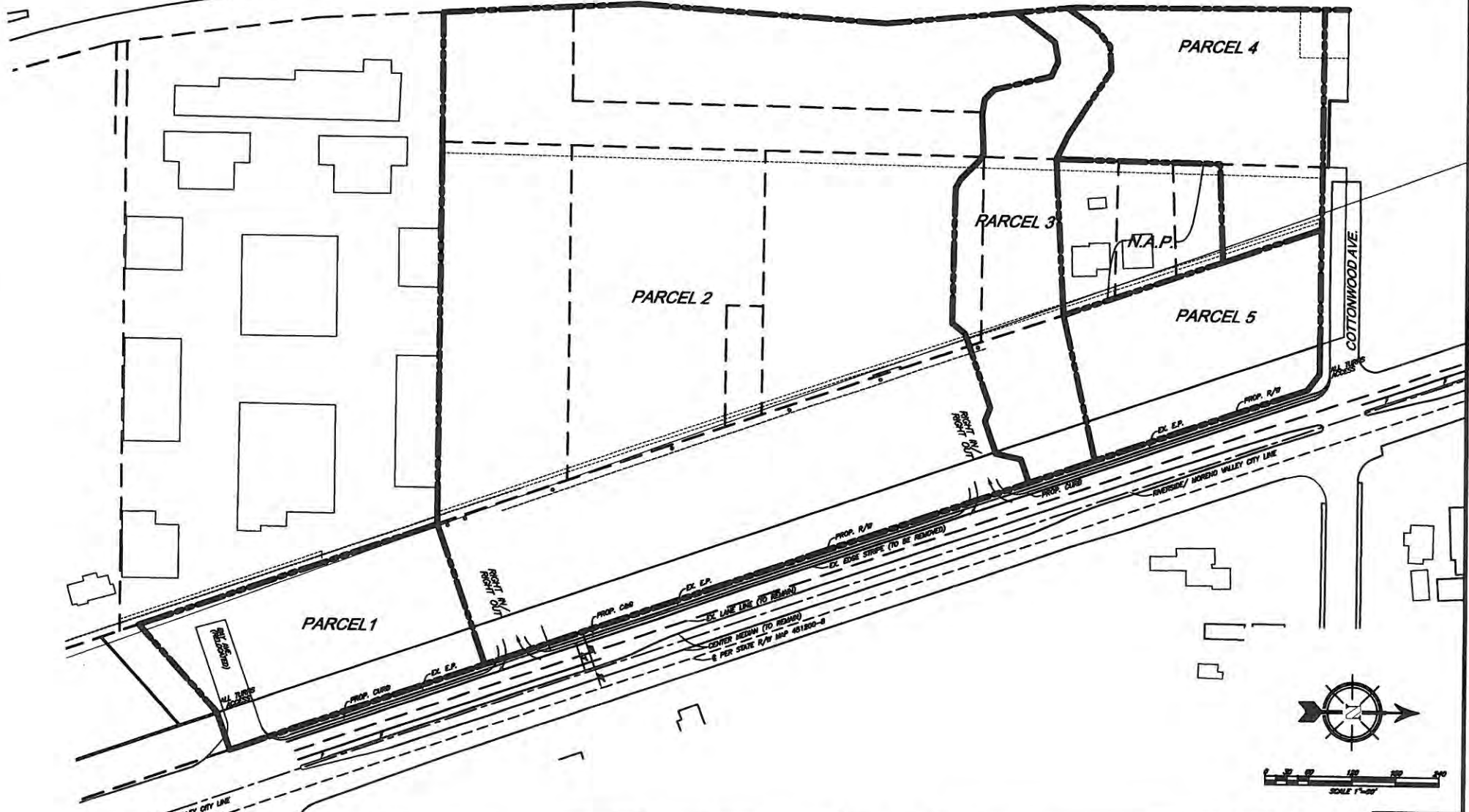
ASSESSOR'S PARCEL NO.
 203-000-000 THROUGH 008

BEARINGS AND DIST. TABLE

1	N 37°16'23" E	68.48'
2	N 67°28'53" E	37.12'
3	N 68°49'28" W	21.77'
4	N 149°04'00" W	60.29'
5	N 48°04'16" W	18.00'
6	N 81°14'41" W	38.42'
7	N 87°02'48" E	62.18'
8	N 80°41'00" W	11.69'
9	N 44°59'13" W	34.68'
10	N 01°38'38" W	14.69'
11	N 38°44'28" E	22.74'
12	N 82°42'24" W	18.68'
13	N 79°28'28" E	46.81'
14	N 17°23'58" E	38.44'
15	N 67°42'28" W	37.73'
16	N 69°33'30" W	108.18'
17	N 89°28'48" E	36.31'
18	N 68°49'28" W	38.07'
19	N 37°00'58" E	46.48'
20	N 60°08'11" E	26.00'
21	N 89°07'28" W	68.03'
22	N 69°00'28" E	28.09'
23	N 79°28'28" E	83.83'
24	N 79°28'44" E	33.89'



<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE													<p>PLANNING DIVISION: _____ DATE: _____ SEAL: _____</p> <p>PREPARED BY: _____ DATE: _____</p> <p>TORY R. WALKER R.C.E. NO. 45006 EXP. 3-31-16</p>	<p>PREPARED BY: _____</p> <p>SDJ SURVEYING DESIGNERS 3225 CANYON CREST DRIVE 71430 RIVERSIDE, CALIFORNIA 92507 TEL: (951) 953-2661 FAX: (951) 788-2514</p>	<p>DESIGNED BY: _____</p> <p>CITY OF RIVERSIDE</p> <p>TENTATIVE PARCEL MAP 36888 OLD 215 INDUSTRIAL</p> <p>1 OF 2 SHEETS</p>
NO.	DESCRIPTION	BY	DATE																



REVISIONS			
NO.	DESCRIPTION	BY	DATE

PLANNING DIVISION: _____ DATE: _____

PREPARED BY: _____ DATE: _____

TORY R. WALKER
R.C.E. NO. 45005 EXP. 3-31-18



SEAL: _____

PREPARED BY: SDU

SDU AND ASSOCIATES INC.
3223 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 883-3091 FAX: (951) 788-2314

SCALE: 1"=20'

DATE: MAY 2018

PLANNING DIVISION CERTIFICATE NO. 10788 EXP. 6-13-19
CITY OF RIVERSIDE

TENTATIVE PARCEL MAP 36888
STRIPING STUDY
OLD 215 INDUSTRIAL

2 OF 2 SHEETS

- (2) To ensure compliance with these criteria, an acoustical study shall be required to be completed for any development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

2.4 *Supporting Compatibility Criteria for Safety:*

- (a) Countywide Policy 4.2.3: The acceptability of land uses of special concern within certain compatibility zones around March ARB/IPA shall be evaluated in accordance with the criteria indicated in Table MA-2. The criteria listed in Countywide Policy 4.2.3 do not apply.
- (b) Countywide Policy 4.2.4: The requirements for open land do not apply to the vicinity of March ARB/IPA except with regard to Compatibility Zones A and B1.
- (c) Countywide Policy 4.2.5: For the vicinity of March ARB/IPA, new nonresidential development shall not be clustered in a manner that would result in a usage intensity within any one acre (the number of people per single acre) exceeding the limits specified in Table MA-2. Clustering of residential development is encouraged, but the density within any one acre shall be limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed.
- (d) Countywide Policy 4.2.6: The policy concerning risk reduction through building design is not applicable to the March ARB/IPA influence area.
- (e) Calculation of Usage Intensities for Retail Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of retail sales and display areas (a.k.a. mercantile areas) or “showrooms” (excluding restaurants and other uses specifically identified separately from retail/mercantile in Table C1) shall be evaluated as having an occupancy level of 115 gross square feet per person without eligibility for the 50 percent reduction in the resulting usage intensity (people per acre) as described in the appendix.
- (f) Calculation of Usage Intensities for Warehouse Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of warehouses, distribution centers, e-commerce centers, fulfillment centers, and similar uses in buildings larger than 200,000 gross square feet, exclusive of offices, conference rooms, break rooms and other uses identified separately from warehouses in Table C1, shall be calculated as follows:
 - (1) High-cube warehouses and distribution centers, other than e-commerce centers and fulfillment centers, shall be evaluated on the basis of 35% of the usage intensity that results from the occupancy level indicated in Table C1.
 - (2) E-commerce centers, fulfillment centers, and other similar uses shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1.

- (3) Office space in these buildings shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1. All other separately identified uses shall be evaluated on the basis of the occupancy level listed for the respective use in Table C1.

2.5 *Supporting Compatibility Criteria for Airspace Protection:*

- (a) *Countywide Policy 4.3.3:* For proposed objects in the March ARB/IPA vicinity, the heights requiring ALUC review shall be as specified in Table MA-2.
- (b) *Countywide Policy 4.3.4:* Heights of objects shall be restricted in accordance with the airspace protection surfaces depicted in Table MA-2.
- (c) *Countywide Policy 4.3.5:* The compatibility zones within which dedication of an aviation easement shall be required as a condition of development is as indicated in Table MA-2. Except within Compatibility Zone A, aviation easements shall be dedicated to the March Inland Port Airport Authority or other civilian agency that may supersede it (successor-in-interest). Any aviation easements required within Zone A shall be dedicated to the United States of America.
- (d) *Countywide Policy 4.3.7:* Additional hazards to flight as listed in Table MA-2 are to be avoided in the vicinity of March ARB/IPA.

2.6 *Supporting Compatibility Criteria for Overflight:*

- (a) *Countywide Policy 4.4.3:* The compatibility zones within which a deed notice shall be required as a condition of development are as indicated in Table MA-2.

2.7 *Site-Specific Exceptions:*

Four development projects near March ARB have received entitlements in the form of Development Agreements or Disposition and Development Agreements from the respective jurisdictions prior to adoption of the *ALUCP* by the Riverside County ALUC. As such, exceptions to the compatibility criteria outlined in the preceding subsections are granted for these projects provided that they meet the conditions indicated below. (The locations of these exceptions are shown on Map MA-1 and the numbers below correspond to the numbering on that map.)

Exceptions for Sites 1 through 4 are valid only as long as the indicated specific plans and associated development agreements remain in effect. Any changes to the specific plans must be reviewed by the ALUC to ensure that increases in intensity of the proposed development would not result from the changes. Further, if the development agreements should expire, the criteria applicable to the property for which these exceptions apply shall revert to the underlying compatibility criteria indicated in this *ALUCP*.

- (a) *(Exception Site 1) March Business Center Specific Plan (SP-1) and Meridian (SP-5), March Joint Powers Authority*
 - (1) Situated in Compatibility Zones B1, B2, C1, C2 and D.
 - (2) March Business Center, a 1,032-acre, non-residential business park located at the southwest corner of Alessandro Boulevard and I-215 freeway within the March Joint Powers Authority, approved with specific airport compatibility provisions

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1119MA15 – Darrell Butler – City of Riverside Case Nos. P14-1070 (Design Review) and P15-0064 (Tentative Parcel Map No. 36888). The applicant proposes to construct a 245,170 square foot industrial warehouse building (including up to 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.23 net acres within eight parcels located westerly of Old 215 Frontage Road, southerly of its intersection with Cottonwood Avenue and northerly of its intersection with Alessandro Boulevard. The eight parcels (which have a total area of 18 acres) are Assessor's Parcel Numbers 263-080-006, 263-080-007, 263-080-008, 263-080-009, 263-080-019, 263-091-015, 263-240-041, and 263-240-044. This vacant land is located in the City's BMP-SP Zone (Business and Manufacturing Park, Specific Plan [Sycamore Canyon Business Park] Overlay). Tentative Parcel Map No. 36888 proposes to divide 20.67 acres (including these parcels, plus portions of Old 215 Frontage Road proposed to be vacated) into five lots for development consistent with the BMP-SP zone. (Airport Compatibility Zone B1-APZ II of the March Air Reserve Base/Inland Port Airport Influence Area).

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869
www.Advancedlisting.com

CERTIFIED PROPERTY OWNER'S LIST AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I, Denise Kaspar, hereby certify that the attached ownership list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest equalized assessment roll of the Riverside County Tax Collector, within the area described on said application (300'). Furthermore, I certify under penalty of perjury, that the foregoing statement and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

APN: 263-080-005, 006, 007, 008, 009, 017, 019 263-091-014,
015 263-240-041, 044

Subject Address: SITUS N/A
RIVERSIDE CA 92501

April 29, 2015

Denise Kaspar
Advanced Listing Services Inc

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

ALUC Identification No.
ZAP1119MAIS

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 5/4/15
 Property Owner REV WHEEL Phone Number 909-288-8544
 Mailing Address 421 MAIN STREET
RIVERSIDE, CA 92501

Agent (if any) DARRELL BUTLER Phone Number 949-632-9892
 Mailing Address 3241 ALTA LAGUNA BLVD
LAGUNA BEACH, CA 92651

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 WESTSIDE OF OLD 215 FRONTAGE ROAD AND
NORTH OF ALESSANDRO BLVD.
 Assessor's Parcel No. APN ~~263-080-006~~ 263-080-006, 007, 008, Parcel Size 13.2 Ac.
 Subdivision Name N/A APN 263-080-019; 263-091-015
 Lot Number N/A APN 263-240-041; 044 Zoning Classification BMP

March
 1
 APZ II

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) VACANT LAND

Proposed Land Use (describe) 240,080 SF INDUSTRIAL/WAREHOUSE BUILDING
CITY PLAN CHECK # P14-1070
TENTATIVE PARCEL MAP NO. 36888

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 For Other Land Uses Hours of Use 24 HOURS PER DAY
 (See Appendix C) Number of People on Site Maximum Number 270
 Method of Calculation PARKING REQUIRED

Height Data Height above Ground or Tallest Object (including antennas and trees) 41 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1,573.80 ft.

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

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	<u>CITY OF RIVERSIDE</u>
Staff Contact	<u>SHANA CRICK / RYLE SMITH</u>
Phone Number	<u>951-826-5628</u>
Agency's Project No.	<u>PLANNING CASE P14-1070</u>
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>PLOT PLAN, DEVELOPMENT</u>

REVIEW, DESIGN REVIEW
PARREC MAP

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

D3 TO DO

D3 TO DO



CIVIL ENGINEERING
&
LAND PLANNING

April 1, 2015

Darrell A. Butler
Inland Investments, Inc.
1450 Iowa Avenue, Suite 220
Riverside, CA 92507

Attention: Mr. Darrell Butler

Subject: FAA Filing

Reference: Old 215 Industrial Bldg, City of Riverside

Dear Darrell,

The requirements for your project that are relevant to the filing of FAA Form 7460-1 are outlined in Section 77.9(b)(1) of the document titled NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION. The closest point of your building to the closest point of the nearest March Field runway, is approximately 10,340 feet, and has an elevation of 1541 feet above sea level. Using the calculation of 1' per 100' of distance from the runway the maximum height allowed without notification is 1645 feet above sea level. The proposed Old 215 Industrial building has a maximum finished floor of 1532.80 feet above sea level and a building height of 45 feet. This results in a maximum building height of 1577.80. This does not exceed the 1645.0 elevation that would necessitate the FAA Form 7460-1 filing.

Respectfully,

A handwritten signature in black ink, appearing to be 'S.J. Sommers', written over a horizontal line.

S.D.H. & ASSOCIATES, INC.
Stephen J. Sommers
President

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.5

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1123MA15 – Alessandro Property Investments LP
(Representative: Empire Design Group, Greg Hann)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), P14-0847 (Design Review – Amended)

MAJOR ISSUES: Development at this site was previously reviewed by ALUC as ZAP1105MA14. The original proposal included a restaurant, which is a prohibited use within Compatibility Zone B1 APZ II and within Accident Potential Zones, pursuant to the 2005 Air Installation Compatible Use Zone (AICUZ) study as updated by Department of Defense Instruction (DODI) 4165.57. This project was determined Inconsistent primarily on the basis of the inclusion of the restaurant use. The project has been redesigned, and the restaurant use has been deleted.

Office and manufacturing uses within the proposed industrial building would have to be limited to no more than 7,000 square feet total and no more than 3,500 square feet within a single-acre area to comply with the average (50 people) and the single-acre (100 people) criteria for Compatibility Zone B1. The project has been designed to comply with these limits, and conditioned accordingly.

Projects within Compatibility Zone B1 are required to locate structures a maximum distance from the extended runway centerline. The extended runway centerline overlies the site, with the industrial building and diesel canopy proposed to be located beneath the runway centerline. Therefore, the project would not strictly comply with this specification of the Compatibility Plan. However, the traffic pattern for March Air Reserve Base/Inland Port Airport is located west of the extended runway centerline. Based on this, the applicant revised the project design to shift Building E easterly (further out of the traffic pattern) by approximately 35 feet. The building is still located beneath the extended runway centerline, but the portion located within the traffic pattern has been reduced. Its square footage has also been reduced, from 74,082 to 73,200. The building requires access on all sides to meet Fire Department requirements, thus preventing the building from being shifted further east adjacent to the property line.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the General Plan Amendment, Specific Plan Amendment, Rezoning, Conditional Use Permits, and Design Review, subject to the conditions included herein.

PROJECT DESCRIPTION: The amended Design Review is a proposal to develop a 7,000 square foot retail building, 8,000 square foot retail building, 73,200 square foot industrial building, and diesel fueling pumps and canopy on 9.13 net acres. The Conditional Use Permits propose to revise the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP) to (CR).

PROJECT LOCATION: The site is located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue, within the City of Riverside, approximately 8,850 feet northerly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone B1, APZ II
- c. Noise Levels: 65-70 CNEL

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport (March ALUCP), the site is located within Compatibility Zone B1 within Accident Potential Zone (APZ) II. Zone B1 within APZ II limits average intensity to 50 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of office areas is evaluated as one person per 100 square feet, manufacturing areas as one person per 200 square feet, and warehouse areas as one person per 500 square feet. However, Appendix C recommends that, for calculation of intensity levels, the Building Code occupancy levels be reduced by 50 percent, at least for office uses. Pursuant to special policies for the March ALUCP, the intensity of retail areas is evaluated as one person per 115 square feet. Based on the area of uses, assuming a 50% reduction for office uses, a limitation of office/manufacturing area to 7,000 square feet, and the number of people per square feet, approximately 290 people are anticipated within the buildings. The project also includes a diesel fueling station with 5 spaces or pumps. Assuming 1.5

persons per vehicle space, this would accommodate an additional 8 people for a total of 298 people across the entire site. This number of people results in an average intensity of 33 people per acre based on the 9.13 acre site area.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per trailer truck in the absence of more precise data). Based on the number of parking spaces provided for the site (304 standard vehicle spaces, 5 fueling station spaces, and 6 trailer truck loading spaces), the total site occupancy would be estimated at 469.5 people. Utilizing this total occupancy and the site area of 9.13 acres would result in an average acre intensity of approximately 51, which would be inconsistent with the Compatibility Zone B1 average acre intensity criteria. However, it is unlikely that all of the parking spaces would be utilized (in particular for the warehouse) at a rate of 1.5 persons per vehicle. If the 234 standard vehicle spaces associated with the warehouse/office building are assigned a vehicle occupancy of 1.3 rather than 1.5, the total occupancy would be estimated at 416.7, resulting in an average occupancy of 46 persons per acre. The basis for this would be that the office/warehouse spaces would primarily be occupied by employees, who for the most part commute alone. Additionally, as noted in the building code method, the buildings are only anticipated to accommodate a total of only 298 people.

Non-Residential Single-Acre Land Use Intensity: As noted above, the site is located within Compatibility Zone B1 (within Accident Potential Zone [APZ] II). Zone B1 within APZ II limits maximum single-acre intensity to 100 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

The most intense single-acre areas on the site would consist of portions of the industrial building. The industrial building is designed to include a concrete tilt up wall in the middle, dividing it into two units. Each unit would include a maximum of 3,500 square feet of office and/or manufacturing uses located at the far northern or southern portions of the building as shown on the site plan with the remaining area dedicated to warehouse use. Based on this design, the maximum single-acre area would consist of 3,500 square feet of office or manufacturing (both calculated at one person per 200 square feet) and the remaining 40,060 square feet as warehouse for a total occupancy of 98, which would be consistent with the Compatibility Zone B1 APZ II single-acre criteria of 100 persons. However, if the office or manufacturing area were to exceed 3,500 square feet within a single-acre area or if any use more intense than warehousing occupied the remaining area, the occupancy would be greater than the upper limit of 100 and would be inconsistent. A condition is included to ensure that the office or manufacturing area does not exceed the 3,500 square feet maximum within any given acre, and that the remaining building area only be used for warehousing.

Prohibited and Discouraged Uses: The amended Design Review no longer includes a restaurant use, which is a prohibited use in Compatibility Zone B1 and Air Installation Compatible Use Zone (AICUZ) APZ II as revised by Department of Defense Instruction (DODI) 4165.57. The project does not propose any other uses prohibited or discouraged in Compatibility Zone B1 (including those

prohibited in APZ II per the AICUZ). Although the proposed General Plan Amendment, Specific Plan Amendment, and Rezoning would allow restaurants based on the commercial designations and classifications proposed, the proposed Design Review does not include any restaurant buildings and the proposed conditions of approval would prohibit any restaurant uses.

Projects within Compatibility Zone B1 are required to locate structures a maximum distance from the extended runway centerline. The extended runway centerline overlies the site, with the industrial building and diesel canopy proposed to be located beneath the runway centerline. Therefore, the project would not strictly comply with this specification of the Compatibility Plan. However, the traffic pattern for March Air Reserve Base/Inland Port Airport is located west of the extended runway centerline. Based on this, the applicant revised the project design to shift Building E easterly (further out of the traffic pattern) by approximately 35 feet. The building is still located beneath the extended runway centerline, but the portion located within the traffic pattern has been reduced. Its square footage has also been reduced, from 74,082 to 73,200. The building requires access on all sides to meet Fire Department requirements, thus preventing the building from being shifted further east adjacent to the property line.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being within the 65-70 CNEL range. While the proposed warehouse is not a noise-sensitive use and would not require special measures to mitigate aircraft-generated noise, such measures may be required to achieve reduced interior noise levels of 45 dBA CNEL in office areas as required pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Part 77: The elevation of Runway 14-32 at its northerly terminus is approximately 1535 feet above mean sea level (1535 feet AMSL). At a distance of approximately 8,850 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1623.5 feet AMSL. The project proposes a maximum pad elevation of 1532.0 feet AMSL. The proposed buildings have a maximum height of approximately 35 feet for a potential maximum elevation of 1567.0 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service for height/elevation reasons is not required.

Open Area: None of the Compatibility Zones for the March ALUCP require open area specifically. However, Compatibility Zone B1 within either APZ does limit lot coverage to a maximum of 50%. Based on the site and building sizes noted previously, the project proposes lot coverage of approximately 23%, which is consistent with the maximum 50% criterion.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacturing/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.
 - (h) Manufacture of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers and/or tenants of the

- property. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
5. The proposed detention basin(s) on the site (including bioswales) 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 basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. The City of Riverside shall require that an acoustical analysis be performed prior to issuance of building permits for any building including office areas to determine whether sound attenuation features are sufficient to reduce interior noise from aircraft to no more than 45 dBA CNEL in office areas.
 7. Overall office and manufacturing area within Building E (Industrial) shall be limited to a total maximum of 7,000 square feet. Office and manufacturing area within Building E shall be limited to a maximum of 3,500 square feet of office and manufacturing within each of the two units. Such office and/or manufacturing area shall be located on opposite ends of the respective units so as to assure that no more than 3,500 square feet of office and manufacturing area are located within any single-acre area. The remaining area within the building shall be dedicated to warehouse use with no other uses with occupancy levels greater than one person per 500 square feet. If any development of the industrial building proposes to exceed the maximum office and manufacturing area, or if any use other than warehousing is proposed in the remaining area, further ALUC review shall be required to determine its consistency with the applicable criteria in place at that time.
 8. All buildings shall be designed with zoned fire sprinkler systems.
 9. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 10. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada

(Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:

- a. The property owner (Alessandro Property Investments LP or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
- b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
- c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

SAMPLE

WATER QUALITY MANAGEMENT PLAN

BMP ACCESS AND MAINTENANCE AGREEMENT

2061.82

DOC # 2014-0030862

01/27/2014 12:30P Fee:NC

Page 1 of 9

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
March Joint Powers Authority

WHEN RECORDED MAIL TO:
March Joint Powers Authority
Planning Department
23555 Meyer Drive
Riverside, CA 92518

Water Quality Management Plan#
W12-000-0003
B12-000-025

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For Recorder's Office Use Only

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**WATER QUALITY MANAGEMENT PLAN AND URBAN RUNOFF BMP TRANSFER,
ACCESS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is made and entered into in County of Norfolk, Commonwealth of Massachusetts, this 26th day of November 2013, by and between Sun Life Assurance Company of Canada, herein after referred to as "Owner" and March Joint Powers Authority, a joint powers authority, located in the County of Riverside, State of California hereinafter referred to as "MJP A";

WHEREAS, the Owner owns real property ("Property") in the MJP A, County of Riverside, State of California, more specifically described in Exhibit "A" and depicted in Exhibit "B," each of which exhibits is attached hereto and incorporated herein by this reference;

WHEREAS, at the time of initial approval of development project known as Meridian Distribution Center (14600 Innovation Drive) within the Property described here, the MJP A required the project to employ Best Management Practices, hereinafter referred to as "BMPs," to minimize pollutants in urban runoff;

WHEREAS, the Owner has chosen to install and/or implement BMPs as described in the Water Quality Management Plan, on file with the MJP A, hereinafter referred to as "WQMP", to minimize pollutants in urban runoff and to minimize other adverse impacts of urban runoff;

WHEREAS, said WQMP has been certified by the Owner and reviewed and approved by the MJP A;

WHEREAS, said BMPs, with installation and/or implementation on private property and draining only private property, are part of a private facility with all maintenance or replacement, therefore, the sole responsibility of the Owner in accordance with the terms of this Agreement;

WHEREAS, the Owner is aware that periodic and continuous maintenance, including, but not necessarily limited to, filter material replacement and sediment removal, is required to assure peak performance of all BMPs in the WQMP and that, furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods, in effect at the time such maintenance occurs;

NOW THEREFORE, it is mutually stipulated and agreed as follows:

1. Owner hereby provides the MJPA's designee complete access, of any duration, to the BMPs and their immediate vicinity at any time, upon reasonable notice, or in the event of emergency, as determined by MJPA's designee. No advance notice, for the purpose of inspection, sampling, testing of the device, and in case of emergency, to undertake all necessary repairs or other preventative measures at Owner's expense as provided in paragraph 3 below. MJPA shall make every effort at all times to minimize or avoid interference with Owner's use of the Property.
2. Owner shall use its best efforts diligently to maintain all BMPs in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by Owner and Owner's representative or contractor in the removal and extraction of any material(s) from the BMPs and the ultimate disposal of the material(s) in a manner consistent with all relevant laws and regulations in effect at the time. As may be requested from time to time by the MJPA, the Owner shall provide the MJPA with documentation identifying the material(s) removed, the quantity, and disposal destination.
3. In the event Owner, or its successors or assigns, fails to accomplish the necessary maintenance contemplated by this Agreement, within five (5) days of being given written notice by the MJPA, the MJPA is hereby authorized to cause any maintenance necessary to be done and charge the entire cost and expense to the Owner or Owner's successors or assigns, including administrative costs, attorneys fees and interest thereon at the maximum rate authorized by the Civil Code from the date of the notice of expense until paid in full.
4. The MJPA may require the owner to post security in form and for a time period satisfactory to the MJPA to guarantee the performance of the obligations state herein. Should the Owner fail to perform the obligations under the Agreement, the MJPA may, in the case of a cash bond, act for the Owner using the proceeds from it, or in the case of a surety bond, require the sureties to perform the obligations of the Agreement. As an additional remedy, the MJPA may withdraw any previous Urban Runoff-related approval with respect to the property on which BMPs have been installed and/or implemented until such time as Owner repays to MJPA its reasonable costs incurred in accordance with paragraph 3 above.

5. This agreement shall be recorded in the Office of the Recorder of Riverside County, California, at the expense of the Owner and shall constitute notice to all successors and assigns of the title to said Property of the obligation herein set forth, and also a lien in such amount as will fully reimburse the MJPA, including interest as herein above set forth, subject to foreclosure in event of default in payment.
6. In event of legal action occasioned by any default or action of the Owner, or its successors or assigns, then the Owner and its successors or assigns agree(s) to pay all costs incurred by the MJPA in enforcing the terms of this Agreement, including reasonable attorney's fees and costs, and that the same shall become a part of the lien against said Property.
7. It is the intent of the parties hereto that burdens and benefits herein undertaken shall constitute covenants that run with said Property and constitute a lien there against.
8. The obligations herein undertaken shall be binding upon the heirs, successors, executors, administrators and assigns of the parties hereto. The term "Owner" shall include not only the present Owner, but also its heirs, successors, executors, administrators, and assigns. Owner shall notify any successor to title of all or part of the Property about the existence of this Agreement. Owner shall provide such notice prior to such successor obtaining an interest in all or part of the Property. Owner shall provide a copy of such notice to the MJPA at the same time such notice is provided to the successor.
9. Time is of the essence in the performance of this Agreement.
10. Any notice to a party required or called for in this Agreement shall be served in person, or by deposit in the U.S. Mail, first class postage prepaid, to the address set forth below. Notice(s) shall be deemed effective upon receipt, or seventy-two (72) hours after deposit in the U.S. Mail, whichever is earlier. A party may change a notice address only by providing written notice thereof to the other party.

IF TO MJPA:

March Joint Powers Authority
Planning Department
23555 Meyer Drive
Riverside, CA 92518

IF TO OWNER:

John Mulvihill
Sun Life Assurance Company of Canada
One Sun Life Executive Park
Wellesley Hills, MA 02481

IN WITNESS THEREOF, the parties hereto have affixed their signatures as of the date first written above.

APPROVED AS TO FORM:

Agency Attorney Signature

Name

Title

ATTEST:

Agency Secretary

Date

NOTARIES ON FOLLOWING PAGE

OWNER:

Sun Life Assurance Company of Canada

Signature

John Mulvihill
John Mulvihill
Authorized Signer

Name: John Mulvihill

Title:

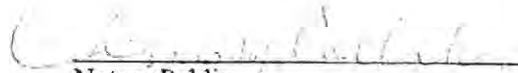
Charles S. Andee
Charles S. Andee
Authorized Signer

COMMONWEALTH OF MASSACHUSETTS

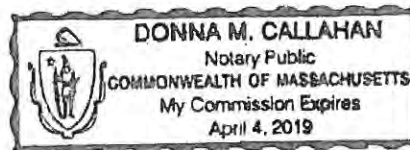
COUNTY OF NORFOLK

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation with its principal place of business in the United States being One Sun Life Executive Park, Norfolk County, Wellesley Hills, MA 02481, by John G. Mulvihill, its Authorized Signer, and Charles S. Andes, its Authorized Signer, and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on November 26, 2013.

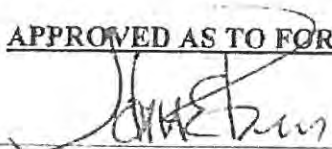


Notary Public
Commonwealth of Massachusetts
My Commission Expires: April 4, 2019



IN WITNESS THEREOF, the parties hereto have affixed their signatures as of the date first written above.

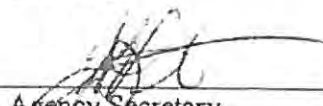
APPROVED AS TO FORM:


Agency Attorney Signature

John Brown, Best Best & Krieger LLP
Name

Counsel to March Joint Powers
Title Authority


ATTEST:


Agency Secretary

1/15/14
Date

OWNER:

Sun Life Assurance Company of Canada


Signature

John Mulvihill
Authorized Signer

Name: John Mulvihill


Title:

Charles S. Andes
Authorized Signer

NOTARIES ON FOLLOWING PAGE

ACKNOWLEDGMENT

State of California)
County of Riverside)

On January 15, 2014, before me, Cindy Camargo, Notary Public, personally appeared John Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cindy Camargo

Signature of Notary Public
Commission Number: 2031074
Commission Expiration: July 23, 2017



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title of Attached Document:

Recording Requested by March JPA

Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement

LOT 1:

LOT 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 12-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JULY 25, 2012 AS INSTRUMENT NO. 2012-0348723, OF OFFICIAL RECORDS OF SAID COUNTY.

LOTS 5 AND 6 OF TRACT NO. 30857-1, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 371, PAGES 28 THROUGH 38, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 117372 SQ. FT OR 26.891 AC. ±

Assessor's Parcel Number (s): 297-23-17, 18, 19, & 20

Sections 14, 15, 22, 23, Township 3 South, and Range 4 West

Date Exhibit Prepared: 10/17/2013

 **Thienes Engineering, Inc.**
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

Last Update: 11/18/13
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LINE TABLE:

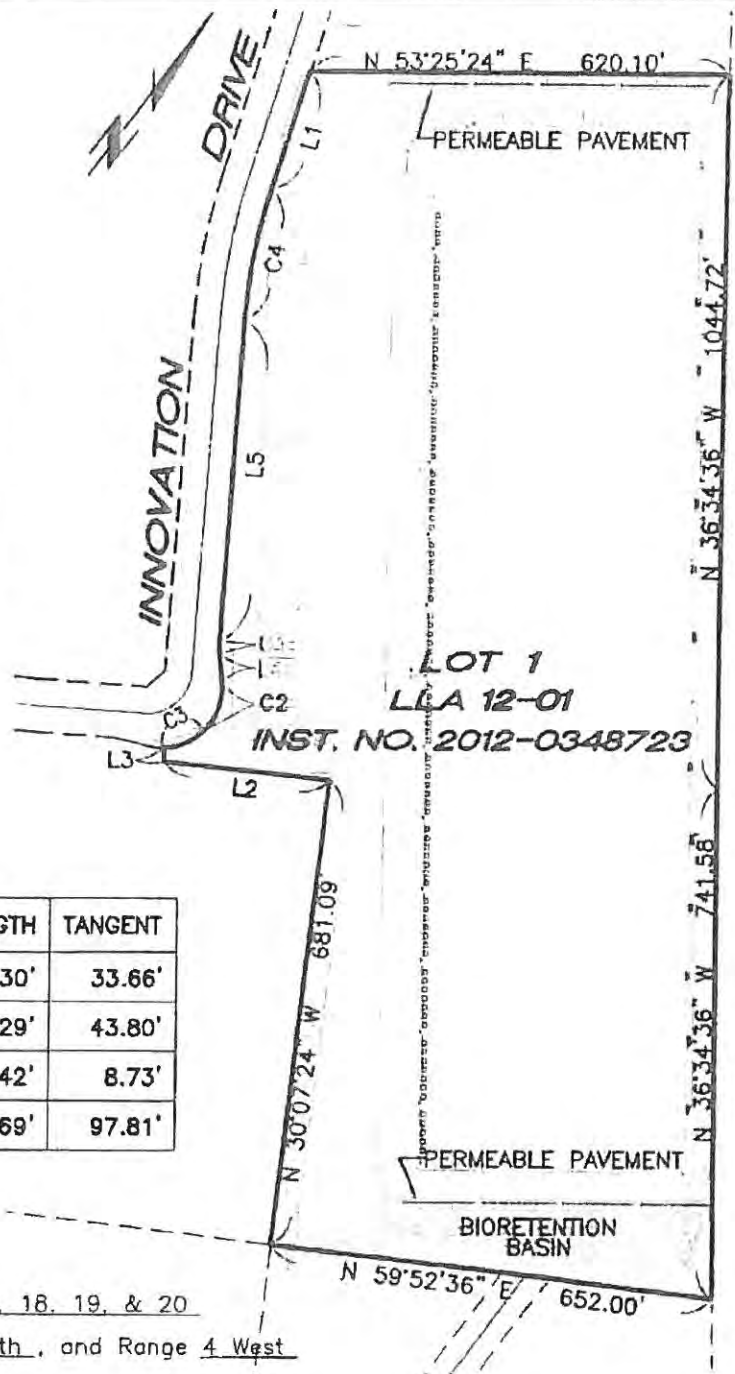
LINE #	LENGTH	BEARING
L1	180.76'	N 19°19'06" W
L2	246.68'	N 59°17'36" E
L3	20.18'	N 38°15'50" W
L4	41.26'	N 43°03'21" W
L5	471.78'	N 33°04'22" W

AREA:

117372 SQ. FT OR 26.891 AC. ±

CURVE TABLE:

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	41°52'00"	88.00'	64.30'	33.66'
C2	52°55'31"	88.00'	81.29'	43.80'
C3	9°58'59"	100.00'	17.42'	8.73'
C4	13°45'16"	811.00'	194.69'	97.81'



Scale: 1" = 250'

Assessor's Parcel Number (s): 297-23-17, 18, 19, & 20

Sections 14, 15, 22, 23, Township 3 South, and Range 4 West

Date Exhibit Prepared: 10/17/2013

LEGEND:

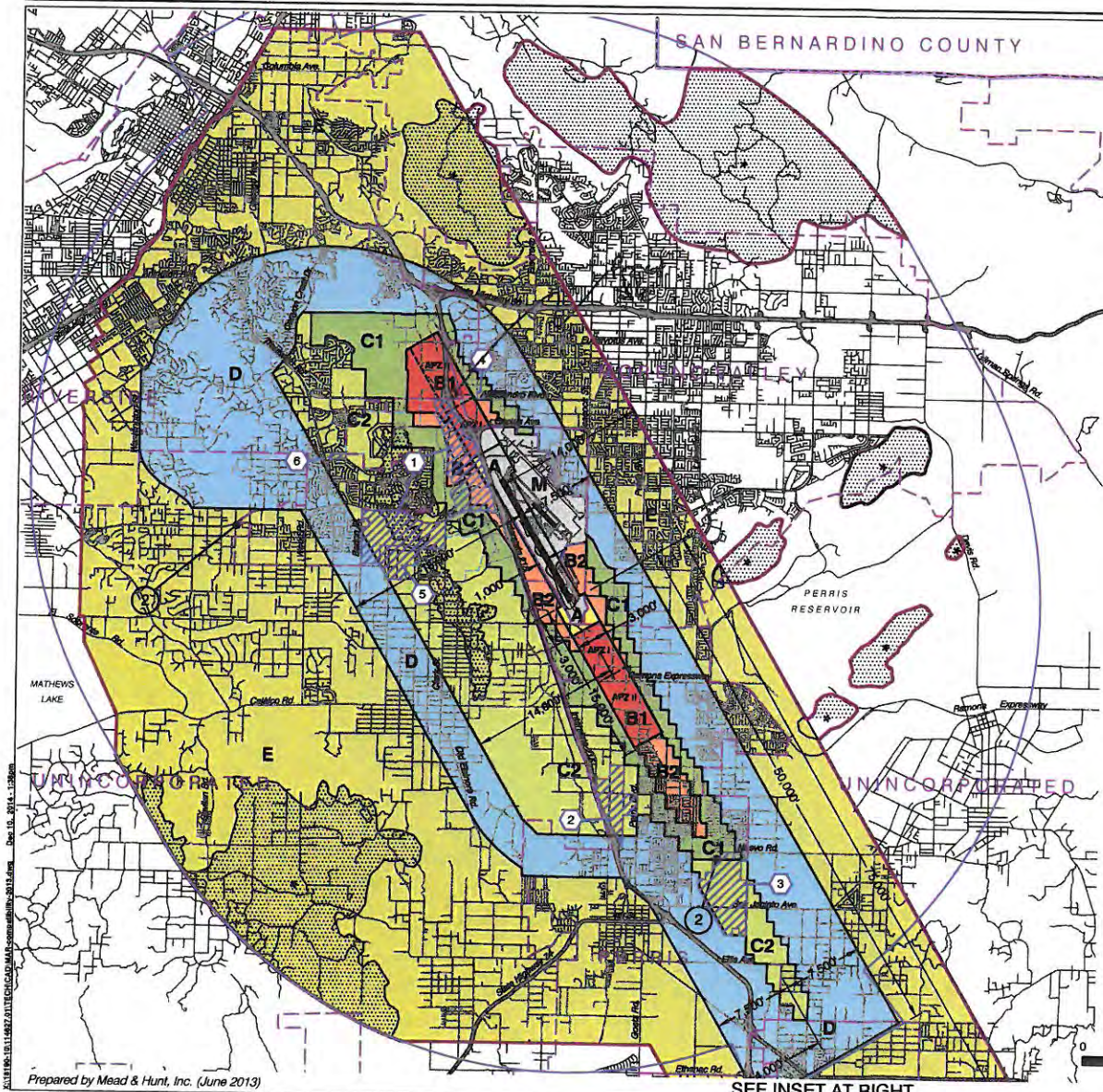
LOT LINE —————

TEI Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

Last Update: 11/16/13
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NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

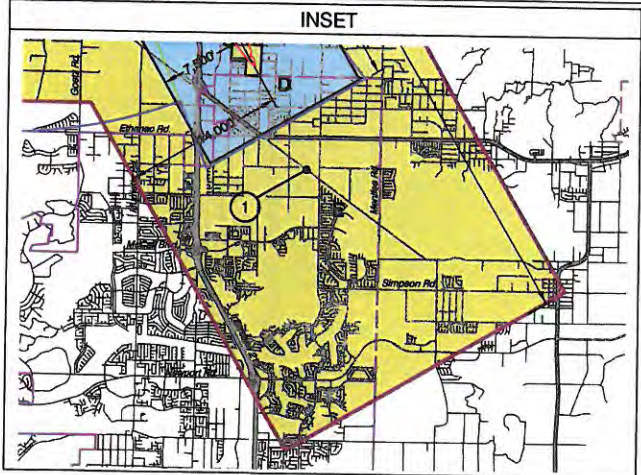
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



**Riverside County
Airport Land Use Commission**

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

Map MA-1

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

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

K:\140411\140411002\DATECHG\MA-1\COMPAT\031014\Map MA-1.mxd Date: 10/29/14 1:55:00 PM

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



**EMPIRE
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Tel 951.696.1490 Fax 951.696.1443

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E-MAIL: ghan@empiredesign.com



DATE: MARCH 11, 2011

PROJ NUMBER: EDCG 00226-1
DRAWN: EDITION/DESCRIPTION:

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: JS

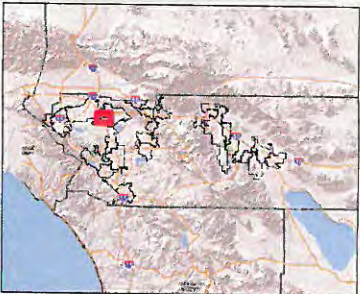
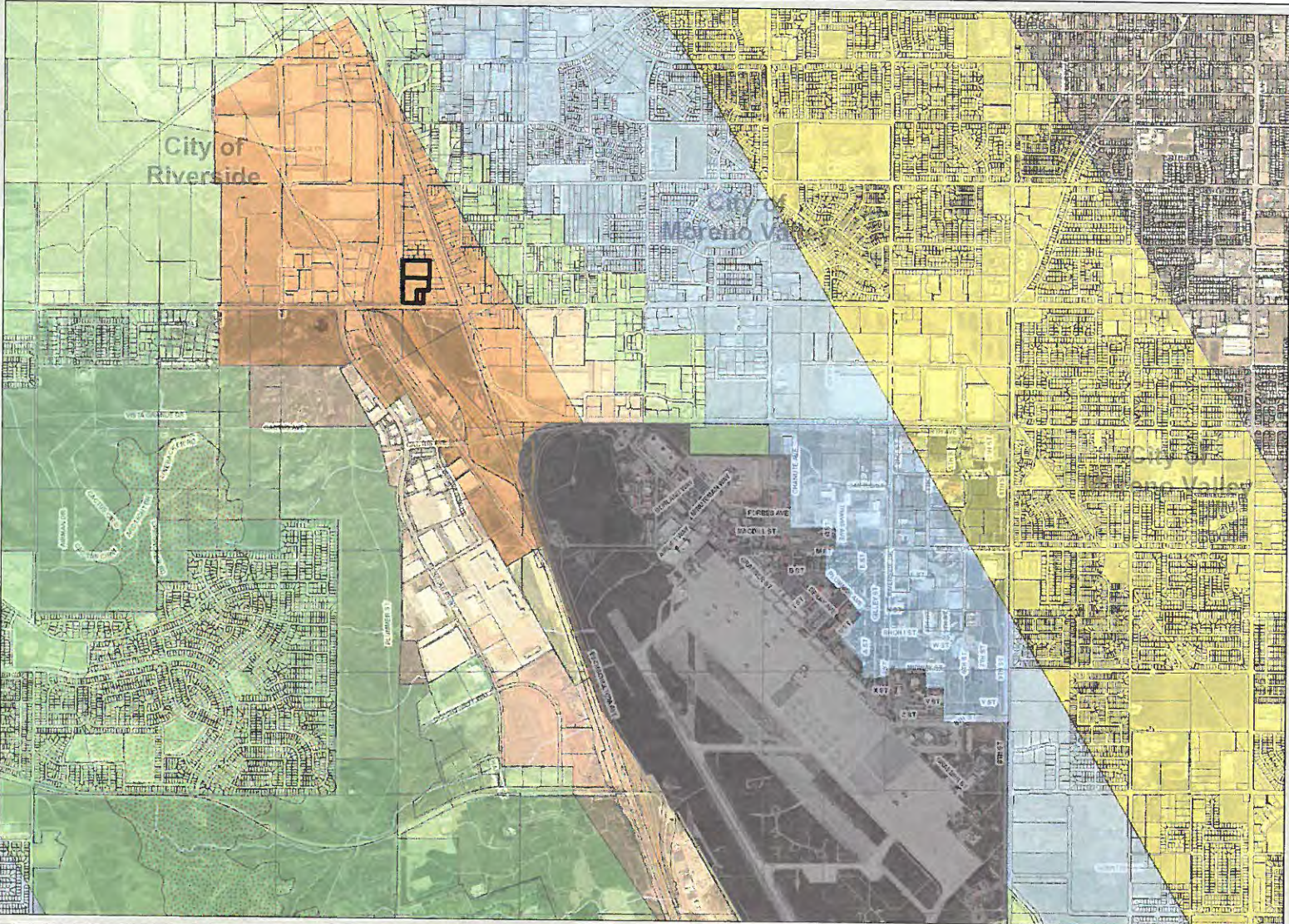
DRAWN DATE:

**SITE PLAN /
AIRPORT
RELATION**

AS 1.1


























SCALE: 1"=300

My Map



Legend

Airport Compatibility

-  OTHER ZONE
-  A
-  A-EXC1
-  B1
-  B1-APZ I
-  B1-APZ I-EXC1
-  B1-APZ II
-  B1-APZ II-EXC1
-  B2
-  B2-EXC1
-  C
-  C1
-  C1-EXC1
-  C1-EXC3
-  C1-EXC4
-  C1-HIGHT
-  C2
-  C2-EXC1
-  C2-EXC2
-  C2-EXC3
-  C2-EXC5
-  C2-EXC6
-  C2-HIGHT
-  C2-HIGHT-EXC1
-  C2-HIGHT-EXC5



0 4,030 8,059 Feet



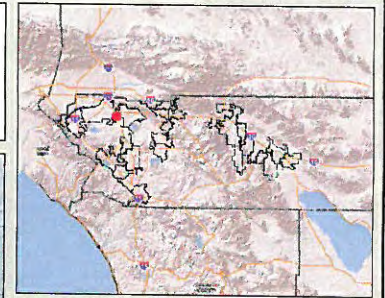
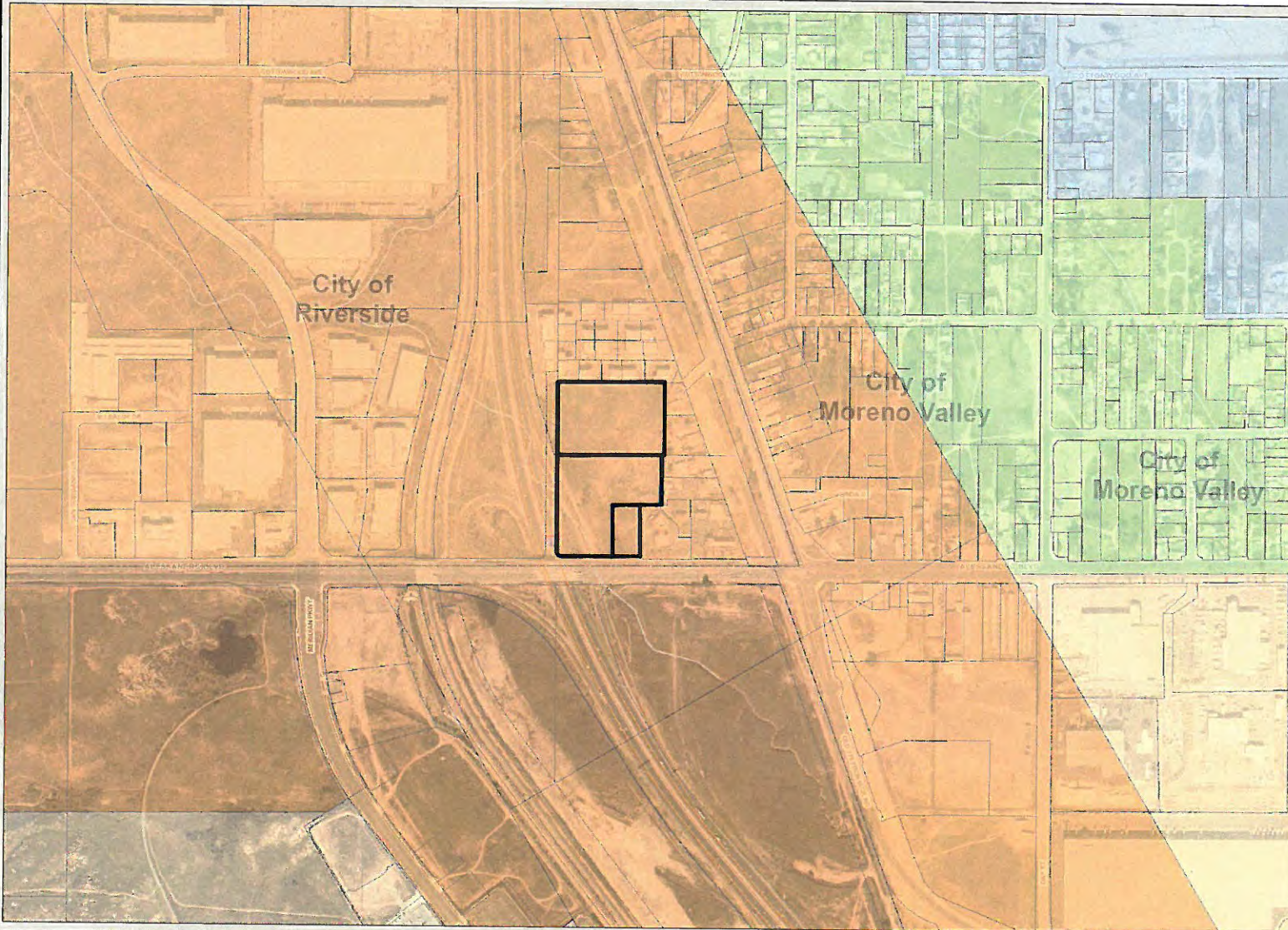
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Notes

My Map



Legend

- RCLIS Parcels
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1



0 1,007 2,015 Feet



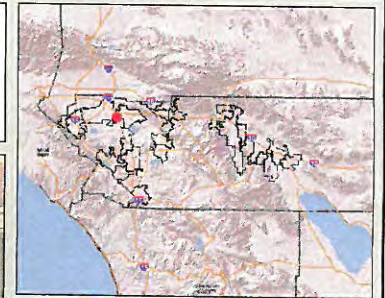
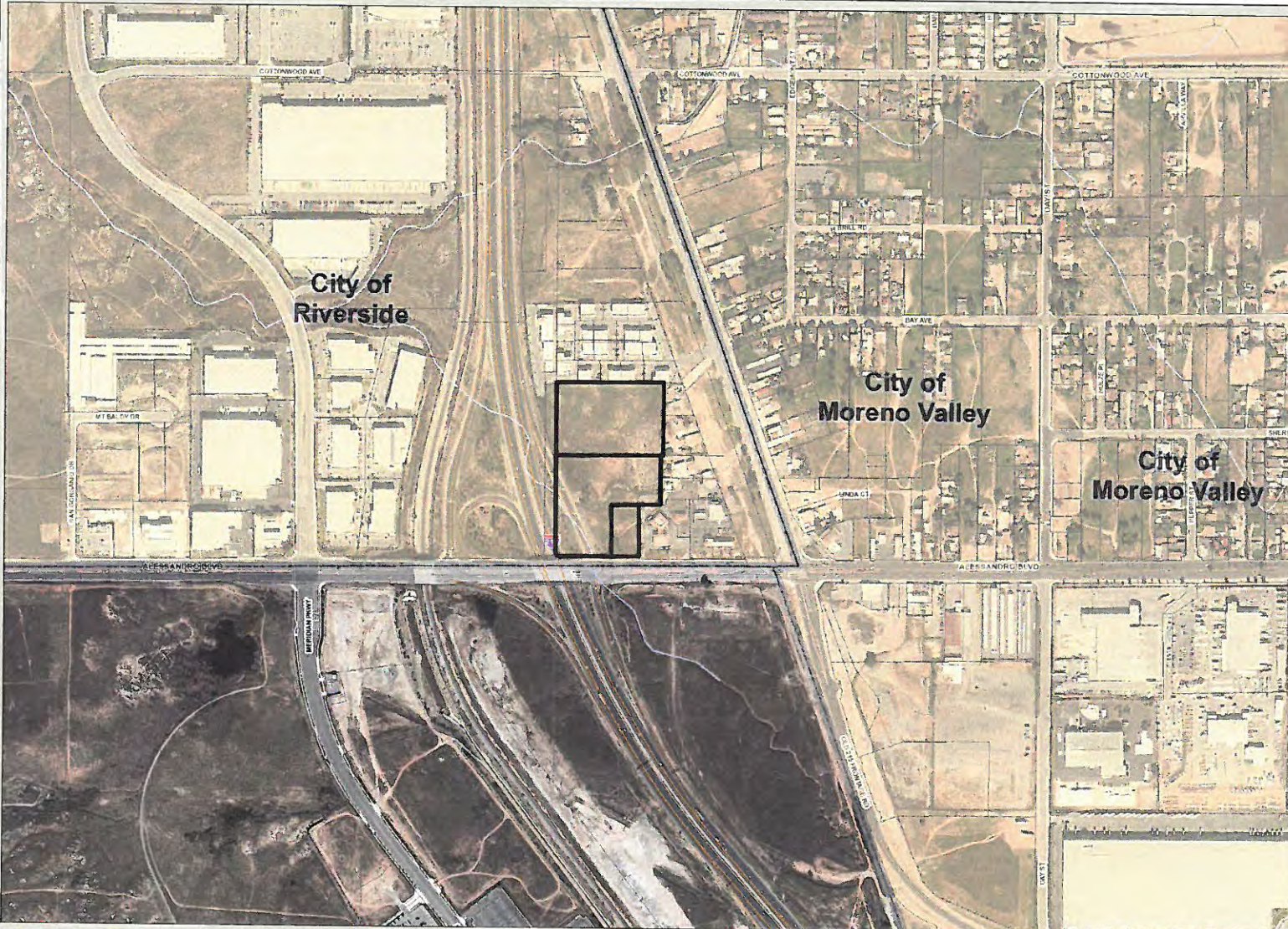
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Notes

My Map



Legend

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



0 1,007 2,015 Feet



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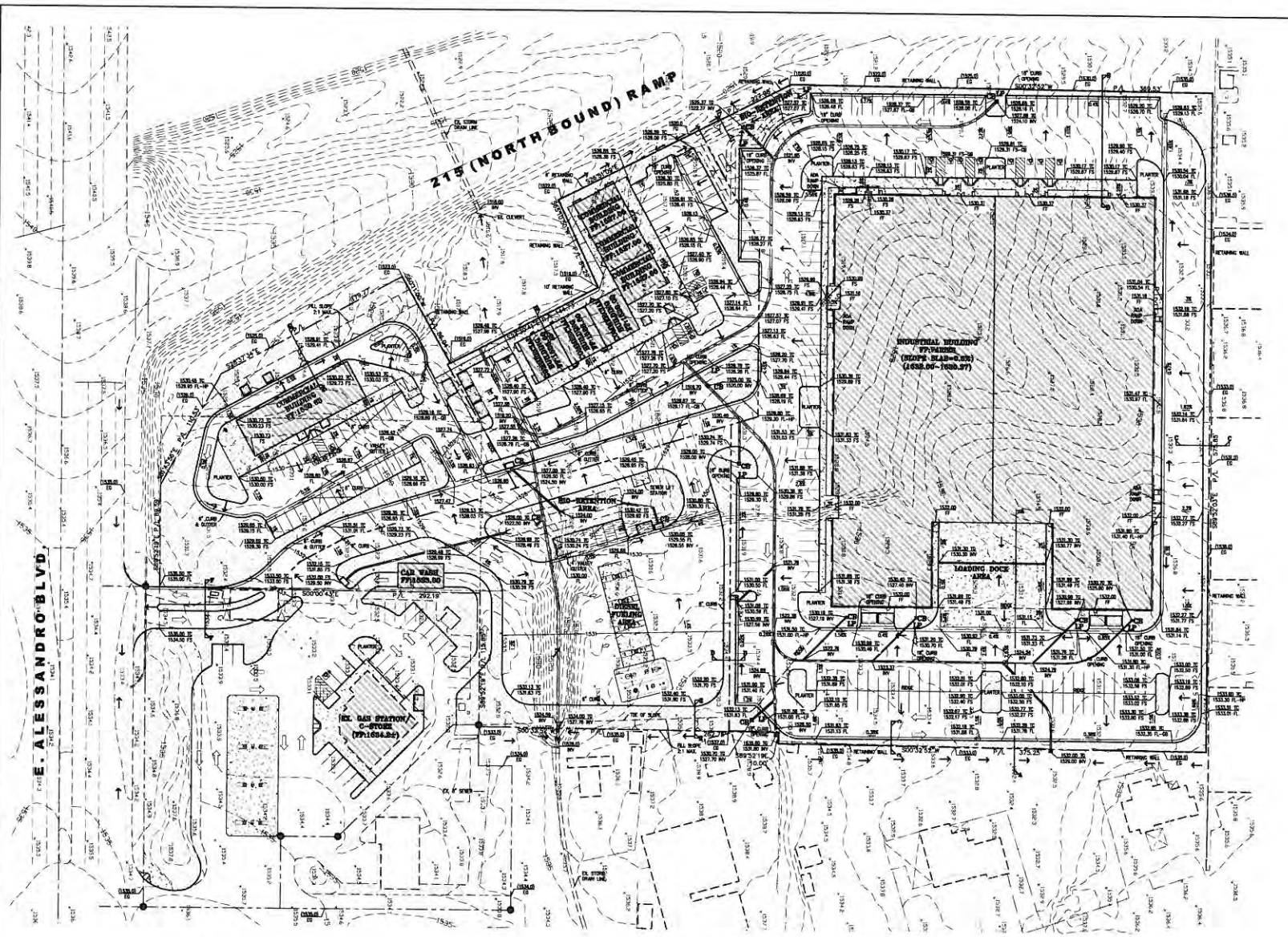
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Notes



VICINITY MAP
NTS

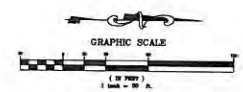
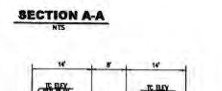
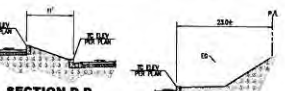
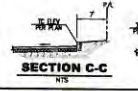
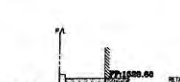


LEGENDS & ABBREVIATIONS:

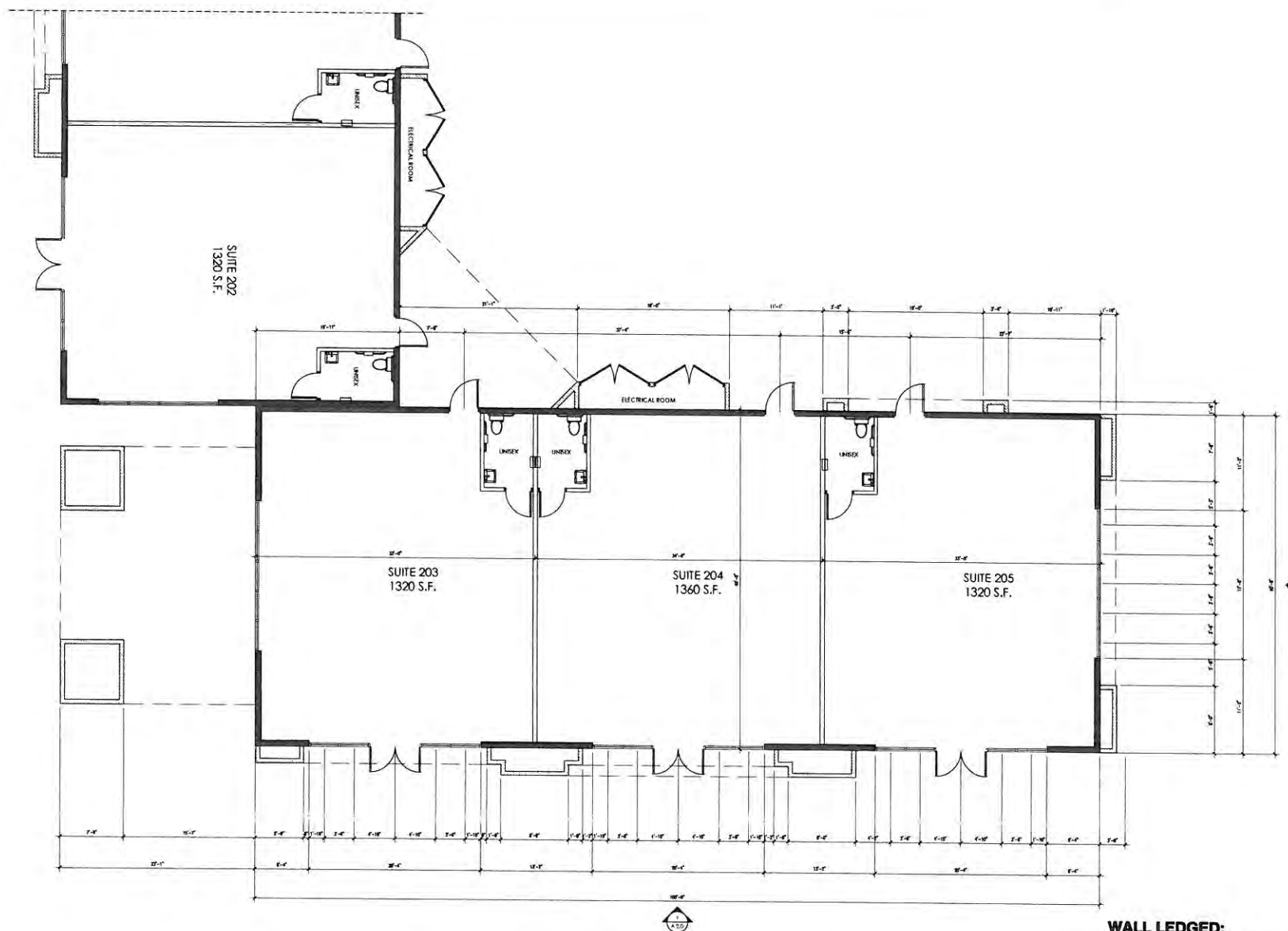
- ← DIRECTION OF FLOW
- [Symbol] AC PAVING
- [Symbol] BUILDING
- [Symbol] CONCRETE/SIDEWALK
- [Symbol] LANDSCAPING
- CB CATCH BASIN
- EG EXISTING GRADE
- FF FINISH FLOOR
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- TC TOP OF CURB

EARTHWORK QUANTITIES:

CUT:	10,746 AC
FILL:	30,289 AC
IMPORT:	13,483 AC



**NINE ACRE PARCEL
PRELIMINARY
GRADING PLAN**
NEC 1-215 & ALESSANDRO BLVD.,
RIVERSIDE, CA 92508



A BUILDING D FLOOR PLAN
SCALE 3/16"=1'-0"

- WALL LEDGED:**
- 8" CMU EXTERIOR WALL
 - 2x6 WOOD FRAMED EXTERIOR WALL
 - 2x4 INSULATED WOOD FRAMED INTERIOR WALL

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JACK KOFDARALI

NINE ACRE PARCEL
NEC I-215 & ALESSANDRO BLVD.
RIVERSIDE, CA 92508

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FAX: 951-505-1402
E-MAIL: chris@empiredesign.com

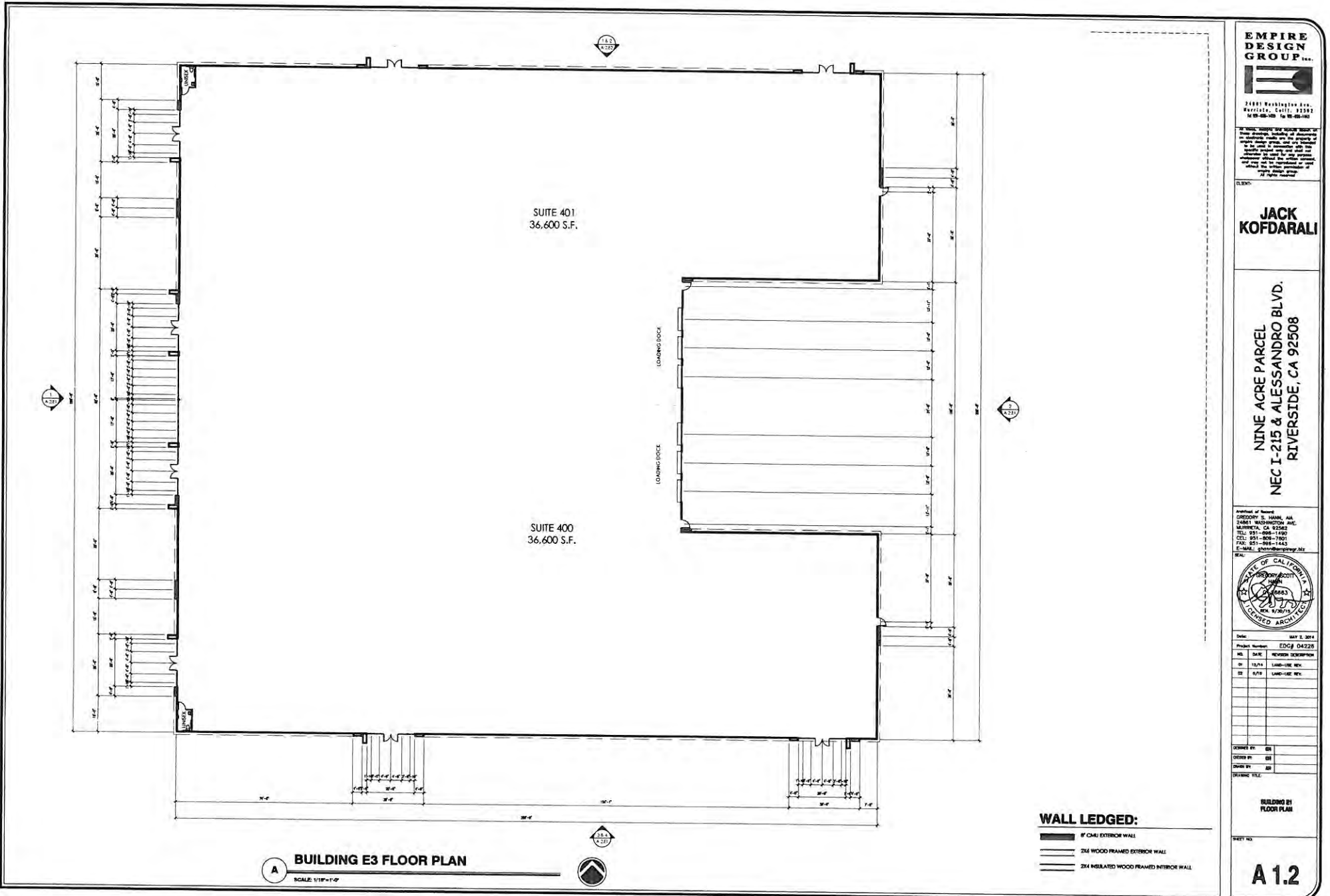


DATE:	MAY 2, 2014	
PROJECT NUMBER:	EDG 04226	
REV. DATE:	REVISION DESCRIPTION	
01	12/14	LAND-USE REV.
02	8/19	LAND-USE REV.

DRAWN BY: JG
CHECKED BY: JG
DESIGN BY: JG
DATE: 05/02/14

BUILDING D
FLOOR PLAN
SHEET NO.

A 1.1



BUILDING E3 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EMPIRE DESIGN GROUP, Inc.



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FAX: 951-698-1443
E-MAIL: info@dw-harris.com



Date: MAY 2, 2014

Project Number: EDCJ 04226

NO. DATE REVISION DESCRIPTION

01 12/14 LAND-USE REV.

02 5/14 LAND-USE REV.

DRAWN BY: GH
CHECKED BY: GH
DATE: 05/02/14

DRAWING TITLE: BUILDING E3 FLOOR PLAN

SHEET NO.

A 1.2

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RIVERSIDE, CALIF. 92508
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KOFDARALI**

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NEC I-215 & ALESSANDRO BLVD.
RIVERSIDE, CA 92508**

Architect of Record
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TEL: 951-505-1400
TEL: 951-505-1405
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E-MAIL: info@empiredesign.com



Date: MAY 2, 2014

Project Number: EDGE 04225

NO. DATE REVISION DESCRIPTION

01 12/14 LAND-USE REV.

02 5/14 LAND-USE REV.

03

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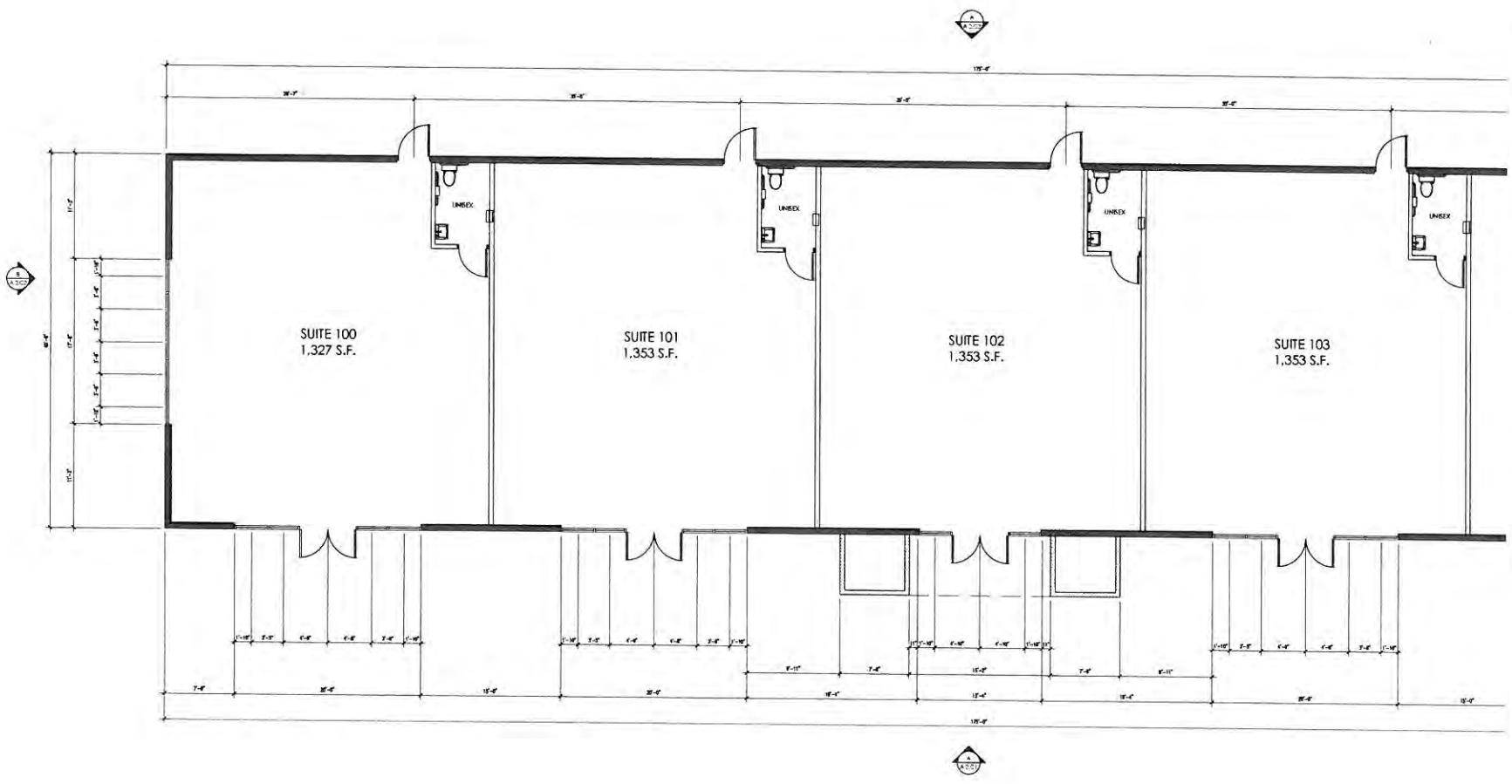
19

20

**BUILDING C
FLOOR PLAN**

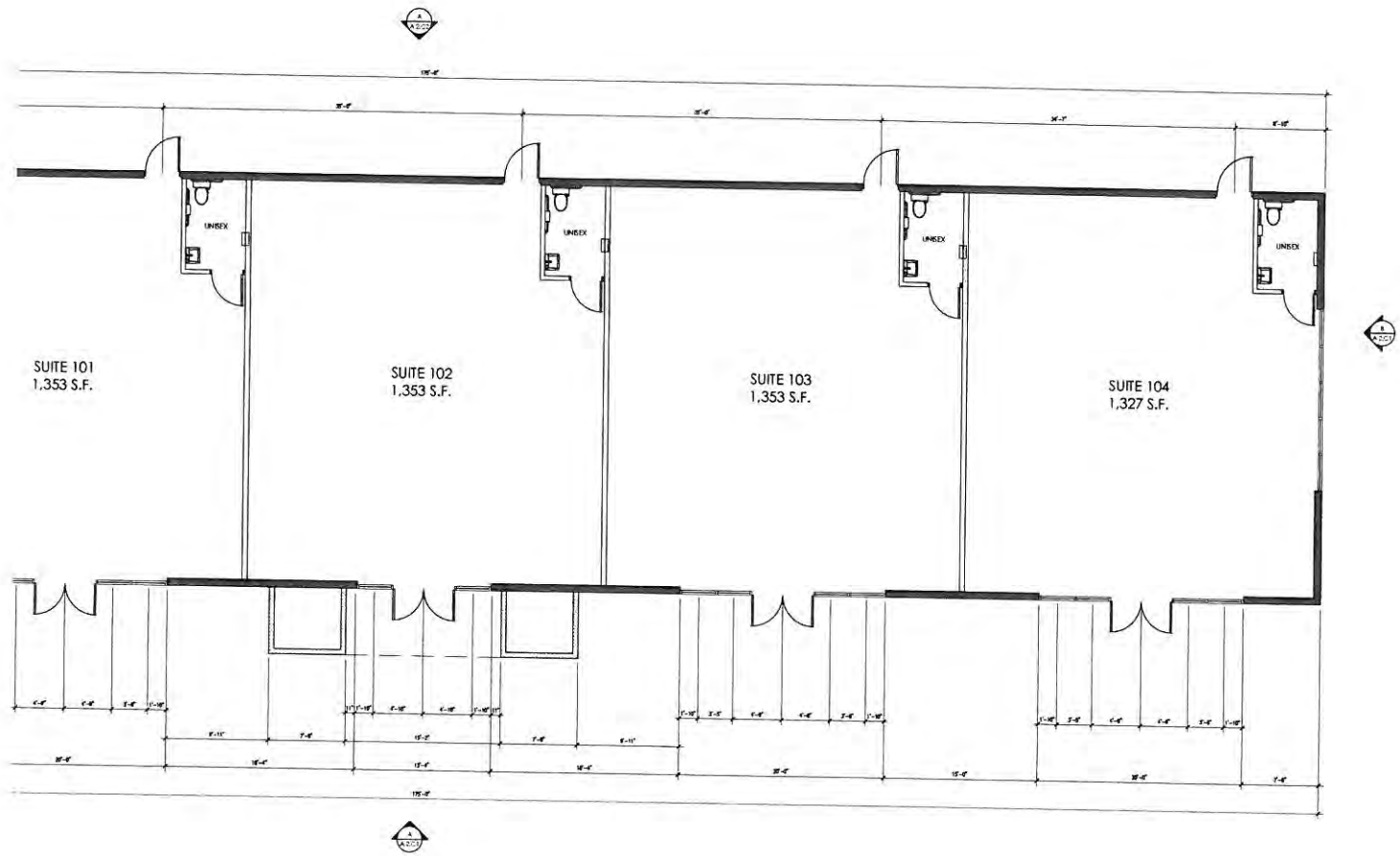
SHEET NO.

A15



BUILDING C FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL LEDGED:
 - 6" CMU EXTERIOR WALL
 - 2X4 WOOD FRAMED EXTERIOR WALL
 - 2X4 INSULATED WOOD FRAMED INTERIOR WALL



BUILDING C FLOOR PLAN
 SCALE: 3/16" = 1'-0"

WALL LEDGED:

- 8" CMU EXTERIOR WALL
- 2X4 WOOD FRAMED EXTERIOR WALL
- 2X4 INSULATED WOOD FRAMED INTERIOR WALL

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D.2571

JACK KOFDARALI

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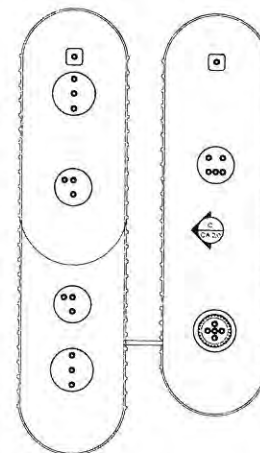
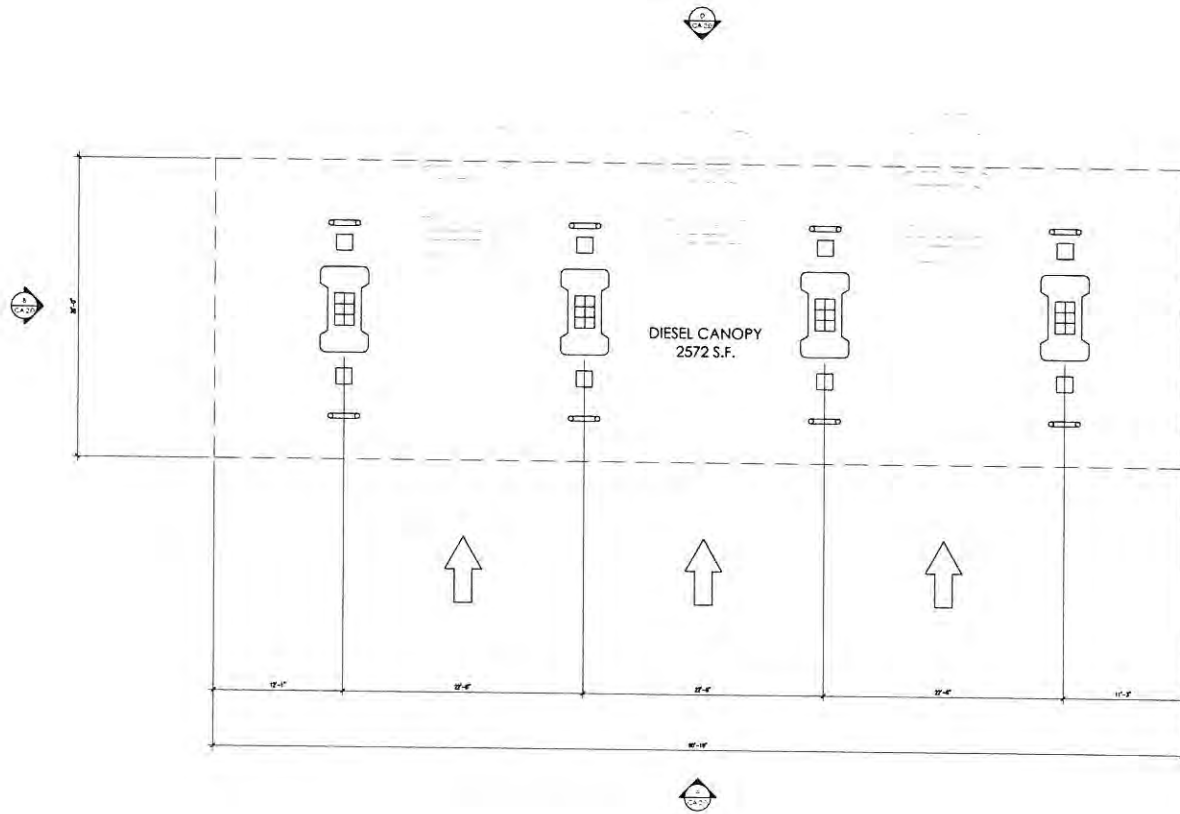
Date:	JULY 5, 2014
Project Number:	EDG# 04226
NO. DATE	REVISION DESCRIPTION
01 12/14	LAND-LINE REV.
02 3/16	LAND-LINE REV.

DESIGNED BY:	GR
CHECKED BY:	GR
DRAWN BY:	GR
DRAWING TITLE:	

**BUILDING C
 FLOOR PLAN**

SHEET NO.

A1.6



A CANOPY B FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEDGED:

- 8" CMU EXTERIOR WALL
- 2x6 WOOD FRAMED EXTERIOR WALL
- 2x4 INSULATED WOOD FRAMED INTERIOR WALL

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DATE: 05/27/14

**JACK
KOFDARALI**

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Architect of Record
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FAX: 951-502-1443
E-MAIL: gslam@empiredesign.com



Date: MAY 2, 2014

Project Number: EDG# 04225

NO. DATE REVISION DESCRIPTION

01 12/14 LIND-LISE REV.

02 5/19 LIND-LISE REV.

03

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32

DESIGNED BY: GSK

CHECKED BY: GSK

DRAWN BY: AS

DRAWING TITLE:

BUILDING B
FLOOR PLAN

SHEET NO.

A1.7

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FAX: 916-961-1111
S.M.C.E. License No. 10101



DATE: 10/27/11

PROJECT NUMBER: EDG4 8626-1

DATE REVISIONS DISCREPANCIES:

NO.	DATE	REVISIONS	DISCREPANCIES

DESIGNED BY: GSH

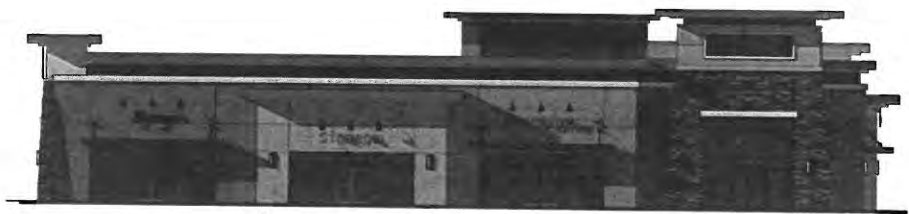
CHECKED BY: GSH

DRAWN BY: JH

ISSUED TITLE:

**BUILDING D
EXTERIOR
ELEVATIONS**

A 2 D

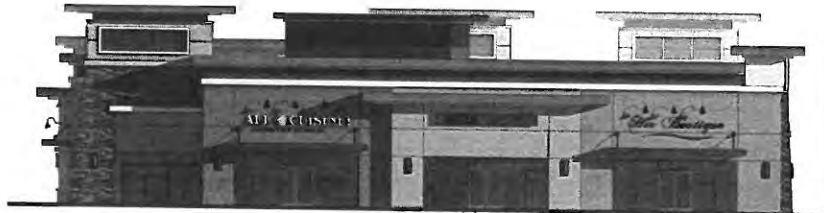


B
A23

A
A20

(FRONT) BLDG. D ELEVATION

SCALE: 1:10

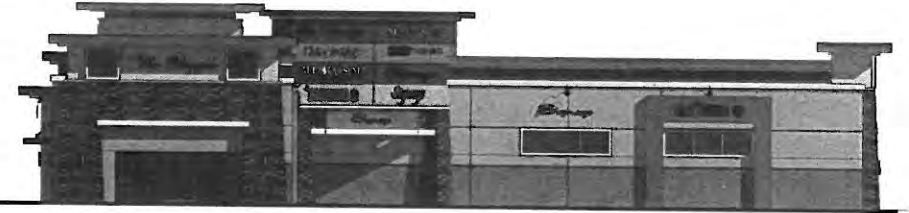


A
A23

B
A23

(FRONT) BLDG. D ELEVATION

SCALE: 1:10



A
A22

B
A22

(REAR) BLDG. D1 & D2 ELEVATION

SCALE: 1:10

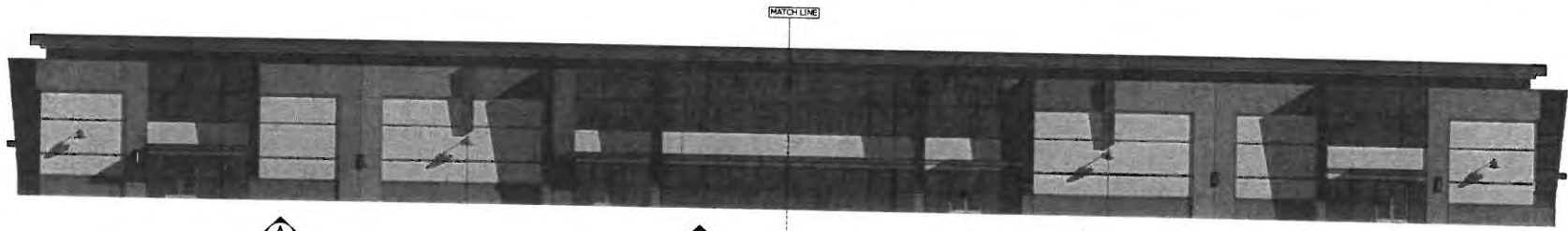


B
A21

A
A21

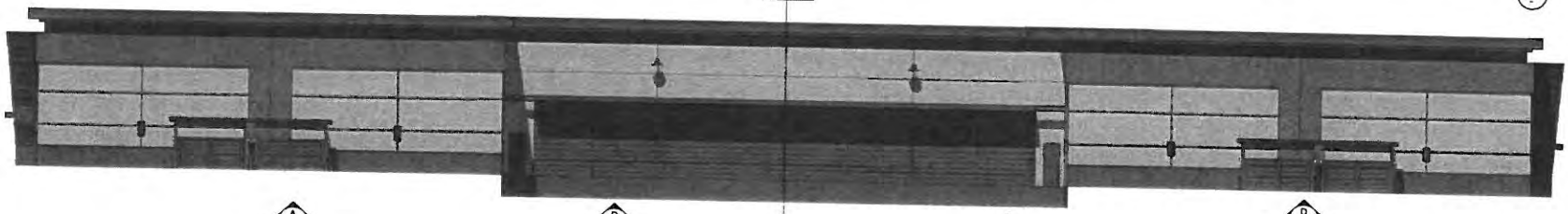
(REAR) BLDG. D1 & D2 ELEVATION

SCALE: 1:10



(FRONT) BLDG. E - WEST ELEVATION
SCALE: 1:10

1



(REAR) BLDG. E - EAST ELEVATION
SCALE: 1:10

2



(RIGHT) BLDG. E - SOUTH ELEVATION
SCALE: 1:10

3



(RIGHT) BLDG. E - SOUTH ELEVATION
SCALE: 1:10

4

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**JACK
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**NINE ACRE PARCEL
NEC I-215 & ALESSANDRO BLVD.
RIVERSIDE, CA 92508**

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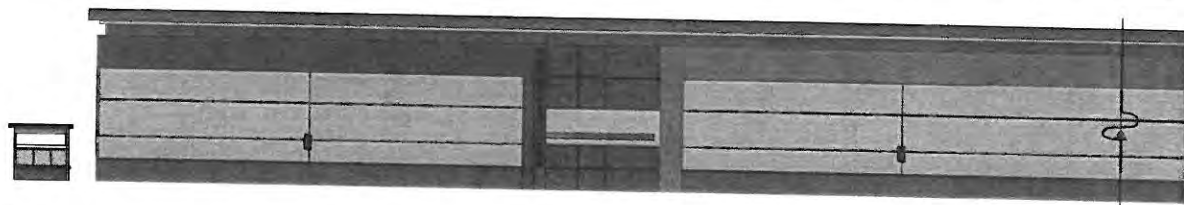
DATE: 08/21/11

DATE	REVISION/DESCRIPTION

DESIGNED BY: GTH
DRAWN BY: GTH
CHECKED BY:

**BUILDING E
OVERALL
EXTERIOR
ELEVATIONS**

A 2.E1



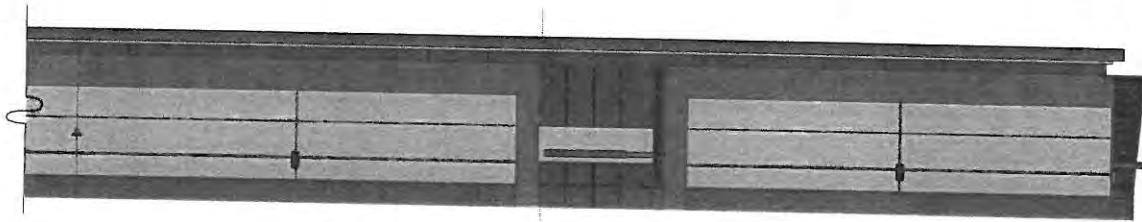
B
A210

A
A210

(LEFT) BLDG. E - NORTH ELEVATION

SCALE: 1:10

1



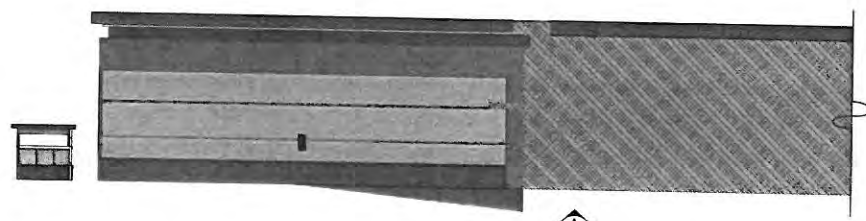
B
A211

A
A211

(LEFT) BLDG. E - NORTH ELEVATION

SCALE: 1:10

2

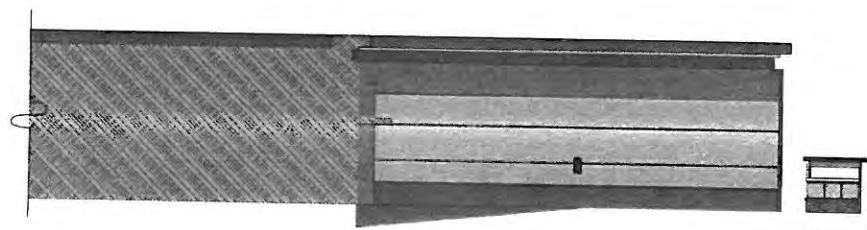


A
A212

(REAR) BLDG. E - PARTIAL LEFT EAST ELEVATION

SCALE: 1:10

3



B
A212

(REAR) BLDG. E - PARTIAL RIGHT EAST ELEVATION

SCALE: 1:10

4

**EMPIRE
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Hawthorne, CA 90250
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CLIENT:

**JACK
KOFDARALI**

**NINE ACRE PARCEL
NEC I - 215 & ALESSANDRO BLVD.
RIVERSIDE, CA 92508**

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SALVEMTA, CA 94567
TEL: 916.846.2000
CELL: 916.846.2007
FAX: 916.846.2003
E MAIL: g_haini@grigory.com



DATE	DESCRIPTION

DESIGNED BY: GR
CHECKED BY: GR
DRAWN BY: K
DESCRIPTION:

**BUILDING E
OVERALL
EXTERIOR
ELEVATIONS**

A 2.E2



2441 Washington Ave.
 Norwalk, CA 92562
 Tel: 951-896-1100 Fax: 951-896-1443

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 CTEL: 916-898-7861
 FAX: 916-446-1811
 E-MAIL: gshank@empiregroup.net



DATE: MARCH 11, 2011

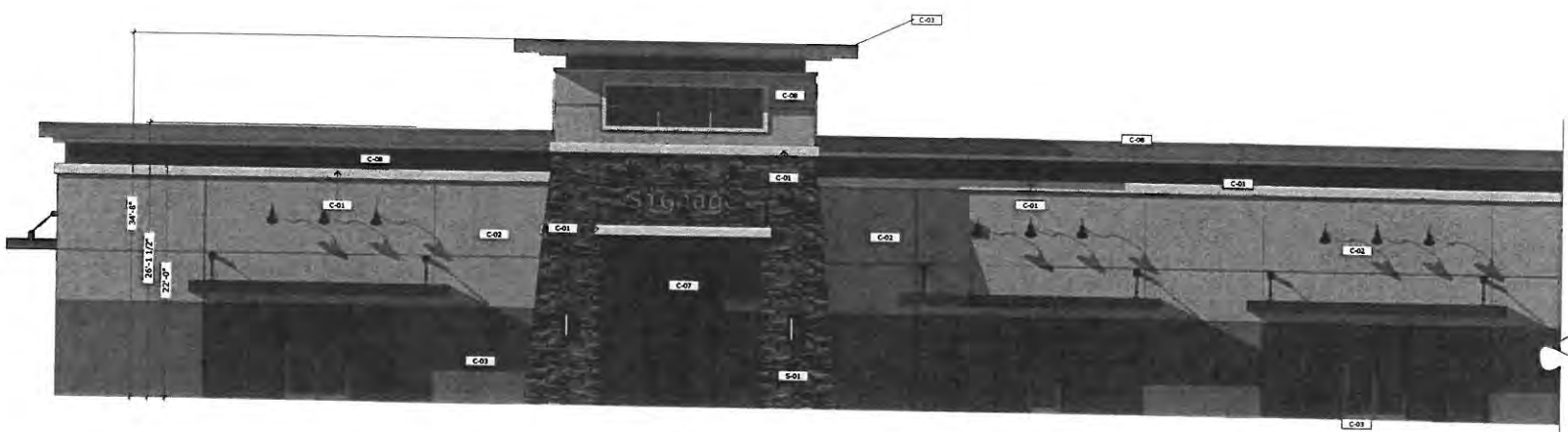
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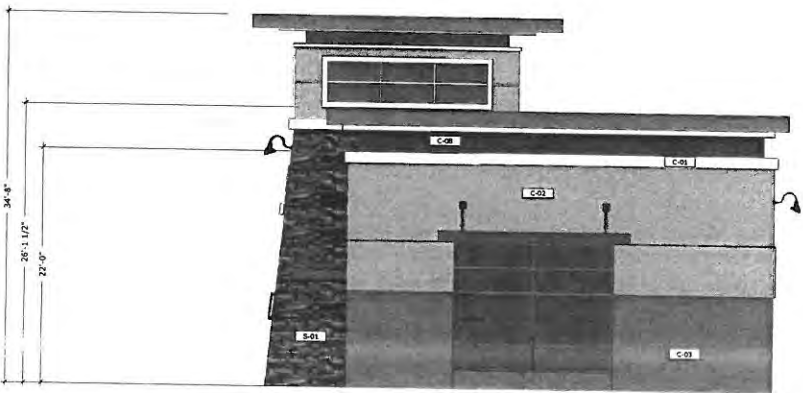
DESIGNED BY: JKH
 CHECKED BY: JKH
 DRAWN BY: JKH
 DESIGNED TITLE:

**BUILDING C
 COMMERCIAL
 RETAIL
 EXTERIOR
 ELEVATIONS**

A 2.C1


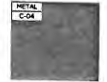










(FRONT) BLDG. C 100 - EAST ELEVATION
 SCALE: 3/16"=1'-0"



(RIGHT) BLDG. C 100 - NORTH ELEVATION
 SCALE: 3/16"=1'-0"

EXTERIOR FINISHES:

<p>ELDORADO STONE COASTAL LEDGESTONE</p>  <p>STONE S-01</p>	<p>PAINT GRADE FINISH OVER METAL SURFACES</p> <p>COLOR: SPECIFY #0080 41040 (ICI #A196L "ASCOT BLUE")</p>  <p>METAL C-04</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #507Y 83020 (ICI #A00XG "NATURAL WHITE")</p>  <p>STUCCO C-01</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #008 83124 (ICI #A1431 "OLIVET BLUE")</p>  <p>STUCCO C-05</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #407Y 74058 (ICI #A007L "SOUTHERN SHADOW")</p>  <p>STUCCO C-02</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #07Y 80202 (ICI #A0064 "FLAXSEED")</p>  <p>STUCCO C-06</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #807Y 58006 (ICI #A1716 "MOONHACING")</p>  <p>STUCCO C-03</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #100Y 58073 (ICI #A1802 "MILLER'S COVE")</p>  <p>STUCCO C-07</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #00Y 33148 (ICI #A1586 "TUMBLEWEED TRAIL")</p>  <p>STUCCO C-08</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #00Y 33148 (ICI #A1586 "TUMBLEWEED TRAIL")</p>  <p>STUCCO C-08</p>



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**JACK
KOFDARALI**

**NINE ACRE PARCEL
NEC I-215 & ALESSANDRO BLVD.
REVERSIDE, CA. 92508**

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E-MAIL: gshaddi@empire.net



DATE: NOVEMBER 2011

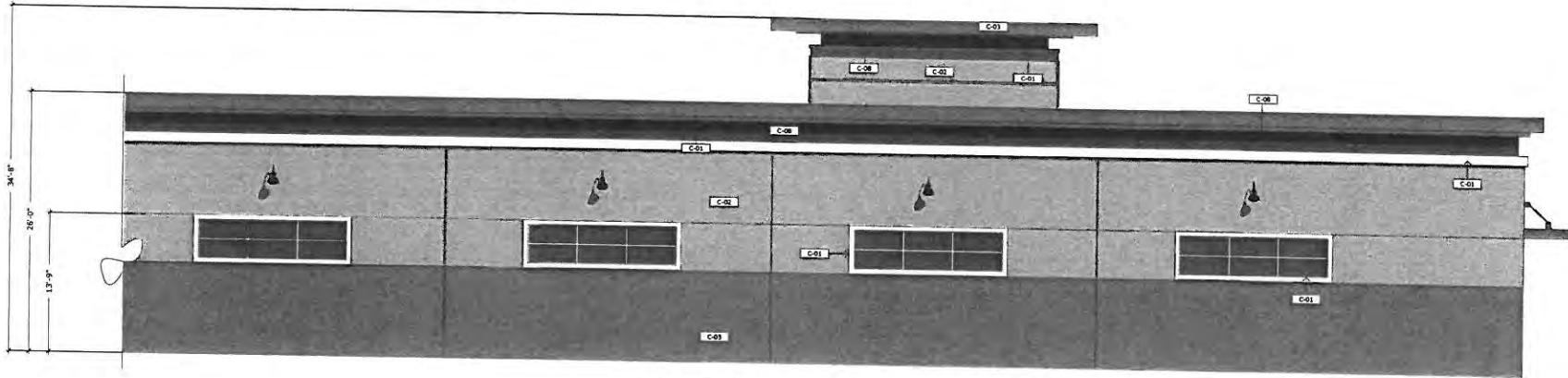
PRICE NUMBER: EDCR 04235-1

DATE: ANYTIME RECEIVED

REVISION BY: JKH
CHECKED BY: JKH
DRAWN BY: JKH
DATE: 11/11/11

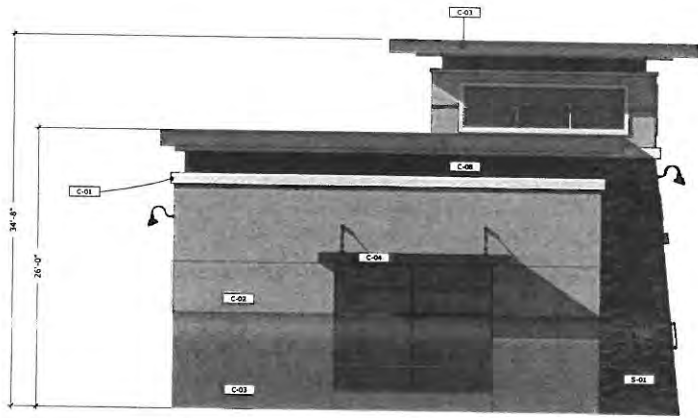
**COMMERCIAL
RETAIL
EXTERIOR
ELEVATIONS**

A 2.C2



(REAR) BLDG. C 100 - WEST ELEVATION
SCALE: 3/16"=1'-0"

A



(LEFT) BLDG. C 100 - SOUTH ELEVATION
SCALE: 3/16"=1'-0"

B

EXTERIOR FINISHES:

<p>ELDORADO STONE COASTAL LEDGESTONE</p> <p>STONE S-01</p>	<p>PAINT GRADE FINISH OVER METAL SURFACES</p> <p>METAL C-04</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #607Y 63029 ICI #A0050 "NATURAL WHITE"</p> <p>STUCCO C-01</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #008B 80174 ICI #A1481 "DUSTY BLUE"</p> <p>STUCCO C-03</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #607Y 74006 ICI #A0070 "SOUTHERN SHADOW"</p> <p>STUCCO C-02</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #007Y 82042 ICI #A0665 "LAUREL SEED"</p> <p>STUCCO C-06</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #607Y 56009 ICI #A1116 "MOCHACCINO"</p> <p>STUCCO C-05</p>	<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #103Y 56073 ICI #A1962 "MULLER'S COVE"</p> <p>STUCCO C-07</p>
<p>DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #307Y 30146 ICI #A1846 "TUMBLEWEED TRAIL"</p> <p>STUCCO C-08</p>	<p> </p>

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DATE: MONTH/YEAR
 PRICE NUMBER: EDCR 0428-1
 DATE: REVISION DESCRIPTION:

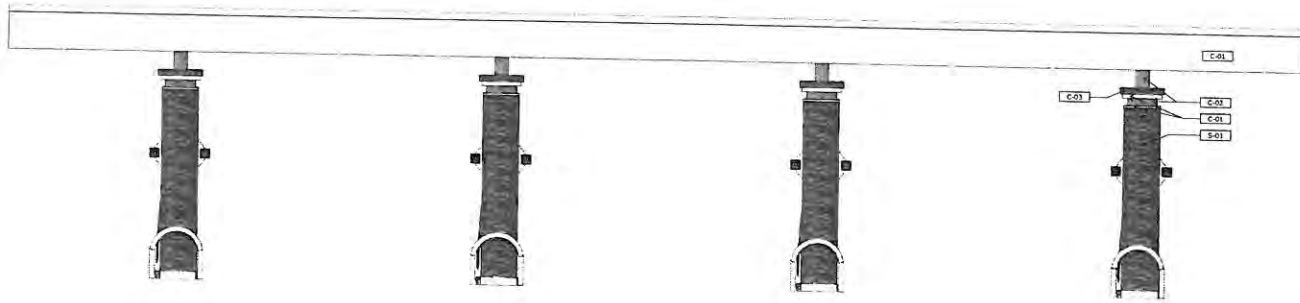
DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: B

CANOPY EXTERIOR ELEVATIONS

CA 20

EXTERIOR FINISHES:

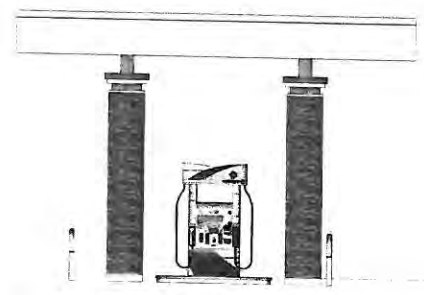
ELDORADO STONE COASTAL LEDGESTONE	STONE S-01	
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DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #607Y 7400B ICI #40070 "SOUTHERN SHADOW"	STUCCO C-02	
DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #607YR 5206D ICI #41175 "MOCHACINO"	STUCCO C-03	
PAINT GRADE FINISH OVER METAL SURFACES COLOR: SPECIFY #00B2 4104D ICI #41983 "ASCOT BLUE"	METAL C-04	
DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #00B 8017H ICI #41431 "OUIET BLUE"	STUCCO C-05	
DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #00Y 8024G ICI #40066 "LAXSEED"	STUCCO C-06	
DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #100Y 5407S ICI #41982 "WELLER'S COVE"	STUCCO C-07	
DIRECT APPLIED FINISH SYSTEM SMOOTH TROWEL 3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR: SPECIFY #00Y 33146 ICI #41846 "TUMBLEWEED TRAIL"	STUCCO C-08	



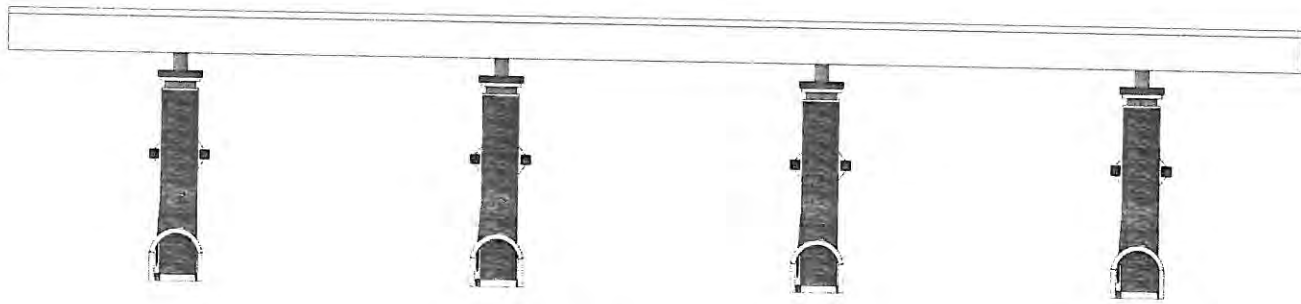
(FRONT) BLDG. B 600 - SOUTH ELEVATION
 SCALE: 1/4"=1'-0" A



(LEFT) BLDG. B 600 - WEST ELEVATION
 SCALE: 1/4"=1'-0" B



(LEFT) BLDG. B 600 - EAST ELEVATION
 SCALE: 1/4"=1'-0" C



(REAR) BLDG. B 600 - NORTH ELEVATION
 SCALE: 1/4"=1'-0" D

- (2) To ensure compliance with these criteria, an acoustical study shall be required to be completed for any development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

2.4 *Supporting Compatibility Criteria for Safety:*

- (a) Countywide Policy 4.2.3: The acceptability of land uses of special concern within certain compatibility zones around March ARB/IPA shall be evaluated in accordance with the criteria indicated in Table MA-2. The criteria listed in Countywide Policy 4.2.3 do not apply.
- (b) Countywide Policy 4.2.4: The requirements for open land do not apply to the vicinity of March ARB/IPA except with regard to Compatibility Zones A and B1.
- (c) Countywide Policy 4.2.5: For the vicinity of March ARB/IPA, new nonresidential development shall not be clustered in a manner that would result in a usage intensity within any one acre (the number of people per single acre) exceeding the limits specified in Table MA-2. Clustering of residential development is encouraged, but the density within any one acre shall be limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed.
- (d) Countywide Policy 4.2.6: The policy concerning risk reduction through building design is not applicable to the March ARB/IPA influence area.
- (e) Calculation of Usage Intensities for Retail Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of retail sales and display areas (a.k.a. mercantile areas) or “showrooms” (excluding restaurants and other uses specifically identified separately from retail/mercantile in Table C1) shall be evaluated as having an occupancy level of 115 gross square feet per person without eligibility for the 50 percent reduction in the resulting usage intensity (people per acre) as described in the appendix.
- (f) Calculation of Usage Intensities for Warehouse Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of warehouses, distribution centers, e-commerce centers, fulfillment centers, and similar uses in buildings larger than 200,000 gross square feet, exclusive of offices, conference rooms, break rooms and other uses identified separately from warehouses in Table C1, shall be calculated as follows:
 - (1) High-cube warehouses and distribution centers, other than e-commerce centers and fulfillment centers, shall be evaluated on the basis of 35% of the usage intensity that results from the occupancy level indicated in Table C1.
 - (2) E-commerce centers, fulfillment centers, and other similar uses shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1.

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1123MA15 (Revision to ZAP1105MA14) – Hagop Kofdarali/Alessandro Property Investments, LLC (Representative: Empire Design Group, Greg Hann) – Riverside City Case Nos.: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), and P14-0847 (Design Review). The Design Review is a proposal to develop one 7,000 square foot retail building, one 8,000 square foot retail building, a 74,082 square foot industrial building, and diesel fueling pumps and canopy, and to relocate a car wash on 9.13 net acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue in the City of Riverside. The Conditional Use Permits propose to relocate the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP-SP) to (CR-SP). (Compatibility Zone B1-APZII of the March Air Reserve Base/Inland Port Airport Influence Area)

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

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1123MA15**PROJECT PROPONENT** (TO BE COMPLETED BY APPLICANT)

REVISED ZAP1105MA14

Date of Application _____

Property Owner Alessandro Property Investments, LP.Phone Number 951-280-3833Mailing Address P.O. Box 1958
Corona, CA 92878Agent (if any) Empire Design Group, Inc.Phone Number 951/696-1490Mailing Address P.O. Box 944
Riverside, CA 92564**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 NEC I-215 & Alessandro Blvd.
Riverside, CA 92508Assessor's Parcel No. 263091008, 263100019, 263100005, 263100022, 263100023Parcel Size 11.08 acres

Subdivision Name _____

Lot Number 05/08/19Zoning Classification BMP-SP**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) vacantProposed Land Use (describe) new commercial/retail, manufacturing, warehouse, office and diesel fueling facility and relocation of self server car wash

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

For Other Land Uses Hours of Use _____

(See Appendix C) Number of People on Site _____

Maximum Number _____

Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) _____

34' 8" ft.

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

1,532.50' ft.Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe _____

Munch
B1
APZ II

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

City of Riverside

Kyk Smith

(951) 826-5220

Amended Plot Plan P14-0841

Type of Project

- General Plan Amendment
- Zoning Amendment or Variance
- Subdivision Approval
- Use Permit
- Public Facility
- Other _____

thru P14-0848

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

B. SUBMISSION PACKAGE:

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.6

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1018RG15 –City of Riverside

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: City Planning Case No. 12-0468 (Ordinance Amendment)

MAJOR ISSUES: The ordinance amendment would establish new provisions relating to freeway-oriented signs. Sign height limits would be measured in relation to the elevation of the freeway grade level.

RECOMMENDATIONS:

Staff recommends that the proposed ordinance amendment be found **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION:

City Planning Case No. 12-0468 is a proposal to comprehensively update the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use, and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions.

PROJECT LOCATION:

City Planning Case No. 12-0468 is potentially applicable to all land within the City of Riverside, as it regulates signs for a variety of land uses.

BACKGROUND:

Copies of the existing and proposed ordinances are provided for the Commission's consideration.

First, we would note that signs mounted on buildings that do not extend above the building roof line are not of concern to this Commission. Freestanding signs would not be considered acceptable within land set aside as open area pursuant to Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. Other than that, the surface area of freestanding signs is not of concern to the Commission. Potential concern with signs relates to the height of the freestanding sign and potential need for review by the Federal Aviation Administration Obstruction Evaluation Service. This would be determined on a case-by-case basis as individual projects are submitted.

It should be noted that billboards (off-site advertising) are prohibited Citywide. The ordinance would also prohibit "commercial mascots" – the Statues of Liberty advertising income tax services and sign twirlers pointing the way to new subdivisions or grand openings.

The new provisions would allow freeway-oriented signs up to 45 feet in height for vehicle fuel stations. Additionally, freeway-oriented signs up to 40 feet in height would be allowed for commercial complexes of at least 9 acres, and freeway-oriented signs up to 60 feet in height would be allowed for commercial complexes of at least 25 acres. Amusement parks over 24 acres in size within 100 feet of a freeway would be permitted one pylon sign up to 750 square feet in area and up to 66 feet in height. (This provision would at present only apply to Castle Park.) The specified height limits for the service station and amusement park signs reflect the provisions of the existing ordinance.

The allowable height of freeway-oriented signs would be measured from the grade level of freeway lanes. Therefore, the maximum height of the signs relative to the ground level elevation at the sign's location would be lower in situations where the freeway is at a lower elevation and higher in situations where the freeway is at a higher elevation. Within the City of Riverside, freeways are generally at grade level in most areas. State Highway Route 91 is below grade through portions of the City and is slightly above grade easterly of the Riverside Auto Center and in Downtown Riverside.

Freeway-oriented signs would require Planning Commission approval of a Minor Conditional Use Permit. The applicant would need to demonstrate that signage that conforms to the height standards otherwise applicable to freestanding signs (generally not more than 25 feet in height) "would not be visible to the traveling public for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises; or for a line-of-sight distance of two-thirds mile (3,520 feet), whichever is less." Only those properties that are immediately adjacent to and abutting a freeway right-of-way, or that are separated from such right-of-way by only a public frontage road, railroad right-of-way, flood control channel, or public utility easements, are eligible for the siting of a freeway-oriented sign. The freeway-oriented sign must be located no farther than 150 feet from the freeway right-of-way and must not be located within 500 feet of the municipal boundary or within

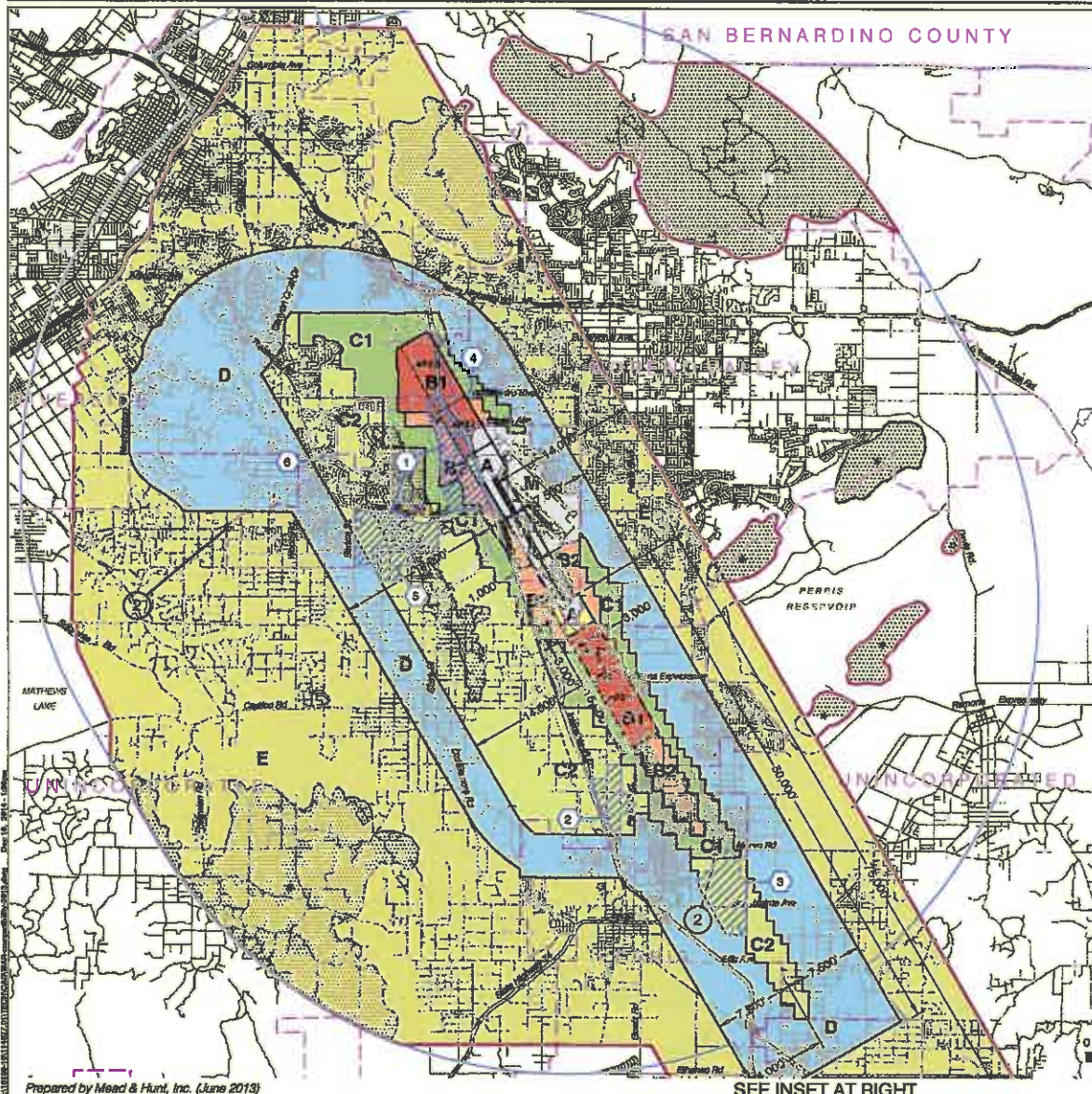
1,000 feet of any other freeway-oriented sign.

Non-Residential Intensity/Residential Density: As a zone text amendment affecting only sign regulations, no changes to the potential intensity of non-residential land uses or residential density would occur.

Noise: As a zone text amendment affecting only sign regulations, no changes in potential noise-sensitive land uses would occur, since signs are not noise-sensitive.

Part 77: As this is a zone text amendment, there are no specific signs or structures proposed to determine whether FAA Obstruction Evaluation is or may be required for any sign or structure. The need for such evaluation will still have to be determined on a case-by-case basis depending on such factors as distance from runways and the site's relative elevation.

Ordinance amendments are not subject to conditions.



LEGEND

Compatibility Zones

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

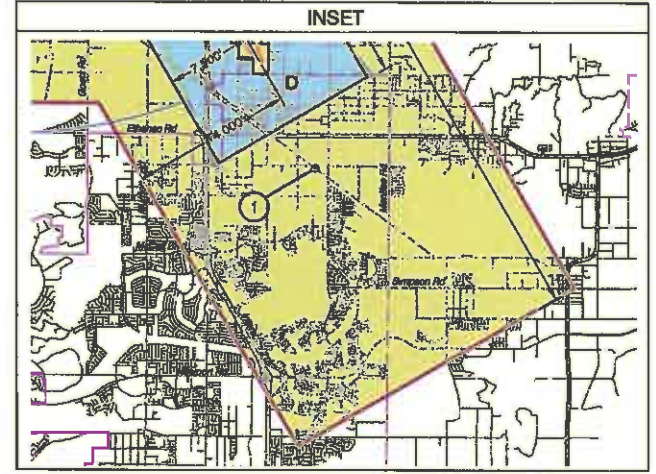
Boundary Lines

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

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

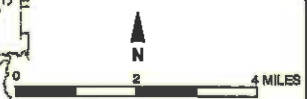
1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

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



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

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

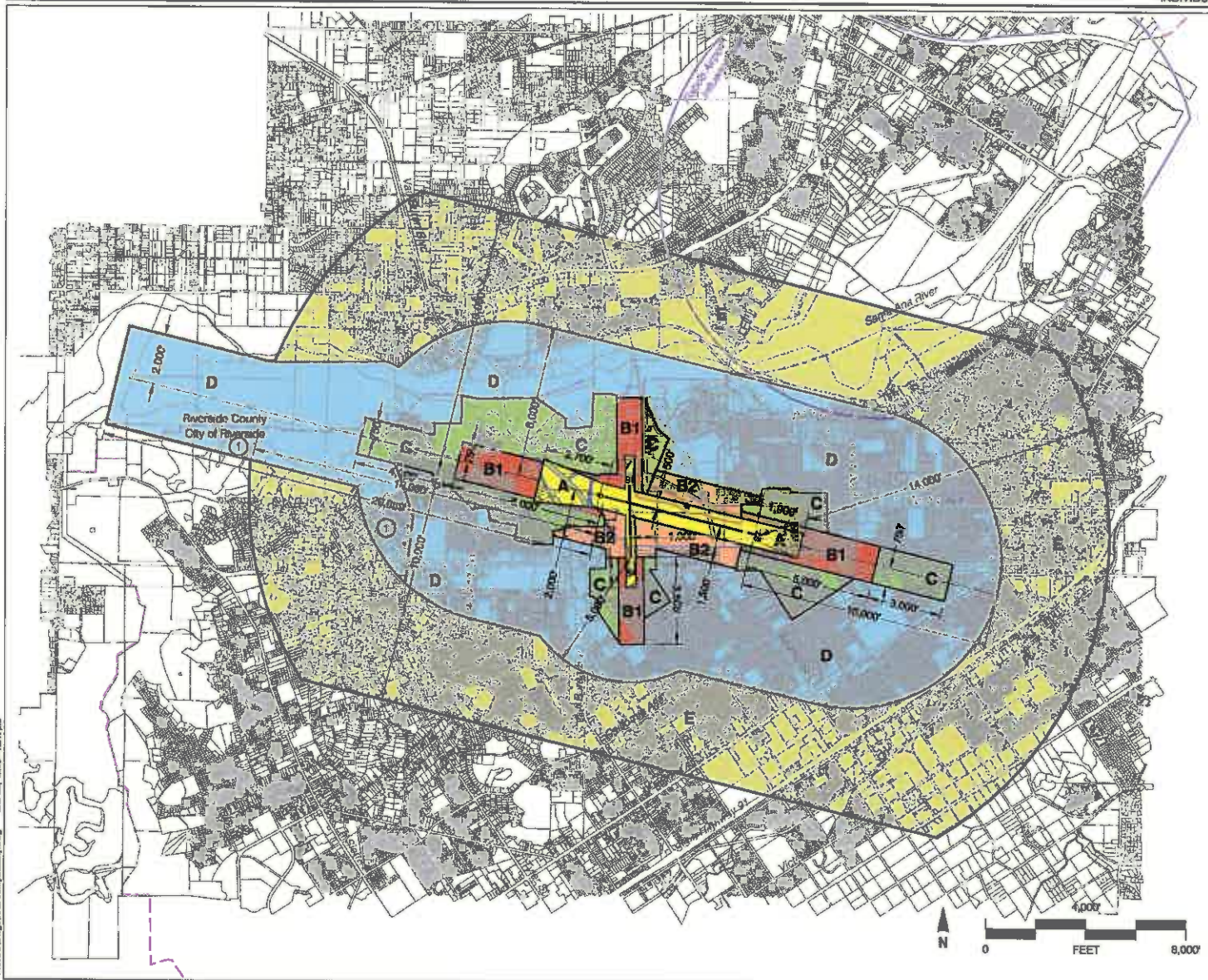


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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



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

Note

Airport Influence 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.

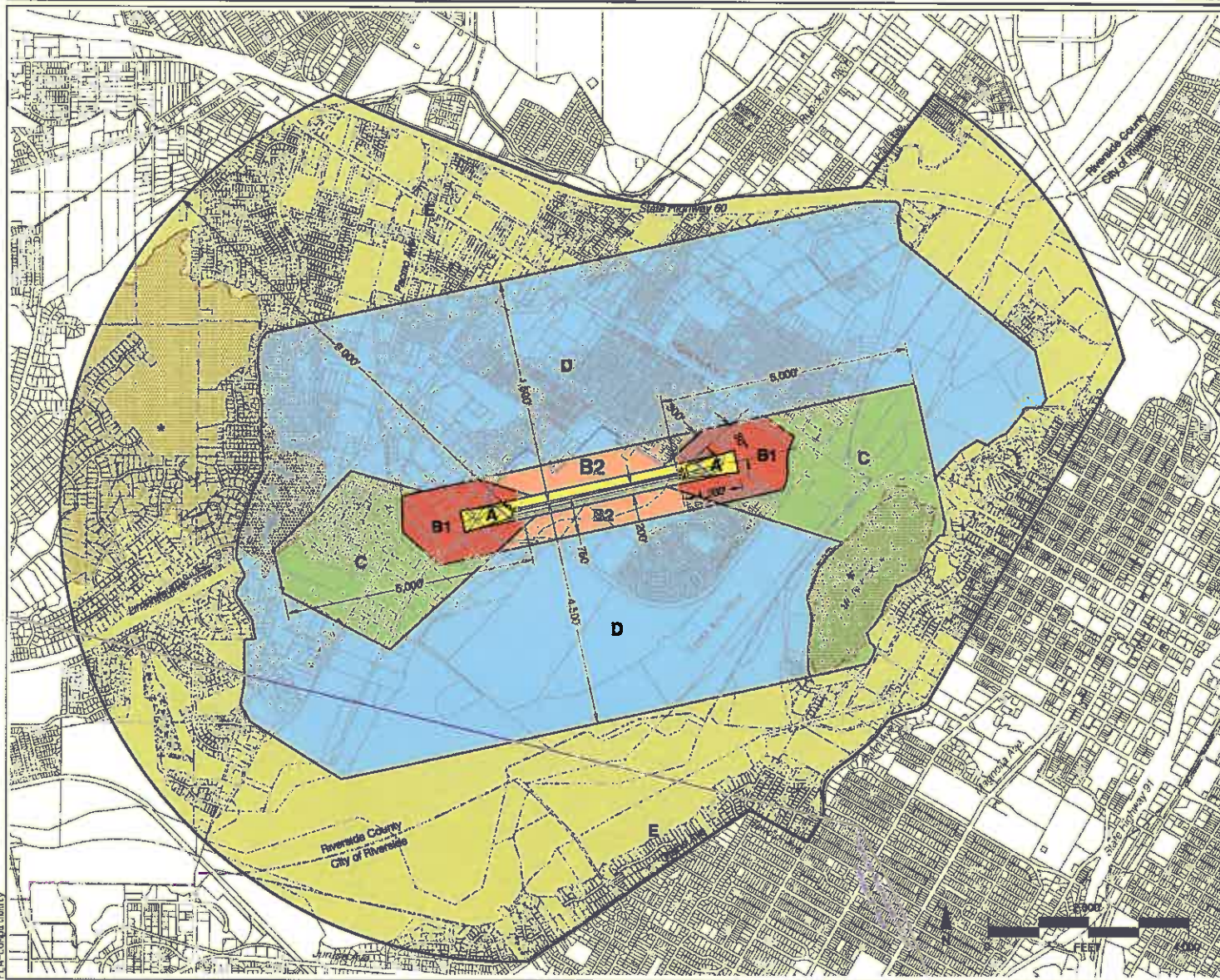
See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

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

Map RI-1

**Compatibility Map
Riverside Municipal Airport**





Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport Influence 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 FL-1

**Compatibility Map
Flabob Airport**

L. compatibility

PROPOSED
TEXT

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19.620 General Sign Provisions

Sections:

- 19.620.010 Authority**
- 19.620.020 Findings and Purpose**
- 19.620.030 Applicability and Scope**
- 19.620.040 Exempt Signs**
- 19.620.050 Prohibited Signs**
- 19.620.060 Design Principles**
- 19.620.070 General Provisions for All Sign Types**
- 19.620.080 Standards for Specific Sign Types by District and Use Type**
- 19.620.090 Temporary Signs**
- 19.620.100 Procedures for Sign Review and Approval**
- 19.620.110 Sign Programs**
- 19.620.120 Historic Signs**
- 19.620.130 Nonconforming Signs**
- 19.620.140 Enforcement**
- 19.620.150 Definitions**

19.620.010 Authority

This Chapter is adopted pursuant to the authority vested in the City of Riverside and the State of California, including but not limited to: the State Constitution Article XI, Section 5, California Government Code Sections 65000 et seq., 38774, 38775, 65850(b), California Business and Professions Code Section 5230, and Penal Code 556.

19.620.020 Findings and Purpose

The City Council finds that unregulated and uncontrolled construction, erection, and lack of maintenance of signage in the City will result in excessive and inappropriate signage that has an adverse impact on the overall visual appearance of the City, which will adversely affect economic values. Unregulated and inappropriate signage can also increase risks to traffic and pedestrians by creating hazards and unreasonable distractions. It is, therefore, necessary to enact sign regulations to safeguard and preserve the health, property and public welfare of Riverside residents through control of the design, construction, location and maintenance of signs as an information system, which preserves and enhances the aesthetic character and environmental values of the City of Riverside, its residential neighborhoods and commercial/industrial districts consistent with the goals, policies, and strategies of the General Plan while providing an effective means for members of the public to express themselves through the display of signs. Regulations within this Chapter will minimize visual clutter, enhance safety through design and

placement of signs, and preserve the aesthetics and character of the community. By adopting this Chapter, the City Council intends to balance the needs of the City's residents, businesses, institutions, and visitors for adequate identification, communication, and advertising with the objectives of protecting public safety and welfare and preserving and enhancing the aesthetic character and environmental values of the community, by:

- A. Encouraging communications that aid orientation and promote economic vitality while preventing visual clutter that will detract from the aesthetic character of the City;
- B. Applying basic principles of good design and sensitivity to community appearance to signage to avoid the creation of nuisances and privacy violations that will degrade the value of surrounding properties;
- C. Enhancing safety by ensuring that signs are designed, constructed, installed, and maintained in compliance with minimum standards necessary to provide adequate visibility and to avoid the creation of hazards or unreasonable distractions for pedestrians or drivers; and
- D. Ensuring that the constitutionally-guaranteed right of free speech is protected.

19.620.030 Applicability and Scope

This Chapter regulates signs, as defined herein, that are located or mounted on private property within the corporate limits of the City of Riverside, as well as signs located or mounted on public property that is owned or controlled by public entities other than the City of Riverside, and over which the City has land use or zoning authority. However, property owned by public entities other than the City, in which the City holds the present right of possession, or for which management rights have been delegated to the City, are not within the scope of this Chapter. Policies for private party signs on City-owned property, on the public right of way, and publicly owned properties in which the City holds the present right of possession or for which management rights have been delegated to the City, are stated in Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way). The provisions set forth in this Chapter shall apply in all zoning districts of the City, except where expressly stated otherwise. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter.

For the regulatory purposes of this Title, the following are not within the definition of "sign":

- A. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts);
- B. Symbols embedded in architecture: Symbols of non-commercial organizations or concepts including, but not limited to, religious or political

- symbols, when such are permanently integrated into the structure of a permanent building that is otherwise legal; also includes foundation stones, corner stones and similar devices;
- C. **Personal appearance:** Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes (but not including commercial mascots);
 - D. **Manufacturers' marks:** Marks on tangible products, that identify the maker, seller, provider or product, and that customarily remain attached to the product even after sale;
 - E. **Fireworks and Lighting Displays:** The legal use of fireworks, candles and artificial lighting not otherwise regulated by the Title;
 - F. **Certain insignia on vehicles and vessels:** on street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, non-commercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool (not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;
 - G. **Grave stones, grave markers and similar devices,** when used with a cemetery to indicate deceased persons buried within proximity to the marker;
 - H. **Newsracks and newsstands;**
 - I. **Door mats, floor mats, welcoming mats and similar devices;**
 - J. **Legally placed vending machines displaying only onsite commercial or non-commercial graphics, and drive-up or walk up service facilities such as gas pumps and automated teller machines.**
 - K. **Shopping carts identifying the establishment to which they belong; and**
 - L. **Murals as defined by Section 19.620.160 of this Chapter subject to compliance with Chapter 19.710, Design Review, of the Zoning Ordinance.**

19.620.040 Exempt Signs

- A. **Signs Exempt from Permitting and Standards.** In addition to specific provisions elsewhere in this Chapter that exempt certain signs from a permit requirement, the following signs do not require a permit:
 - 1. **Signs of public service and utility companies indicating danger and aides to service and public safety;**

2. Signs less than 4 square feet in area indicating the hours of operation of an establishment and whether such establishment is presently open to the public;
 3. Signs or other visual communicative devices that are located entirely within a legally established building or other enclosed structure and are not visible from the exterior thereof or are located at least 2 feet from the window;
 4. Railroad crossing signs;
 5. Traffic or municipal signs posted by government agencies;
 6. Legal notices posted pursuant to law or court order; and
 7. Address signs that are required by and conform with the Building Code; and
 8. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council.
- B. Signs Exempt from Permit Requirements. The following signs do not require permits pursuant to Section 19.620.110, Procedures for Sign Approval, of this Chapter when they comply with the applicable standards of this Chapter:
1. **Directional Signs.** On sites smaller than 6 acres and not in a commercial complex, signs directing on-site traffic circulation or way-finding signs directing persons to specific functions of an establishment with separate exterior entrances if such signs do not exceed 6 square feet in area or 4 feet in height, do not display general advertising for hire, and no more than one sign is installed at each public/customer entrance to or exit from a public surface parking area or parking structure;
 2. **Information Signs.** Signs less than 4 square feet in area indicating the hours of operation of an establishment and whether such establishment is presently open to the public providing information for the safety and convenience of the public, such as identifying rest rooms or telephones or areas where parking is not permitted if they do not exceed 1 square foot in size and 4 feet in height and do not contain general advertising for hire;
 3. **Hazard Signs.** Signs warning persons of hazards pertaining to the property provided that individual signs do not exceed 1 square foot in size and 6 feet in height and are erected at least 75 feet apart from each other.
 4. **Flags.** Flags not used as general advertising for hire if they comply with the following standards:

- a. **Complexes of Commercial, Office and Industrial Uses.** Each complex of commercial, office or industrial uses, consisting of 3 or more uses on a single parcel or contiguous parcels with common off-street parking and access, may display not more than 3 flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 20 feet. Any illumination shall be oriented and shielded not to glare into adjacent properties. Bunting shall be securely attached to at least two ends of a rigid frame attached to a pole or projecting from a building in compliance with standards for projecting signs.
 - b. **All Other Nonresidential Uses.** Each occupied parcel containing a nonresidential use, other than described in subsection a. may display not more than 3 flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 10 feet.
 - c. **Residential Subdivisions and Condominiums.** Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25 square foot on a pole not higher than 20 feet, per model home in a model home complex. Such poles must be situated not closer than 10 feet from the public right-of-way and within 20 feet of the model complex or sales office. If separate poles are used, the distance from one pole to another may not exceed 10 feet. A residential subdivision or condominium is considered to be all lots under a parent tract number including all phases.
 - d. **Apartments and Mobile Homes.** Complexes of 4 or more apartments or mobile homes sharing common private access and/or parking may display not more than 3 flags, subject to: maximum area of 25 square feet (area includes one side only) on not more than 3 maximum 20 foot high poles. If separate poles are used, the distance from one to another may not exceed 10 feet.
 - e. **All Other Residential Uses.** Each occupied parcel containing a residential use other than described in sub-sections c. and d. may display one flag, subject to a maximum area of 25 square feet (area includes one side only) on 1 maximum 20-foot high pole.
5. **Non-illuminated identification signs up to 4 square feet in area on residential multi-unit buildings and complexes;**

6. **Construction Site Signs.** In all zones, unlighted freestanding or wall signs may be displayed on the lot or parcel on which the construction is occurring. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy. Such signs shall not exceed 32 square feet in area (area includes one side only).
- C. **Nonconforming Signs.** Signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued even though they do not comply with the standards and requirements of this Chapter as provided for in Section 19.620.130. No such sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement conforms to the applicable requirements of this Chapter and will result in the elimination of the nonconformity.

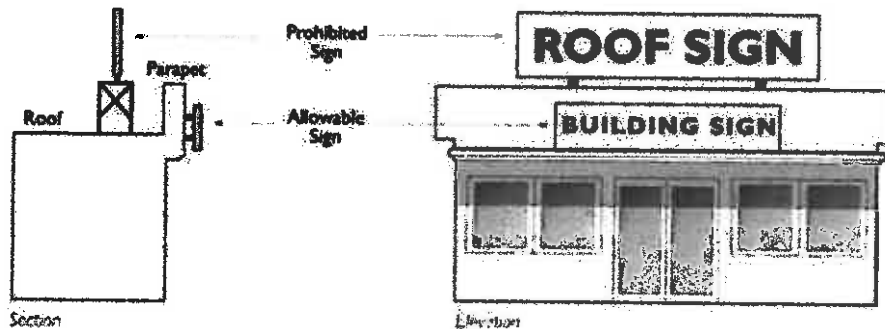
19.620.050 Prohibited Signs

Unless otherwise permitted by a specific provision of this Chapter, the following sign types are prohibited in all zones:

- A. **Advertising Statuary.** Unless approved subject to a Conditional Use Permit and Design Review pursuant to Chapters 19.760 and 19.710 of the Zoning Ordinance, all forms of advertising statuary are prohibited in all zones. A three-dimensional sign that is affixed to a building and complies with all the applicable requirements of this Chapter shall not be considered advertising statuary.
- B. **Animated and Moving Signs.** Signs that blink, flash, shimmer, glitter, rotate, oscillate, are projected, or move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, oscillating or moving except for signs with changeable digital displays (e.g. light emitting diodes) that are expressly allowed by another provision of this Chapter or a specific plan or other policy approved by the City Council.
- C. **Banners, Balloons, Streamers, and Pennants.** Banners, balloons, streamers, and pennants that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except as temporary signs that comply with the requirements of Section 19.620.090, Temporary Signs, flags that comply with Section 19.620.040.B.4, Exempt Signs, or a specific plan or other policy approved by the City Council. Feather banners as defined in Section 19.620.150 are prohibited in all zones as either Temporary or Permanent signs.
- D. **Bench Signs.** All forms of bench signs or bus stop commercial advertising are prohibited in all zones except where State law expressly grants to a public transportation agency rights to such signage.

- E. **Commercial Mascots.** All commercial signs held, posted or attended by commercial mascots as defined in Section 19.620.150 are prohibited in all zones.
- F. **Mobile Signs.** Any sign carried or conveyed by a vehicle that is used as a device for general advertising for hire, excluding signs on taxis and public buses. Authority: *Showing Animals Respect and Kindness v. West Hollywood*, 166 Cal.App.4th 816 (2008)
- G. **Permanent Signs Displaying Off-Premises General Advertising for Hire (Billboards).** This Chapter does not allow or authorize a permanent structure signs displaying general advertising for hire for a business, commodity, service, facility or other such matter not located, conducted, sold or offered upon the premises where the sign is located. Such signs are prohibited in all zones unless authorized by separate Chapter of the Municipal Code.
- H. **Pole Signs.** Unless expressly allowed by another provision of this Chapter or a specific plan or policy approved by the City Council, pole signs are prohibited in all zones.
- I. **Portable Signs.** Unless expressly allowed by another provision of this Chapter or by separate Chapter of the Municipal Code, portable signs are prohibited in all zones.
- J. **Paper Signs and Placards.** Paper signs and placards that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except for temporary signs that comply with the applicable requirements of Section 19.620.090, Temporary Signs.
- K. **Roof Signs.** Unless expressly allowed by another provision of this Chapter, roof signs as defined in Section 19.620.150 of this Chapter are prohibited in all zones. A mansard sign that does not extend above the deck-line or principal roofline of a mansard roof and complies with all other applicable provisions of this Chapter shall not be considered to be a Roof Sign.

FIGURE 19.620.050.K: ROOF SIGNS



L. Signs Creating Traffic Hazards.

1. Signs located in such a manner as to constitute a traffic hazard or obstruct the view of traffic, or any authorized traffic sign or signal device, as determined by the Community Development Director;
2. Signs that may create confusion with any authorized traffic sign, signal, or device because their color, location or wording, or use of any phrase, symbol, or character interferes with, misleads, or confuses vehicular drivers in their use of roads or conflicts with any traffic control sign or device;
3. Signs within 5 feet of a fire hydrant, street sign, or traffic signal.

M. Signs That Produce Emissions or Noise. Signs that produce visible smoke, vapor, particles, bubbles or free-floating particles of matter, odor, noise or sounds that can be heard at the property line, excluding voice units at menu boards and devices for servicing customers from their vehicles, such as drive-up windows at banks, when such units are used only for the purpose of two-way communication and sufficiently shielded to prevent impacts to adjacent residential properties.

N. Signs for Prohibited or Unpermitted Uses. A sign displaying a commercial message promoting a business that is a prohibited use as established in Chapter 19.150 (Base Zones Permitted Land Uses) and which has not been established as a legal non-conforming use or a business that is permitted but has not obtained required approvals pursuant to the requirements of this Code.

O. Signs on Public Property. Except as otherwise provided for in Chapter 19.625, Private Party Signs on City-Owned Property and the Public Right-of-Way, no inanimate sign, or supporting sign structure, may be erected in the public right of way, including portable A-frame signs. This provision does not prohibit signs that are mounted on private property but project into or over public property or the public right of way, when such sign is authorized by an encroachment permit.

19.620.060 Design Principles

A. Architectural Compatibility. A sign (including its supporting structure, if any) shall be designed as an integral design element of a building's architecture and shall be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and shall not be permitted.

- B. **Consistency with Area Character.** A sign shall be consistent with distinct area or district characteristics and incorporate common design elements, such as sign materials or themes. Where a sign is located in close proximity to a residential area, the sign shall be designed and located so it has little or no impact on adjacent residential neighborhoods.
- C. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, shall be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics shall have sufficient contrast with the sign background in order to be easily read during both day and night.
- D. **Readability.** A sign message shall be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.
- E. **Visibility.** A sign shall be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

19.620.070 General Provisions for All Sign Types

The following regulations apply to all signs in any zone:

- A. **Signs Must Comply With This Code.** In all zones, only such signs as are specifically permitted in this Chapter may be placed, erected, maintained, displayed or used, and the placement, erection, maintenance, display or use of signs shall be subject to all restrictions, limitations and regulations contained in this Chapter. The placement, erection, maintenance, display or use of all other signs is prohibited.
- B. **Enforcement Authority.** The Zoning Administrator is authorized and directed to enforce and administer the provisions of this Chapter.
- C. **Permit Requirement.** Unless expressly exempted by a provision of this Chapter, or by other applicable law, signs within the regulatory scope of this Chapter may be displayed only pursuant to a permit issued by the City pursuant to Section 19.620.100 of this Chapter and any applicable permit required by the Building Code.
- D. **Design Review Required for Non-Residential Uses.** Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected for a non-residential use is subject to review under the Citywide Sign and Design Guidelines.
- E. **Message Neutrality.** It is the City's policy to regulate signs in a constitutional manner that does not favor commercial speech over noncommercial speech

and is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

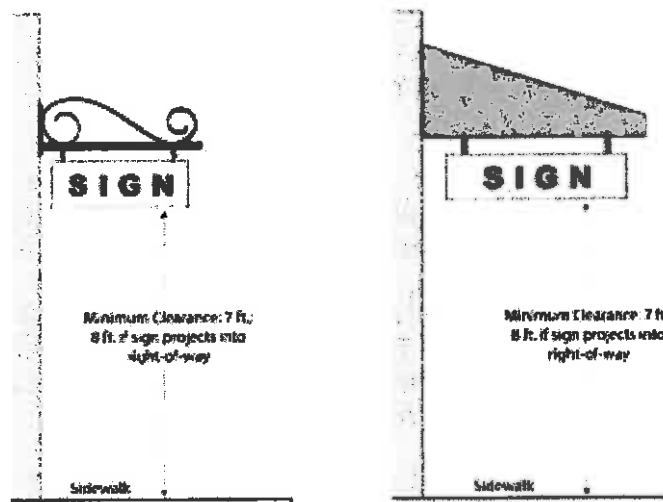
- F. Regulatory Interpretations. All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Chapter, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the Zoning Administrator shall approve, conditionally approve or disapprove the application based on the most similar sign type that is expressly regulated by this Chapter.
- G. Changes to Copy of Approved Signs. Changes to the copy of approved signs that were legally established and have not been modified so as to become illegal are exempt from permitting pursuant to this Chapter. Changes to copy do not include changes to the type or level of illumination of an approved sign.
- H. Substitution of Messages. Subject to the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message.
- I. Rules for Non-communicative Aspects of Signs. All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.
- J. Situs of Non-commercial Message Signs. The onsite/offsite distinction applies only to commercial messages on signs.
- K. Mixed Use Zones. In any zone where both residential and non-residential uses are allowed, the sign-related rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located where that type of use would be allowed as a matter of right, and nonresidential uses shall be treated as if they were

located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.

- L. Property Owner's Consent. No sign may be displayed without the consent of the legal owner(s) of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.
- M. Legal Nature of Signage Rights and Duties. As to all signs attached to property, real or personal, the signage rights, duties and obligations arising from this Chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this Chapter), or the ownership of sign structures.
- N. Variances. When a variance from the rules stated in this Chapter is sought, such variance may be permitted only upon the approval of the Approving Authority as designated in Table 19.650.020. In considering requests for such variances, the Approving Authority shall not consider the message of the sign display face, and may not approve a variance that would allow a permanent structure sign to be used for the display of off-site commercial messages or general advertising for hire. Except as otherwise provided for within this Chapter, any variances from the standards set forth in this Chapter shall be in accordance with Chapter 19.720 (Variance). In considering a variance, the City may not consider the graphic design or copy of the sign or display face.
- O. Severance. If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion, which may be held invalid or unenforceable.
- P. Riverside Municipal Airport. Except for signs oriented so as to be primarily viewed from any public street other than Airport Drive, signs within Riverside Municipal Airport and which serve lessees of the Riverside Municipal Airport shall be governed by the Riverside Municipal Airport Sign Criteria adopted by resolution of the City Council and shall not be restricted by this Chapter except for those provisions regarding maintenance and safety. Signs at the Municipal Airport are also subject to permits under the City Building Code.
- Q. Permitted Sign Locations.

1. **Building Signs.** All building signs must be located on and directly parallel to a building wall, canopy fascia or mansard roof directly abutting the use or occupancy being identified and directly facing a parking lot, mall, street, driveway, alley or freeway.
2. **Window Signs.** Except for signs painted directly on the exterior surface of the window, all window signs must be located on or within 24 inches of the inner surface of a window directly used by the use or occupancy being identified and be directly facing a parking lot, mall, street, driveway, alley or freeway.
3. **Under Canopy and Shingle Signs.** All under canopy and shingle signs shall be suspended from the underside of a pedestrian canopy or awning directly adjacent to the business identified on the sign or a support attached to and projecting from the building wall. Such signs shall be oriented perpendicular to the adjacent wall of the business being identified and shall be attached with rigid supports of a type and in a manner acceptable to the Building and Safety Division. A minimum clearance of 7 feet shall be maintained between the grade level below the sign and the lowermost portion of the sign except when the sign is projecting over a public right-of-way, in that case the minimum clearance shall be 8 feet.

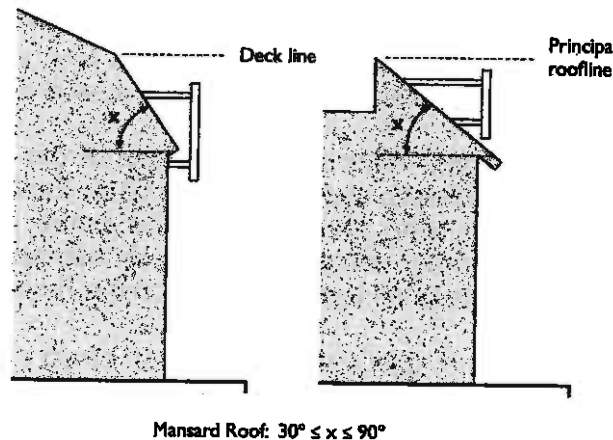
FIGURE 19.620.070.Q-3: UNDER CANOPY AND SHINGLE SIGNS



4. **Pylon and Monument Signs.** All pylon and monument signs shall be oriented toward a parking lot, mall, street, driveway or alley. Such signs shall be situated on the lot or parcel on which the use or occupancy identified is located, except in a commercial, office or industrial complex where such a sign may be located on any lot or parcel in the complex where the use or occupancy identified is located.

5. **Sign Projection from a Building Face.** Building signs shall not project more than 12 inches from the face of the building on which they are placed with the following exceptions:
- a. Signs placed on a mansard roof may project such a distance from the face of the roof as necessary for the sign face to be perpendicular to the floor of the building.

FIGURE 19.620.070.Q-5: MANSARD ROOF SIGN



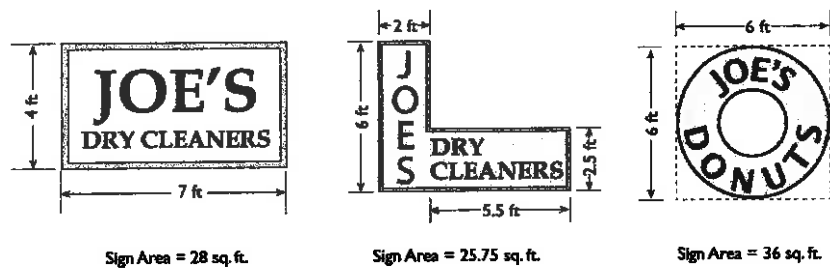
- b. In any Neighborhood Commercial Overlay Zone, a maximum 4 square foot, double-faced sign, oriented perpendicular to the building wall is permitted in lieu of an under canopy sign. Such perpendicular sign shall not project more than 30 inches from the face of the building wall on which it is placed, shall be attached with rigid supports in a manner acceptable to the Building and Safety Division and shall maintain a minimum clearance of 8 feet between the grade level below the sign and the lowermost portion of the sign.
- c. A three-dimensional sign that complies with the applicable requirements of this chapter.
6. **Projection of Permanent Signs over Public Rights-of-Way.** All signs that project over or into the public right-of-way require approval of an encroachment permit by the Public Works Department under Sections 10.16.040 and Section 13.08.015 of the Riverside Municipal Code.
7. **Historic Area Perpendicular Signs.** For buildings registered in the National Historic Register; designated a State Historical landmark, a City of Riverside landmark or structure of merit; or located in a City of Riverside historic preservation district or neighborhood conservation area, and that contain a nonresidential use, when no canopy exists, a maximum 4 square foot, double-faced sign, oriented perpendicular to

the building wall is permitted in lieu of an under canopy sign. Such perpendicular sign shall not project more than 30 inches from the face of the building wall on which it is placed, shall be attached with rigid supports in a manner acceptable to the Building and Safety Division and shall maintain a minimum clearance of 8 feet between the grade level below the sign and the lowermost portion of the sign.

R. **Calculation of Sign Area.** The area of an individual sign, as defined in Section 19.620.150 of this Chapter, shall be calculated according to the following provisions. Sign area does not include supporting structures such as sign bases and columns provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of signs is illustrated in Figures 19.620.070.R-1, 2, and 3.

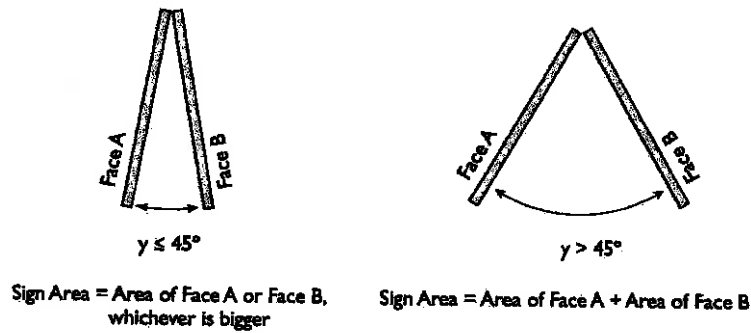
1. **Single-faced Signs.** Where only one face of the sign includes written copy, logos, emblems, symbols, ornaments, illustrations, or other sign media, the sign area shall include the entire area within a single continuous perimeter composed of one or two rectangles that enclose the extreme limits of all sign elements on the face of the sign.

FIGURE 19.620.070.R-1: MEASURING AREA OF SINGLE-FACED SIGNS



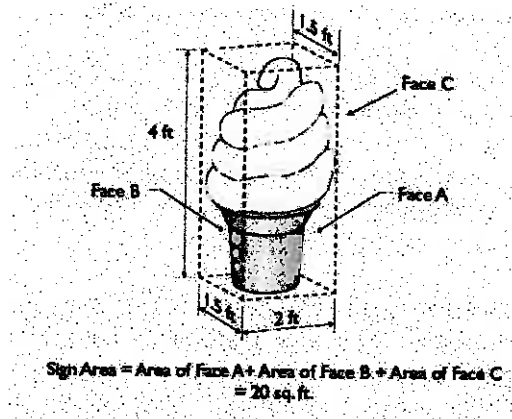
2. **Double-faced Signs.** Where two faces of a double-faced sign have an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign have an interior angle of more than 45 degrees from one another, both sign faces will be counted toward sign area.

FIGURE 19.620.070.R-2: MEASURING MEASURING AREA OF DOUBLE-FACED SIGNS



3. **Multi-Faced Signs.** Signs with three or more faces, where at least one interior angle is 45 degrees or more the calculation shall include the total area of each face that includes written copy, emblems, symbols, ornament, illustrations, or other sign media regardless of the dimension of each face.
4. **Three Dimensional Signs.** Signs that consist of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area that is the sum of the areas of the three visible vertical faces of the smallest cube or rectangular volume that will encompass the sign.

FIGURE 19.620.070.R-3: MEASURING AREA OF THREE-DIMENSIONAL SIGNS



- S. **Materials.** Permanent signs may not be made of plywood, pressed board, non-exterior grade wood products or any material, such as paper or cardboard, that is subject to rapid deterioration and not weather-resistant. Materials used for temporary signs shall comply with applicable requirements of Section 19.620.090, Temporary Signs. Fabric signs shall be restricted to

Public Service and Civic Identity Banners, Awning Signs, and Temporary Signs permitted pursuant to Section 19.620.090.

T. Illumination. Unless specifically restricted by this Chapter, signs may be illuminated or non-illuminated. The illumination of signs, from either an internal or external source, shall be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

1. Sign lighting shall not be of an intensity or brightness, or generate glare, that will create a nuisance for residential buildings in a direct line of sight to the sign;
2. External light sources shall be directed, shielded, and filtered to limit direct illumination of any object other than the sign;
3. Exposed incandescent lamps that exceed 40 watts or contain either internal or external metal reflectors are not permitted.
4. Refer to Section 19.620.080.C.5 for additional illumination requirements for electronic message center signs.

U. Maintenance and Safety.

1. **Maintenance.** All signs, together with all their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted. The Zoning Administrator may order the removal of any sign that is not maintained in accordance with the provisions of this Chapter and all other applicable laws.
2. **Interference with Safety Passages.** No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. No sign shall obstruct any window to such an extent that any light, ventilation or access is reduced to a point below that required by any law or ordinance.
3. **Proximity to Electrical Facilities.** No sign or structure shall be erected in such a manner that any portion of its surface or supports shall be within 6 feet of overhead electric conductors, which are energized in excess of 750 volts, nor within 3 feet of conductors energized at 0 to 750 volts.
4. **Electrical Signs.** Electrical signs shall bear the label of an approved testing laboratory. Said label shall not exceed 4 square inches. Said label shall be placed as directed by the Zoning Administrator. Electrical signs and appurtenant equipment shall be installed in accordance with the Electrical Code.

5. **Engineering Design and Materials.** Signs designed and constructed as building elements or structures shall be in accordance with the provisions of the Building Code.
6. **Inspections.** It shall be the duty of every person who may erect any sign designated under this Chapter to afford ample means and accommodation for the purpose of inspection whenever, in the judgment of the Zoning Administrator or the Building Official, such inspection is necessary. The inspectors for the Public Utilities Department and the Fire Department of the City shall also have the right and authority to inspect any such signs during reasonable hours.
7. **Liability of Owners.** This Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, maintaining, operating, constructing or installing any sign or other device mentioned in this Chapter for damages to life or property caused by any defect therein.
8. **City Responsibility for Sign Compliance.** Neither the City nor any agent thereof may be held as assuming any liability by reason of the inspection required by this Chapter. Nothing in this Chapter waives or diminishes any defenses the City may have in any action alleging that the City is responsible, in whole or in part, for damage, loss or injury caused by any sign. By enacting this Chapter the City does not waive its immunities under California statutory law, including but not limited to the governmental immunities.

19.620.080 Standards for Specific Sign Types by District and Use Type

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.

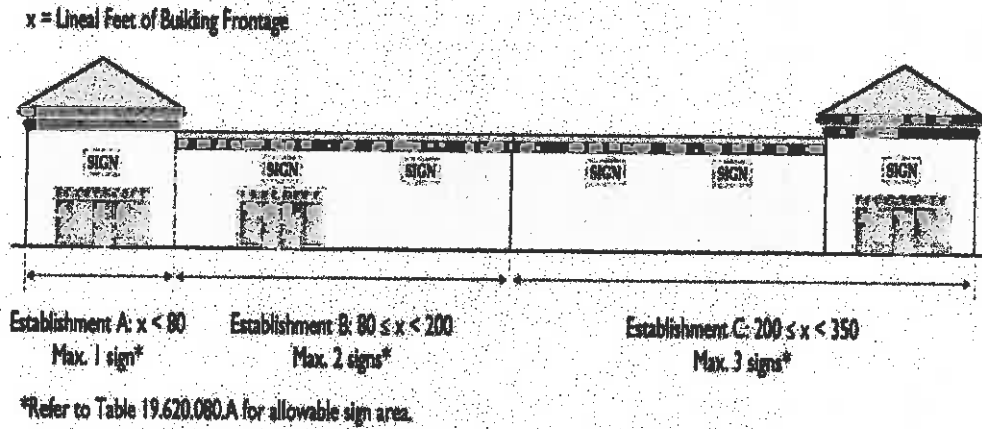
TABLE 19.620.080.A: BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS								
		Wall Signs					Window Signs	Under Canopy Shingle
Tenant/Occupant Building Frontage in lineal feet (LF)		Less than 80 LF	80 LF or more & less than 200 LF	200 LF or more & less than 350 LF	350 LF or more & less than 500 LF	500 LF or more		
Commer- cial Zones	CR, CG & CRC	1 wall sign per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	2 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	3 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 200 square feet	4 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 400 square feet	5 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 500 square feet.	1 window sign for each public entrance Maximum 25 percent of each window area	1 under canopy shingle sign per use or occupancy 9 square feet
	O (Office)	1 wall sign per building frontage 1 square-foot of sign area per lineal foot of occupant building frontage	For each occupant building frontage 80 lineal feet in length or more: 2 wall signs per occupant building frontage 1 square-foot of sign area per lineal foot of occupant building frontage or 200 square feet for the entire building frontage, whichever is less.			Same as for CR, CG & CRC Zones		Same as for CR, CG & CRC Zones
Mixed Use Zones-- MU-N, MU-V & MU-U		Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Industrial Zones-- BMP, I, AI & AIR within an Industrial Complex		1 wall sign per occupant or building on each building frontage	For each occupant building frontage 80 lineal feet in length or more: 2 wall signs on each occupant building frontage oriented toward a parking lot, mall street, driveway, alley or freeway. 1 square-foot of sign area per lineal foot of occupant building frontage not			Same as for CR, CG & CRC Zones		Same as for CR, CG & CRC Zones

TABLE 19.620.080.A: BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS				
	<i>Wall Signs</i>		<i>Window Signs</i>	<i>Under Canopy Shingle</i>
	1 square-foot of sign area per lineal foot of occupant building frontage	to exceed 200 square feet of total sign area.		
Other Zones Public Facilities Zone, Schools and All other Non-Commercial/Industrial & Non-Residential Uses	1 on-premises wall sign for each street frontage 1 square-foot of sign area per lineal foot of occupant building frontage not to exceed 24 square feet of total sign area		Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Wall Signs - Multiple Story Buildings Greater than 3 Stories in Zones where Buildings Greater than 3 Stories are Allowed - For multiple story buildings greater than 3 stories, wall signs are allowed only on the first floor and on the top floor of a building. The maximum area of wall signs on the first floor shall not exceed the total allowable wall sign area specified in the wall sign standards above. See specific standards below for maximum area of top floor signs allowed in addition to allowable area for first floor signage. For multiple story buildings 3 stories or less, wall signs are allowed on any floor but the total sign area for the entire building frontage inclusive of all floors shall not exceed the maximum allowable sign area as indicated in the standards above.				
	4 Stories	5 to 6 Stories	7 to 10 Stories	Over 10 Stories
Building frontage less than 150 lineal feet	1 sign per building frontage located at the top floor 100 square feet	1 sign per building frontage located at the top floor 150 square feet	1 sign per building frontage located at the top floor 200 square feet	1 sign per building frontage located at the top floor 250 square feet
Building frontage 150 lineal feet or more	2 signs per building frontage located at the top floor 100 square feet per sign up to a total maximum of 150 square feet for the building frontage	2 signs per building frontage located at the top floor 150 square feet per sign up to a total maximum of 225 square feet for the building frontage	2 signs per building frontage located at the top floor 200 square feet per sign up to a total maximum of 300 square feet for the building frontage	2 signs per building frontage located at the top floor 250 square feet per sign up to a total maximum of 375 square feet for the building frontage

TABLE 19.620.080.A: BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS			
	<i>Wall Signs</i>	<i>Window Signs</i>	<i>Under Canopy Shingle</i>
<p>Notes: 1) In general, each establishment/occupant is allowed at least 1 wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, 1 window sign per public entrance, and 1 under canopy shingle sign per building frontage subject to the standards provided below. 2) See Section 19.620.110 for Sign Program requirements and increase in allowable sign area with a sign program.</p>			

FIGURE 19.620.080.A-1: WALL SIGNS ON MULTI-OCCUPANT BUILDING FRONTAGE

COMMERCIAL AND MIXED USE ZONES



OFFICE AND INDUSTRIAL ZONES

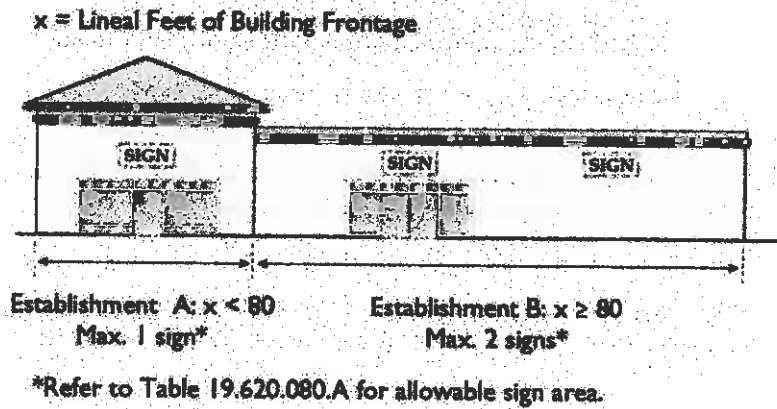
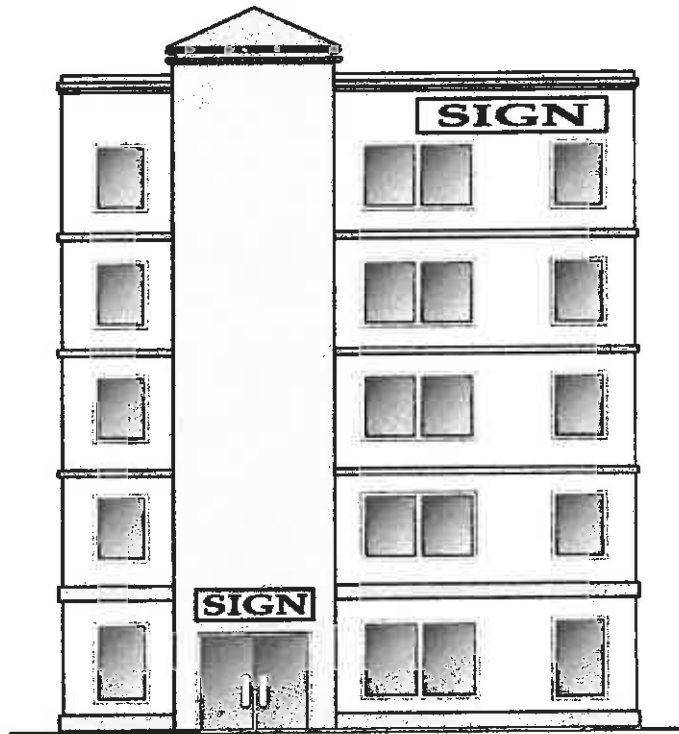


FIGURE 19.620.080.A-2: ALLOWED WALL SIGN LOCATIONS ON MULTIPLE-STORY BUILDINGS GREATER THAN THREE STORIES



On buildings over three stories, wall signs may be located on the 1st and top floor only. Additional area is allowed for top floor wall signs; see Table 19.620.080.B.

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES					
Zones, Type of Development & Site Size			Freestanding Sign Standards		
			Monument Signs	Pylon Signs	Freeway Oriented Signs¹
Commercial & Mixed Use Zones	Commercial Complexes in Commercial and Mixed Use Zones	Sites under 1 acre	Max. 1 on premise sign Max. Area: 30 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
		Sites 1 or more acres but less than 2 acres	Total Maximum of 3 monument signs for site as follows: Max. 1 on premise sign per street frontage Max. Area: 40 square feet per sign. Max. Height: 8 feet	Not Allowed	Not Allowed
		Sites 2 or more acres but less than 6 acres	Total Maximum of 3 monument signs for site as follows: Major Street Frontage: Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 8 feet Secondary Street Frontage: Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
		Sites 6 or more acres but less than 10 acres	Total Maximum of 4 monument signs for site: Major Street Frontage: Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage: Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	Not Allowed	Not allowed for sites less than 9 acres. For sites 9 gross acres or more and less than 25 acres: Max. 1 Freeway Oriented Pylon Sign Max. Area: 225 sq. ft. Max. Height: 40 feet ² See Section 19.620.080.B.7 for additional standards for freeway oriented signs

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES					
Zones, Type of Development & Site Size			Freestanding Sign Standards		
			Monument Signs	Pylon Signs	Freeway Oriented Signs¹
		<i>Sites 10 or more acres but less than 25 acres</i>	Total Maximum of 5 monument signs for site: Major Street Frontage Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	1 Pylon Sign on Major Street frontage only Max. Area: 110 sq. ft. Max. Height: 25 feet	
Commercial & Mixed Use Zones	<i>Commercial Complexes in Commercial and Mixed Use Zones</i>	<i>Sites 25 or more acres</i>	Same as above requirements for sites 10 or more acres but less than 25 acres	2 Pylon Signs on Major Street frontage only with minimum 600 feet of frontage Max. Area: 110 sq. ft. Max. Height: 25 feet	Max. 1 Freeway Oriented Pylon Sign Max. Area: 500 sq. ft. Max. Height: 60 feet ² See Section 19.620.080.B.7 for additional standards for freeway oriented signs
	<i>Commercial and Mixed Use Zones – Uses not within a Commercial Complex</i>		Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
	<i>Uses in the O Zone not within an Office Complex</i>		Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
Industrial Zones	<i>BMP, I, AI & AIR Zones within an Industrial Complex</i>		Max. 1 on premise monument sign Max. Area: 50 square feet Max. Height: 8 feet For each additional 300 feet beyond the first 300 feet of	Not Allowed	Not Allowed

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES				
Zones, Type of Development & Site Size		Freestanding Sign Standards		
		Monument Signs	Pylon Signs	Freeway Oriented Signs¹
		street frontage, one additional monument sign shall be allowed, up to a maximum of 3 signs		
	BMP, I, AI & AIR Zones not within an Industrial Complex	Max. 1 on premise monument sign Max. Area: 50 square feet Max. Height: 8 feet	Not Allowed	Not Allowed
Other Zones Public Facilities Zone, Schools and All Other Non-Commercial/Industrial & Non-Residential Uses	Sites Less than 1 Acre	Max. 1 on premise monument sign Max. Area: 15 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
	Sites 1 or More Acres	Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed

¹ See Section 19.620.080.B.7 for additional Freeway Oriented Sign Standards

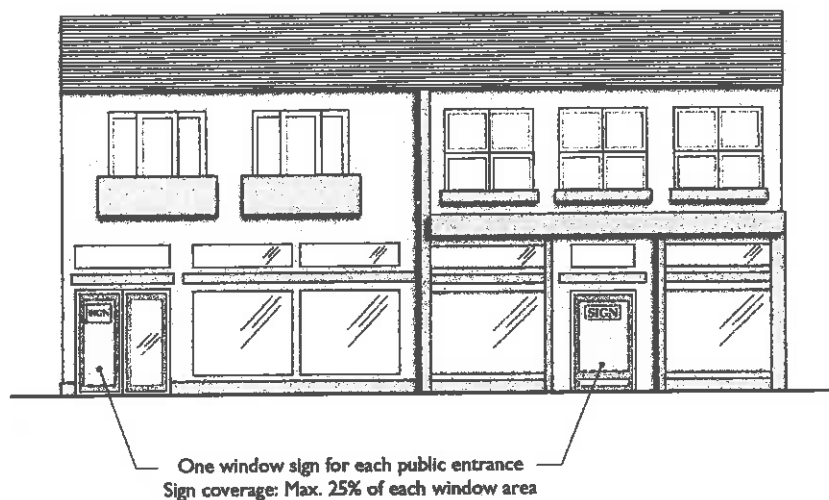
² Height measured from adjacent freeway elevation. See Figure 19.620.080.B.7 – Standards for Freeway Oriented Signs

B. Signs in Non-Residential and Mixed Use Districts. Signs erected on a site may be any combination of permitted sign types, subject to the limitations for individual sign types listed in Tables 19.620.080 A, B, and C, the following requirements, and any other applicable provisions of this Chapter.

1. **Design Review Required.** Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected in a non-residential or mixed-use district is subject to review under the Citywide Sign and Design Guidelines.
2. **Only On-Premises Signs Permitted.** Only on-premises signs are permitted pursuant to the requirements of this Chapter.

3. **Sign Program Required.** All new office and commercial complexes shall require approval of a sign program in compliance with the requirements of Section 19.620.110 prior to issuance of any sign permits.
4. **Determining Street Frontage.** Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage or in cases of dispute as to which street frontage is the major street frontage, the Zoning Administrator shall designate the major street frontage in conjunction with the review of proposed signs.
5. **Mixed Use Zones.** In any zone where both residential and non-residential uses are allowed, residential uses shall be treated as if they were located in any district where that development type and use would be allowed by right and non-residential uses shall be treated as if they were located in any district where that development type and use would be allowed either by right or subject to a Conditional Use Permit or comparable discretionary zoning approval.
6. **Signage Allowed for Each Establishment.** Each establishment in a non-residential or mixed-use zone may have at least one wall sign for each frontage, one window or door sign for each entrance, one shingle or under canopy sign, and one monument sign subject to compliance with the requirements of this Chapter.

FIGURE 19.620.080.B-6: WINDOW SIGN STANDARDS

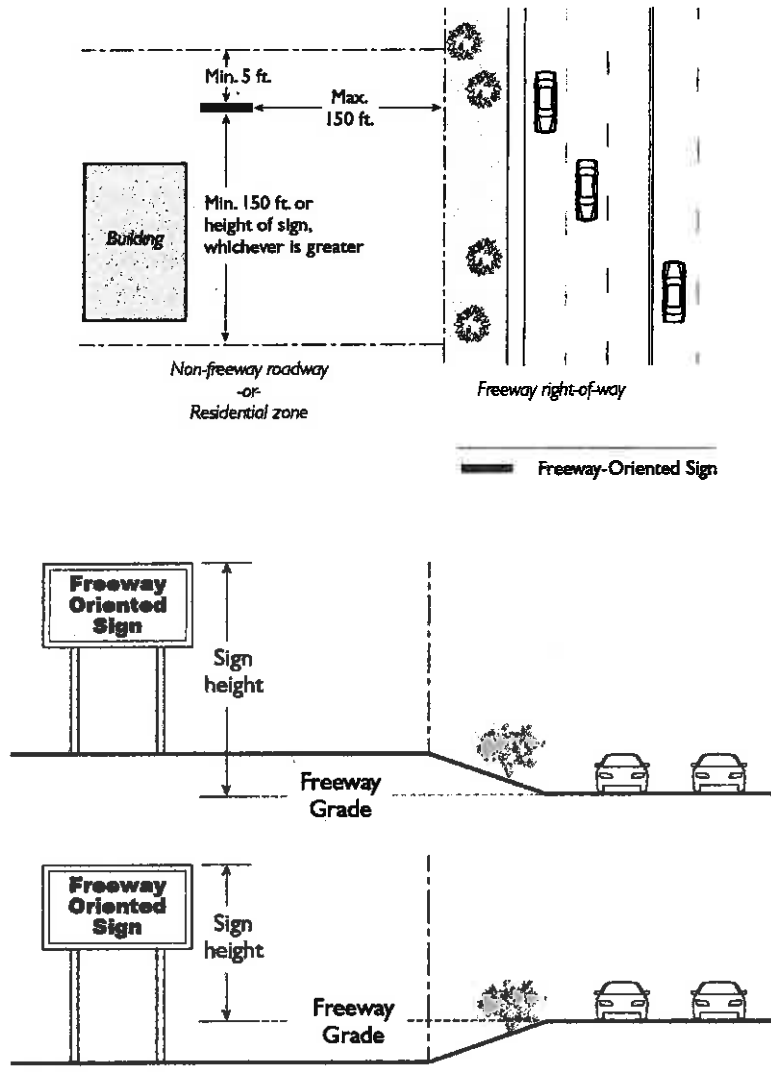


7. **Freeway-Oriented Signs.** Unless exempt from the requirements of this Chapter, all freeway-oriented signs shall require approval of a Minor Conditional Use Permit by the Planning Commission provided that the

Commission can make the following findings in addition to those specified in Section 19.730.040 of this Chapter and if the sign complies with the additional requirements of this section.

- a. Findings:
 - i. A freeway-oriented sign is necessary because signage that conforms to the area and height standards otherwise applicable to the site would not be visible to the travelling public for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises; or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.
 - ii. The freeway-oriented sign will not interfere with the driving public's view of a significant feature of the natural or built environment.
- b. The freeway-oriented sign shall not be located within 500 feet of a municipal boundary;
- c. A freeway-oriented sign must be located no farther than 150 feet from a freeway right-of-way, and only on a property that is immediately adjacent to and abutting a freeway right-of-way or separated from a freeway right-of-way by only a public frontage road, a railroad right-of-way, a public flood control channel, or public utility easements.
- d. Such sign shall be setback at least 150 feet from any lot line adjoining a street or roadway other than a freeway or from a residential zone a distance that is equal to or exceeds the height of the sign, whichever is greater, and at least five feet from any other interior lot line;
- e. The sign shall be no closer than 1,000 feet to another freeway-oriented sign on the same or a different lot or parcel;
- f. All other freestanding and/or roof business signs must be oriented toward the street or highway frontages from which their permitted areas are calculated;
- g. Freeway oriented signs may not be used for general advertising for hire.

FIGURE 19.620.080.B-7: STANDARDS FOR FREEWAY ORIENTED SIGNS



See Table 19.620.080.B for allowed sign height and area.

8. **Signs in Residential Districts.** Signs erected on properties in residential districts may be any combination of permitted sign types, subject to the limitations for individual sign types listed in this Section and any other provisions of this Chapter
 - a. **Design Review Required for Non-Residential Uses.** Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected for a non-residential use is subject to review under the Citywide Sign and Design Guidelines.

- b. Residential Uses.** The following regulations shall apply to residential uses in all residential zones, where applicable:

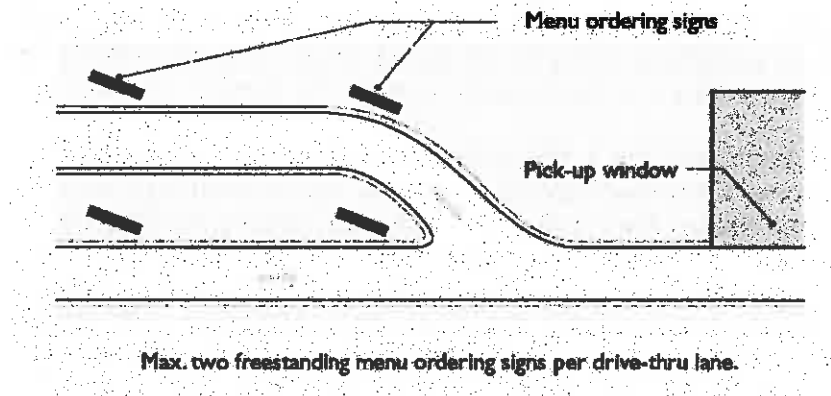
 - i. One- and Two-Family Dwellings.** One building mounted or freestanding on-premises sign not exceeding 3 square feet in area or 3 feet in height is allowed for each separate dwelling unit. On parcels with more than 1 such dwelling, on-premises signs shall not be combined. Such sign may not be used for the display of commercial messages other than real estate signs subject to compliance with the requirements of Section 19.620.090, Temporary Signs.
 - ii. Planned Residential Developments, Multiple-Family Dwellings and Mobile Home Parks.** For planned residential developments, multiple-family dwellings and mobile home parks, 1 on-premises building or monument sign, not exceeding 25 square feet in area per display face, is allowed for each public street frontage. Monument signs may not exceed 6 feet in overall height. In lieu of a freestanding sign, 2 single-sided, wall mounted-signs not exceeding 25 square feet per display face is allowed for each public street frontage when located at a project entry point.
 - iii. Individual Units in Multiple Unit Developments.** In all multiple unit developments, individual residential units may display window signs not exceeding 15% of the total surface area of each window or 15% of the surface area of all windows visible from a public or private right-of-way.
- c. Residential Agricultural (RA-5) Zone.** Notwithstanding the previous sub-sections, 1 unlighted on-premises monument sign not exceeding 12 square feet in area and 6 feet in overall height is allowed subject to applicable permits.

TABLE 19.620.080.C: SPECIAL USE SIGNS				
Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs – Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs allowed for parking lots and garages above,	4 square feet	n/a
Vehicle Fuel Station Signs - Freestanding These standards apply to stations situated on independent parcels or as part of a commercial, industrial or office complex	On-site/Price Monument allowed on major street frontage only	1 sign per major street frontage ¹	50 square feet Price portion of sign may not exceed 30 sq. ft. and must include all price advertising as required by State law.	8 feet high
	Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet high
	Secondary Price Sign ²	1 sign, double-faced changeable copy price sign	15 square feet	6 feet high

¹ For on-site price signs, a major street frontage is considered to be an Arterial Street as designated by the Circulation Element of the General Plan.

TABLE 19.620.080.C: SPECIAL USE SIGNS				
Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
		in addition to on-site/price monument on a secondary street frontage ³		
Vehicle Fuel Station Signs	Building and Gas Canopy Signs	2 on-site signs. For vehicle fuel stations with multiple uses, one additional building sign allowed for each use up to a maximum of 5 signs.	30 square feet total combined display area. For vehicle fuel stations with multiple uses, 10 additional square feet of combined sign area allowed for each additional use.	n/a
	Pump Island Signs	Two pump island signs per pump island to distinguish self-serve from full-serve pump islands	4 square feet per sign	n/a

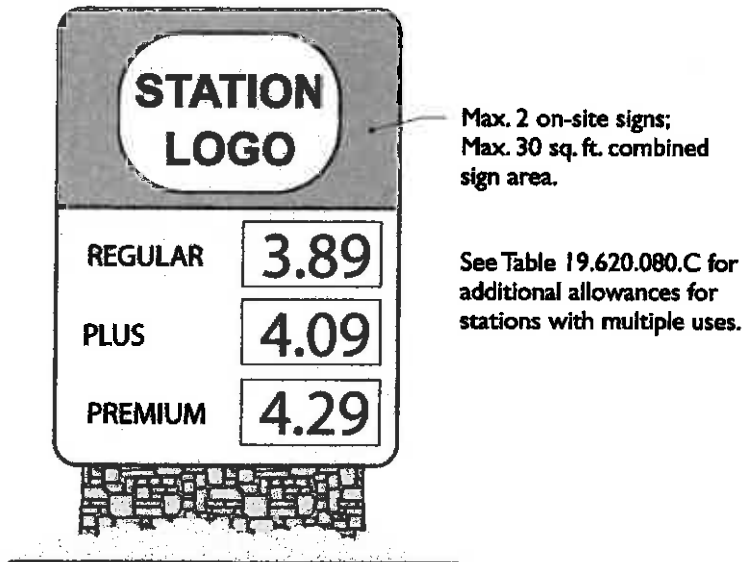
FIGURE 19.620.080.C-1: DRIVE-THRU RESTAURANT SIGN STANDARDS



² No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

³ For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.

FIGURE 19.620.080.C-2: VEHICLE FUEL STATION SIGN STANDARDS



- C. Other Sign Types. In addition to the requirements in Table 19.620.080.C, the following regulations apply in all zones where the associated use has been established subject to the requirements of the Zoning Ordinance.
1. Directional Signs. On properties containing public parking areas in any zone, monument directional signs, not exceeding 6 square feet in area per display face and 4 feet in overall height, shall be permitted at each public entrance to or exit from the public parking area. Building mounted directional signs shall also be allowed as necessary to direct persons to specific functions of a business with separate exterior entrances. Such signs shall not exceed 6 square feet in area and shall be situated directly above or to the side of the entrance being identified.
 2. Way-finding Signs in Commercial Complexes 6 or more Acres in Size. Commercial complexes 6 or more acres in size that provide public parking are permitted additional directional/way-finding signs to aid traffic circulation and direct persons to parking areas and specific business functions subject to the following requirements:
 - a. Signs shall be subject to the approval of a sign program pursuant to Section 19.620.110;
 - b. Signs shall be set back at least 75 feet from any public right-of-way;

- c. Signs shall not exceed 15 square feet in area or 7 feet in height;
 - d. The maximum number and location of directional signs shall be as determined by the approved sign program.
3. **Portable Signs on Private Property.** Retail sales establishments on private property in pedestrian-oriented areas as identified and established through an approved sign program, may have one portable "A-frame" or similar type of pedestrian-oriented sign for ongoing display subject to the approval of a sign program that identifies and establishes a designated pedestrian oriented display area for portable signs (refer to Chapter 19.625 for portable sign requirements in the Pedestrian Mall, as defined by Article 10, Definitions, of the Zoning Ordinance). Portable signs shall meet the following requirements:
- a. A portable sign may be up to 12 square feet in area and 4 feet in height and may not exceed a width of 4 feet.
 - b. The sign shall be located on private property and within 15 feet of the front door of the place of business.
 - c. The sign and shall only be displayed during hours when the establishment is open and must be removed and placed indoors each day at the close of business.
 - d. Such signs must be made of durable materials designed to withstand exterior conditions such as smooth particle board, medium density fiberboard or plywood, which are sturdy and designed for paint. All visible surfaces of the sign shall be finished in a uniform or complimentary manner. Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.
 - e. Portable Signs shall be weighted to resist displacement by wind or other disturbances. Portable signs shall not be illuminated, animated, or electrically or mechanically powered in any manner.
 - f. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic or where they are likely to attract the attention of passing motorists.
 - g. A portable sign shall be located in front of the business and shall not extend into the public right-of-way, or closer than 35 feet from the curb face of any cross-street open to vehicular traffic.

- ii. **Live Performance Theaters With 100 or More Permanent Seats.** One changeable copy marquee up to 150 square feet in area.
 - iii. **All Motion Picture Theaters.** One changeable copy marquee up to 60 square feet in area.
- d. **Elementary, Middle and High Schools.** Elementary, middle and high schools shall be permitted 1 freestanding or building mounted combination on-premises sign per use as described below:
 - i. **Sites Less Than Fifteen Acres.** One maximum 40 square foot, 6 foot high static or changeable copy on-premises, monument sign or 40 square foot static or building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - ii. **Sites Fifteen Acres or More.** One maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign, or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
- e. **Colleges and Universities on Sites Fifteen Acres or More.** Subject to the approval of a sign program pursuant to Section 19.620.110, one maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
- f. **Other Assemblies of People--Non-Entertainment.** Other public assemblies that are not engaged in commercial entertainment shall be permitted one freestanding or building mounted changeable copy sign as described below:
 - i. **Sites One Acre in Size or Less.** The changeable copy monument sign shall be a maximum of 15 square feet in area and 6 feet in height. The changeable copy building sign shall be a maximum of 24 square feet in area.
 - ii. **Sites Greater than One Acre and Less Than Fifteen Acres.** The changeable copy monument sign shall be a maximum of 40 square feet in area and 6 feet in high. The changeable copy building sign shall be a maximum of 40 square feet in area.

- iii. Sites Fifteen Acres or More. The changeable copy sign pylon sign shall be a maximum of 65 square foot in area and 15 feet in height. The changeable copy building sign shall be a maximum of 65 square feet in area.
- iv. Changeable copy signs may be manually or electronically changeable.
- g. Other Public Assemblies Non-Residential Complex. Other public assemblies located within an existing office, commercial or industrial complex shall be allowed one changeable copy sign serving that particular use in lieu of the permitted monument sign for the existing multi-tenant office, commercial or industrial complex permitted under 19.620.080.A.
- h. Other Public Entertainment Venues. Public entertainment venues shall be permitted one freestanding or building mounted changeable copy sign, selected from the following options:
 - i. Sites Less than Fifteen Acres. One maximum 40 square foot, 6 foot high combination changeable copy on-premises monument sign using either manually or electronically changeable copy, or one building-mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.
 - ii. Sites Fifteen or More Acres. One maximum 65 square foot, 15 foot high combination changeable copy on premises pylon sign using either manually or electronically changeable copy, or 1 building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each front foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.

- iii. **Amusement Parks over 24 Acres Within One Hundred Feet of a Freeway.** In lieu of the freestanding sign allowed above, 1 changeable copy pylon sign up to 750 square feet in area and 66 feet in height that is oriented toward the adjacent freeway shall be permitted. Copy may be either manually or electronically changeable with letters no more than 30 inches high. Static copy may be changed no more frequently than twice during any 24-hour period. The changeable copy portion of the sign shall not exceed the lesser of 218 square feet or 75 percent of the overall sign size. The sign shall comply with all applicable Caltrans standards for signs adjacent to freeways.
 - i. **Drive-Thru Menu Boards.** Menu boards may contain electronically displayed messages that are static, change no more than three times during any 24-hour period, and are not readily visible from residential properties or the public right-of-way. Such signage shall only be illuminated when the establishment is open for business.
5. **Electronic Message Center Sign.** Electronic Message Center signs (EMC) are permitted in commercial complexes 10 acres or larger and on parcels with an approved entertainment uses 15 acres or larger subject to the approval of a Conditional Use Permit and compliance with the following requirements:
- a. EMC are only permitted on parcels with frontage on an Arterial Street designated in the Circulation and Community Element of the General Plan and which do not abut or face a residential district.
 - b. The copy of electronically displayed messages may change no more frequently than once every eight seconds. A minimum of 0.3 second of time with no message displayed shall be provided between each message displayed on the sign.
 - c. Displays shall contain static messages only, and shall not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity.
 - d. All electronic message displays shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with

the following illumination requirements in sub-section b of this section.

- e. **EMC Illumination Requirements.** Between dusk and dawn the illumination of an EMC shall conform to the following requirements:
 - i. The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance in Table TBD based on the area of the EMC.
 - ii. The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance specified in Table 19.620.080.D based on the total square footage of the area of the EMC.

TABLE 19.620.080.D: SIGN AREA AND MEASUREMENT DISTANCE FOR ELECTRONIC MESSAGE CENTER SIGNS

<i>Area of Sign (square feet)</i>	<i>Measurement Distance (feet)</i>
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

**For signs with an area in square feet other than those specifically listed in the table (i.e. 12 sq. ft., 400 sq. ft. etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign in sq. ft.} \times 100}$*

19.620.090 Temporary Signs

Temporary signs may be displayed subject to the requirements of this section.

A. General Requirements in Non-Residential and Mixed Use Districts.

1. **Temporary Sign Permit Required.** Unless specifically exempted from permit requirements pursuant to this Chapter, temporary signs in non-residential and mixed-use districts require the issuance of a ministerial permit based on the applicant's statement of compliance with the applicable requirements of this Chapter.
 - a. Sign owners or their representatives must apply for a Temporary Sign Permit by completing a form approved by the Community Development Director that specifies the standards and requirements for temporary signs.
 - b. The application shall include a site plan and building elevations showing the locations, number, and size of signs, a description of the sign materials and the dates that the sign or signs will be placed and removed;
 - c. Upon acceptance of a complete application with the required fee, the Zoning Administrator shall issue an identification label with a number that shall be affixed to the temporary sign or signs being erected.
2. **Number.** The maximum number of temporary signs that may be displayed by any establishment at the same time is subject to compliance with the applicable requirements of this section. The number and area of temporary signs shall not be included in the calculation of aggregate permanent sign area.
3. **Sign Area and Dimensions.** The following types of temporary signage are permitted if they comply with the following standards and requirements:
 - a. **Banners.** One banner not exceeding 25 percent of the area of a building wall or window of the establishment that is stretched and secured flat against the building wall, window, and does not extend higher than the building eave or parapet wall. No more than one banner is permitted per street frontage for each individual establishment. All such signs shall be securely fastened at each corner to resist displacement by wind or similar disturbances and shall have wind cuts as necessary to reduce sign billowing or sailing.
 - b. **Portable Signs.** Establishments may have 1 portable "A-frame" or similar type up to 6 square feet in area and 36 inches in

height. Portable signs shall be weighted to resist displacement by wind or similar disturbances and shall only be displayed during hours when the establishment is open. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic.

- c. **Balloons and Balloon Arches.** Individual balloons and balloon arches shall be allowed if they are securely fastened to permanent structures and set back from all driveways and from the public right-of-way a distance equal to the tether of the balloon. Individual balloons shall not exceed 24 inches in diameter. Balloons and balloon arches or clusters shall be tethered at a height that does not exceed the height of the building containing the subject establishment. Any balloon that exceeds 24 inches in diameter shall be considered an inflatable structure and is prohibited.
 - d. **Window Signs.** Up to three temporary window signs that do not exceed a combined area of 40 square feet or 25 percent of the total window area, whichever is less on each frontage. Such signs may be painted directly onto the window in water-soluble paints or constructed of paper, wood, fabric, plastic, vinyl or similar materials and securely adhered to, or oriented toward the street or public right-of-way.
- 4. **Material.** Temporary exterior signs shall be made of a durable weather-resistant material.
 - 5. **Duration.** Unless otherwise specified by these regulations temporary signs may be displayed for a maximum of 30 consecutive days except for that period beginning one week before Thanksgiving and ending one week after New Year's Day. Signs for promotional events and sales shall be removed within 7 days of the conclusion of the event and shall be limited to a maximum of 60 total days per year per individual establishment. The total number of days during which all temporary signage including holiday promotions may be displayed shall not exceed 60 days per year.
 - 6. **Illumination.** Temporary signs shall not be illuminated.
- B. **Standards for Specific Temporary Sign Types.**
- 1. **Real Estate Signs.** For Real Estate Offered for Sale, Rent or Lease (Not Including Transient Occupancy). On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, may be displayed without permits in any district if they comply with the regulations and conditions of this subsection. Signs allowed under this section shall be removed within 7

days following the closing of the proposed transaction or the withdrawal of the offer or solicitation. The provisions of this subsection do not apply to signs for transient occupancy.

- a. **Residential Properties.** Signs may be displayed on a property with a residential principal use subject to the following regulations and conditions:
 - i. One freestanding real estate sign may be displayed on each frontage;
 - ii. Signs shall not exceed 4 square feet in area or 6 feet in overall height.
- b. **All Non-residential Properties.** On non-residential properties, and properties containing both legal residential and non-residential uses, real estate signs may be displayed, using either of the following options:
 - i. **Freestanding signs.** One maximum 24 square foot, 8 foot high, double-faced, freestanding for sale, rental or lease sign per street frontage is permitted.
 - a. On sites with more than 1 frontage or on interior lots at least 2½ acres in size, an option of placing the sign faces at a 45-degree angle to each other is permitted.
 - b. Signs shall be located at least 2 feet from public sidewalks and 12 feet from the curbline or from the pavement where curbs are lacking. In no case shall signs be placed in the public right-of-way.
 - c. If a building sign is installed as permitted in subsection ii below, the freestanding sign herein described shall not be permitted.
 - ii. **Building Signs.** In lieu of a permitted freestanding sign, 1 real estate sign per frontage, a maximum 24 square feet in area shall be permitted for buildings or occupancies within 63 feet from the back of the curb or from the edge of the paved portion of the public right-of-way where curbs are lacking. In the event a freestanding sign or signs are installed as permitted in subsection b, such a building sign shall not be permitted.

2. **Directional Signs for Open Houses.** Notwithstanding any other provision in this Chapter, up to three off-site signs directing the public to "open house" events for the viewing of lots, premises, dwellings or structures that are for sale, lease, or rent, are permitted subject to the approval of the property owner provided they comply with the following standards:
 - a. No sign or signs shall exceed 4 square feet in area, or 3 feet in height from finished grade.
 - b. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
3. **Subdivision Signs.** In all zones, a maximum of three unlighted double-faced temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs shall be located within the subdivision and shall be a minimum distance of 300 feet apart from each other. All signs shall be removed at the close of escrow of the model complex houses.
4. **Construction Site Signs.** Unlighted freestanding or wall signs not exceeding 32 square feet in area and 10 feet in height are allowed in all zones. All such signs shall be displayed only on the lot or parcel on which the construction is occurring and only during the construction period. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy.
5. **Protected Non-Commercial Political and Free Speech Signs on Residential Uses.** Non-illuminated temporary signs displaying protected non-commercial messages, maximum 4 feet in height, totaling no more than 6 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy.
6. **Protected Non-Commercial Political and Free Speech Signs on Commercial, Business, Industrial and Manufacturing Uses.** On commercial, business, industrial, and manufacturing uses, non-illuminated temporary signs displaying protected non-commercial messages, maximum 6 feet in height, totaling no more than 25 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary, or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage

allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy.

19.620.100 Procedures for Sign Review and Approval

- A. **Permits Generally Required.** Unless a particular type of sign is specifically exempted from the permit requirement, by a provision of this Chapter or other applicable law, no person shall erect, change or replace any sign allowed by the provisions of this Chapter without first having obtained the necessary permits.
1. A permit is required whenever there is a proposed change to the lighting, supports, structure or mounting device of a sign that requires approval of a permit under the California Building Code.
 2. When a sign requires design review pursuant to Section 19.710.020 of the Zoning Ordinance or a Certificate of Appropriateness under Chapter 20.25 of the Municipal Code, those approvals must be obtained before a sign permit application will be issued.
- B. **Sign Permit Process.** The application for a sign permit shall be made in writing on a form provided by the Zoning Administrator and shall be accompanied by any fee established by City Council resolution. The Director of Community Development shall create a standard form to be used as an application for a sign permit; when approved, the application shall constitute the permit. A single application may be used for multiple signs proposed for the same lot, parcel or use; however, decisions and conditions may pertain to individual signs. Sign application requirements shall be established by the Community Development Director as necessary to review sign proposals for compliance with the provisions of this Chapter. Sign permit applications shall include plans, drawings, and other documentation as specified on a form approved by the Director.
- C. **Zoning Administrator, Planning Commission or Cultural Heritage Board Approval.** When approval of a Sign Permit or a Certificate of Appropriateness is required, the Zoning Administrator, Planning Commission and the Cultural Heritage Board shall base their decisions upon the standards and requirements of this Chapter and Title 20 respectively as applied to the structural and locational aspects of the signs. The decision-making authority shall also review signs for consistency with the Citywide Sign Design Guidelines.
1. The Guidelines are intended to provide examples of techniques and approaches that applicants can use to meet the City's expectations for signs for non-residential uses but are not intended to illustrate all approaches that may be appropriate on a specific site. Where any inconsistency between the requirements of this Chapter or the Zoning

Ordinance is perceived, the requirements of this Chapter and the Zoning Ordinance shall prevail.

2. The Zoning Administrator, Planning Commission, or Cultural Heritage Board may approve a deviation from the sign area and height standards of this Chapter so long as such modification does not result in total sign area for any individual type of sign that exceeds the maximum area permitted and the increase in the height of any individual sign does not exceed the standard by more than 10 percent.
 - a. An applicant requesting modification under this section shall submit the required application and fee with the application for approval of a sign permit or sign program. The request for modification shall be reviewed and decided in the same manner and at the same time as the approval of the associated Sign Permit, Sign Program or Certificate of Appropriateness.
 - b. In order to approve a modification as provided for in this section, the Approval Authority must make the following finding in addition to any other findings that this Chapter requires for the association application:
 - i. The proposed modification is consistent with the purposes of this Chapter;
 - ii. There are unique physical circumstances related to the shape, dimensions, or topography of the property on which the sign is located that make the modification necessary in order to ensure that the sign is visible from the adjacent right-of-way;
 - iii. The proposed modification will not be detrimental to the health, safety, and general welfare of the public or injurious to the environment or to the property or improvements in the surrounding area;
 - iv. The proposed modification is consistent with the design principles in Section 19.620.060.
- D. Conditions of Approval. A sign permit application may be approved subject to any of the following conditions, as applicable:
1. Compliance with other legal requirements, including encroachment, building, electrical, plumbing, demolition, mechanical, etc. When such other approvals are necessary, they must be obtained before the sign permit application will be granted.
 2. Remedy for outstanding zoning violations: if the sign is proposed to be located on a property on which there is a zoning violation, then the

sign permit may be issued upon condition that the violation is remedied before the sign is constructed, or simultaneously therewith.

- E. Processing of Permit Applications. All sign permits applications shall be initially reviewed by the Zoning Administrator. When a permit application complies with this Chapter and all other applicable standards and requirements, the application shall be granted. An application may be approved subject to such conditions as are necessary for full compliance with this Chapter and all other applicable laws, rules and regulations.
1. Reference to Cultural Heritage Board. When a sign is proposed to be located in a historic district or on a property designated for historic preservation, the Zoning Administrator shall refer the permit application to the Cultural Heritage Board for review and action pursuant to Section TBD of this Chapter.
 2. Notice of Incompleteness. The Zoning Administrator shall initially review a sign permit application for completeness. If the application is not complete, the Zoning Administrator shall give written notice of the deficiencies within 15 business days following submission of the application; if no notice of incompleteness is given within such time, then the application shall be deemed complete as of the last day on which notice of completeness could have been given. If a notice of incompleteness is given, the applicant shall have 15 business days thereafter to file a corrected and complete application, without payment of additional fee.
- F. Time for Decision. Unless the applicant submits a written request for a time waiver, or consents to a time waiver, the Zoning Administrator shall issue a written decision on a sign permit application within 45 business days of when the application is deemed complete. Failure to issue such a decision in a timely manner shall be deemed a denial of the application, and create an immediate right of appeal to the Planning Commission. In cases where the Zoning Administrator refers the permit application to the Cultural Heritage Board, then the time for decision shall be according to the time limits prescribed for hearings and approvals in Title 20 of the RMC.
- G. Permits Issued in Error. In the event that a sign permit is issued, and the issuance is found to be in error at any time before substantial physical work on actual construction has been accomplished, then the permit may be summarily revoked by the City simply by giving notice to the permittee; such notice shall specify the grounds for revocation. In such event, the applicant may reapply within 30 calendar days for a new permit, without paying a new application fee.
- H. Fees for Signs Constructed Without a Permit. Where work for which a permit is required by this Chapter is performed prior to obtaining such permit, the following late permit fees shall apply. The permit fees shall be computed based upon the date on which application is made for a sign permit, design

review approval or Certificate of Appropriateness, or a variance, whichever process is first necessary to obtain a sign permit:

1. When application is made within 30 days after first notice has been given of the violation, the permit fee shall be two times the established permit fee.
 2. When application is made between 31 and 45 days after first notice has been given of the violation, the permit fee shall be four times the established permit fee.
 3. When application is made over 45 days after first notice has been given of the violation, the permit fee shall be ten times the established permit fee.
 4. After an application submittal for a sign permit, design review approval or Certificate of Appropriateness, or variance, additional time limits may be established for the securing of permits and completion of any additional sign work that may be required. If such time limits are not adhered to, the amount of time by which the deadline(s) is (are) missed shall be added to the time periods noted above for the purpose of establishing the final permit fee.
 5. In no case shall a late permit fee be assessed in excess of one thousand dollars.
- I. **Site Approval Cards.** A site approval card will be issued for each sign for which a sign permit is issued. Each sticker is applicable to only one sign and for only the location specified in the permit. The sticker is not transferable from one sign to another; however, the sticker is transferable to a new owner or lessee. Stickers must be maintained in a legible state.
- J. **Sign Contractors.**
1. **Responsibility for Securing Permits.** It shall be the duty of the contractor or person, who erects, installs, paints, constructs or alters a sign to secure all necessary permits for such work. It shall be the responsibility of the property owner and/or lessee to assure that the contractor is properly licensed and bonded, and that the contractor secures all necessary permits. No sign contractor shall install a sign for which a permit is required unless such permit has been duly issued before construction work begins. A sign permit shall not be issued unless the sign contractor's name and contact information appears on the permit application.
 2. **Identification Label.** All signs installed by sign contractors have attached to them an identification label, not ~~over~~ exceeding four 4 square inches in size, listing the following information: name of sign

contractor, City permit number, electrical current, month and year erected.

3. **Violations by Sign Contractors.** Wherever a sign violation has occurred, it shall be the duty of the Community Development Director to determine which sign contractor, if any, performed the sign work. The following procedure shall be followed in pursuing sign contractors installing signs for which a valid permit has not first been secured, or in violation of permit terms and conditions:
 - a. **First Violation.** A letter shall be sent by certified mail to the sign contractor setting forth the City's requirements for sign permits and indicating that future violations will result in a complaint being filed with the Contractors' State License Board and/or legal action being taken against said contractor.
 - b. **Second Violation.** A complaint shall be filed with the Contractors' State License Board and a copy of such complaint shall be sent to the sign contractor with a letter indicating that legal action may be taken if further violations occur. All correspondence shall be by certified mail.
 - c. **Third and Subsequent Violations.** Legal action may be taken against the contractor, using any method authorized by law.

19.620.110 Sign Programs

- A. **Purpose.** The purpose of a Sign Program is to provide a unified record of signs and to promote coordinated signage for all development subject to discretionary review. The Sign Program shall demonstrate how it:
 1. Improves the safety and welfare of the general public by minimizing distractions, hazards, and obstructions from sign design or placement;
 2. Provides for sign design or placement appropriate for the area;
 3. Incorporates sign design and placement related to architectural and landscape features on site;
 4. Incorporates sign design, scale, and placement oriented to pedestrian traffic; and,
 5. Incorporates sign design, scale, and placement oriented to vehicular traffic.
 6. Contributes to and maintains a consistent visual theme for the development.
- B. **Applicability**

1. **Sign Program Required.** A sign program is required for multi-occupancy non-residential or mixed-use developments with three or more separate lease spaces or establishments for which an application for a sign program was not deemed complete on the effective date of the adoption of this section. A sign program may be required for any existing non-residential or mixed-use development with three or more separate lease spaces or establishments for which an application for renovation has been submitted after the effective date of this Chapter. The Director of Community Development may require that a renovation project be subject to sign program to ensure that signage is designed to maintain a consistent visual theme coordinated with the design of the development.
- C. **General Requirements**
1. The lot or lots involved must be contiguous and constitute a single cohesive development, and all signs to which the program applies shall be contained within the development.
 2. All signs must be designed to conform to the Design Principles in Section 19.620.060 of this Chapter and the Citywide Design Guidelines for Signs.
 3. All signs shall comply with the requirements of this Chapter regarding the maximum number of signs based on road frontage, maximum sign area, illumination, and materials. Deviations from sign design standards shall only be permitted pursuant to Section 19.620.100.B.3 of this Chapter.
- D. **Required Submittals.** Applications for a Sign Program shall include all plans, drawings and other documentation specified in requirements issued by the Director of Community Development. Sign Programs shall be processed pursuant to Section 19.620.100.
- E. **Findings.** The Zoning Administrator or the Planning Commission as required by this Chapter will only approve a Sign Program if the following findings are made:
1. That the proposed signs are in harmony and visually related to:
 - a. *Other signs included in the Sign Program.* This shall be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape.
 - b. *The buildings they identify.* This may be accomplished by utilizing materials, colors or design motifs included in the building being identified.

- c. *The surrounding development.* Approval of a planned sign program shall not adversely affect surrounding land uses or obscure adjacent conforming signs.
 2. That the sign program provides adequate guidance to business owners and sign contractors to ensure conformance with the Design Principles in Section 19.620.060 of this Chapter and the Citywide Design Guidelines for Signs
 3. That the sign program ensures that future signs will comply with all provision of this Chapter, including development standards, such as but not limited to, number of signs, location of signs and sign size, as well as any approvals granting deviating from the sign standards.
 4. Phased Developments. Application for a sign program for a phased development must be submitted prior to issuance of any building permits for a first phase of development and approved prior to building occupancy for the first phase of development. Where the initial sign program for a first phase of development does not address future phases of development, an application for amendments to the initial sign program must be submitted prior to issuance of any building permits for subsequent phases and approved prior to building occupancy of each phase for which the sign program is amended.
- F. Addition, removal, replacement or modification of signs within a previously approved Sign Program. On a development site subject to Section 19.620.100.B, the following shall apply:
1. Whenever the total number of signs to be added, removed, modified or replaced totals less than twenty-five percent of the number of permitted signs presently on the site, the signs shall be reviewed pursuant to the existing sign program. If the site does not have an approved sign program, then each individual sign shall be reviewed pursuant to the standards of this Chapter.
 2. When the total number of signs to be added, removed, modified or replaced totals twenty-five percent or more of the number of permitted signs presently on the site, a standard sign program application shall be required and all signs shall comply with the development standards of this Chapter.
 3. Sign designs may be approved without a Planning Division sign application or further Planning Division design review if the Zoning Administrator or his/her designee determines that the design complies in all respects with an approved Sign Program. This authorization shall not relieve applicants from obtaining other necessary permits or approvals, including but not limited to Temporary Sign Permits, Building Permits and Encroachment Permits.

- G. **Sign Program Standards.** Sign programs provide a comprehensive approach to design that considers a site's unique shape, topography, surrounding conditions and building architecture. As a comprehensive document, adjustments in sign standards may be appropriate to facilitate coherent messaging while not impacting the community. In recognition of the benefits of a cohesive, well thought out sign program, the following modifications of this Chapter's development standards may be granted as part of a new sign program:
1. Signage on building facades by establishments that do not have frontage on that building façade.
 2. Increase in allowable sign area for an individual sign(s) by up to 15 percent. Where there are circumstances for a Sign Modification, and where findings to support a Sign Modification can be made pursuant to the Section 19.620.100. Procedures for Sign Review and Approval an additional 10 percent increase (25 percent total) may be granted by the Zoning Administrator.
 3. Allows the transfer of sign area limits from underutilized sign areas to areas that are more practical, through the use of a "sign budget". The sign budget would equal the total allowable sign area of all signs in the development that are of a similar type (building, monument, pilaster, directional, freeway, etc.), as defined by Chapter 19.910.

19.620.120 Historic Signs

- A. **Purpose and Intent.** These regulations are intended to further the City's historic preservation efforts by providing for the preservation and restoration of historic and iconic signs and establishment of new signs that reflect the architectural and historic character and identity of designated historic buildings and historic districts in a manner that is consistent with the purposes of this Chapter.
1. In adopting the provisions in this Section, the City Council intends to allow the construction and installation of signs that, while not in compliance with sign regulations elsewhere in this Chapter, would be in character with the building on which or district within which it is proposed to be located.
 2. While encouraging the maintenance and restoration of historic signage, it is not the intent of these regulations to require all signs on a designated historic building to be exact replicas of the signs that would have been on the building when it was new.
- B. **Responsibilities.** All decisions regarding appropriate sign types and applications shall be made in accordance with Title 20 of the Municipal Code.

Any appeal of the decision shall be in accordance with Title 20 of the Municipal Code.

C. Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts:

1. Projecting Signs, Vehicle Oriented. In lieu of a permitted building sign, a double faced projecting sign may be installed, provided such sign does not exceed the size allowance for the building sign it replaces, such sign does not project more than 48 inches from the building face, and the sign is located more than 10 feet above sidewalk grade.
2. Projecting Signs, Pedestrian Oriented. In lieu of a permitted under canopy sign, a maximum 4 square foot projecting sign may be installed. Such sign shall project no more than 30 inches from the building face and shall be no less than 8 feet or more than 10 feet above sidewalk grade.
3. Roof Signs. In lieu of permitted freestanding signs pursuant to Section 19.620.080 or Vehicle Oriented Projecting Signs allowed by subsection 1, the Board may approve a roof sign where documented evidence can be established for the presence of a roof sign within the period of significance of a building that is a designated Structure of Merit or Landmark or a building that is a contributor to a designated historic district. Such roof sign may be replicated in its original historic size, shape, like-appearing materials, and placement to identify a current use in the building.

D. Certificate of Appropriateness. Any sign governed by this Section shall:

1. Be designed to have the appearance of a historic sign appropriate to the building and/or period of significance of the Historic District.
2. Comply with current structural and electrical regulations.
3. Be subject to review and approval per the standards, criteria, and procedures of Title 20 of the Municipal Code.

E. Sign Lighting. Lighting shall be in accordance with historically appropriate lighting types. This includes but is not limited to neon, individual incandescent bulbs, and overhead goose-neck lighting, subject to compliance with current electrical codes.

F. Encroachments into the Public Right-of-Way. Any sign that would encroach into the public right-of-way shall first obtain an encroachment permit from the Public Works Department. See RMC Section 10.16.040 regarding unauthorized signs in the right-of-way.

- G. **Procedures.** In considering the matter, the Historic Preservation Officer or Qualified Designee (HPO) or the Cultural Heritage Board may not approve any sign for the display of off-site commercial messages, and may not consider the message content of any non-commercial message. As to on-site commercial messages, the HPO or Board may not consider the message itself, but may consider whether the manner of presentation is visually consistent with the historical time and theme of the location. Whether the sign is proposed to be used for on-site commercial or noncommercial messages, the HPO or Board may consider the architectural and structural aspects for consistency and harmony with the historical theme and time of the proposed location. Unless time is waived by the applicant, the HPO or Board shall decide the issue within the time frames specified in Title 20 of the Municipal Code.

19.620.130 Nonconforming Signs

Any sign lawfully erected and maintained prior to the effective date of this ordinance, but which does not conform to the provisions of this chapter, or because of a zone change after the effective date of this chapter affecting the property upon which the sign is located ceases to comply with the applicable zone district regulations, is a nonconforming sign. The purpose of the regulations in this Section is to limit the number and extent of nonconforming signage by prohibiting alteration or enlargement of such signage so as to increase the discrepancy between their condition and the standards and requirements of this Chapter.

- A. **Continuance and Maintenance.** Nonconforming signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued, except as otherwise provided in this section.
1. Reasonable and routine maintenance and repairs may be performed on signs that are nonconforming provided there is no expansion of any nonconformity with the current requirements of this Chapter.
 2. A sign that did not conform to law existing at the time of its erection shall be deemed an illegal sign and shall not be a nonconforming sign. The passage of time does not cure illegality from the outset. Pursuant to the applicable requirements of State law, the City may require that an illegal sign be removed or be replaced by a conforming sign.
 3. A sign is subject to the standard procedures for abatement of nuisance if it is found to be unsafe because the structure creates an immediate hazard to persons or property.
- B. **Alterations and Additions to Nonconforming Signs.** No nonconforming sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement will result in the elimination or substantial reduction of the sign's nonconforming features.

- C. **Abandonment of Nonconforming Sign.** Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 90 days, the nonconforming sign shall be removed as provided for in State law and Section 19.620.140, Enforcement, of this Chapter.
- D. **Damage to or Destruction of Nonconforming Sign.** Whenever a nonconforming sign is damaged by any cause other than intentional vandalism and repair of the damage would not exceed 50 percent of the replacement cost based on an independent professional appraisal, the sign may be restored and the non-conforming use of the sign may be resumed, provided that restoration is started within one year and diligently pursued to completion.
1. Whenever a nonconforming sign is destroyed by any cause other than intentional vandalism and repair of the damage would exceed 50 percent of the reproduction cost based on an independent appraisal, such sign may be only be restored, reconstructed, altered or repaired in conformance with the provisions of this Chapter.
 2. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the sign to its condition prior to such damage or partial destruction, to the estimated cost of duplicating the entire sign, as it existed prior to the damage or destruction.
 3. Estimates for this purpose shall be made or shall be reviewed and approved by the Director or his or her designee.
- E. **Signs Rendered Nonconforming by Annexation.** Any sign that becomes nonconforming subsequent to the effective date of this Section by reason of annexation to the City of the site upon which the sign is located, shall be subject to the provisions of this Section.

19.620.140 Enforcement

The Zoning Administrator may enforce the provisions of this Chapter by appropriate permit decisions, orders and directives. Such decisions, orders and directives may include, but are not limited to, orders to get a permit or to comply with permit conditions, orders to remove, repair, upgrade, repaint, replace or relocate any sign. All such decision, orders and directives are subject to appeal as provided in this Chapter. Any failure to follow a valid order or directive issued by the Zoning Administrator shall be deemed a violation of this Chapter and may be remedied in the same manner as any violation of Title 19 (Zoning) of the Riverside City Municipal Code. Notice of all decisions, orders and directives shall be deemed given when mailed to the last known address of the responsible party or parties.

- A. **Responsible Parties.** Sign related rights, duties and responsibilities are joint and several as to the owner of the property, the owner of any business or

- other establishment located on the property, and the owner of the sign. Any repair, painting, alteration, or removal will be at the expense of the property owner or business owner as applicable.
- B. **Abandoned Signs.** Any on-site commercial sign associated with a business that has ceased operations for 90 days may be deemed an abandoned sign, and may be ordered removed within 10 business days. The removal duty falls jointly and severally upon the party which used the sign as part of the business and the owner of the land on which the sign is mounted or displayed.
- C. **Unremedied Violations as Public Nuisance.** When the Zoning Administrator has given a notice of decision, order or directive regarding a sign or sign permit, and any noticed deficiency remains uncured thirty calendar days after the notice has been mailed, the City may enforce any violation and seek any remedy authorized by law, including but not limited to those methods available for any violation of the City's zoning laws, general laws, state or federal law, whether by administrative proceedings, a criminal action, and/or a civil lawsuit for abatement of nuisance (which may include requests for declaratory and injunctive relief), or abatement or removal by the City at the cost of the responsible parties, reimbursement for which may be secured by a lien recorded against the property. In any civil court action the prevailing party shall be entitled to an award of costs and reasonable attorneys' fees.
- D. **Removal by City: Public Hearing.** In the event that the Zoning Administrator seeks a cure or remedy by removal of the subject sign by the City, then the responsible parties shall be given thirty calendar day notice of a public hearing before the City Council to determine if the subject sign is a public nuisance and if the City should remove it if the responsible parties fail to do so with 30 calendar days after the City Council decision, or any other corrective action the Council may consider. All responsible parties shall be given notice of such hearing by certified mail, prepaid postage, addressed to their last known address. At such hearing, all responsible parties shall be given an opportunity to be heard, to present evidence and argument, to challenge the Zoning Administrator's decision, and to be represented by counsel.
- E. **Removal by City: Actual Removal, Redemption.** If, following the public hearing, the Council authorizes removal of the subject sign by the City; said removal may take place at any time 15 or more calendar days following the hearing and decision. The City may remove the subject sign by its own force, or by a contracted agent. Any removed sign shall be stored by the City for at least 30 calendar days, during which time the City shall take all reasonable efforts to notify the sign owner that the sign is in the City's possession and may be redeemed by reimbursing the City for the cost of removal. If the sign owner fails to redeem the sign within 30 calendar days of the notice, then the City may dispose of the sign by any means it deems appropriate. If the sign is sold, then the net proceeds of such sale shall reduce the reimbursement owed to the City by the responsible parties.

- F. **Remedy by City.** In the event that a valid directive or order of the Zoning Administrator is not followed, and is not timely appealed, then the Zoning Administrator may give thirty calendar day written notice and opportunity to cure, to the responsible parties that the City shall take corrective action and assess the cost of doing so as a lien against the property, using such procedures as are required by state or local law. The Zoning Administrator may grant a reasonable extension of time, not to exceed 120 calendar days to effect the required correction, if the owner or occupant of the premises has made proper application for a new sign which would accomplish the same result.
- G. **Removal - Scope.** If the option of removing a sign or signs is exercised, whether by private parties or by the City, said sign(s) shall be completely removed, including all poles, structures, electrical equipment, cabinets and sign faces. Building walls, grounds or other items on which such signs have been placed shall be restored to good repair and appearance.

19.620.150 Definitions

The following words and phrases shall have the following meanings when used in this Chapter. In the event of a conflict between the definitions in this section and in Article X, Definitions, of the Zoning Ordinance, the terms in this section shall apply.

A-frame Sign. A portable upright, rigid, self-supporting frame sign in the form of a triangle or letter "A". Other variations of such signage may also be in the shape of the letter T (inverted) or the letter H.

FIGURE 19.620.150.A: A-FRAME SIGN



Abandoned Sign. A sign remaining in place or not maintained for 90 days that does not provide direction for, advertise or identify a legally established and actually operating establishment, business, product, or service available on the establishment premises where the sign is located.

Advertising Statuary. A statue or other three dimensional structure with a minimum dimension of at least 6 inches in the form of an object that identifies, advertises, or otherwise directs attention to a product or business but not including a three-dimensional sign that is affixed to a building.

Area of Signs (Sign Area). The area within the perimeter of one or two contiguous or overlapping rectangles of a size sufficient to enclose the outer limits of any writing,

representation, emblem, logo, figure or character. Sign Area does not include supporting structures such as sign bases and columns that contain no lettering or graphics except for addresses or required tags. (See Section 19.620.070.R, Calculation of Sign Area, for specific rules for measuring the area of different sign types.)

Area Identification Sign. A permanent sign that identifies a residential area, shopping district, industrial district, or any area identifiable area.

Awning Sign. A sign affixed permanently to the outside surface of an awning.

Balloon. (See Inflatable Sign)

Banner Sign or Banner. A sign made of fabric or any non-rigid material with no enclosing framework on which a message or image is painted or otherwise affixed.

Bench Sign. A sign painted on or affixed to a bench or similar structure located in or near a public right-of-way, public transportation terminal, park, or other public property.

Blade Sign. A double-sided sign oriented perpendicular to the building wall on which it is mounted. (See Projecting Sign)

Billboard. A sign used for the purpose of general advertising for hire when some or all of the display area is used to display the messages of advertisers or sponsors other than the owner or an occupant of the property on whose property where the sign is located. Such signs are sometimes called Outdoor Advertising.

Building Frontage. As used in this Chapter, the linear measurement of exterior walls enclosing interior spaces which are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways.

Building Identification Sign. A sign that contains the name and/or trademark and/or address of the building to which it is affixed or of the occupant located therein but does not include general advertising for hire.

Building Sign. A sign with a single face of copy that is painted or otherwise marked on or attached to the face of a building wall, mansard roof or canopy fascia. Signs placed on a mansard roof are building signs if they do not extend above the roofline or top of the parapet of the main building wall to which the mansard roof is attached.

Bunting. (See Pennant)

Business Sign. A sign that directs attention to the principal establishment, business, profession, activity or industry located on the premises where the sign is displayed, to type of products sold, manufactured or assembled, or to services or entertainment offered on such premises.

Cabinet Sign. An internally illuminated sign consisting of frame and face(s), with a continuous translucent message panel; also referred to as a panel sign.

Can Sign (Box Sign). A sign on the outside face of a metal box with or without internal illumination. Includes devices with a slide-in panel which displays the image.

Canopy Sign. A sign attached to a fixed overhead shelter used as a roof, which may or may not be attached to a building.

Changeable Copy Sign. A sign displaying a message that is changed by means of moveable letters, slats, lights, light emitting diodes, or moveable background material. "Digital signs," "dynamic signs," and CEVMS (changeable electronic variable message signs) are all within this definition.

Channel Letters. Three-dimensional individual letters or figures typically made of formed metal, usually with an acrylic face, with an open back or front, illuminated or non-illuminated, that are affixed to a building or to a freestanding sign structure by sliding the letters into channels.

Channel Letter Sign. A sign with multiple components, each built in the shape of an individual dimensional letter or symbol, each of which may be independently illuminated, with a separate translucent panel over the letter source for each element.

City. The City of Riverside California.

Civic Organization Sign. A sign which contains the names of, or any other information regarding civic, fraternal, eleemosynary or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.

Commercial Complex. See Section 19.910 of the Zoning Ordinance.

Commercial Mascot. A person or animal costumed or decorated to function as a commercial advertising device. Includes "sign twirlers", "sign clowns", "human sandwich boards", and persons or animals holding or supporting any sign or advertising device displaying commercial speech or conveying a commercial message. The definition also applies to robotic devices intended to simulate a live person and/or animal.

Commercial Speech or Commercial Message. An image on a sign that concerns primarily the economic interests of the message sponsor or the viewing audience, or both, or that proposes a commercial transaction.

Consistent. Free from variation or contradiction.

Construction Sign. A temporary sign that describes a planned future development project on a property in words and/or drawings.

Copy. The visually communicative elements mounted on a sign. Also called sign copy.

Digital Display. A display method utilizing LED (light emitting diode), LCD (liquid crystal display), plasma display, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change the image, either in a "slide show" manner (series of still images), or full motion animation, or any combination of them.

Directional Sign. An exterior on-site sign that directs or guides pedestrian or vehicular traffic and which does not include general advertising for hire but may direct persons to specific parts of the establishment that have separate exterior entrances. Examples include handicapped parking, one-way, exit, entrance, rest rooms, emergency room, garage, and such similar functions.

Directory Sign. A freestanding or wall sign that identifies all businesses and other establishments located within a commercial or industrial complex or an institutional establishment.

Electronic Message Center Sign (Electronic Message Display). A sign that uses digital display to present variable messages displays by projecting an electronically controlled pattern and which can be programmed to periodically change the message display. See Digital Display.

FIGURE 19.620.150.B: ELECTRONIC MESSAGE CENTER SIGN



Establishment. Any legal use of land, other than long-term residential, which involves the use of structures subject to the Building Code. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices and libraries, but does not include single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums. Multi-unit housing developments are considered establishments during the time of construction; individual units are not within the meaning of establishment once a certificate of occupancy has been issued or once a full-time residency begins.

Externally Illuminated Sign. Any sign that is lit by a light source that is external to the sign directed towards and shining on the face of the sign.

Feather Banner. A type of vertical banner made of flexible materials, (e.g., cloth, paper, or plastic), the longer dimension of which is typically attached to a pole or rod

that is driven into the ground or supported by an individual stand. Also called a "swooper" or "teardrop" banner. Also known as quill signs or quill banners.

FIGURE 19.620.150.C: FEATHER BANNER



Flag. A piece of fabric or other flexible material, usually rectangular, of distinctive design, used as a symbol, which is capable of movement, or fluttering in moving air or wind.

Flashing or Scintillating Sign. A sign which, by method or manner of construction or illumination, flashes on or off, winks or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off. This definition does not include changeable copy signs with displays that change less frequently pursuant to the requirements of this Chapter. See Changeable Copy Sign.

Freestanding Sign. A sign supported by structures or supports that are placed on, or anchored in, the ground and which are structurally independent from any building including "monument signs", "pole signs", "pylon signs" and "ground signs."

Freeway-Oriented Sign. A freestanding sign that orients primarily to the traveling public using a freeway or expressway, and installed for the purpose of identifying major business locations within certain commercial zoning districts in close proximity to a freeway or expressway.

Fuel Pricing Sign. A sign that indicates, and limited to, the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by county ordinance or state law, such as California Business and Professions Code section 13530 *et seq.*

General Advertising for Hire. The enterprise of advertising or promoting other businesses, establishments or causes using methods of advertising, typically for a fee or other consideration, in contrast to self-promotion or on-site advertising.

Ground Sign. A sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. These may include freestanding pole signs and movement signs. See Freestanding Sign.

Hanging Sign. See Shingle Sign.

Illuminated Sign. A sign that is illuminated with an artificial source of light incorporated internally or externally.

Industrial Complex. See Section 19.910 of the Zoning Ordinance.

Inflatable Sign. A balloon or other inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background.

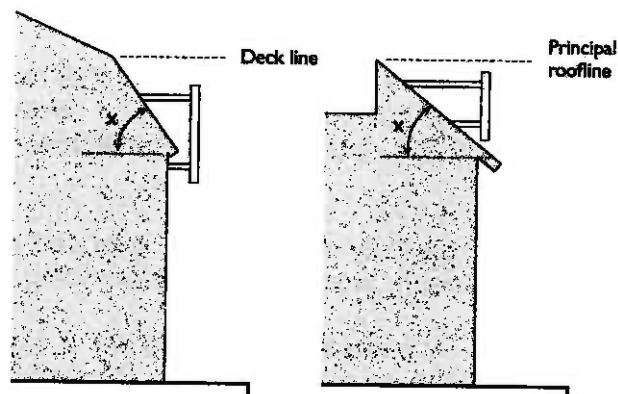
Interpretive Historic Sign. A sign located within a historic district or a designated historic street right-of-way as approved by the Cultural Heritage Board in accordance with adopted design guidelines for this type of sign. Also known as "historic sign".

Lighted Sign. A sign that is illuminated by any artificial light source, whether internal, external or indirect.

Major Street Frontage. The major street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. See Building Frontage and Secondary Frontage.

Mansard Sign. A sign attached below the deck line or principal roofline of a mansard roof or similar roof-like façade.

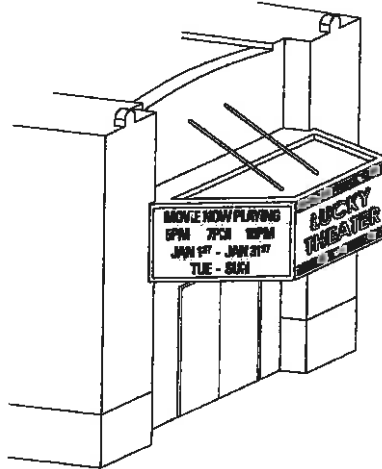
FIGURE 19.620.150.D: MANSARD SIGN



Mansard Roof: $30^\circ \leq x \leq 90^\circ$

Marquee Sign. A sign that advertises an event, performance, service, seminar, conference, or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the facade of a building.

FIGURE 19.620.150.E: MARQUEE SIGN



Mobile Sign. Any sign carried or conveyed by a vehicle.

Monument Sign. A low-profile freestanding sign erected upon or supported solely by a planter, pedestal base, or similar ground structure approximately the same width as the sign and which is designed to incorporate the architectural theme and building material of the building on the premises. Internal supports, poles or pylons, if any, are enclosed by decorative covers or otherwise not exposed to view.

Moving Image Sign (Animated Sign). A sign or any portion thereof on which the communicative image rotates, moves, or appears to move in some manner, whether by mechanical, electrical, natural, air activation or other means.

Mural. A work of graphic art on an exterior building wall that may or may not contain a commercial logo or trademark but does not serve to advertise or promote any business, product, activity, service, interest, or entertainment and is not general advertising for hire.

Neon Sign. A sign comprised partially or entirely of exposed small diameter tubing that is internally illuminated by neon, argon or other fluorescing gas.

Non-Commercial Message. A message or image on a sign that directs public attention to or advocates an idea or issue of public interest or concern but is not advertising for hire and or does not promote any business, product, activity, service, interest, or entertainment.

Off-site Sign. A sign that advertises commercial products, accommodations, services or activities not provided in or on the property or premises upon which it is located. The on-site/off-site distinction does not apply to non-commercial messages.

On-site Sign (also: On-premises sign) "Onsite sign" means a sign that advertises the commercial business, establishment, accommodation, services or activities

provided on the premises on which the sign is located, or is expected to be provided in the near future [*i.e.*, “coming soon” movie posters]. All establishments within a shopping center are on-site as to any sign(s) also located within that shopping center. Where such center is subject to master sign program, all establishments subject to the program are considered on-site whenever located within any location subject to the program. As to construction site signs, “on-site” includes all parties involved in the specific construction project.

Pedestrian Mall. See Section 19.910 of the Zoning Ordinance.

Pennant. A device made of flexible materials, (e.g., cloth, paper, or plastic) that is typically triangular or swallow-tail in shape, may or may not contain copy, and which is installed for the purpose of attracting attention. Does not include pennants used for watercraft signaling purposes. For the purposes of this Chapter, bunting a form of banner or pennant that is typically presented and displayed in a folded or gathered fashion or combination is considered a pennant.

Permanent Sign. “Permanent sign” means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. Contrast: temporary sign.

Placard. A poster or similar sign for public display.

Pole Sign. A freestanding sign that is supported by one or more exposed poles that are permanently attached directly into or upon the ground.

Political Sign. A sign that advertises a political candidate, a political party, or a political issue including but not limited to a local, state or national election. See Non-Commercial Message.

Portable Sign. A freestanding sign that is not permanently affixed, anchored or secured to either the ground or a structure on the property it occupies.

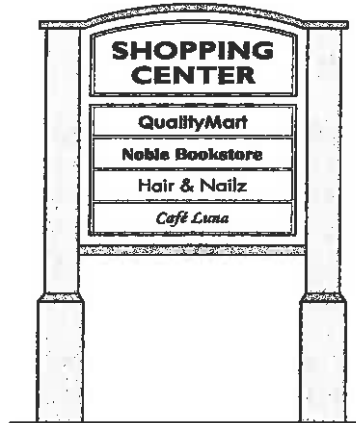
Projecting Sign. A building wall sign, the surface of which is not parallel to the face of the supporting wall and which is supported wholly by the wall. See Blade Sign.

Projected Sign. A visible image, intended to be communicative, that is created by projecting light onto a solid surface, whether by means of drones or search light or other light projecting device.

Public Transportation Sign. A sign that is placed on a structure, such as a bench or shelter, located on a public alley, road, street, parkway or highway, for the purpose of facilitating the use of public transportation and promote the safety, comfort and convenience of public transit patrons. Includes signs on bus shelters and bus benches.

Pylon Sign. A freestanding sign that is supported and in direct contact with the ground or one or more solid, monumental structures or pylons and which typically has a sign face with a vertical dimension that is greater than its horizontal dimension.

FIGURE 19.620.150.F: PYLON SIGN



Real Estate Sign. A temporary sign that advertises the sale, lease or rental of the property but not including signs on establishments offering transient occupancy such as hotels, motels, and inns.

Revolving Sign. A sign or any portion thereof, which rotates, moves or appears to move in some manner by mechanical, electrical, natural or other means. Includes "tri-vision" signs with rotating triangular prisms.

Roof Sign. Any sign supported by or attached to or projecting through the roof of a building or structure, or projecting above the eave line or parapet wall of the building or structure. Roof sign shall not include a sign attached to a mansard roof pursuant to the definitions of building sign and mansard roof or a vertical sign as defined in this Section.

Secondary Street Frontage. Any street frontage other than a Major Street Frontage.

Shingle Sign. A sign that hangs from a canopy or awning or from the roof of an arcade or passageway.

Sign Face. An exterior display surface of a sign including non-structural trim exclusive of the supporting structure. The area of a sign that is available for mounting and public display of the visually communicative image.

Sign Spandrel. Sign or group of signs located between or extending from the supporting columns of a canopy structure.

Subdivision Entry Sign. A temporary sign which provides necessary travel directions to and within a subdivision offered for initial sale or lease, but which contains no other advertising matter.

Temporary Sign. A sign or advertising display constructed of fabric, cardboard, plywood or other light material, with or without a frame that is designed or intended to be displayed for a short period of time. Temporary signs do not include permitted portable signs such as A-frame signs that are required to be removed when an establishment is not open.

Tenant Sign. A sign that identifies a tenant, occupant, or establishment whether residential or commercial.

Traffic Sign. A sign for traffic direction, warning, and roadway identification. Includes signs displaying traffic rules, such as "one way" and "speed limit".

Under-Canopy or Under-Marquee Sign. See Shingle Sign.

Vehicle Display Sign. A sign mounted, attached, affixed or painted on a vehicle, trailer or similar conveyance parked on public or private property that serves to promote any business, product, activity, service, interest or entertainment for the purpose of general advertising for hire on the property where the vehicle is located.

Wall Sign (or Wall-Mounted Sign). A sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building and is not projecting more than 18 inches from the building face or from a permanent roofed structure projecting there from.

Way-Finding Sign. A sign that is designed and located to provide orientation and direction to a destination or destinations within a specific geographic area or commercial or institutional complex.

Window Sign. A sign with a single face of copy that is painted or installed on a glass window or door or located within 24 inches from inside the window in a manner that it can be viewed from the exterior of a structure.

EXISTING
ORDINANCE

**Existing General Sign Provisions
To be Replaced by Proposed General Sign Provisions**

Chapter 19.620

GENERAL SIGN PROVISIONS

- ~~19.620.010 — Authority.~~
- ~~19.620.020 — Purpose and Regulatory Scope.~~
- ~~19.620.030 — Findings.~~
- ~~19.620.040 — Intent.~~
- ~~19.620.050 — Basic Policies.~~
- ~~19.620.060 — General Provisions.~~
- ~~19.620.070 — Office, Commercial and Industrial Building Signs.~~
- ~~19.620.080 — Office, Commercial and Industrial Freestanding Signs.~~
- ~~19.620.090 — Residential Signs.~~
- ~~19.620.100 — Directional Signs.~~
- ~~19.620.110 — Drive-Through Restaurant Menu Boards.~~
- ~~19.620.120 — Flags.~~
- ~~19.620.130 — Hazard Signs.~~
- ~~19.620.140 — Historic Signs.~~
- ~~19.620.150 — Hospitals.~~
- ~~19.620.160 — Murals.~~
- ~~19.620.170 — Non-conforming Uses.~~
- ~~19.620.180 — O Zone, Assemblies of People — Non-Entertainment, Public Facilities, Schools and All Other Non-Commercial/Non-Residential Uses.~~
- ~~19.620.190 — Parking Lots and Garages.~~
- ~~19.620.200 — Readerboard Signs.~~
- ~~19.620.210 — Real Estate Signs.~~
- ~~19.620.220 — Service Station Signs.~~
- ~~19.620.230 — Temporary Signs.~~
- ~~19.620.240 — Prohibited Signs and Sign Elements.~~
- ~~19.620.250 — Permits.~~
- ~~19.620.260 — Appeals.~~
- ~~19.620.270 — Nonconforming Signs.~~
- ~~19.620.280 — Enforcement.~~
- ~~19.620.290 — Sign Contractors.~~
- ~~19.620.300 — Safety Regulations Generally.~~

19.620.010 — Authority.

~~This Chapter is adopted pursuant to the authority vested in the City of Riverside and the State of California, including but not limited to: the State Constitution, California Government Code Sections 38774 and 65850, California Business and Professions Code Section 5230 and California Civil Code Section 713. (Ord. 6966 §1, 2007)~~

19.620.020 — Purpose and Regulatory Scope.

~~The purposes of this Chapter includes serving the public health safety and welfare by advancing the goals, policies and strategies of the General Plan, protecting, preserving and enhancing the aesthetic, traffic safety and environmental values of the City's residential communities and growing commercial/industrial districts, while at the same time providing efficient means for members of the public to express themselves by displaying a sign.~~

~~This Chapter regulates signs, as defined herein, that are located or mounted on private property within the corporate limits of the City of Riverside, as well as signs located or mounted on public property that is owned or controlled by public entities other than the City of Riverside, and over which the City has land use or zoning authority. However, property owned by public entities other than the City, in which the City holds the present right of possession, or for which management rights have been delegated to the City, are not within the scope of this Chapter. Policies for private party signs on City-owned property, on the public right of way, and publicly owned properties in which the City holds the present right of possession or for which management rights have been delegated to the City, are stated in Chapter 19.625 (Private Party Signs on City Owned Property and the Public Right of Way). (Ord. 6966 §1, 2007)~~

~~19.620.030 Findings.~~

~~In adopting this Chapter, the City Council finds that excessive and inappropriate signage has an adverse impact on the overall visual appearance of a City, and can increase risks to traffic and pedestrians. Proper sign control safeguards and preserves the health, property and public welfare of Riverside residents through prohibiting, regulating and controlling the design, location and maintenance of signs. (Ord. 6966 §1, 2007)~~

~~19.620.040 Intent.~~

~~By adopting this Chapter the City intends to regulate signs on the basis of location, relationship to land uses, illumination, motion, size, height, orientation, separation, safety of physical structures, and the public need for functional information. It is the intent of this Chapter to minimize visual clutter, and enhance traffic safety by ensuring that signage does not distract, obstruct or otherwise impede traffic circulation. Proper sign control also safeguards and preserves the health, property and public welfare by prohibiting, regulating and controlling the structural design, location and maintenance of signs. (Ord. 6966 §1, 2007)~~

~~19.620.050 Basic Policies.~~

~~The policies and principles stated in this Section apply to all signs within the regulatory scope of this Chapter, and to all procedures set forth in, or invoked by, this Chapter. These policies are to prevail over any other provision to the contrary, even if more specific.~~

- ~~A. **Enforcement Authority.** The Zoning Administrator is authorized and directed to enforce and administrate the provisions of this Chapter.~~
- ~~B. **Permit Requirement.** Unless expressly exempted by a provision of this Chapter, or by other applicable law, signs within the regulatory scope of this Chapter may be displayed only pursuant to a permit issued by the City.~~
- ~~C. **Message Neutrality.** It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.~~
- ~~D. **Regulatory Interpretations.** All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Chapter, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the Zoning Administrator shall approve, conditionally~~

~~approve or disapprove the application based on the most similar sign type that is expressly regulated by this Chapter.~~

- ~~E. Substitution of Messages. Subject to the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message; and does not allow one particular on-site commercial message to be substituted for another without a permit.~~
- ~~F. Rules for Non-communicative Aspects of Signs. All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.~~
- ~~G. Situs of Non-commercial Message Signs. The onsite/offsite distinction applies only to commercial messages on signs.~~
- ~~H. Mixed Use Zones. In any zone where both residential and non residential uses are allowed, the sign-related rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located where that type of use would be allowed as a matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.~~
- ~~I. Property Owner's Consent. No sign may be displayed without the consent of the legal owner(s) of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.~~
- ~~J. Legal Nature of Signage Rights and Duties. As to all signs attached to property, real or personal, the signage rights, duties and obligations arising from this Chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this Chapter), or the ownership of sign structures.~~
- ~~K. Sign Programs. Sign programs for specific developments, as well as special sign districts or special sign overlay zones, when approved by the Approving Authority, may modify the rules stated herein as to sign size, height, illumination, spacing, orientation or~~

~~other non-communicative aspects of signs, but may not override or modify any of the Basic Policies stated in this Section. All the provisions of this Section shall automatically apply to and be deemed a part of any sign program approved after the date on which this provision is initially adopted.~~

- ~~L. Variations. When a variance from the rules stated in this Chapter is sought, such variance may be permitted only upon the approval of the Approving Authority as designated in Table 19.650.020. In considering requests for such variances, the Approving Authority shall not consider the message of the sign display face, and may not approve a variance that would allow a permanent structure sign to be used for the display of off-site commercial messages. Except as otherwise provided for within this Chapter, any variances from the standards set forth in this Chapter shall be in accordance with Chapter 19.720 (Variance). In considering a variance, the City may not consider the graphic design or copy of the sign or display face."~~
- ~~M. Severance. If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion which may be held invalid or unenforceable. (Ord. 7184 §1, 2012; Ord. 6966 §1, 2007)~~

~~19.620.060 — General Provisions.~~

- ~~A. Signs Must Comply With This Code. In all zones, only such signs as are specifically permitted in this Chapter may be placed, erected, maintained, displayed or used, and the placement, erection, maintenance, display or use of signs shall be subject to all restrictions, limitations and regulations contained in this Chapter. The placement, erection, maintenance, display or use of all other signs is prohibited.~~
- ~~B. Review and Approval. In reviewing signs, the Planning staff, the Planning Commission and the Cultural Heritage Board may base their decisions upon the standards contained in this Chapter and Title 20, respectively, and upon adopted policies and guidelines of each respective board/commission.~~
- ~~C. Lighted Versus Nonlighted Signs. Unless specifically restricted in this Chapter, signs may be illuminated or non-illuminated.~~
- ~~D. Permissible Sign Locations.~~
- ~~1. Building Signs. All building signs must be located on and directly parallel to a building wall, canopy facade or mansard roof directly abutting the use or occupancy being identified and directly facing a parking lot, mall, street, driveway, alley or freeway.~~
 - ~~2. Window Signs. Except for signs painted directly on the exterior surface of the window, all window signs must be located on or adjacent to the inner surface of a window directly used by the use or occupancy being identified and be directly facing a parking lot, mall, street, driveway, alley or freeway.~~

- ~~3. **Under Canopy Signs.** All under canopy signs shall be suspended from the underside of a pedestrian canopy directly adjacent to the business identified on the sign. Under canopy signs shall be oriented perpendicular to the adjacent wall of the business being identified and shall be attached with rigid supports of a type and in a manner acceptable to the Building and Safety Division. A minimum clearance of 7 feet shall be maintained between the grade level below the sign and the lowermost portion of the sign except when the sign is projecting over a public right of way, in that case the minimum clearance shall be 8 feet.~~
- ~~4. **Pole and Monument Signs.** All pole and monument signs shall be located so as to be directed toward a parking lot, mall, street, driveway or alley. Such a sign shall be situated on the lot or parcel on which the use or occupancy identified is located, except in a commercial, office or industrial complex where such a sign may be located on any lot or parcel in the complex where the use or occupancy identified is located. Any freestanding sign that is oriented so as to be visible from an adjacent freeway is subject to the granting of a Minor Conditional Use Permit by the City Planning Commission.~~
- ~~5. **Sign Projection From a Building Face.** Except as allowed by an explicit provision of this Chapter, in all zones, building signs shall not project more than 12 inches from the face of the building on which they are placed, except in the case of signs placed on a mansard roof which may project such a distance from the face of the roof as necessary for the sign face to be perpendicular to the floor of the building.~~
- ~~6. **Projection of Permanent Signs over Public Rights of Way.** All signs that project over or into the public right of way must conform and are subject to an encroachment permit.~~
- ~~7. **Historic Area Perpendicular Signs.** For buildings registered in the National Historic Register; designated a State Historical landmark, a City of Riverside landmark or structure of merit; or located in a City of Riverside preservation district or neighborhood conservation area, and that contain a nonresidential use, when no canopy exists, a maximum 4 square foot, double faced sign, oriented perpendicular to the building wall is permitted in lieu of an under canopy sign. Such perpendicular sign shall not project more than 30 inches from the face of the building wall on which it is placed, shall be attached with rigid supports in a manner acceptable to the Building and Safety Division and shall maintain a minimum clearance of 7 feet between the grade level below the sign and the lowermost portion of the sign, except when the sign is projecting over a public right of way, in that case the minimum clearance shall be 8 feet.~~
- ~~8. **Applicable to Riverside Municipal Airport.** Signs within Riverside Municipal Airport and which serve leases of the Riverside Municipal Airport shall be governed by the document "Riverside Municipal Airport Sign Criteria" as adopted by resolution of the City Council and shall not be restricted by this Chapter, other than requirements for permits, maintenance and safety. Exceptions are signs oriented so as to be primarily viewed from any public street other than Airport Drive. (Ord. 6066 §1, 2007)~~

~~19.620.070 — Office, Commercial and Industrial Building Signs.~~

~~Generally, each establishment located in a non-residential zone is allowed at least 1 building sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, as well as 1 window sign per entrance and 1 under canopy sign per building frontage. Monument signs are allowed based on site development and size criteria. Specific standards for each type of sign are stated in the relevant portions of this Chapter.~~

- ~~A. **Building Signs.** For each use or occupancy, 1 building sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of 1 square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area. For each lease space or building with a minimum width of 80 feet, a maximum of 2 building signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed 1 square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.~~
- ~~B. **Window Signs.** For each use or occupancy, 1 window sign for each public entrance, not exceeding 9 square feet per sign, shall be permitted.~~
- ~~C. **Under Canopy Signs.** For each use of occupancy, 1 under canopy sign, no exceeding 9 square feet, shall be permitted.~~
- ~~D. **Signs Above the Third Floor.** Building signs shall not be allowed above the third floor, except that, in lieu of signs on the second and third floors, 1 sign may be placed as near the top of the building, but not projecting over the roof line, on each frontage, subject to: maximum area: 1 square foot of sign per frontage foot of building, up to 100 square feet per frontage for a building 2 to 4 stories high, up to 150 square feet for a building 5 to 6 stories high, up to 200 square feet for a building 7 to 10 stories high and up to 250 square feet for a building over 10 stories high. (Ord. 6966 §1, 2007)~~

~~19.620.080 — Office, Commercial and Industrial Freestanding Signs.~~

- ~~A. Any freestanding sign that is oriented so as to be visible from an adjacent freeway is subject to the granting of a Minor Conditional Use Permit by the Planning Commission. Upon review, the Planning Commission (or the City Council on appeal) shall not consider the graphic design of the copy or display face.~~
- ~~B. **For uses in Office and Commercial Zones not in an Office and Commercial Complex.** Generally for business identification, 1 on premises monument sign, maximum 25 square feet in area and 6 feet in overall height, displaying one article of information.~~
- ~~C. **Commercial Complexes in Commercial Zones.**~~
 - ~~1. **Sign Programs.** For all new office and commercial complexes, a sign program shall be prepared for Planning Division staff approval prior to issuance of any sign permits. New sign programs for existing commercial complexes may also be required at times of renovation.~~
 - ~~2. **Sign Placement.** Where signs are placed on both major and secondary street frontages, each such sign shall be placed as near to the middle of the street~~

~~frontage as practical or at a major driveway entrance to the commercial complex from the street frontage.~~

~~3. One on-premises monument or pole sign for each commercial complex as follows:~~

~~a. For commercial complexes of less than 2 acres (net site area), 1 maximum 30 square foot, 6 foot high on-premises monument sign, displaying a maximum of 2 articles of information.~~

~~b. For commercial complexes of at least 2 acres, but less than 6 acres (net site area), 1 maximum 40 square foot, 8 foot high on-premises monument sign, displaying a maximum of 2 articles of information.~~

~~c. For commercial complexes of at least 6 acres, but less than 10 acres (net site area):~~

~~(1) Major Street Frontage: 1 maximum 50 square foot, 8 foot high on-premises monument sign, displaying a maximum of 2 articles of information.~~

~~(2) Secondary Street Frontage: For each secondary street frontage with at least 300 feet of length, 1 maximum 25 square foot, 6 foot high on-premises monument sign, displaying 1 article of information.~~

~~d. For commercial complexes of 10 acres or more (net site area):~~

~~(1) Major Street Frontage: 1 maximum 100 square foot, 25 foot high on-premises pole sign, displaying a maximum of 3 articles of information.~~

~~(2) Secondary Street Frontage: For each secondary street frontage with at least 300 feet of length, 1 maximum 25 square foot, 6 foot high on-premises monument sign, displaying one article of information.~~

~~D. For Uses in the O Zone, not within an Office Complex. One on-premises monument sign, maximum 15 square foot in area and 6 feet in overall height, displaying 1 article of information.~~

~~E. For uses in the BMP, I, AI and AIR Zones not in an industrial complex: One maximum 50 square foot, 8 foot high on-premises monument sign, displaying a maximum of 2 articles of information.~~

~~F. For uses in the BMP, I, AI and AIR Zones within an industrial complex: One maximum 50 square foot, 8 foot high on-premises monument sign displaying a maximum of 2 articles of information. For each additional 300 feet beyond the first 300 feet of street frontage, one additional monument sign shall be allowed, up to a maximum of 3 signs, each displaying a maximum of 2 articles of information. (Ord. 6966 §1, 2007)~~

19.620.090 — Residential Signs.

~~A. In any residential zone, except the RA-5 Zone, the following regulations shall apply, where applicable:~~

- ~~1. One and Two Family Dwellings. One building mounted or freestanding on-premises sign for each separate dwelling unit, not exceeding 6 square feet in area, is allowed subject to applicable permits. On parcels with more than 1 such dwelling, on-premise signs shall not be combined. Such sign may not be used for the display of commercial messages other than real estate signs.~~
- ~~2. Planned Residential Developments, Multiple Family Dwellings and Mobile Home Parks. For planned residential developments, multiple family dwellings and mobile home parks, 1 on-premises building or monument sign, not exceeding 25 square feet in area per display face, is allowed for each public street frontage. Monument signs may not exceed 6 feet in overall height. In lieu of a freestanding sign, 2 single-sided, wall-mounted signs not exceeding 25 square feet per display face is allowed for each public street frontage when located at a project entry point.~~
- ~~3. Individual Units in Multiple Unit Developments. Subject to the property owners consent in all multiple unit developments, individual residential units may display window signs not exceeding 15% of the total surface area of all windows facing public view.~~

~~B. RA-5 Zone. In the RA-5 Zone, 1 unlighted on-premises monument sign not exceeding 12 square feet in area and 6 feet in overall height is allowed subject to applicable permits. (Ord. 7184 §2, 2012; Ord. 6966 §1, 2007)~~

19.620.100 — Directional Signs.

~~On properties containing public parking areas in any zone, monument directional signs, not exceeding 6 square feet in area per display face and 4 feet in overall height, shall be permitted at each public entrance to or exit from the public parking area. Building mounted directional signs shall also be allowed as necessary to direct persons to specific functions of a business with separate exterior entrances. Such signs shall not exceed 6 square feet in area and shall be situated directly above or to the side of the entrance being identified. (Ord. 6966 §1, 2007)~~

19.620.110 — Drive-Through Restaurant Menu Boards.

~~In addition to permitted commercial building and monument signs, drive-through restaurants shall also be entitled to up to 2, 8 foot high menu ordering signs with a total combined square footage of up to 40 square feet. Where 2 or more drive-thru lanes are approved, up to 3, 8 foot high menu ordering signs with a total combined square footage of up to 60 square feet, shall be permitted. (Ord. 7184 §3, 2012; Ord. 6966 §1, 2007)~~

19.620.120 — Flags.

~~Flags may be displayed without a permit at all times and in all zones. All poles must comply with applicable Building Code requirements. Flags are limited to the display of non-commercial speech. Flag display is subject to:~~

- ~~A. Complexes of Commercial, Office and Industrial Uses. Each complex of commercial, office or industrial uses, consisting of 3 or more uses on a single parcel or contiguous parcels with common off-street parking and access, may display not more than 3 maximum 60 square foot flags on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 20 feet. Any illumination shall be oriented and shielded not to glare into adjacent properties.~~
- ~~B. Residential Subdivisions and Condominiums. Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25 square foot on a 20 foot high pole, per model home in a model home complex. Such poles must be situated not closer than 10 feet from the public right-of-way and within 20 feet of the model complex or sales office. If separate poles are used, the distance from one pole to another may not exceed 10 feet. A residential subdivision or condominium is considered to be all lots under a parent tract number including all phases.~~
- ~~C. Apartments and Mobile Homes. Complexes of 4 or more apartments or mobile homes sharing common private access and/or parking may display not more than 3 maximum 25 square foot flags on not more than 3 maximum 20 foot high poles. If separate poles are used, the distance from one to another may not exceed 10 feet.~~
- ~~D. All Other Nonresidential Uses. Each occupied parcel containing a nonresidential use, other than described in 19.620.120 A, may display not more than 3 maximum 60 square foot flags on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 10 feet.~~
- ~~E. All Other Residential Uses. Each occupied parcel containing a residential use, other than described in paragraphs 19.620.120 B and C, may display 1 maximum 25 square foot flag on 1 maximum 20 foot high pole. (Ord. 6966 §1, 2007)~~

19.620.130 — Hazard Signs.

- ~~A. Permitted in all zones. Warning signs shall be allowed as necessary to warn of hazards pertaining to the property; provided, however, that such signs are placed at least 75 feet apart from each other and that such signs do not exceed 1 square foot each in size and 6 feet in overall height. (Ord. 6966 §1, 2007)~~

19.620.140 — Historic Signs.

- ~~A. Purpose. The purpose of the following sign regulations is to further the City's historic preservation efforts and the provisions of this Historic Signs Section may be used in lieu of other sign regulations as specified in this Section. These regulations are intended to allow the construction and installation of signs that, while not in compliance with sign regulations elsewhere in this Chapter, would be in character with the building or district on/in which it is proposed to be located. It is, however, not the intent of these regulations to require all signs on a designated historic building to be exact replicas of the signs that would have been on the building when it was new. This Section shall apply only to businesses with ground floor frontage and access. All decisions regarding appropriate sign types and applications shall be made by the Zoning Administrator in accordance with Title 20 of the Municipal Code. Any appeal of the Zoning Administrator's decision shall be in accordance with Title 20 of the Municipal Code.~~

1. ~~Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts:~~

a. ~~Projecting Signs, Vehicle Oriented.~~ In lieu of a permitted building sign, a double faced projecting sign may be installed, provided such sign does not exceed the size allowance for the building sign it replaces, such sign does not project more than 48 inches from the building face, and the sign is located more than 10 feet above sidewalk grade.

b. ~~Projecting Signs, Pedestrian Oriented.~~ In lieu of a permitted under canopy sign, a maximum 4 square foot projecting sign may be installed. Such sign shall project no more than 30 inches from the building face and shall be no less than 8 feet nor more than 10 feet above sidewalk grade.

c. ~~Roof Signs.~~ In lieu of permitted freestanding signs or Vehicle Oriented Projecting Signs, as allowed by 19.620.140 A 1 a. Where documented evidence can be established for the presence of a roof sign within the period of significance of a building that is a designated Structure of Merit or Landmark or a building that is a contributor to a designated historic district, such roof sign may be replicated in its original historic size, shape, like appearing materials, and placement to identify a current use in the building.

B. ~~Design Review.~~ Any sign governed by this Section shall be:

1. ~~Designed to have the appearance of a historic sign appropriate to the building and/or period of significance of the Historic District.~~

2. ~~In compliance with current structural and electrical regulations.~~

3. ~~Subject to administrative review and approval per the standards, criteria, and procedures of Title 20 of the Municipal Code.~~

C. ~~Sign Lighting.~~ Lighting shall be in accordance with historically appropriate lighting types. This includes neon, individual incandescent bulbs, and overhead goose neck lighting, subject to compliance with current electrical codes.

D. ~~Encroachments into the Public Right of Way.~~ Any sign that would encroach into the public right of way shall first obtain an encroachment permit from the Public Works Department. (Ord. 6966 §1, 2007)

19.620.150 — Hospitals.

A. ~~Monument Sign.~~ One on premises monument sign for each street frontage, maximum 50 square feet in area and 6 feet in overall height.

B. ~~Building Signs.~~ Building signs shall be allowed per Section 19.620.070.

C. ~~Directional Signs.~~ Directional signs shall be allowed per Section 19.620.110. (Ord. 6966 §1, 2007)

10.620.160 — Murals.

~~For the purposes of this Chapter, murals are considered public art, not signs. The intent of this Section is to establish a standard for murals, that comply with the definition found in Article X (Definitions). Design Review approval is required.~~

~~A. Design review approval for murals shall be subject to the following standards:~~

- ~~1. A mural shall be integrated into the design of the structure on which it is to be placed, with logical borders and orientation.~~
- ~~2. A mural shall use colors and a design complementary to the colors and design of the structure on which it is to be placed.~~
- ~~3. A mural shall not obscure or detract from the architecture of the structure on which it is to be placed.~~
- ~~4. No commercial image, logo or trademark may be mounted on the same visual plane as the mural.~~

~~B. No building permit is required when the mural is painted onto an existing building surface. Construction of new backgrounds or building surfaces for the mural is subject to approval of the Planning and Building and Safety Division and may require building permits. (Ord. 6966 §1, 2007)~~

10.620.170 — Non-conforming Uses.

~~Any commercial, industrial or office use that is legal nonconforming, under Chapter 10.080 (Nonconforming Provisions) of this Code, may display 1 building sign for each building wall facing a parking lot, mall, street or alley, subject to: maximum area: 1 square foot of sign per front foot of wall on which the sign is to be situated, up to a maximum of 25 square feet per sign. (Ord. 6966 §1, 2007)~~

10.620.180 — O Zone, Assemblies of People — Non-Entertainment, Public Facilities, Schools and All Other Non-Commercial/Non-Residential Uses.

~~A. Applicable to freestanding uses only in the O Zone and the listed uses in all zones:~~

- ~~1. Any freestanding sign that is oriented so as to be visible from an adjacent freeway is subject to the granting of a Minor Conditional Use Permit by the Planning Commission.~~
- ~~2. **Monument Sign.** For sites less than 1 acre in size, 1 on-premises monument sign, maximum 15 square feet in area and 6 feet in overall height, displaying a maximum of 2 articles of information. For sites greater than 1 acre in size, 1 on-premises monument sign, maximum 25 square feet in area and 6 feet in overall height, displaying a maximum of 2 articles of information.~~
- ~~3. **Building Signs.** One on-premises building sign for each street frontage, with a maximum of 1 square foot of sign area per lineal foot of building frontage, but not to exceed 24 square feet of total sign area.~~

4. ~~Window Signs.~~ One on-premises window sign for each public entrance, not exceeding 9 square feet per sign.
5. ~~Under Canopy Signs.~~ One maximum 4 square foot on-premises under canopy sign, per frontage.
6. ~~Directional Signs.~~ Directional signs shall be allowed per Section 19.620.110.
7. ~~Readerboard Signs.~~ Readerboard signs for shall be governed by Section 19.620.200.
8. ~~Where these uses are located within Commercial, Office or Industrial Centers,~~ signs shall be allowed per Sections 19.620.070 and 19.620.080.

19.620.190 — Parking Lots and Garages.

- A. ~~Where Rates are Charged.~~ On-premises building or monument signs including information identifying the lot/garage or operator and referring to the availability of and charges for parking spaces in the parking lot/garage, not exceeding 25 square feet in area per display face, are permitted; provided that there shall be not more than 1 such sign on each lot frontage on a public street or public alley. Monument signs shall not exceed 6 feet in overall height.
- B. ~~Where Rates are Not Charged.~~ Directional signs are allowed in accordance with Section 19.620.110.

19.620.200 — Readerboard Signs.

- A. ~~Theaters.~~ Theaters offering live performances or motion pictures and having permanent seating for at least 100 persons may, in lieu of on-premises building sign, display 4 readerboard sign using either manually or electronically changeable copy, maximum 1½ square feet of signage for each front foot of building frontage; not to exceed 100 square feet of signage per frontage;
- B. ~~Elementary, Middle and High Schools.~~ Elementary, middle and high schools shall be permitted 1 freestanding or building mounted combination readerboard on-premises sign per use as described below:
 1. ~~Sites Less Than Fifteen Acres.~~ One maximum 40 square foot, 6 foot high static or readerboard on-premises, monument sign or 40 square foot static or readerboard building sign. Manually changeable or electronic readerboard copy is permitted.
 2. ~~Sites Fifteen Acres or More.~~ One maximum 65 square foot, 15 foot high static or readerboard on-premises pole sign or 65 square foot static or readerboard building sign. Manually changeable or electronic readerboard copy is permitted.
- C. ~~Other Assemblies of People — Non-Entertainment.~~ Other assemblies of people non-entertainment shall be permitted one freestanding or building mounted combination readerboard on-premises sign per use as described below:

~~1. **Sites One Acre In Size Or Less.** One maximum fifteen square foot, six foot high static or readerboard on premises, monument sign or twenty four square foot static readerboard building sign. Only manually changeable readerboard copy shall be permitted. The copy shall not be changed more than once a day and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.~~

~~2. **Sites Greater Than One Acre In Size.** One maximum twenty five square foot, six foot high static or readerboard on premises or twenty four square foot static or readerboard building sign. Only manually changeable readerboard copy shall be permitted. The copy shall not be changed more than once a day and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.~~

~~3. **Excepting Assemblies of People - Non-Entertainment Located Within an Existing Industrial, Office or Commercial Complex.** Assemblies of people non entertainment located within an existing office, commercial or industrial complex shall be allowed a readerboard sign serving that particular use in lieu of the permitted monument sign for the existing multi tenant office, commercial or industrial complex permitted under 19.620.070 per 19.620.200 D 1 & 2 below. (Ordinance No. 6919)~~

~~D. **Public Entertainment Venue.** Public entertainment venues shall be permitted 1 freestanding or building mounted combination readerboard on premises sign per use, selected from the following options:~~

~~1. **Sites Less than Fifteen Acres.** One maximum 40 square foot, 6 foot high combination readerboard on premises monument sign using either manually or electronically changeable copy, or 1 building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign for each front foot of the occupancy frontage, not to exceed 100 square feet. A readerboard sign shall be in lieu of a permitted freestanding or building mounted on premises sign. The message shall consist of static copy changed no more frequently than twice each twenty four hours. A readerboard sign shall be in lieu of a permitted freestanding or building mounted on premises sign.~~

~~2. **Sites Fifteen or More Acres.** One maximum 65 square foot, 15 foot high combination readerboard on premises pole sign using either manually or electronically changeable copy, or 1 building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign for each front foot of the occupancy frontage, not to exceed 100 square feet. A readerboard sign shall be in lieu of a permitted freestanding or building mounted on premises sign. The message shall consist of static copy changed no more frequently than twice each twenty four hours. A readerboard sign shall be in lieu of a permitted freestanding or building mounted on premises sign.~~

~~E. **Amusement Parks over 24 Acres Within One Hundred Feet of a Freeway.** In lieu of the freestanding sign allowed above, 1 maximum 750 square foot, 66 foot high combination readerboard on premises pole sign oriented toward the adjacent freeway. Readerboard copy may consist of either manually or electronically changeable copy. All readerboard copy shall consist of letters no more than 30 inches high. Messages shall consist of static copy changed no more frequently than twice each twenty four hours. The~~

~~readerboard portion of the sign shall not exceed the lesser of 218 square feet or 75% of the overall sign size. Lighted messages shall be limited to incandescent white bulbs. The sign shall comply with all applicable CALTRANS standards for signs adjacent to freeways. (Ord. 6966 §1, 2007)~~

~~19.620.210 — Real Estate Signs.~~

~~A. For Real Estate Offered for Sale, Rent or Lease (Not Including Transient Occupancy). Subject to the regulations and conditions stated in this subsection, the signs described in this subsection may be displayed without permits. The signs allowed under this subsection shall be removed not more than 5 days after the proposed transaction has closed, or the property is withdrawn from the market.~~

~~1. Residential Properties. On all properties with a residential principal use, 1 temporary freestanding unlighted maximum 4 square foot real estate sign may be displayed per street frontage not to exceed 6 feet in overall height. Such signs shall be removed within 5 days following the closing of the proposed transaction, or the withdrawal of the offer or solicitation.~~

~~2. All Non-residential Properties. On non-residential properties, and properties containing both legal residential and non-residential uses, real estate signs may be displayed, using either of the following options:~~

~~a. Freestanding signs. One maximum 24 square foot, 8 foot high, double-faced, freestanding for sale, rental or lease sign per street frontage is permitted. On sites having more than 1 frontage or on interior lots at least 2½ acres in size, an option of placing the sign faces at a 45-degree angle to each other is permitted. Signs shall be located no closer than 2 feet from public sidewalks and 12 feet from the curblines or from the pavement where curbs are lacking. In no case shall signs be placed in the public right-of-way. In the event a building sign is installed as permitted in paragraph 19.620.210 A 2 b of this Section, the freestanding sign herein described shall not be permitted.~~

~~b. Building Signs. In lieu of a permitted freestanding sign, 1 for sale, rental or lease building sign per frontage, a maximum 24 square foot in area shall be permitted for buildings or occupancies within 63 feet from the curblines or from the pavement where curbs are lacking. In the event a freestanding sign or signs are installed as permitted in paragraph 19.620.210 A 2 a of this Section, the building sign herein described shall not be permitted.~~

~~B. Time Limit. Such signs shall be removed within 5 days following close of escrow or finalization of sale, rental or lease. (Ord. 6966 §1, 2007)~~

~~19.620.220 — Service Station Signs.~~

~~The regulations stated in this Section apply to the stated land uses, regardless of zone.~~

~~A. Vehicle Fuel Station Signs. Vehicle fuel stations, whether situated on an independent parcel, or incorporated as part of a commercial, industrial or office complex, shall have~~

~~independent freestanding sign rights and are not restricted by the number of signs serving uses not related to the vehicle fuel station.~~

~~1. **Freestanding Signs.**~~

~~a. **On-site/Price Monument Sign.** For each vehicle fuel station, 1 monument sign, maximum 50 square feet in size and maximum 6 feet in overall height shall be permitted. The price portion of the sign may not exceed 30 square feet and must include all price advertising as required by State law.~~

~~b. **On-site Pole Sign - Freeway Adjacent Locations.** For vehicle fuel stations located contiguous to a freeway, where a freeway exit serves the street from which the station takes direct access, in addition to the on-premises/price monument sign allowed in the preceding paragraph, 1 on-premise pole sign, maximum 100 square feet in size and 45 feet in overall height, situated so as to be directed toward and permanently viewable from the freeway, shall be permitted subject to the granting of a Conditional Use Permit.~~

~~c. **Secondary Price Sign.** In addition to the on-premises/price monument sign allowed by paragraph 19.620.220 A 1 a of this Section, each station may display a maximum of 1 non-lighted, double-faced changeable copy price sign, maximum 15 square feet in display area and 6 feet in overall height. However, no permit for such a price sign shall be issued, however, until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.~~

~~2. **Building and Gas Canopy Signs.** Building and gas canopy signs shall be limited to 2 on-premises signs totaling no more than 30 square feet in combined display area. For stations with multiple uses, one additional building sign and 10 additional square feet of combined sign area shall be allowed for each use, with a maximum of 5 signs with a combined sign area limit of 60 square feet.~~

~~3. **Pump Island Signs.** Each station may display 2 pump island signs per pump island to distinguish self-serve from full-serve pump islands. Such signs must be permanently affixed to the pump island they identify. Each sign may not exceed 4 square feet in overall size.~~

~~4. **Window Signs.** One window sign for each public entrance, not exceeding 9 square feet per sign. (Ord. 6966 §1, 2007)~~

19.620.230 Temporary Signs.

~~A. All paper signs, banners, balloons, streamers, placards, pennants or portable signs that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited, except that the following temporary signs may be displayed in all non-residential zones subject to the stated rules. Any calculations of sign measurements may be subject to review of the Planning Division, and the Planning Division may add conditions to address matters of public safety and welfare.~~

1. ~~**Grand Opening Banners.** One banner not exceeding 60 square feet shall be allowed for a period not exceeding 30 consecutive days for newly opened or reopened establishments at the site where the banner is to be displayed. The banner shall be stretched and secured flat against the building surface and shall not extend higher than the building eave or the building parapet wall.~~
2. ~~**Temporary Commercial Event Signs.** No more than three (3) temporary signs not exceeding a combined twenty five (25%) percent of the total window area, or a combined area of forty (40) square feet, whichever area is less, may be displayed in the window area of each building frontage throughout the duration of an event. Such signs may be painted directly onto the window in water soluble paints or constructed of paper, wood, fabric, plastic, vinyl or similar materials and securely adhered to, or oriented toward the street or public right of way. All paper signs must be mechanically printed. Such signs must remain in good condition and shall be removed within 7 days of the conclusion of the event. There is no limit on the number of colors that can be used in these signs, however, fluorescent colors, as defined in Article X (Definitions), are prohibited.~~
3. ~~**Construction Signs.** In all zones, unlighted freestanding or wall signs are allowed. All such signs shall be displayed only on the lot or parcel on which the construction is occurring and only during the construction period. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy. Signs shall not exceed 32 square feet in area.~~
4. ~~**Subdivision Signs.** In all zones, a maximum of 3 unlighted double faced temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs shall be located within the subdivision and shall be a minimum distance of 300 feet apart from each other. All signs shall be removed at the close of escrow of the model complex houses.~~
5. ~~**Protected Non-commercial Message Signs on Residential Uses.** On residential uses, non-illuminated temporary signs displaying protected non-commercial messages, maximum 4 feet in height, totaling no more than 6 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision.~~
6. ~~**Protected Non-commercial Message Signs on Commercial, Business, Industrial and Manufacturing Uses.** On commercial, business, industrial, and manufacturing uses, non-illuminated temporary signs displaying protected non-commercial messages, maximum six feet in height, totaling no more than twenty five square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary, or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. (Ord. 7184 §4, 2012; Ord. 6066 §1, 2007)~~

~~19.620.240 — Prohibited Signs and Sign Elements.~~

~~Unless otherwise permitted by a specific provision of this Chapter, the following sign types are prohibited in all zones:~~

- ~~A. Moving Image Signs. Signs which blink, flash, shimmer, glitter, rotate, oscillate or move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, oscillating or moving.~~
- ~~B. Permanent Signs Displaying Off Site Commercial Messages. Permanent structure signs displaying commercial messages (billboards) are prohibited in all zones.~~
- ~~C. Portable Signs. Unless expressly allowed by another provision of this Chapter, portable signs are prohibited in all zones.~~
- ~~D. Signs Interfering With Traffic Safety. Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic, whether by blocking the visibility triangle or otherwise, or which create confusion because by color, wording, or location resemble or conflict with any traffic control sign or device, are prohibited in all zones.~~
- ~~E. Roof Signs. Roof signs are prohibited in all zones.~~
- ~~F. Advertising Statuary. All forms of advertising statuary are prohibited in all zones.~~
- ~~G. Bench Signs. All forms of bench signs or bus stop commercial advertising are prohibited in all zones.~~
- ~~H. Fluorescent Colors. Prohibited colors are listed on the fluorescent color chart noted in Article X (Definitions) and as adopted by the Planning Commission under Zoning Code Amendment Case AM-008-045, and are a representation of a wider range of fluorescent shades. This color limitation does not apply to non-commercial messages on signs.~~
- ~~I. Commercial Mascots. All commercial signs held, posted or attended by commercial mascots as defined in 19.010.040 are prohibited in all zones. (Ord. 6066 §1, 2007)~~
- ~~J. Signs for Prohibited Uses. An on-site commercial sign proposed for a business that is a prohibited use as established in Chapter 19.150 (Base Zones Permitted Land Uses) and which has not been established as a legal non-conforming use, is prohibited.~~
- ~~K. Signs for Unpermitted Uses. An on-site commercial sign proposed for an unpermitted use (e.g. a business that has not obtained appropriate permits such as a conditional use permit as required under this Code), is prohibited. (Ord. 7158 §15, 2012; Ord. 6066 §1, 2007)~~

~~19.620.250 — Permits.~~

- ~~A. Permits Generally Required. Unless a particular type of sign is specifically exempted from the permit requirement, by a provision of this Chapter or other applicable law, no person shall erect, change or replace any sign allowed by the provisions of this Chapter without first having obtained the necessary permits. A permit is required whenever there is a change to the lighting, supports, structure or mounting device of a sign. When~~

~~design review and/or a Certificate of Appropriateness are applicable to a proposed sign, these approvals must be obtained before a sign permit application may be processed.~~

~~B. Zoning Administrator, Planning Commission or Cultural Heritage Board Approval. In reviewing signs for design review approval or a Certificate of Appropriateness, the Zoning Administrator, Planning Commission and the Cultural Heritage Board may base their decisions upon the standards contained in this Chapter and Title 20 respectively, as applied only to the structural and locational aspects of the signs.~~

~~C. Signs Exempt from Permitting Pursuant to this Chapter. In addition to specific provisions elsewhere in this Chapter that exempt certain signs from a permit requirement, the following signs do not require a permit: signs of public service and utility companies indicating danger and aids to service and public safety; signs less than 4 square feet in area indicating the hours of operation of an establishment and whether such establishment is presently open to the public; signs not visible to the public from any portion of the public right of way; railroad crossing signs; traffic or municipal signs posted by governmental agencies; legal notices posted pursuant to law or court order; changes to the copy of approved non-electric readerboards and non-electric directory signs.~~

~~D. Sign Permit Process. The application for a sign permit shall be made in writing on a form provided by the Zoning Administrator and shall be accompanied by any fee established by City Council resolution. The Zoning Administrator shall create a standard form to be used as an application for a sign permit; when approved, the application shall constitute the permit. A single application may be used for multiple signs proposed for the same lot, parcel or use; however, decisions and conditions may pertain to individual signs. Such application may call for any of the following information:~~

- ~~1. The street address, assessor's parcel number, and name and contact information for the legal owner of record of the property;~~
- ~~2. Proof of the consent of the property owner or other person in control or possession of the property. For example, if the subject property is leased and the applicant is the lessee, the lessee must demonstrate that the sign complies with all provisions of the lease related to signage, or submit a written landlord's consent;~~
- ~~3. If the property is subject to a Conditional Use Permit, either a copy of such permit or the number of such;~~
- ~~4. Any pending zoning or code enforcement matters concerning the property or an establishment thereon;~~
- ~~5. Whether the parcel or use is the subject of any outstanding orders for removal, repair, or other corrective action regarding any sign;~~
- ~~6. A drawing to scale showing the design of the sign, including dimensions, sign size, colors, graphic design, message content (applies to commercial message signs only), materials, method of attachment, source of illumination and the relationship to any building or structure to which the sign is proposed to be~~

~~attached or mounted. In the case of a sign program, the application shall also show color schemes and graphic design schemes;~~

- ~~7. A site plan, including all dimensions, drawn to scale, indicating the location of the sign relative to property lines, rights-of-way, streets, sidewalks, vehicular access points and existing buildings or structures and off street parking areas located on the premises;~~
- ~~8. The number, size, type and location of all existing signs on the same building, site or premises; however, temporary signs need not be shown;~~
- ~~9. Any structural information and plans necessary to ensure compliance with building and safety codes;~~
- ~~10. If the sign is to be constructed and/or installed by a professional sign company or contractor, such contractor's name and contact information, along with licensing and bonding information, and the estimated time for construction and installation of the sign, following all necessary permits and approvals;~~
- ~~11. Information regarding interruptions to normal traffic or pedestrian traffic which may be caused by the construction;~~
- ~~12. Whether the sign or any portion thereof will encroach into or over the public right of way or any property owned by the City;~~
- ~~13. Whether the sign is proposed to be located in a historic preservation district or on a building or structure designated for historic preservation; and~~
- ~~14. Information showing compliance with any applicable sign plan, or sign program, or redevelopment plan.~~
- ~~15. Whether the sign will be used for off-site commercial advertising.~~

~~E. Conditions of Approval: A sign permit application may be approved subject to any of the following conditions, as applicable:~~

- ~~1. Compliance with other legal requirements, including encroachment, building, electrical, plumbing, demolition, mechanical, etc. When such other approvals are necessary, they must be obtained before the sign permit application will be granted.~~
- ~~2. Remedy for outstanding zoning violations: if the sign is proposed to be located on a property on which there is a zoning violation, then the sign permit may be issued upon condition that the violation is remedied before the sign is constructed, or simultaneously therewith.~~

~~F. Processing of Permit Applications. All sign permits applications shall be initially reviewed as administrative matters by the Zoning Administrator. When a permit application complies with this Chapter and all other application laws, the application shall be granted. An application may be approved subject to such conditions as are necessary for full compliance with this Chapter and all other applicable laws, rules and regulations.~~

- ~~1. **Reference to Cultural Heritage Board.** When a given sign is proposed to be located in a historic district or on a property designated for historic preservation, the permit application shall be referred to the Cultural Heritage Board for review. In considering the matter, the Cultural Heritage Board may not approve any sign for the display of off-site commercial messages, and may not consider the message content of any non-commercial message. As to on-site commercial messages, the Board may not consider the message itself, but may consider whether the manner of presentation is visually consistent with the historical time and theme of the location. Whether the sign is proposed to be used for on-site commercial or noncommercial messages, the Board may consider the architectural and structural aspects for consistency and harmony with the historical theme and time of the proposed location. Unless time is waived by the applicant, the Board shall hold a public hearing and decide the issue within **45 business days** of when the matter is first referred to them.~~

- ~~2. **Notice of Incompleteness.** The Zoning Administrator shall initially review a sign permit application for completeness. If the application is not complete, the Zoning Administrator shall give written notice of the deficiencies within 15 business days following submission of the application; if no notice of incompleteness is given within such time, then the application shall be deemed complete as of the last day on which notice of completeness could have been given. If a notice of incompleteness is given, the applicant shall have 15 business days thereafter to file a corrected and complete application, without payment of additional fee.~~

- ~~3. **Time for Decision.** Unless time is waived by the applicant, the Zoning Administrator shall issue a written decision on a sign permit application within 45 business days of when the application is deemed complete. Failure to issue such a decision in a timely manner shall be deemed a denial of the application, and create an immediate right of appeal to the Planning Commission. In cases where the Zoning Administrator refers the permit application to the Cultural Heritage Board, then the time for the Zoning Administrator's decision shall be extended by the amount of time necessary for the Board to reach its decision.~~

- ~~G. **Permits Issued in Error.** In the event that a sign permit is issued, and the issuance is found to be in error at any time before substantial physical work on actual construction has been accomplished, then the permit may be summarily revoked by the City simply by giving notice to the permittee; such notice shall specify the grounds for revocation. In such event, the applicant may reapply within 30 calendar days for a new permit, without paying a new application fee.~~

- ~~H. **Fees for Signs Constructed Without a Permit.** Where work for which a permit is required by this Chapter is started or proceeded with prior to obtaining such permit, the following late permit fees shall apply. The permit fees shall be computed based upon the date on which application is made for a sign permit, design review approval or Certificate of Appropriateness, or a variance, whichever process is first necessary to obtain a sign permit:~~

- ~~1. When application is made within 30 days after first notice has been given of the violation, the permit fee shall be two times the established permit fee.~~
- ~~2. When application is made between 31 and 45 days after first notice has been given of the violation, the permit fee shall be four times the established permit fee.~~
- ~~3. When application is made over 45 days after first notice has been given of the violation, the permit fee shall be ten times the established permit fee.~~
- ~~4. After a sign permit, design review approval or Certificate of Appropriateness, or variance has been applied for, additional time limits may be established for the securing of permits and completion of any additional sign work that may be required. If such time limits are not adhered to, the amount of time by which the deadline(s) is(are) missed shall be added to the time periods noted above for the purpose of establishing the final permit fee.~~
- ~~5. In no case shall a late permit fee be assessed in excess of one thousand dollars. (Ord. 7184 §5, 2012; Ord. 6966 §1, 2007)~~

~~19.620.260 Appeals.~~

~~Any official decision or action on a sign-related matter may be appealed to the City Council, and then to judicial review. Any resident of the City, or any person owning or operating an establishment located within the City, or any person claiming ownership of the subject sign, may appeal any sign-related decision.~~

- ~~A. Effecting an Appeal. An appeal is effected by filing a written notice of appeal with the Planning Division within 10 business days after the decision is announced, delivered, or posted. The notice of appeal shall identify the appellant, the decision appealed from, and the grounds for the appeal.~~
- ~~B. Status Pending Appeal. While an appeal of a sign related decision is pending, the status quo shall be maintained, unless the subject sign poses an immediate threat to the public health and safety by virtue of its physical condition and without regard to the message expressed thereon, in which case the sign may be summarily abated as necessary to protect the public health and safety.~~
- ~~C. Consideration Factors on Appeal. On appeal of a sign-related decision, the appellate body shall not consider the message content of any protected non-commercial speech, and as to commercial speech, may consider only whether the message is on-site or off-site, and the rules contained in this Chapter concerning commercial message signs; the appellate body may consider whether the sign conforms to the provisions of this Chapter, other applicable law, and any applicable sign program or redevelopment plan, and other non-communicative aspects of the sign.~~
- ~~D. Time for Appellate Decision. Following receipt by the Planning Division of an appeal of a sign-related decision, the matter shall be placed on the agenda for the next meeting of the appellate body for which the notice and agenda requirements may be met, but in no event more than 45 business days after the Planning Division receives notice of the appeal. Unless the appellant waives time, the appellate body shall hear and decide the~~

~~appeal not later than 45 business days after the Planning Division receives the written notice of appeal. A decision by the appellate body shall be in writing and shall set forth findings, based on evidence presented at the public hearing, which supports the decision.~~

- ~~E. Judicial Review. After exhaustion of all internal appeal procedures, an appellant may seek judicial review of any sign related decision in any court of competent subject matter jurisdiction which also has personal jurisdiction over the City and its officers. An action seeking such judicial review must be filed with the court and served on the City not more than 60 calendar days after the final decision is reached by the City's internal review procedures. Judicial review is available pursuant to California Code of Civil Procedure. (Ord. 7184 §6, 2012; Ord. 6966 §1, 2007)~~

~~19.620.270 — Nonconforming Signs.~~

- ~~A. Previously Conforming. Any sign which fully complied with all applicable law at the time of its construction, and has continued, may be continued in use, but is subject to the standard procedures for abatement of nuisance if it is found to be unsafe because the structure creates an immediate hazard to persons or property.~~
- ~~B. Maintenance. Reasonable repairs and alterations may be made to previously conforming signs, provided that there is no expansion of any nonconformity with current requirements.~~
- ~~C. Repair. In the event any previously conforming sign is damaged, by any cause other than intentional vandalism, and repair of the damage would exceed fifty percent (50%) of the reproduction cost, according to appraisal thereof by competent appraisers, such sign may be restored, reconstructed, altered or repaired only to conform with the provisions of this Chapter. (Ord. 6966 §1, 2007)~~

~~19.620.280 — Enforcement.~~

~~The Zoning Administrator may enforce the provisions of this Chapter by appropriate permit decisions, orders and directives. Such decisions, orders and directives may include, but are not limited to, orders to get a permit or to comply with permit conditions, orders to remove, repair, upgrade, repaint, replace or relocate any sign. All such decision, orders and directives are subject to appeal as provided in this Chapter. Any failure to follow a valid order or directive issued by the Zoning Administrator shall be deemed a violation of this Chapter and may be remedied in the same manner as any violation of Title 10 (Zoning) of the Riverside City Municipal Code. Notice of all decisions, orders and directives shall be deemed given when mailed to the last known address of the responsible party or parties.~~

- ~~A. Responsible Parties. Sign related rights, duties and responsibilities are joint and several as to the owner of the property, the owner of any business or other establishment located on the property, and the owner of the sign.~~
- ~~B. Abandoned Signs. Any on site commercial sign associated with a business that has ceased operations for 90 days may be deemed an abandoned sign, and may be ordered removed within 10 business days. The removal duty falls jointly and severally upon the party which used the sign as part of the business and the owner of the land on which the sign is mounted or displayed.~~

- ~~C. Unremedied Violations as Public Nuisance. When the Zoning Administrator has given a notice of decision, order or directive regarding a sign or sign permit, and any noticed deficiency remains uncured thirty calendar days after the notice has been mailed, the City may enforce any violation and seek any remedy authorized by law, including but not limited to those methods available for any violation of the City's zoning laws, general laws, state or federal law, whether by administrative proceedings, a criminal action, and/or a civil lawsuit for abatement of nuisance (which may include requests for declaratory and injunctive relief), or abatement or removal by the City at the cost of the responsible parties, reimbursement for which may be secured by a lien recorded against the property. In any civil court action the prevailing party shall be entitled to an award of costs and reasonable attorneys' fees.~~
- ~~D. Removal by City: Public Hearing. In the event that the Zoning Administrator seeks a cure or remedy by removal of the subject sign by the City, then the responsible parties shall be given thirty calendar days notice of a public hearing before the City Council to determine if the subject sign is a public nuisance and if the City should remove it if the responsible parties fail to do so with 30 calendar days after the City Council decision, or any other corrective action the Council may consider. All responsible parties shall be given notice of such hearing by certified mail, prepaid postage, addressed to their last known address. At such hearing, all responsible parties shall be given an opportunity to be heard, to present evidence and argument, to challenge the Zoning Administrator's decision, and to be represented by counsel.~~
- ~~E. Removal by City: Actual Removal, Redemption. If, following the public hearing, the Council authorizes removal of the subject sign by the City, said removal may take place at any time 15 or more calendar days following the hearing and decision. The City may remove the subject sign by its own force, or by a contracted agent. Any removed sign shall be stored by the City for at least 30 calendar days, during which time the City shall take all reasonable efforts to notify the sign owner that the sign is in the City's possession and may be redeemed by reimbursing the City for the cost of removal. If the sign owner fails to redeem the sign within 30 calendar days of the notice, then the City may dispose of the sign by any means it deems appropriate. If the sign is sold, then the net proceeds of such sale shall reduce the reimbursement owed to the City by the responsible parties.~~
- ~~F. Remedy by City. In the event that a valid directive or order of the Zoning Administrator is not followed, and is not timely appealed, then the Zoning Administrator may give thirty calendar day written notice and opportunity to cure, to the responsible parties that the City shall take corrective action and assess the cost of doing so as a lien against the property, using such procedures as are required by state or local law. The Zoning Administrator may grant a reasonable extension of time, not to exceed 120 calendar days to effect the required correction, if the owner or occupant of the premises has made proper application for a new sign which would accomplish the same result.~~
- ~~G. Removal Scope. If the option of removing a sign or signs is exercised, whether by private parties or by the City, said sign(s) shall be completely removed, including all poles, structures, electrical equipment, cabinets and sign faces. Building walls, grounds or other items on which such signs have been placed shall be restored to good repair and appearance. (Ord. 6966 §1, 2007)~~

~~10.620.290 — Sign Contractors.~~

~~A. — Responsibility for Securing Permits. It shall be the duty of the contractor or person who erects, installs, paints, constructs or alters a sign to secure all necessary permits for such work. It shall be the responsibility of the property owner and/or lessee to assure that the contractor is properly licensed and bonded, and that the contractor secures all necessary permits. No sign contractor shall install a sign for which a permit is required unless such permit has been duly issued before construction work begins. A sign permit shall not be issued unless the sign contractor's name and contact information appears on the permit application.~~

~~B. — Identification Label. All signs installed by sign contractors have attached to them an identification label, not over 4 square inches in size, which lists the following information: installed by (contractor's name), City permit number, electrical current, month and year erected. Said label shall not exceed 4 square inches. Said label, and all other labels, shall be placed as directed by the Zoning Administrator.~~

~~C. — Violations by Sign Contractors. Wherever a sign violation has occurred, it shall be the duty of the zoning inspector to determine what sign contractor, if any, performed the sign work. The following procedure shall be followed in pursuing sign contractors installing signs for which a valid permit has not first been secured:~~

~~1. — First Violation. A letter shall be sent by certified mail to the sign contractor setting forth the City's requirements for sign permits and indicating that future violations will result in a complaint being filed with the Contractors' State License Board and/or legal action being taken against said contractor.~~

~~2. — Second Violation. A complaint shall be filed with the Contractors' State License Board and a copy of such complaint shall be sent to the sign contractor with a letter indicating that legal action may be taken if further violations occur. All correspondence shall be by certified mail.~~

~~3. — Third and Subsequent Violations. Legal action may be taken against the contractor, using any method authorized by law.~~

~~10.620.300 — Safety Regulations Generally.~~

~~A. — Interference with Safety Passages. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. No sign shall obstruct any window to such an extent that any light, ventilation or access is reduced to a point below that required by any law or ordinance.~~

~~B. — Proximity to Electrical Facilities. No sign or structure shall be erected in such a manner that any portion of its surface or supports shall be within 6 feet of overhead electric conductors which are energized in excess of seven hundred 50 volts, nor within 3 feet of conductors energized at 0 to 750 volts.~~

~~C. — Electrical Signs. Electrical signs shall bear the label of an approved testing laboratory. Said label shall not exceed 4 square inches. Said label shall be placed as directed by the Zoning Administrator. Electrical signs and appurtenant equipment shall be installed in accordance with the Electrical Code.~~

- ~~D. Engineering Design and Materials. Signs shall be designed and constructed as building elements or structures in accordance with the provisions of the Building Code.~~
- ~~E. Confusion with Traffic Signals. No sign shall be erected in such a manner as to interfere with, mislead or confuse traffic.~~
- ~~F. Maintenance. All signs, together with all their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted. The Zoning Administrator may order the removal of any sign that is not maintained in accordance with the provisions of this Chapter and all other applicable law.~~
- ~~G. Inspections. It shall be the duty of every person who may erect any sign designated under this Chapter to afford ample means and accommodation for the purpose of inspection whenever, in the judgment of the Zoning Administrator or the Building Official, such inspection is necessary. The inspectors for the Public Utilities Department and the Fire Department of the City shall also have the right and authority to inspect any such signs during reasonable hours.~~
- ~~H. Liability of Owners. This Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, maintaining, operating, constructing or installing any sign or other device mentioned in this Chapter for damages to life or property caused by any defect therein.~~
- ~~I. City Responsibility for Sign Compliance. Neither the City or any agent thereof may be held as assuming any liability by reason of the inspection required by this Chapter. Nothing in this Chapter waives or diminishes any defenses the City may have in any action alleging that the City is responsible, in whole or in part, for damage, loss or injury caused by any sign. By enacting this Chapter the City does not waive its immunities under California statutory law, including but not limited to the governmental immunities. (Ord. 7182 §7, 2012; Ord. 6966 §1, 2007)~~

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1018RG15 – City of Riverside – City Planning Case No. 12-0468 (Ordinance Amendment). The City of Riverside proposes a comprehensive update to the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions. (Citywide: Riverside Municipal Airport, Flabob Airport, and March Air Reserve Base/Inland Port Airport Influence Areas).

FURTHER INFORMATION: Contact 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. Doug Darnell of the City of Riverside Planning Department, at (951) 826-5219.

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

ALUC Identification No.

ZAP1018RGIS

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____

Property Owner APPLICANT: CITY OF RIVERSIDE

Phone Number 951-826-5219

Mailing Address 3900 MAIN STREET
RIVERSIDE, CA 92512

Agent (if any) _____

Phone Number _____

Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address CITY OF RIVERSIDE - CITYWIDE

Assessor's Parcel No. N/A

Parcel Size N/A

Subdivision Name N/A

Lot Number N/A

Zoning Classification ALL

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) N/A - SEE ATTACHED PROJECT DESCRIPTION FOR ZONING CODE TEXT AMENDMENT FOR A COMPREHENSIVE UPDATE TO THE CITY'S GENERAL SIGN PROVISIONS.

Proposed Land Use (describe) NO LAND USE PROPOSED

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) _____ 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 _____

Agency Name

CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPT.

Staff Contact

DOUG DARNELL, SENIOR PLANNER

Phone Number

951-826-5219

Agency's Project No.

P12-0468

Type of Project

- General Plan Amendment
 Zoning Amendment or Variance
 Subdivision Approval
 Use Permit
 Public Facility
 Other _____

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

B. SUBMISSION PACKAGE:

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.7

HEARING DATE: July 9, 2015

CASE NUMBER: ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrott and Taylor Gerry)

APPROVING JURISDICTION: City of Eastvale

JURISDICTION CASE NO.: 15-0783 (Specific Plan Amendment, Tentative Parcel Map [TPM 36787], and Major Development Plan)

MAJOR ISSUES: Proposed Buildings 3 and 4 are calculated to have a single-acre intensity of 87, which does not comply with the standard Zone B1 single-acre criterion of 80. However, the project includes four out of the seven risk reduction measures for an adjusted single-acre criterion of 92 with a 15% bonus. At this adjusted single-acre criterion, the calculated single-acre intensities of 87 would comply.

In the past, ALUC staff has allowed land within a project's internal roadways and half-widths of external roadways to be credited toward open area minimum requirements, provided that such areas, either independently or in combination with adjacent areas, met the minimum dimension requirements (75 feet in width and 300 feet in length) for unobstructed open areas. However, the City of Eastvale has recently expressed concerns related to designation of open area within its public rights-of-way and has advised that no open area should be designated within Limonite Avenue or any other publicly dedicated roadways. The applicant had prepared exhibits on the assumption that open area within the roadways would be acceptable, and is in the process of updating exhibits for this project to meet ALUC's open area requirements without use of areas within the public rights-of-way.

RECOMMENDATION: Staff recommends that the project be CONTINUED to August 13, 2015 pending revision of the project's open area exhibits and confirmation that the City of Eastvale finds ALUC staff's recommendation for the risk reduction intensity bonus acceptable. However, if an updated exhibit is provided prior to the hearing that meets our open area requirements without use of public rights-of-way, then, provided that the City of Eastvale finds ALUC staff's recommendation for the risk reduction intensity bonus acceptable, staff would recommend that the project be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration (FAA) Obstruction Evaluation Service.

PROJECT DESCRIPTION: The Specific Plan Amendment proposes to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and the acreages of, the Planning Areas, and modify the permitted uses within each Planning Area of The Ranch at Eastvale Specific Plan. The Tentative Parcel Map proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The Master Development Plan proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (lots 1-7 of the Tentative Parcel Map). The proposed buildings range in size from 50,000 to 300,000 square feet, with anticipated uses primarily consisting of warehousing, with supporting offices.

PROJECT LOCATION: The site is located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel, in the City of Eastvale, approximately 3,900 feet easterly of the easterly terminus of Runway 8R-26L at Chino Airport. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino.

LAND USE PLAN: 2008 Chino Airport Land Use Compatibility Plan

- a. Airport Influence Area: Chino Airport
- b. Land Use Policy: Airport Compatibility Zones B1 and C
- c. Noise Levels: Primarily beyond the 55 CNEL contour ; 55-60 CNEL in the northeasterly portion of the property

ANALYSIS:

Nonresidential Average Intensity: The site is located in Airport Compatibility Zones B1 and C, with the majority of the buildings located entirely or mostly within Zone C. Buildings 1, 5, 6, and 7 are located entirely within Zone C. Building 2 is located mostly within Zone C. Buildings 3 and 4 are located mostly within Zone B1. As shown on the site plan and floor plans, no office area is proposed within Zone B1.

Nonresidential intensity in Airport Zones B1 and C is restricted to averages of 40 and 75 persons per acre, respectively. The “Building Code Method” for calculating intensity utilizes “minimum floor area per occupant” criteria from the Building Code as a factor in projecting intensity. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of office areas has been determined to be one person per 100 square feet. However, Appendix C recommends that, for calculation of intensity levels, the Building Code occupancy levels be reduced by 50 percent, at least for office uses. Warehousing uses are calculated at one person per 500 square feet.

Based on these building intensity rates, the 7 buildings are anticipated to accommodate a total of

2,026 people based on the anticipated distribution of office and warehouse uses indicated on the site plan submitted. Divided between the two zones and the uses within each zone, Zone B1 would accommodate a total of 755 people and Zone C would accommodate 1,271 people. To determine the average intensity for each zone, we divide by the gross acreage of each zone, which is 20.14 acres for Zone B1 and 35.89 acres for Zone C. At these gross acreages, an average intensity of 37 people is estimated for Zone B1 and an average intensity of 35 is estimated for Zone C, which are both consistent with the respective Zone B1 and C average acre intensity criteria.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer space in the absence of more precise data). Based on the number of parking spaces provided (1,050 standard vehicle spaces and 240 loading/trailer spaces), the total occupancy would be estimated at 1,815 people for an average acre intensity of approximately 32 across the entire site, which is also consistent with both the Zone B1 and C average acre intensity criteria. Looking specifically at those buildings located partially within Zone B1 (Buildings 2, 3, and 4) and the amount of parking spaces for each building (regardless of the Zone the parking spaces are located in) the average amount of people based on the proposed parcel size ranges between 25 and 36 persons, which is also consistent with the Zone B1 average acre intensity criteria.

Development is only currently proposed on parcels 1-7 of the Tentative Parcel Map within Planning Areas 1 and 4 of the Specific Plan. The intensity of parcels 8-15 and Planning Areas 2-3 and 5-9 would be determined when specific development is proposed on those parcels. While certain uses permitted by the Specific Plan (i.e. hotels/motels, restaurants, churches, theaters, etc.) may possibly exceed the intensity criteria of their respective Compatibility Zone, this cannot be determined absolutely at this time without a specific proposal to calculate the actual intensity. Although such uses may be permitted by the Specific Plan, they would still be subject to further ALUC review to determine whether the specific proposal is consistent with the applicable intensity criteria. The permitted uses table in the proposed Specific Plan specifically labels typically high intensity uses that should consider the particular zone location and size of their facility relative to the applicable zone compatibility criteria.

Non-Residential Single-Acre Intensity: As previously noted, the project is located in Airport Compatibility Zones B1 and C. Non-residential intensity in Airport Compatibility Zones B1 and C is restricted to 80 and 150 persons, respectively, in any given single-acre pursuant to the Chino Airport Land Use Compatibility Plan. Since end uses and floor plans are not specifically known, analysis of anticipated uses assumes a worst case scenario of the maximum amount of office, then the maximum amount of warehouse that could fit within any given single-acre area (210 foot by 210 foot area) utilizing the anticipated area for each use in each building as indicated by the site plan provided. Such a worst case scenario single-acre area would include some non-building areas based on the single-acre boundaries. The single-acre boundaries are only located within one zone (do not overlap zones) to accurately reflect the intensity within a given zone to compare to the applicable zone criteria.

Based on this methodology and the Building Code method (with 50% reduction for office uses), following are the calculations of the most intense single-acre for each zone and building. This indicates that the single-acre criterion of 80 for Zone B1 is exceeded for Buildings 3 and 4. All other single-acre intensities would be consistent with the respective Zone B1 and C criteria.

Zone B1

- Building 2 – warehouse 9,576 square feet – 19 people
- Building 3 – warehouse 43,560 square feet – 87 people
- Building 4 – warehouse 43,560 square feet – 87 people

Zone C

- Building 1 – office 5,000 square feet, warehouse 39,560 square feet – 104 people
- Building 2 – office 5,000 square feet, warehouse 41,060 square feet – 107 people
- Building 3 – office 5,000 square feet, warehouse 28,500 square feet – 82 people
- Building 4 – office 5,000 square feet, warehouse 14,377 square feet – 54 people
- Building 5 – office 10,000 square feet, warehouse 33,335 square feet – 117 people
- Building 6 – office 10,000 square feet, warehouse 34,060 square feet – 118 people
- Building 7 – office 5,000 square feet, warehouse 33,210 square feet – 92 people

Risk Reduction Bonus: Pursuant to Countywide Policy 4.2.6, Risk Reduction is not applicable within Zone B1 for runways routinely used by large aircraft (aircraft having a maximum certified takeoff weight of more than 12,500 pounds). “Routinely” is not clearly defined in the policy, but in discussions with Mead & Hunt who prepared the plan and policies, it was noted that this exclusion was generally intended to apply to March Air Reserve Base/Inland Port and Palm Springs International Airport only since they primarily accommodate large aircraft and not other airports within Riverside County.

Buildings 3 and 4 which exceed the typical Zone B1 single-acre criterion of 80 will include design components that would allow consideration of a risk reduction bonus. If a risk reduction bonus is considered by the City of Eastvale, the previously noted maximums for each use and those noted in the following conditions may be increased to account for the potentially granted risk reduction bonus, which cannot exceed 30 percent.

Buildings 3 and 4 would include concrete walls, limited windows, enhanced fire sprinkler system (Early Suppression Fast Response [ESFR]), and increased emergency exits (15 required, 19 provided for Building 3; 24 required, 30 provided for Building 4). Based on these buildings including at least four out of the recommended seven risk reduction design measures, it is suggested that half of the maximum 30 percent bonus be considered by the City. This would equate to a 15 percent bonus which would increase the standard 80 person intensity criteria to 92 persons. As noted previously, Buildings 3 and 4 would result in a maximum of 87 persons in a single-acre. These would be consistent with a revised intensity criteria with bonus of 92 persons.

Open Area: 30% open area is required within Compatibility Zone B1, and 20% open area is required within Compatibility Zone C. The gross area of the MDP site is 56.03 acres with 20.14 acres within Zone B1 and 35.89 acres within Zone C. Based on these acreages, 6.042 acres are required within Zone B1 and 7.178 acres are required within Zone C for a total of 13.22 acres of open area are required.

As indicated on the submitted Open Space Area exhibit, the proposed project provides 6.24 acres within Zone B1 and 7.18 acres within Zone C for a total of 13.42 acres of open area (areas a minimum of 75'x 300') within certain trailer and vehicle parking areas, drive aisles, and roadways. However, this calculation regarding open areas provided are based on exhibits that the applicant had prepared on the assumption that crediting of open areas within the roadways would be acceptable (as such crediting has been deemed acceptable by ALUC staff in the past). As noted above, the City of Eastvale has recently expressed concerns related to designation of open area within its public rights-of-way and has advised that no open area should be designated within Limonite Avenue or any other publicly dedicated roadways. The applicant is in the process of updating exhibits for this project to meet ALUC's open area requirements without use of areas within the public rights-of-way.

Precise development and open area plans are only available for parcels 1-7 of the Tentative Parcel Map within Planning Areas 1 and 4 of the Specific Plan. Compliance with open area requirements for parcels 8-15 and Planning Areas 2-3 and 5-9 would be determined when specific development is proposed on those parcels.

Prohibited and Discouraged Uses: Churches/places of assembly and day care centers are allowed in certain Planning Areas, but churches are not allowed within the Planning Areas located within Compatibility Zone B1 (Planning Area 1) and day care centers are not allowed within Planning Areas located within Compatibility Zones B1 and C (Planning Areas 1, 2, 3, 4, 6, 7, 8, and 9). Although the proposed Specific Plan Amendment would allow certain typically intense land uses, it does not allow for any uses that are prohibited or discouraged within Compatibility Zones B1 or C. As noted previously, any future development would still be subject to further ALUC review to determine whether the specific proposal is consistent with the applicable intensity criteria.

Projects within Compatibility Zone B1 are required to locate structures a maximum distance from the extended runway centerline. The extended runway centerline does not cross the proposed Master Development Plan area, but would cross within the northern portion of Planning Area 7 of the Specific Plan. The Master Development Plan proposes buildings that would be set back a minimum of approximately 370 feet from the extended runway centerline located to the north. No development is proposed within Planning Area 7 of the Specific Plan at this time, but development therein would need to be reviewed for adequacy of setback from the extended runway centerline when specific development is proposed.

Noise: The northeast portion of the site is located partially within an area that is projected in the 2008 Chino Airport Land Use Compatibility Plan to ultimately be subject to average aircraft noise

levels between 55 and 60 CNEL. The remainder of the site falls below the 55 CNEL level. Typical construction design would allow for an exterior to interior noise reduction of at least 20 dbA. Interior noise levels would likely not exceed 40 CNEL for the anticipated industrial and office uses within the proposed buildings. Therefore, no special noise mitigation measures will be required to reduce interior noise levels from aircraft operations.

PART 77: The elevation of Runway 8R-26L at its easterly terminus (the nearest point to the site) is 636.5 feet above mean sea level (AMSL). At an approximate distance of 3,900 feet from the runway, any building with an elevation at top of roof exceeding 675.5 feet AMSL would require Federal Aviation Administration (FAA) Obstruction Evaluation Service notice and review through the Form 7460-1 process. According to the proposed grading plan, the highest pad elevation is 643.4 feet AMSL (building 4). The proposed buildings will not exceed a height of 43 feet above ground level for a total maximum height of 686.4 feet AMSL. Therefore, Obstruction Evaluation is required. Each of the seven buildings has been submitted to the FAA Obstruction Evaluation Service, and aeronautical studies are in a Work in Progress status.

CONDITIONS:

For the Specific Plan:

1. All entitlement applications within the Specific Plan shall be submitted to Airport Land Use Commission for review.

For the Master Development Plan:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are

open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Within Compatibility Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, and hazards to flight.
 - (f) Within Compatibility Zone C: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The City of Eastvale shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this Major Development Plan:
- Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms, conference rooms, restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms), dance floors, drinking establishments, exhibit rooms, gaming, gymnasiums, lodge rooms, lounges, retail sales, reviewing stands, skating rinks, stages, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
4. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, the landowner shall convey an avigation easement to the County of San Bernardino as owner-operator of Chino Airport. A copy of the recorded easement shall be provided to ALUC.
5. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings.
6. Any new detention 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 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 project proposes primarily warehouse use with a maximum of 5,000 square feet of office within Buildings 1, 2, 3, 4, and 7 and a maximum of 10,000 square feet of office within

Buildings 5 and 6, with no office use located within Compatibility Zone B1. Any proposed tenant/use or combination of proposed and existing tenants/uses within each of the buildings that exceed the office area for each building through any building permit or tenant improvement permit shall require an amended Development Review Plan approval and consultation with ALUC to verify that the building and the overall development continue to comply with the applicable average and single-acre criteria. Proposed uses that do not exceed these maximums (other than those uses previously noted in Condition 3) shall not require further Airport Land Use Commission review.

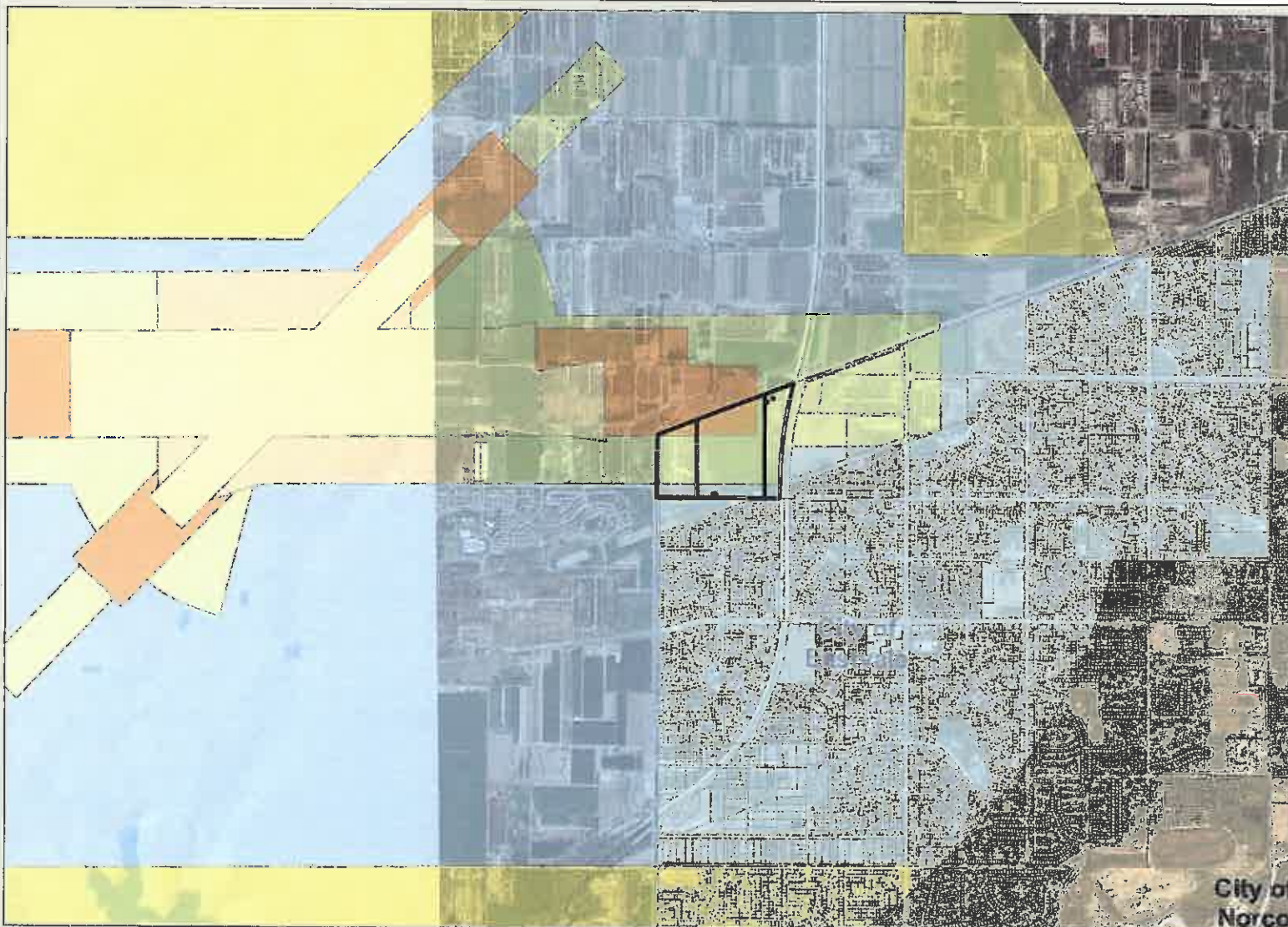
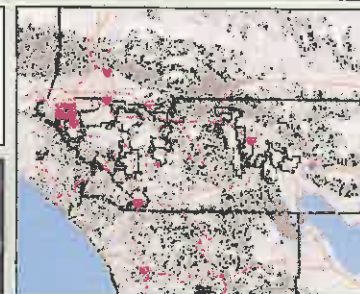
8. The open areas exhibit submitted to the Airport Land Use Commission by Albert A. Webb and Associates dated 4/17/15 and included in this packet depicts area within parking areas, drive aisles, and roadways as meeting open area requirements for the Major Development Plan. A minimum of 13.22 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site, of which not less than 6.042 acres shall be located within the portion of the site within Compatibility Zone B1. A revised exhibit providing for this acreage without use of public rights-of-way shall be submitted to ALUC. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles (light poles or other) greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires. Trees or plants less than 4 inches in diameter at a height greater than 4 feet would be allowed within the designated open area.

8. Buildings 3 and 4 located primarily within Compatibility Zone B1 shall be designed and constructed with the following risk reduction design measures. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 15 percent risk-reduction bonus for these structures.
 - (a) Using concrete walls for building exterior
 - (b) Enhanced fire sprinkler system that exceeds minimum building/fire code requirements – Early Suppression Fast Response (ESFR) system proposed
 - (c) Limit buildings to single-story
 - (d) Increased number of emergency exits – Building 3: 15 required, 19 proposed; Building 4: 24 required, 30 proposed

NOTICE OF AIRPORT IN VICINITY

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

My Map



Legend

- Airport Compatibility**
- OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT
 - C2-HIGHT-EXC1
 - C2-HIGHT-EXC5

City of Norco



0 4,030 8,059 Feet



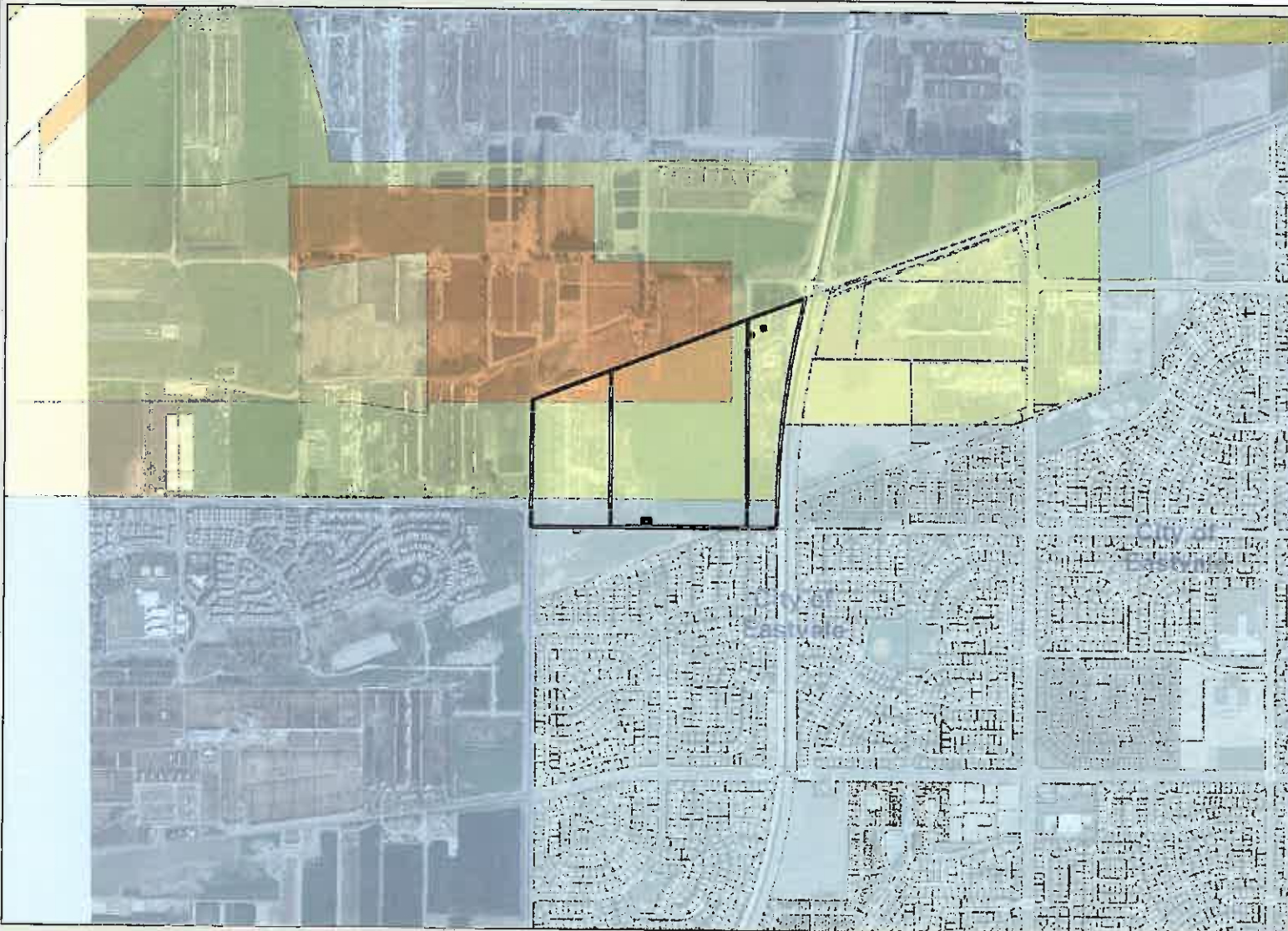
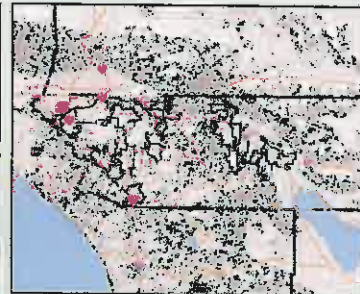
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

Airport Compatibility

- OTHER_ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
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- C2-HIGHT
- C2-HIGHT-EXC1
- C2-HIGHT-EXC5



0 2,015 4,030 Feet



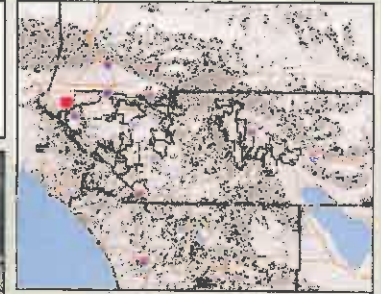
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 6/23/2015 12:58:14 PM

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Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- 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.

REPORT PRINTED ON... 6/23/2015 12:53:03 PM

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Notes



LEGEND:

- — — — — PROPERTY LINE
- ▭ EMERGENCY LANDING
- ⊙⊗ PROPOSED STREET LIGHT

CHINO AIRPORT RUNWAY TO HELLMAN AVE. DISTANCE

SCALE:
DATE:
DESIGNED:
CHECKED:
PLN CK REF:
F.B.:

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS
 3788 McCRAY STREET
 RIVERSIDE CA. 92506
 PH. (951) 886-1070
 FAX (951) 788-1258

W.O. 14-0157
 SHEET
1
 OF 1 SHEETS



LEGAL DESCRIPTION

TRUCK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, CONTRACT NO. 162-01142-01, DATED MAY 27, 2014, MAY 28, 2014 UPRD.

THE LAND REFERRED TO IN THIS CONTRACT IS LOCATED IN THE CITY OF EASTVALE, COUNTY OF SUTTER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL B:

PARCEL C:

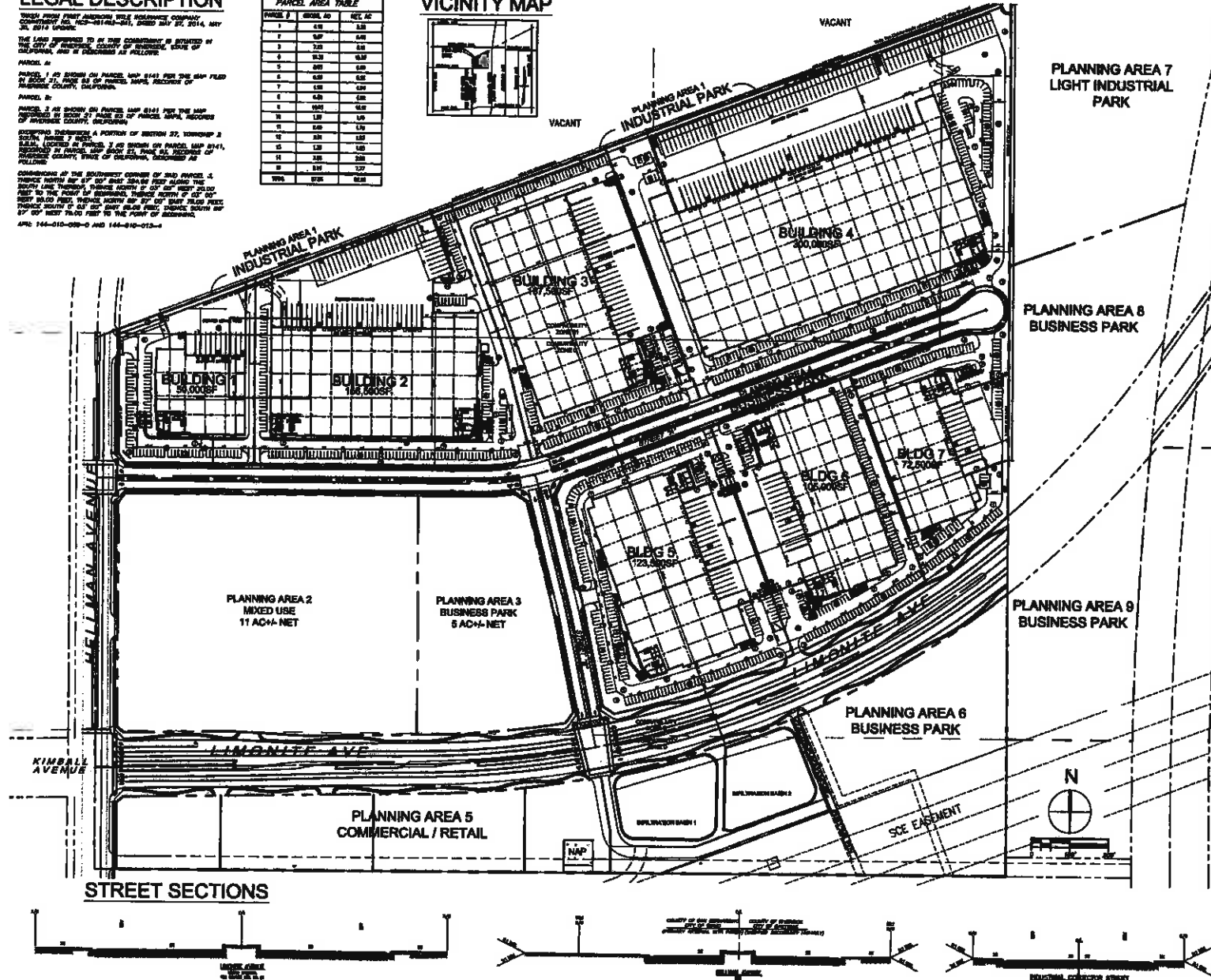
CONDOMINIUMS AT THE SOUTHWEST CORNER OF SAID PARCELS 5 THROUGH NORTH 87' OF EAST 28th STREET ALONG THE NORTH AND NORTHWEST SIDES OF SAID EAST 28th STREET TO THE POINT OF BEGINNING, THENCE NORTH 02° 00' WEST 1910 FEET, THENCE NORTH 87° 00' WEST 110 FEET, THENCE NORTH 87° 00' WEST 110 FEET, THENCE SOUTH 87° 00' WEST 110 FEET TO THE POINT OF BEGINNING.

APN: 144-010-000-00 AND 144-010-010-00

PARCEL AREA TABLE

PARCEL #	GRID NO	NET AC
1	6.0	2.8
2	6.0	2.8
3	3.0	1.4
4	3.0	1.4
5	6.0	2.8
6	6.0	2.8
7	6.0	2.8
8	6.0	2.8
9	6.0	2.8
10	6.0	2.8
11	6.0	2.8
12	3.0	1.4
13	3.0	1.4
14	3.0	1.4
15	3.0	1.4
16	3.0	1.4
17	3.0	1.4
18	3.0	1.4
19	3.0	1.4
20	3.0	1.4
21	3.0	1.4
22	3.0	1.4
23	3.0	1.4
24	3.0	1.4
25	3.0	1.4
26	3.0	1.4
27	3.0	1.4
28	3.0	1.4
29	3.0	1.4
30	3.0	1.4
31	3.0	1.4
32	3.0	1.4
33	3.0	1.4
34	3.0	1.4
35	3.0	1.4
36	3.0	1.4
37	3.0	1.4
38	3.0	1.4
39	3.0	1.4
40	3.0	1.4
41	3.0	1.4
42	3.0	1.4
43	3.0	1.4
44	3.0	1.4
45	3.0	1.4
46	3.0	1.4
47	3.0	1.4
48	3.0	1.4
49	3.0	1.4
50	3.0	1.4
51	3.0	1.4
52	3.0	1.4
53	3.0	1.4
54	3.0	1.4
55	3.0	1.4
56	3.0	1.4
57	3.0	1.4
58	3.0	1.4
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61	3.0	1.4
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67	3.0	1.4
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71	3.0	1.4
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76	3.0	1.4
77	3.0	1.4
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79	3.0	1.4
80	3.0	1.4
81	3.0	1.4
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84	3.0	1.4
85	3.0	1.4
86	3.0	1.4
87	3.0	1.4
88	3.0	1.4
89	3.0	1.4
90	3.0	1.4
91	3.0	1.4
92	3.0	1.4
93	3.0	1.4
94	3.0	1.4
95	3.0	1.4
96	3.0	1.4
97	3.0	1.4
98	3.0	1.4
99	3.0	1.4
100	3.0	1.4

VICINITY MAP



PROJECT TEAM & INFO:

CLIENT:
 SUMMIT DEVELOPMENT CORPORATION
 430 NEWPORT CENTER DRIVE, SUITE 605
 NEWPORT BEACH, CA 92660
 CONTACT: BRYAN BENTROTT (949) 854-0220
 DONNA SHIN (949) 854-0225

OWNER:
 ALBERT A. HEIN ASSOCIATES
 3728 MCCRAY STREET
 RIVERSIDE, CA 92506
 CONTACT: MANNY GONZALES
 (951) 357-1323 X 21

ARCHITECT/APPLICANT:
 MAURICIO AUBORT AND ASSOC.
 6281 Irvine Boulevard
 Irvine, CALIFORNIA 92618
 Contact: Dan MacDAVID
 949-305-2200 x224

LANDSCAPE ARCHITECT:
 RIDGE LANDSCAPE ARCHITECTS
 2811 RESEARCH DR. # 200
 IRVINE, CA 92618
 CONTACT: JIM RIDGE (949) 971-1323 X 21
 (949) 971-1323 X 21

PROJECT ADDRESS:
 LIMONITE AVE
 EASTVALE, CALIFORNIA
 APN: 144-010-000 144-010-010
 GENERAL PLAN DESIGNATION - LOCATED BY EASTVALE
 AREA PLAN OF GENERAL PLAN
 ZONE - LIGHT INDUSTRIAL & BUSINESS PARK

SHEET INDEX:

AS.1	MASTER PLAN	AS.0	BUILDING 5 SITE PLAN
AS.0	BUILDING 1 SITE PLAN	AS.1	BUILDING 5 FLOOR PLAN
AS.1	BUILDING 1 FLOOR PLAN	AS.2	BUILDING 5 ELEVATIONS
AS.2	BUILDING 1 ELEVATIONS	AS.0	BUILDING 6 SITE PLAN
AS.0	BUILDING 2 SITE PLAN	AS.1	BUILDING 6 FLOOR PLAN
AS.1	BUILDING 2 FLOOR PLAN	AS.2	BUILDING 6 ELEVATIONS
AS.2	BUILDING 2 ELEVATIONS	AS.0	BUILDING 7 SITE PLAN
AS.0	BUILDING 3 SITE PLAN	AS.1	BUILDING 7 FLOOR PLAN
AS.1	BUILDING 3 FLOOR PLAN	AS.2	BUILDING 7 ELEVATIONS
AS.2	BUILDING 3 ELEVATIONS	AS.0	BUILDING 4 SITE PLAN
AS.0	BUILDING 4 SITE PLAN	AS.1	BUILDING 4 FLOOR PLAN
AS.1	BUILDING 4 FLOOR PLAN	AS.2	BUILDING 4 ELEVATIONS
AS.2	BUILDING 4 ELEVATIONS		

SITE DATA TABLE

BUILDING	LAND AREA (SQ FT)	USE (FLOOR AREA)	USE (SQ FT)	USE (SQ FT)	F.A.R. %	LANDSCAPE %	PROPOSED STALLS
BUILDING 1	47,000	10,000	10,000	10,000	14.25	10.0%	60 STALLS (L20/100)
BUILDING 2	104,000	10,000	10,000	10,000	14.7%	10.0%	140 STALLS (L20/100)
BUILDING 3	120,000	2,000	107,000	107,000	16.7%	11.7%	120 STALLS (L1/100)
BUILDING 4	107,000	2,000	105,000	105,000	14.2%	11.0%	110 STALLS (L20/100)
BUILDING 5	121,000	2,000	119,000	119,000	12.7%	10.0%	170 STALLS (L1/100)
BUILDING 6	104,000	10,000	104,000	104,000	14.7%	12.7%	110 STALLS (L1/100)
BUILDING 7	72,000	2,000	70,000	70,000	11.7%	10.0%	80 STALLS (L20/100)
TOTAL	575,000	32,000	443,000	443,000	14.7%	11.6%	1,000 STALLS (L20/100)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 6' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. DRIVE/DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 6' HEIGHT TUBULAR STL. FENCE
 - ⑫ 4" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE

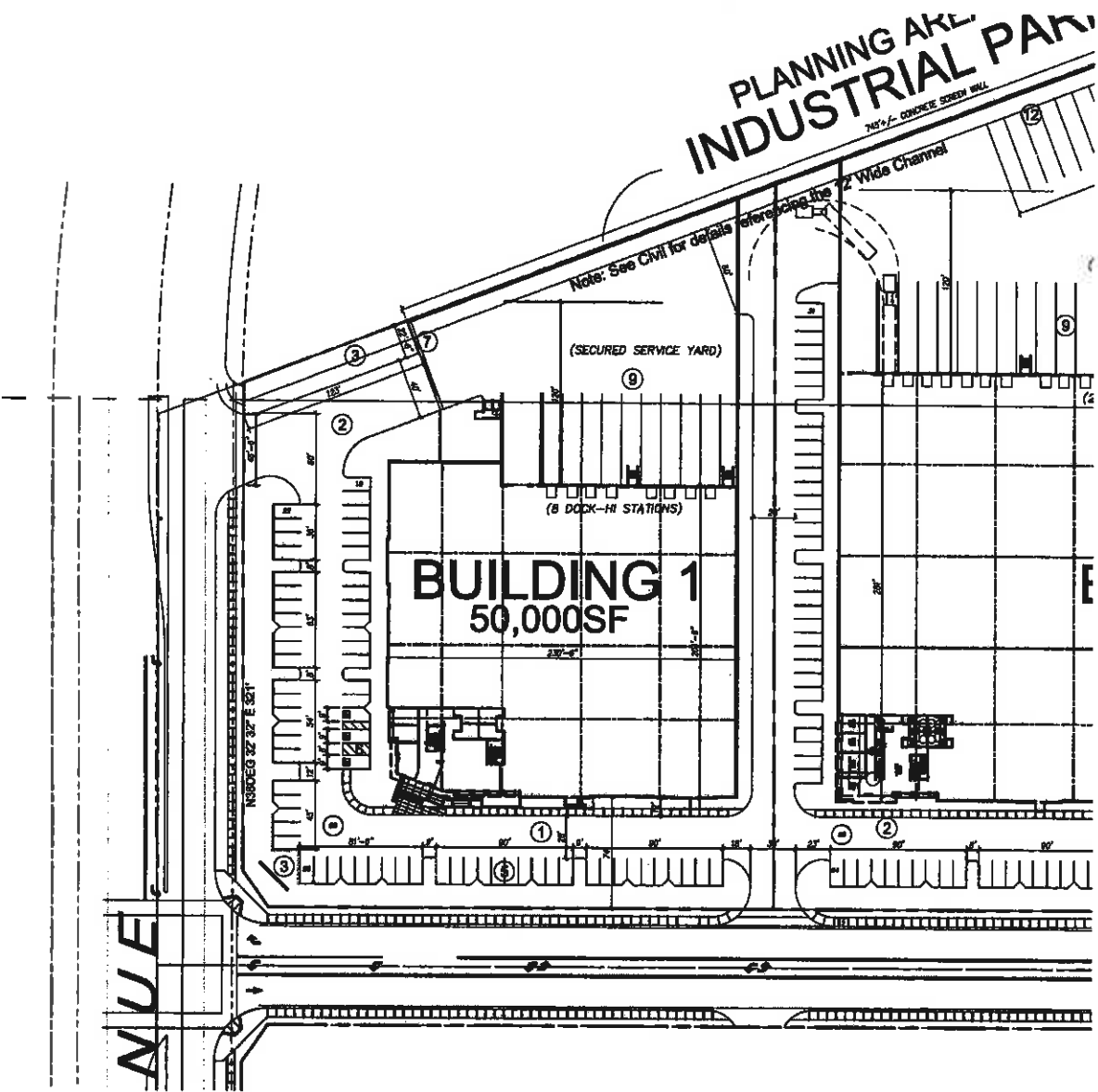


the ranch at Eastvale
 Master Plan
 Eastvale, California



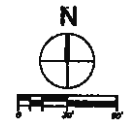
CLIENT: SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/08/2015
 Eastvale Planning Project No.: 15-0783

PLANNING AREA INDUSTRIAL PARK



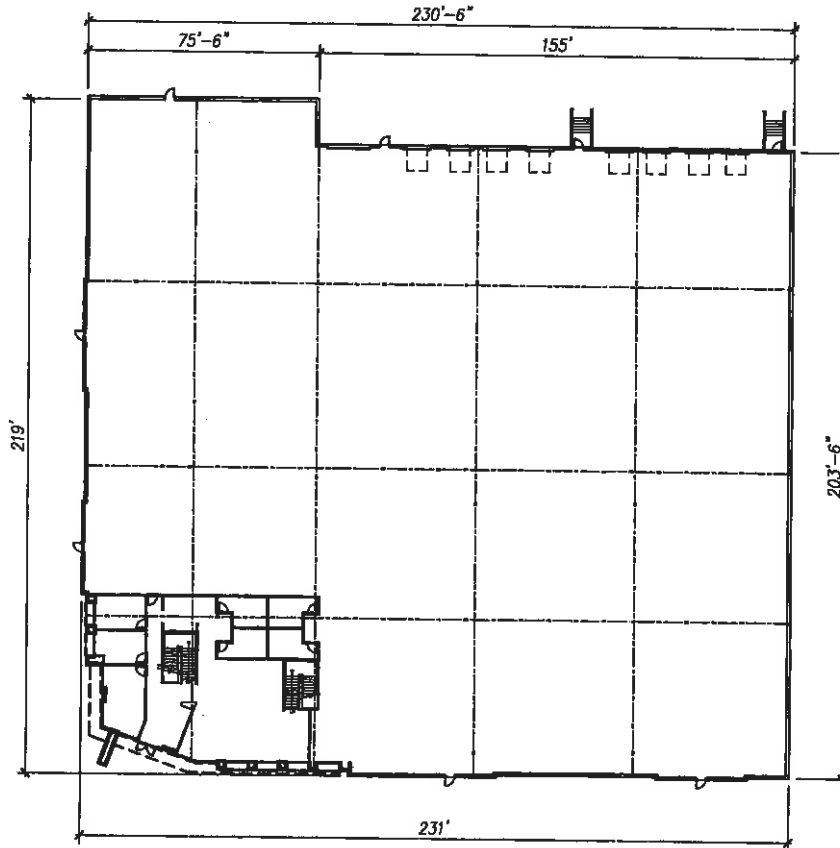
SITE DATA TABLE							
BUILDING	LAND AREA	1ST FLR (S.F.)	MEZZ (S.F.)	BUILDING (S.F.)	F.A.R. %	LANDSCP %	PARKING STALLS
BUILDING 1	143,720SF	47,800SF	2,800SF	50,000SF	34.8%	10.0%	88 STALLS (1.38/1000)
BUILDING 2	388,850SF	154,000SF	2,800SF	158,500SF	42.7%	10.0%	148 STALLS (.93/1000)
BUILDING 3	286,222SF	136,000SF	2,800SF	137,500SF	46.4%	11.7%	138 STALLS (1.1/1000)
BUILDING 4	677,384SF	297,800SF	2,500SF	300,000SF	44.3%	11.6%	316 STALLS (1.06/1000)
BUILDING 5	291,851SF	121,000SF	2,800SF	123,500SF	42.3%	10.8%	172 STALLS (1.4/1000)
BUILDING 6	223,348SF	102,500SF	2,800SF	105,000SF	45.6%	12.7%	115 STALLS (1.1/1000)
BUILDING 7	175,675SF	70,000SF	2,800SF	72,500SF	41.3%	16.9%	96 STALLS (1.31/1000)
TOTAL	2,181,114SF	927,500SF	17,500SF	945,000SF	43.5%	12.6%	1,050 STALLS (1.11/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 9' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE



the ranch at Eastvale
Building 1 Site Plan
Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
DRAWING DATE: 05/06/2015
Eastvale Planning Project No.: 15-0783
A1.0

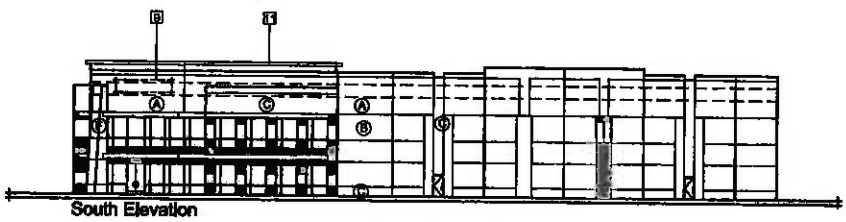
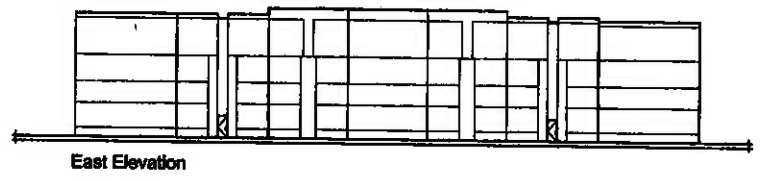
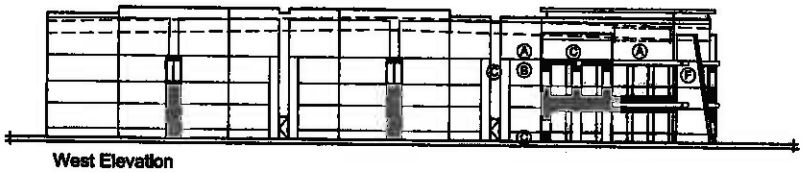
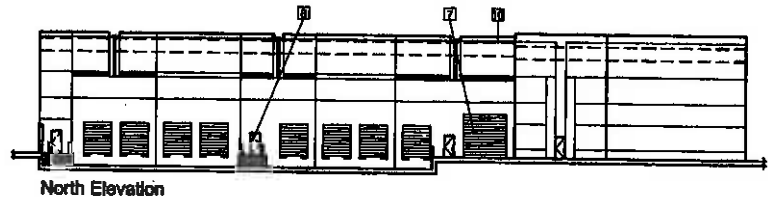


the ranch at Eastvale
 Building 1 Floor Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/06/2015
 Eastvale Planning Project No.: 15-0783

COLOR LEGEND:

① VISTA LIGHT CREAM 8776	④ VISTA RAZOR 8888
② VISTA MIZZUM CREAM 8771	⑤ VISTA RED CLAY 8812
③ VISTA BRICK 8838	⑥ VISTA YOUNG 8788



KEY NOTES:

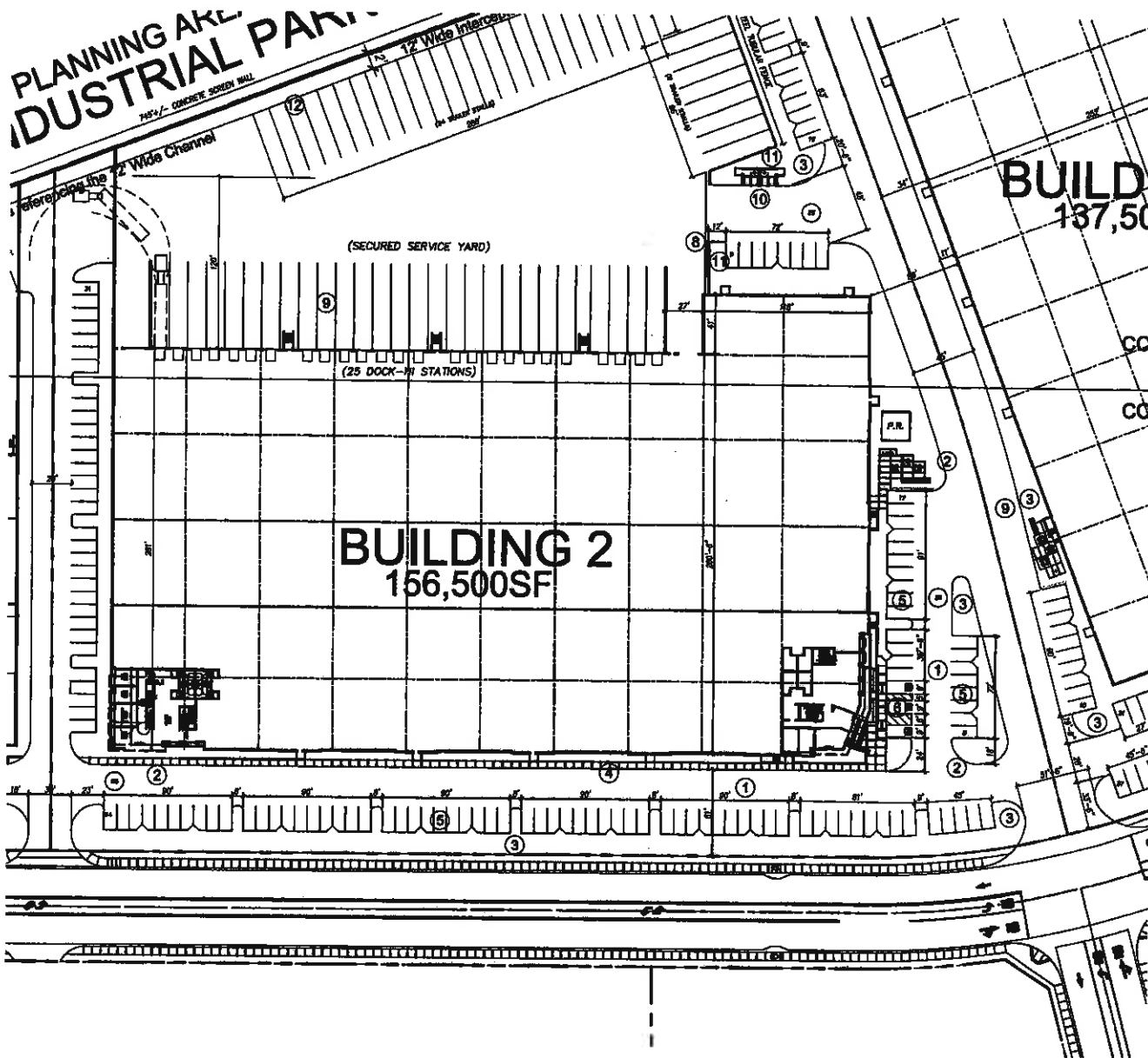
① CONCRETE TILT UP PANEL	⑦ GRADE DOOR
② MEDIUM PERFORMANCE GLASS	⑧ MAN DOOR
③ CLEAR ANODIZED ALUMINUM STORM/PROFIT	⑨ TYPANT ROOF/POLE
④ CONCRETE FORMLINER	⑩ LINE OF ROOF BEYOND
⑤ 2" WIDE REVEAL X 4-1/2" DEEP	⑪ ALUMINUM CLAD CORNER
	⑫ NA
	⑬ NA



the ranch at Eastvale
 Building 1 Elevations
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 06/08/2015
 Eastvale Planning Project No.: 15-0783
A1.2

PLANNING AREA
INDUSTRIAL PARK



BUILDING 1
137,500

BUILDING 2
156,500SF

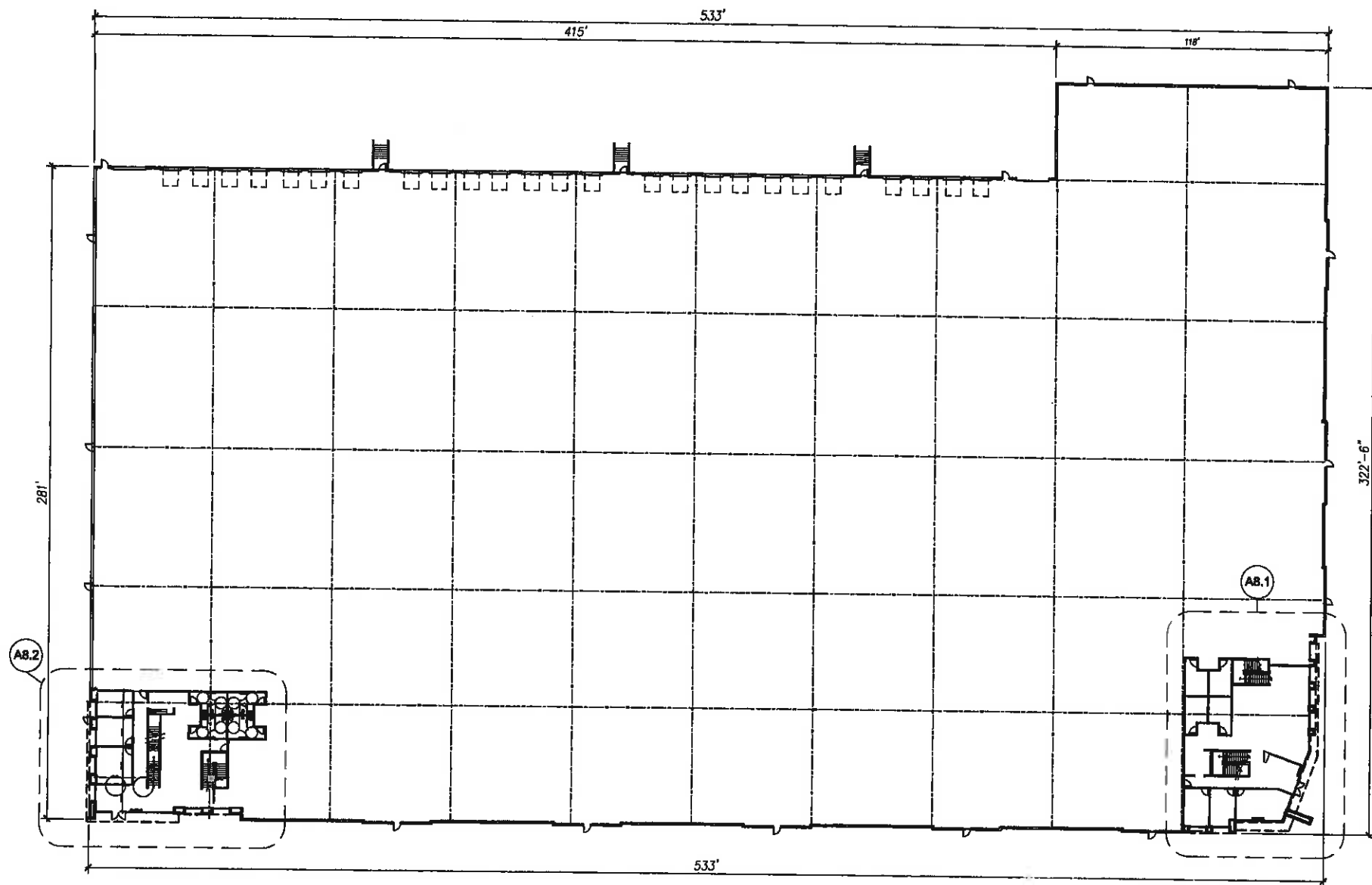
SITE DATA TABLE							
BUILDING	LAND AREA	1ST P.R. (S.F.)	2ND P.R. (S.F.)	BUILDING (S.F.)	P.A.R. %	LANDSCAP. %	PARKING STALLS
BUILDING 1	143,720SF	47,500SF	2,500SF	80,000SF	54.9%	10.0%	85 STALLS (1,381/1000)
BUILDING 2	308,800SF	104,000SF	2,800SF	186,800SF	42.7%	10.0%	145 STALLS (831/1000)
BUILDING 3	898,280SF	136,000SF	2,900SF	197,800SF	46.4%	11.7%	198 STALLS (111/1000)
BUILDING 4	877,364SF	287,200SF	2,500SF	300,000SF	44.3%	11.8%	318 STALLS (1,081/1000)
BUILDING 6	291,801SF	121,000SF	2,800SF	123,800SF	42.3%	14.8%	172 STALLS (1,411/1000)
BUILDING 8	228,948SF	102,800SF	2,800SF	106,000SF	46.8%	12.7%	118 STALLS (1,111/1000)
BUILDING 7	178,678SF	70,000SF	2,900SF	72,000SF	41.2%	18.8%	88 STALLS (1,311/1000)
TOTAL	2,181,148SF	827,800SF	17,000SF	948,000SF	43.3%	12.8%	1,080 STALLS (1,111/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 9' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 8' HEIGHT TUBULAR STL. FENCE



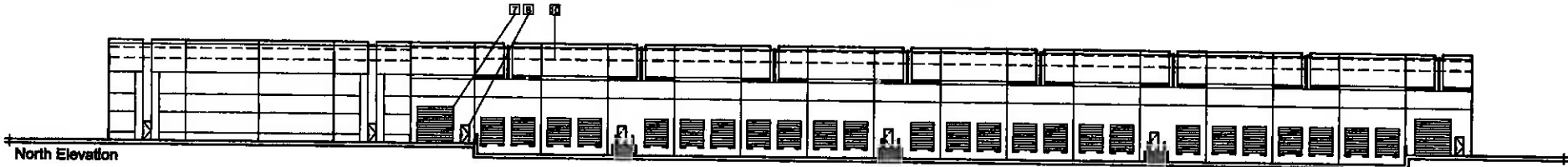
the ranch at Eastvale
Building 2 Site Plan
Eastvale, California

CLIENT: SUMMIT DEVELOPMENT CORPORATION
DRAWING DATE: 05/08/2015
Eastvale Planning Project No.: 15-0783

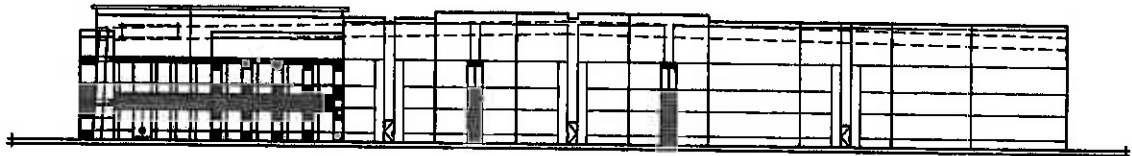


COLOR LEGEND:

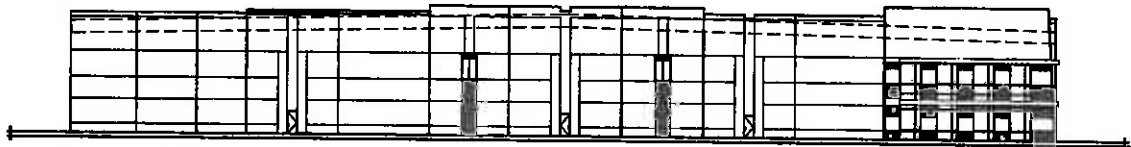
Ⓐ VISTA LIGHT CREAM 8784	Ⓔ VISTA SAGE 8380
Ⓑ VISTA MEDIUM CREAM 8771	Ⓕ VISTA RED CLAY 8615
Ⓒ VISTA BIEGE 8685	Ⓖ VISTA TOUPE 8758



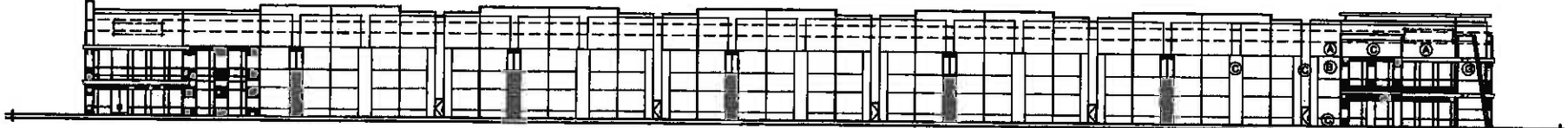
North Elevation



East Elevation



West Elevation



South Elevation

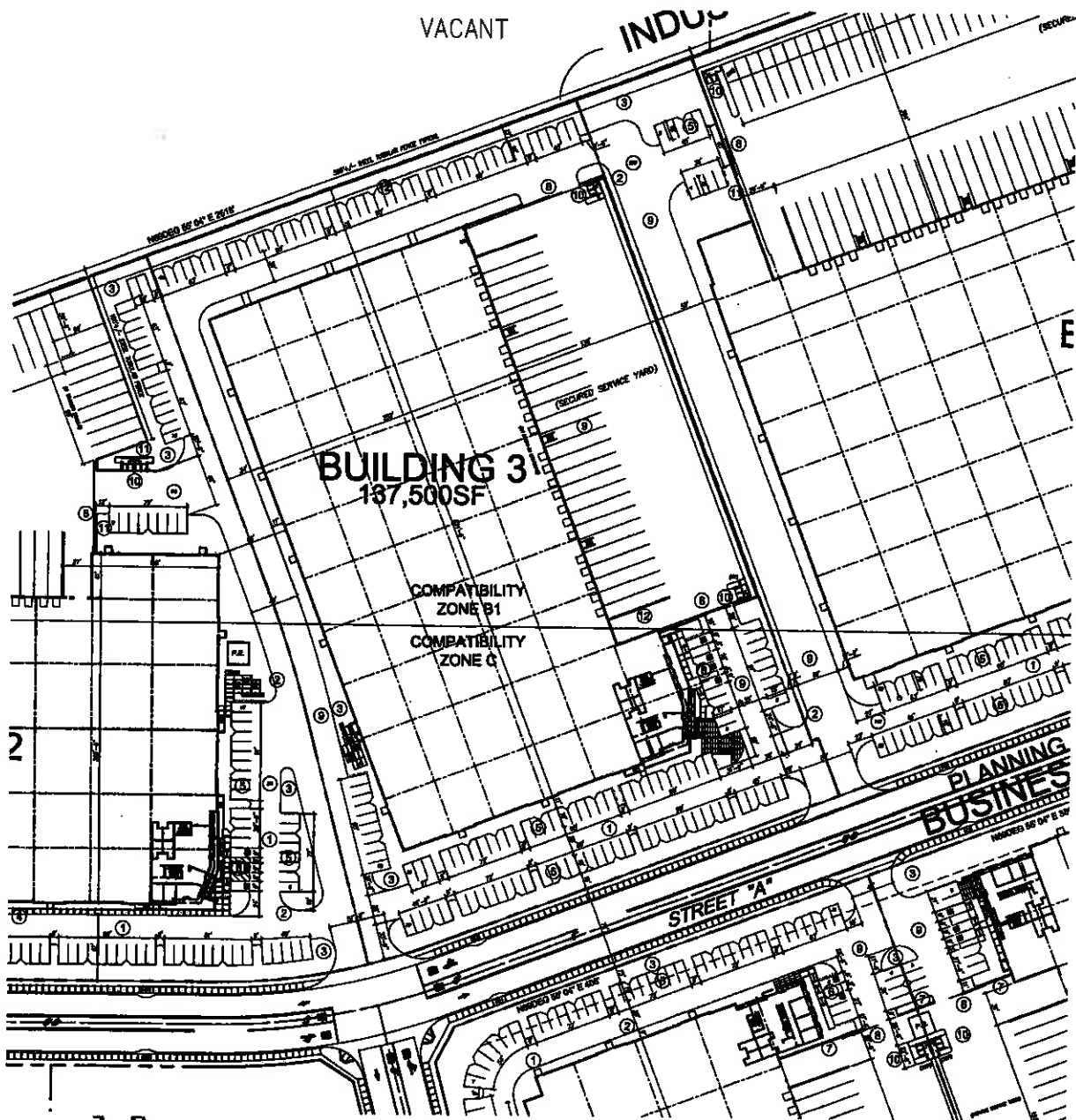
COLOR LEGEND:

Ⓐ VISTA LIGHT CREAM 8784	Ⓔ VISTA SAGE 8380
Ⓑ VISTA MEDIUM CREAM 8771	Ⓕ VISTA RED CLAY 8615
Ⓒ VISTA BIEGE 8685	Ⓖ VISTA TOUPE 8758



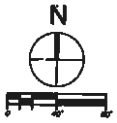
the ranch at Eastvale
 Building 2 Elevations
 Eastvale, California

CLIENT: SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/09/2015
 Eastvale Planning Project No.: 15-0783



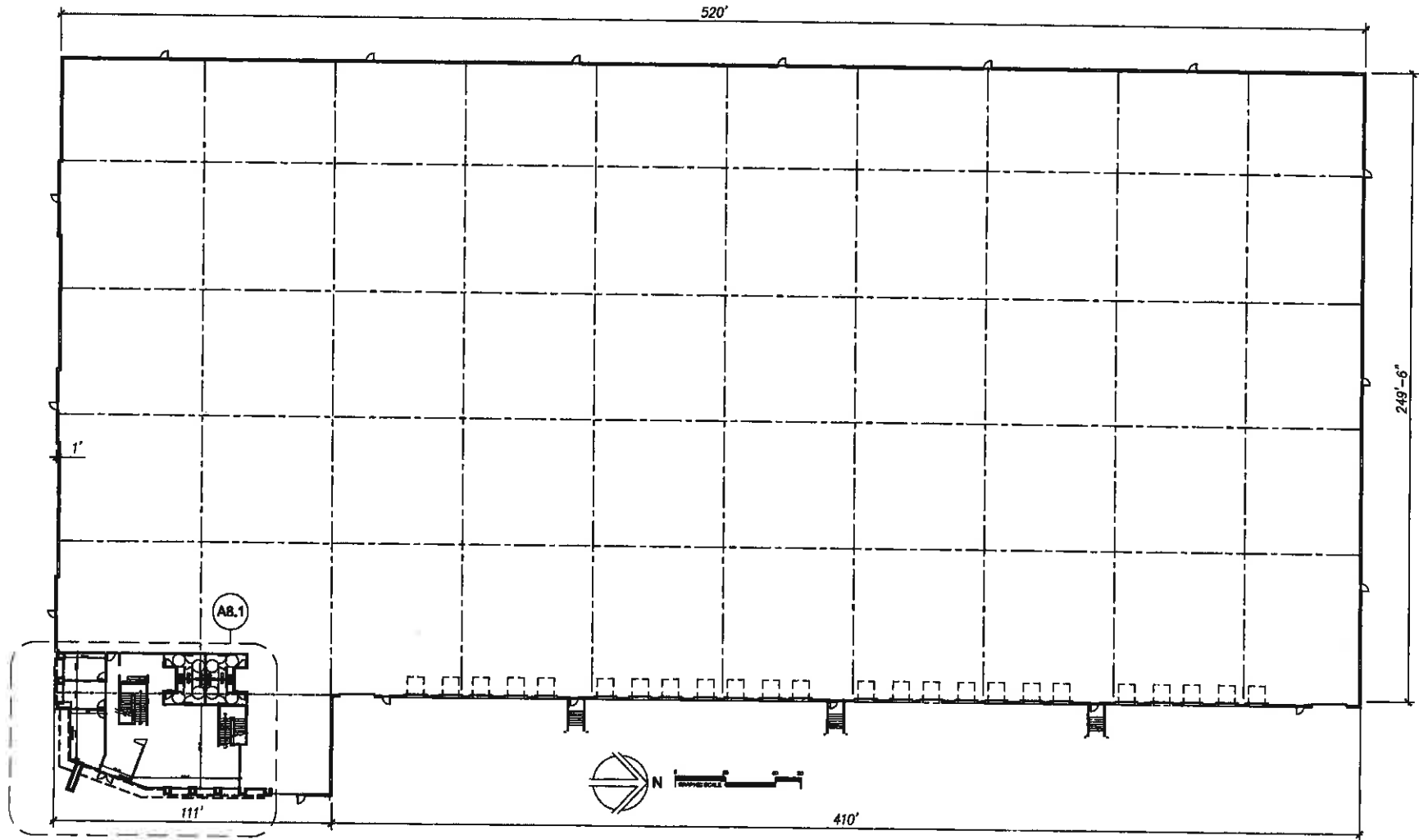
SITE DATA TABLE							
BUILDING	LAND AREA	1ST FLR (S.F.)	MEZZ (S.F.)	BUILDING (S.F.)	F.A.R. %	LANDSCP %	PARKING STALLS
BUILDING 1	143,720SF	47,000SF	2,000SF	80,000SF	34.8%	10.0%	63 STALLS (1.38/1000)
BUILDING 2	386,800SF	184,000SF	2,000SF	188,000SF	48.7%	10.0%	140 STALLS (0.81/1000)
BUILDING 3	286,200SF	135,000SF	2,000SF	137,000SF	48.4%	11.7%	126 STALLS (1/1000)
BUILDING 4	677,264SF	287,000SF	2,000SF	300,000SF	44.3%	11.6%	310 STALLS (1.05/1000)
BUILDING 5	291,851SF	121,000SF	2,000SF	123,000SF	42.3%	16.8%	172 STALLS (1.41/1000)
BUILDING 6	238,244SF	102,500SF	2,000SF	105,000SF	45.8%	12.7%	118 STALLS (1.41/1000)
BUILDING 7	175,878SF	70,000SF	2,000SF	75,000SF	41.2%	13.9%	68 STALLS (1.21/1000)
TOTAL	2,151,148SF	927,500SF	17,000SF	946,000SF	43.2%	12.6%	1,480 STALLS (1.11/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 9' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE



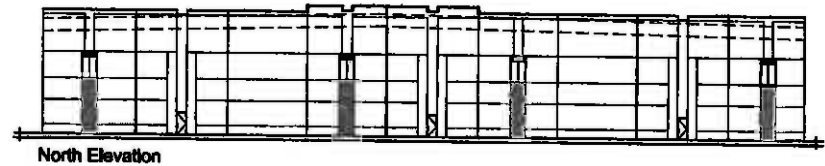
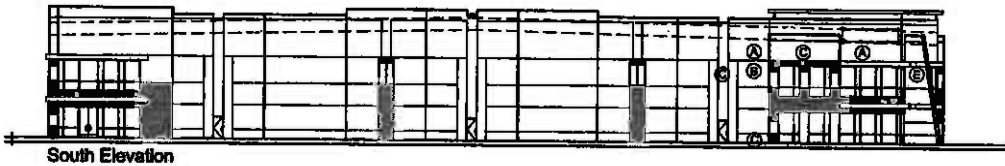
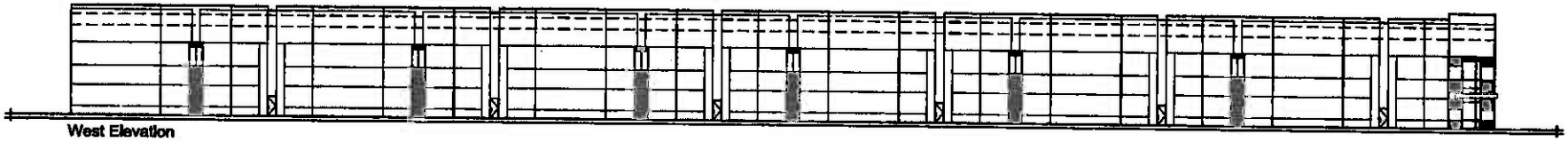
the ranch at Eastvale
 Building 3 Site Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/08/2016
 Eastvale Planning Project No.: 15-0783



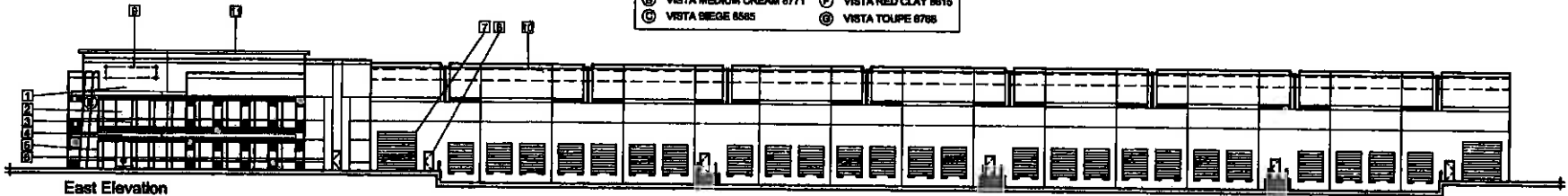
KEY NOTES:

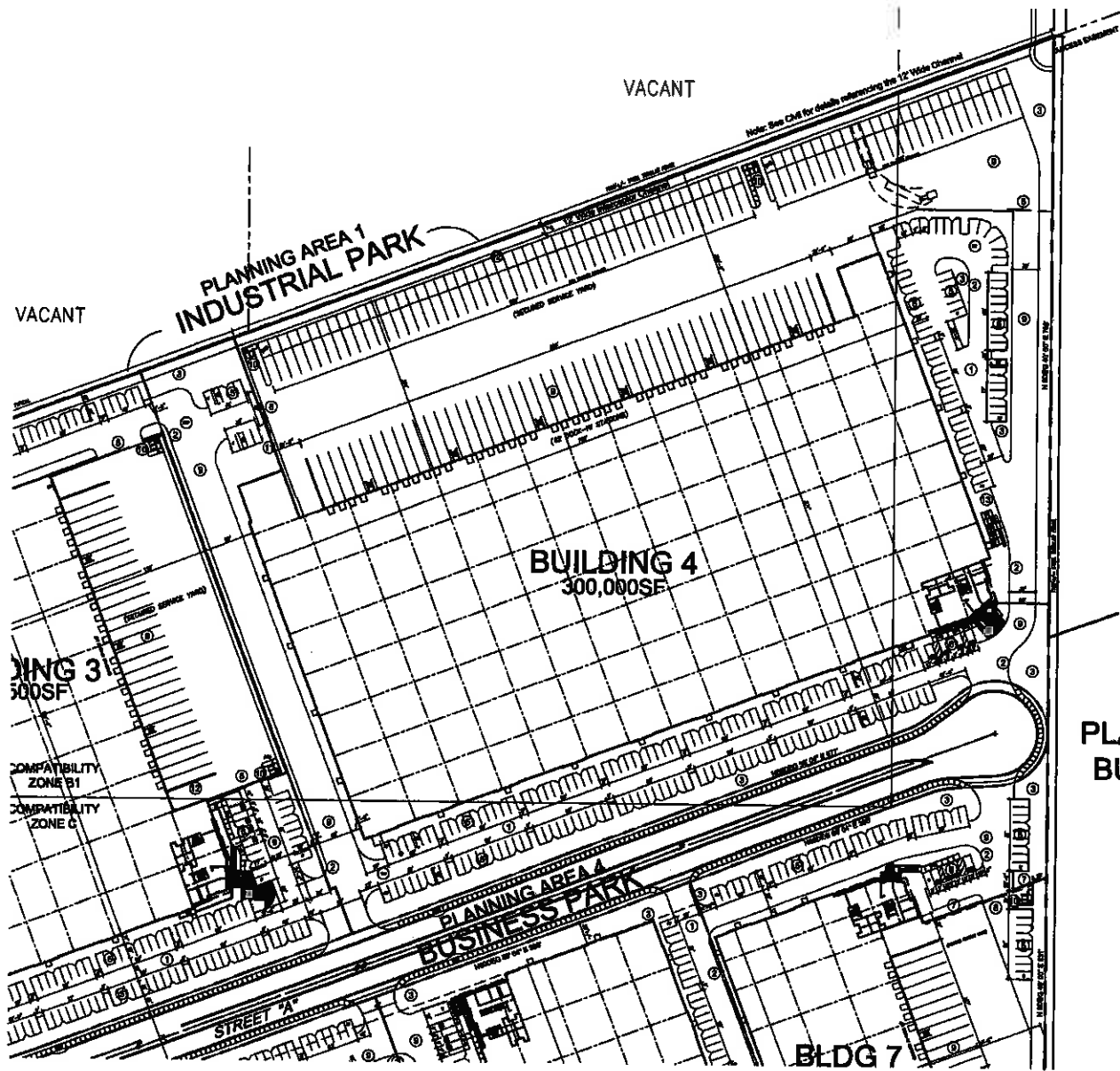
1 CONCRETE TILT UP PANEL	7 GRADE DOOR
2 MEDIUM PERFORMANCE GLASS	8 MAN DOOR
3 CLEAR ANODIZED ALUMINUM STOREFRONT	9 TENANT SIGNAGE
4 CLEAR ANODIZED ALUMINUM CANOPY	10 LINE OF ROOF BEYOND
5 CONCRETE FORMLINER	11 ALUMINUM CLAD CORNICE
6 2" WIDE REVEAL X 1-1/2" DEEP	12 N/A
	13 N/A



COLOR LEGEND:

A VISTA LIGHT CREAM 8784	E VISTA SAGE 8308
B VISTA MEDIUM CREAM 8771	F VISTA RED CLAY 8615
C VISTA BEIGE 8585	G VISTA TOUPE 8788





SITE DATA TABLE							
BUILDING	LAND AREA	RTY FLR. (SF)	MESZ. (SF)	BUILDING (SF)	F.A.R. %	UNDOCP. %	PARKING STALLS
BUILDING 1	143,720SF	47,000SF	2,000SF	66,000SF	34.8%	10.0%	68 STALLS (1,30/1000)
BUILDING 2	365,600SF	194,000SF	2,500SF	188,000SF	42.7%	70.0%	148 STALLS (.88/1000)
BUILDING 3	298,282SF	138,000SF	2,000SF	137,000SF	46.4%	11.7%	138 STALLS (1/1000)
BUILDING 4	677,264SF	397,600SF	2,500SF	300,000SF	44.7%	11.8%	316 STALLS (1.05/1000)
BUILDING 5	291,261SF	121,000SF	2,500SF	123,800SF	42.5%	18.8%	173 STALLS (1.4/1000)
BUILDING 6	238,848SF	102,000SF	2,500SF	105,000SF	46.0%	12.7%	115 STALLS (1.17/1000)
BUILDING 7	178,673SF	70,000SF	2,000SF	72,500SF	41.3%	18.8%	88 STALLS (1.21/1000)
TOTAL	2,181,114SF	927,600SF	17,500SF	845,000SF	43.2%	12.8%	1,083 STALLS (1.11/1000)

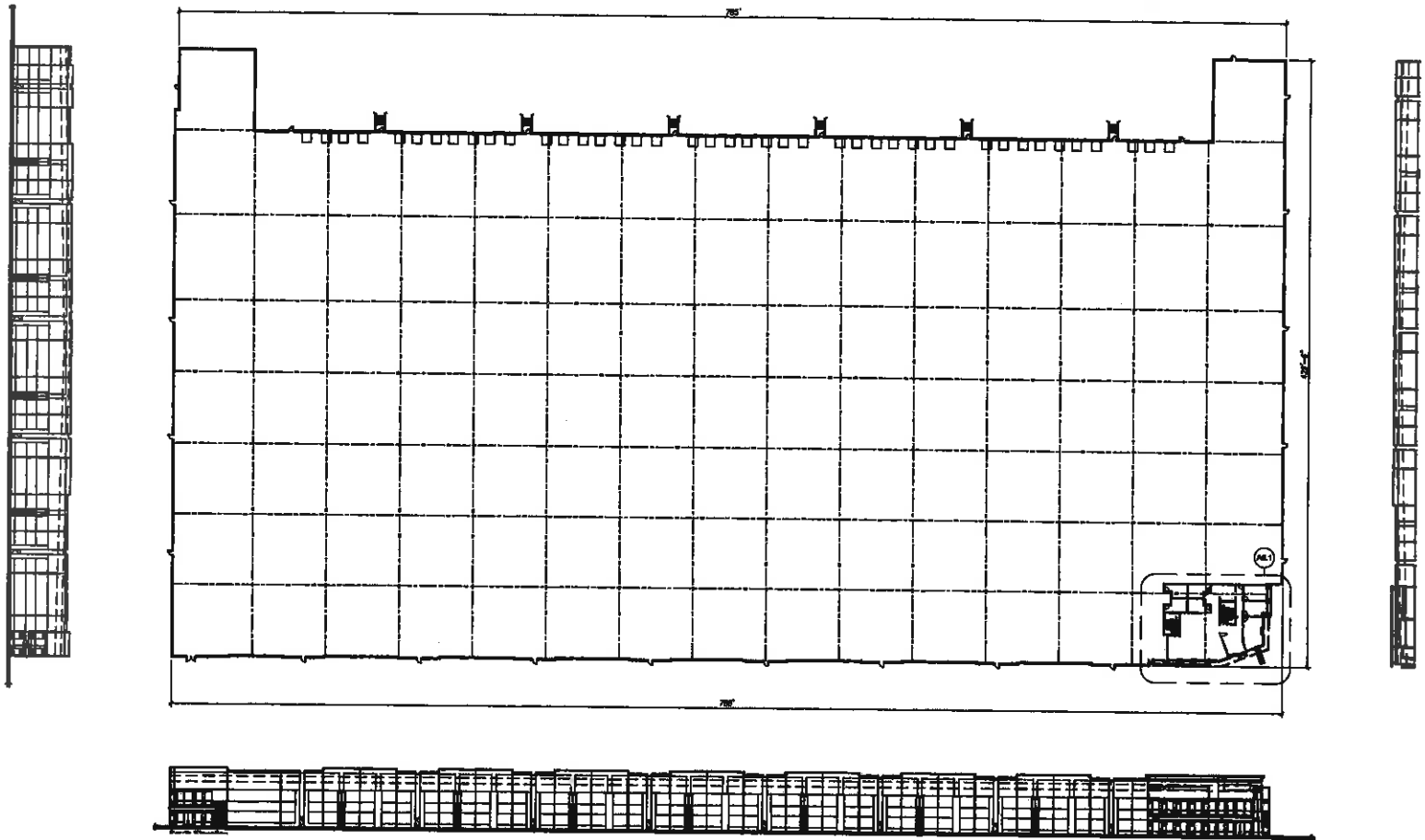
- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 8' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE



the ranch at Eastvale
 Building 4 Site Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 08/06/2015
 Eastvale Planning Project No.: 15-0783

A4.0



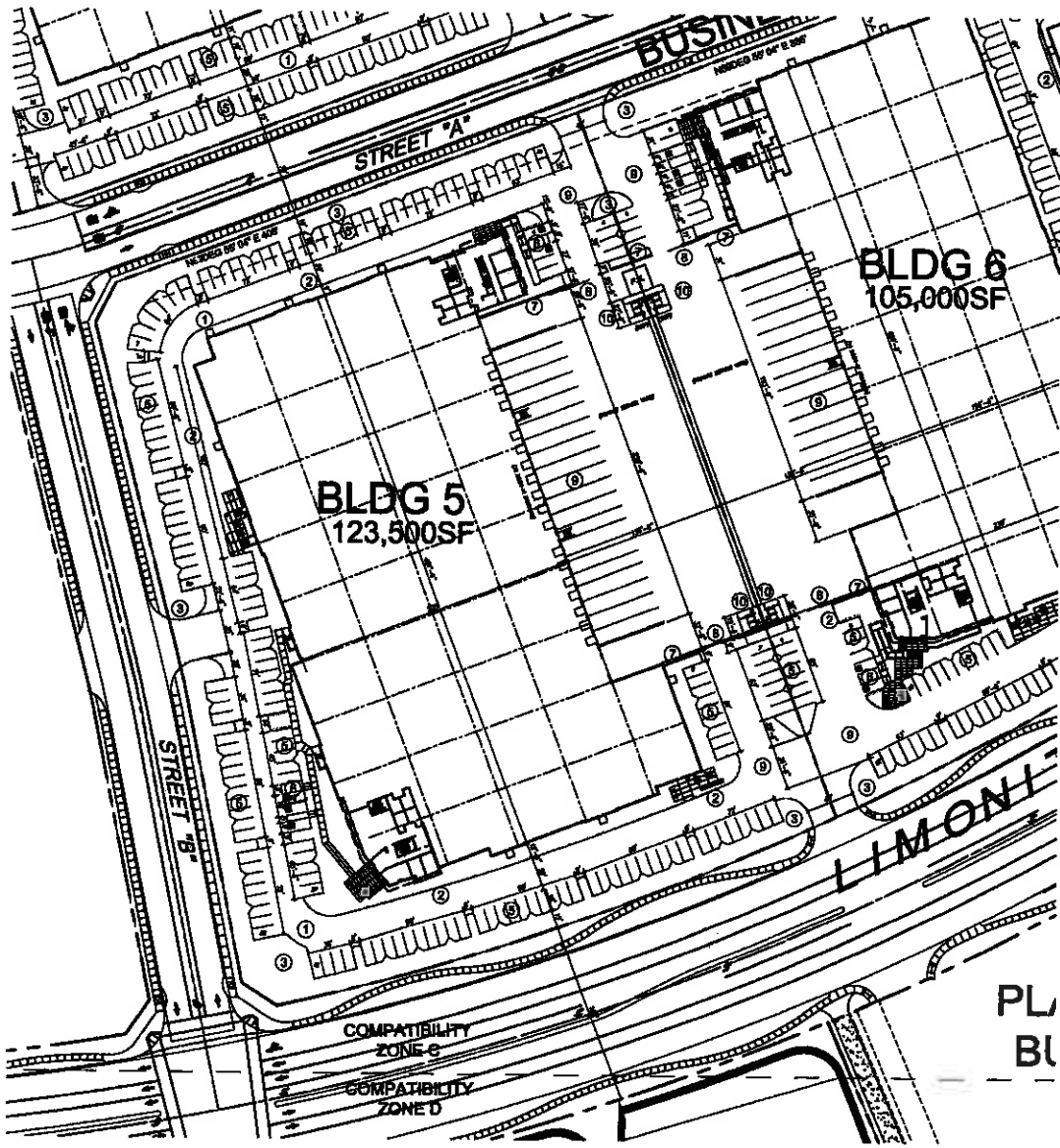
COLOR LEGEND:

① METAL CURTAIN WALL	⑤ METAL SLAT PANEL
② METAL PANEL CURTAIN WALL	⑥ METAL SLAT PANEL
③ METAL PANEL CURTAIN WALL	⑦ METAL SLAT PANEL
④ METAL PANEL CURTAIN WALL	⑧ METAL SLAT PANEL



KEY NOTES:

① CONCRETE TILT UP PANEL	⑨ WINDOW
② METAL PANEL CURTAIN WALL	⑩ ROOF
③ ALUMINUM WINDOW CURTAIN WALL	⑪ LINE OF ROOF RISE
④ ALUMINUM WINDOW CURTAIN WALL	⑫ SUPERIMPOSED CURTAIN WALL
⑤ CONCRETE PANEL CURTAIN WALL	⑬ FIN
⑥ 2" INSULATION R-10.0 20'0"	⑭ FIN



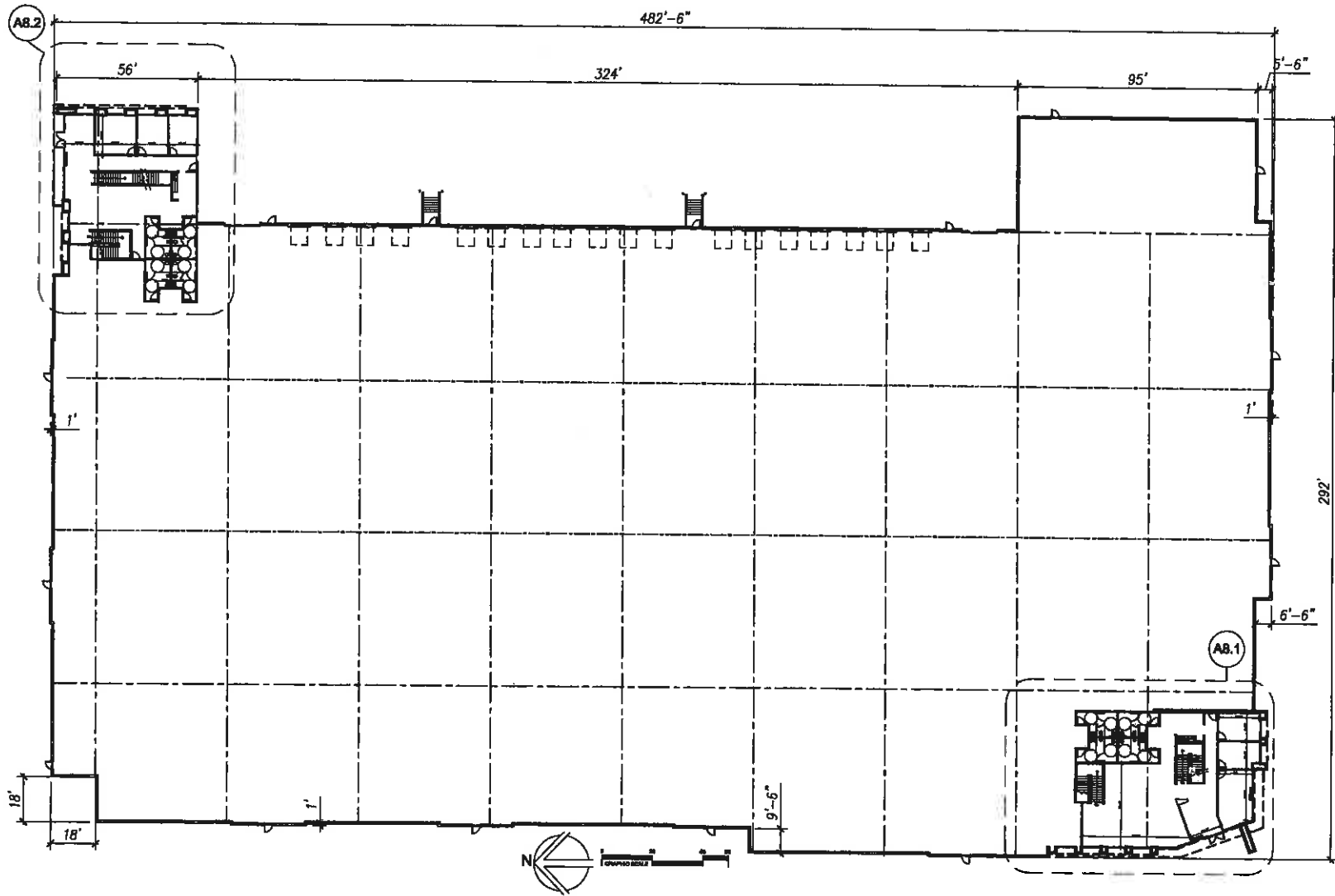
SITE DATA TABLE							
BUILDING	LAND AREA	1ST FLR. (SF)	MEZZ. (SF)	BUILDING (G.F.)	F.A.R. %	LANDSCP %	PARKING STALLS
BUILDING 1	143,720SF	47,800SF	2,500SF	80,000SF	34.8%	10.0%	88 STALLS (1.20/1000)
BUILDING 2	386,850SF	184,000SF	2,800SF	188,000SF	42.7%	10.0%	148 STALLS (1.83/1000)
BUILDING 3	296,262SF	136,000SF	2,000SF	157,800SF	48.4%	11.7%	138 STALLS (1.1/1000)
BUILDING 4	677,864SF	287,800SF	2,500SF	300,000SF	44.3%	11.0%	370 STALLS (1.08/1000)
BUILDING 5	251,851SF	121,000SF	2,000SF	128,500SF	42.3%	18.8%	172 STALLS (1.4/1000)
BUILDING 6	228,348SF	102,500SF	2,500SF	108,000SF	46.8%	12.7%	116 STALLS (1.1/1000)
BUILDING 7	176,873SF	70,000SF	2,500SF	72,800SF	41.3%	18.9%	88 STALLS (1.51/1000)
TOTAL	2,181,114SF	927,800SF	17,800SF	948,000SF	43.5%	12.8%	1,550 STALLS (1.11/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 8' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 8' HEIGHT TUBULAR STL. FENCE



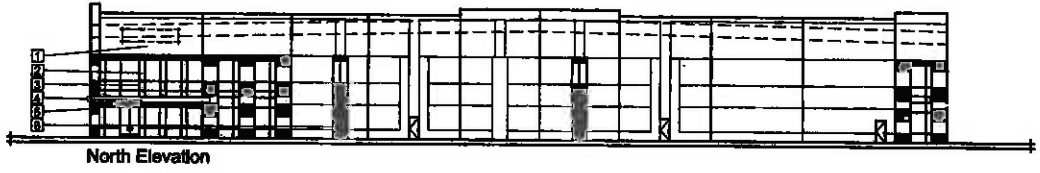
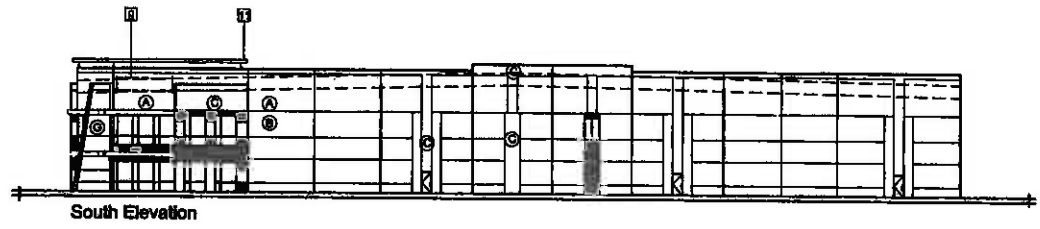
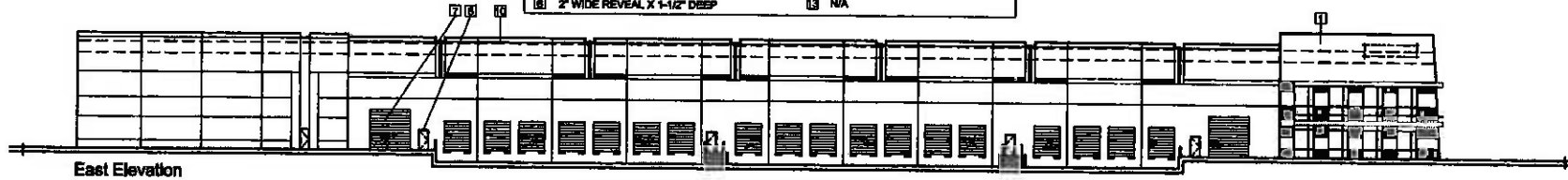
the ranch at Eastvale
 Building 5 Site Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/06/2015
 Eastvale Planning Project No.: 15-0783



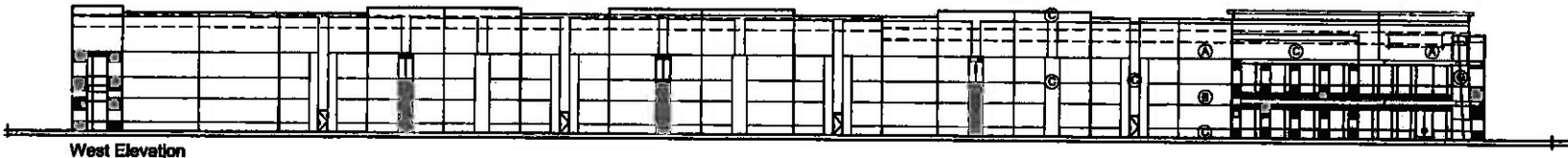
KEY NOTES:

1 CONCRETE TILT UP PANEL	7 GRADE DOOR
2 MEDIUM PERFORMANCE GLASS	8 MAN DOOR
3 CLEAR ANODIZED ALUMINUM STOREFRONT	9 TENANT SIGNAGE
4 CLEAR ANODIZED ALUMINUM CANOPY	10 LINE OF ROOF BEYOND
5 CONCRETE FORMLINER	11 ALUMINUM CLAD CORNICE
6 2" WIDE REVEAL X 1-1/2" DEEP	12 N/A
	13 N/A



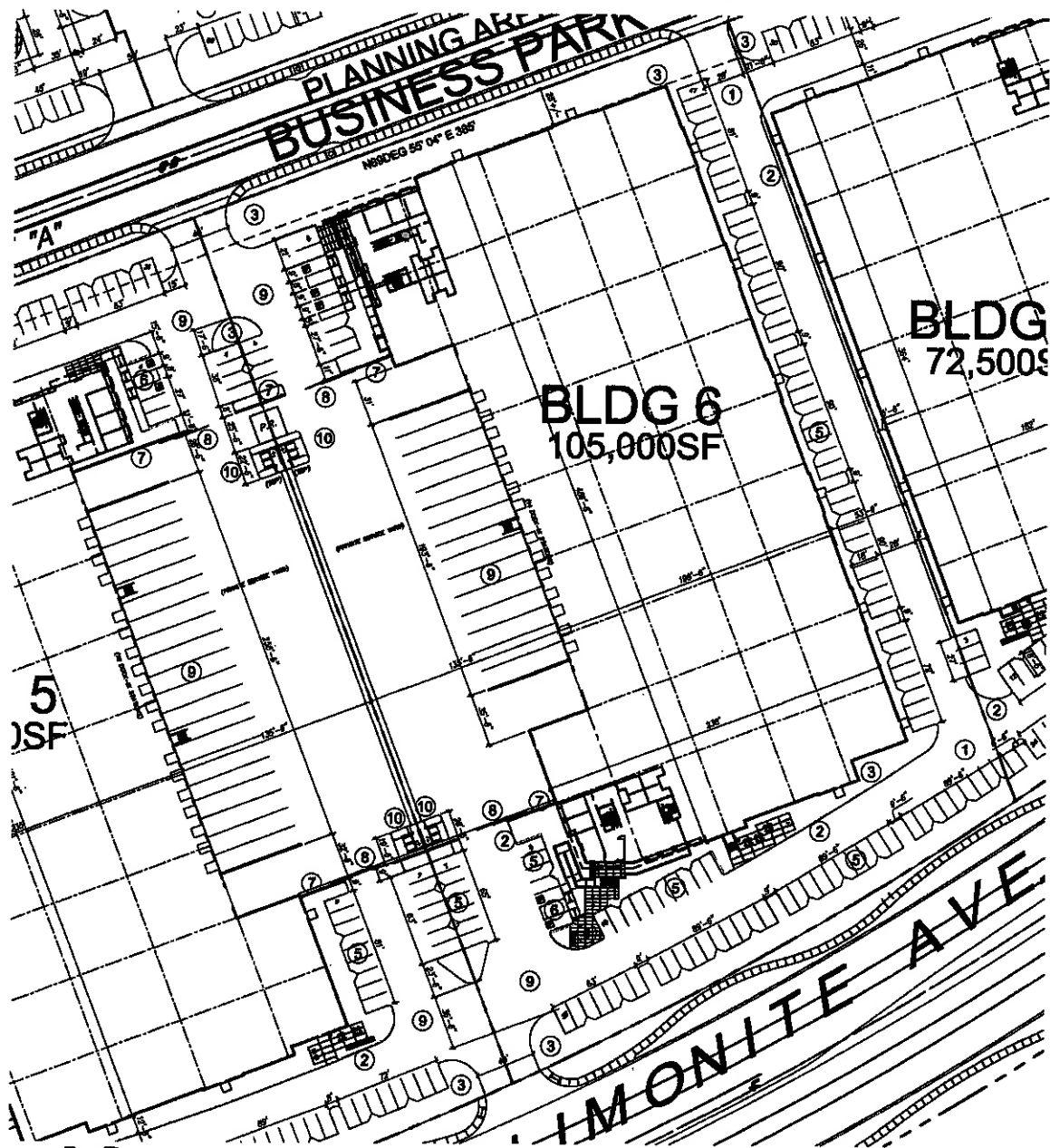
COLOR LEGEND:

A VISTA LIGHT CREAM 8784	E VISTA SAGE 8389
B VISTA MEDIUM CREAM 8771	F VISTA RED CLAY 8615
C VISTA BIEGE 8885	G VISTA TOUPE 8788



the ranch at Eastvale
Building 5 Elevations Eastvale, California

CLIENT: SUMMIT DEVELOPMENT CORPORATION
DRAWING DATE: 05/08/2015
Eastvale Planning Project No.: 15-0783



SITE DATA TABLE							
BUILDING	LAND AREA	1ST FL. (SF)	MEZZ. (SF)	BUILDING (SF)	F.A.R. %	LANDSCAP. %	PARKING STALLS
BUILDING 1	143,720SF	47,800SF	2,800SF	80,000SF	34.3%	10.0%	88 STALLS (1.30/1000)
BUILDING 2	398,890SF	184,000SF	2,800SF	188,000SF	42.7%	10.0%	148 STALLS (.80/1000)
BUILDING 3	288,292SF	136,000SF	2,800SF	137,500SF	40.4%	11.7%	138 STALLS (1.1/1000)
BUILDING 4	677,364SF	297,800SF	2,800SF	300,000SF	44.3%	11.5%	346 STALLS (1.00/1000)
BUILDING 5	281,991SF	121,000SF	2,800SF	123,000SF	42.3%	10.0%	172 STALLS (1.4/1000)
BUILDING 6	220,243SF	102,800SF	2,800SF	106,000SF	46.0%	12.7%	115 STALLS (1.0/1000)
BUILDING 7	175,870SF	70,000SF	2,800SF	72,800SF	41.3%	10.0%	86 STALLS (1.8/1000)
TOTAL	2,181,114SF	927,800SF	17,800SF	948,000SF	43.2%	12.0%	1,059 STALLS (1.1/1000)

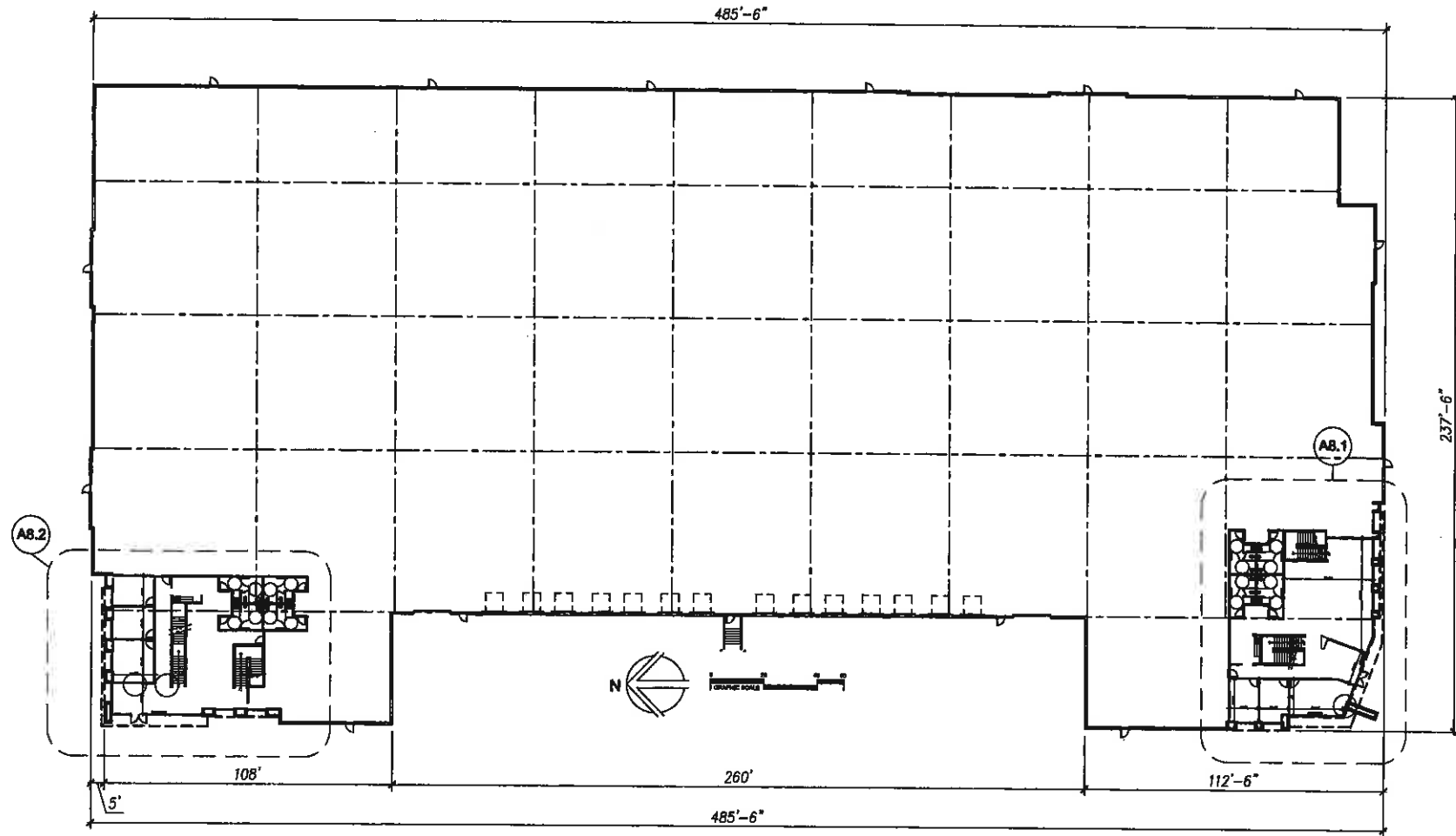
- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 9' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE



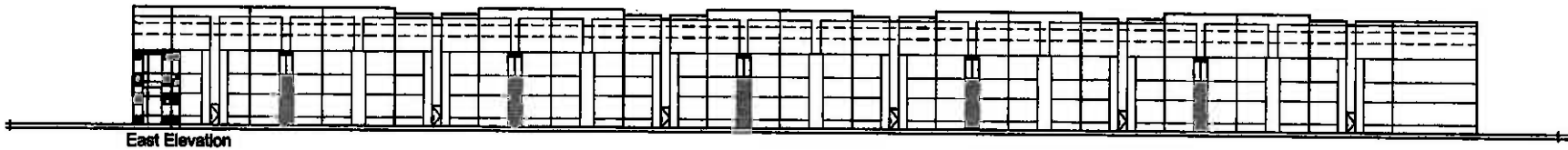
the ranch at Eastvale
 Building 6 Site Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/09/2015
 Eastvale Planning Project No.: 15-0783

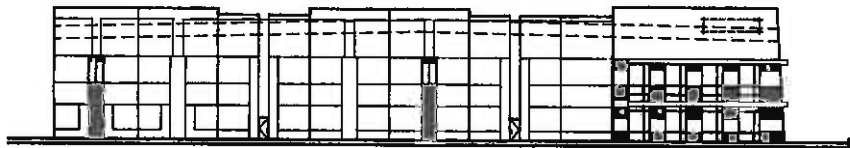
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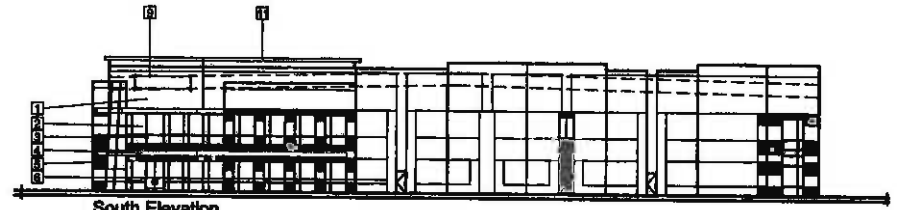
KEY NOTES:			
1	CONCRETE TILT UP PANEL	7	GRADE DOOR
2	MEDIUM PERFORMANCE GLASS	8	MAN DOOR
3	CLEAR ANODIZED ALUMINUM STOREFRONT	9	TENANT SIGNAGE
4	CLEAR ANODIZED ALUMINUM CANOPY	10	LINE OF ROOF BEYOND
5	CONCRETE FORMLINER	11	ALUMINUM CLAD CORNICE
6	2" WIDE REVEAL X 1-1/2" DEEP	12	N/A
		13	N/A



East Elevation

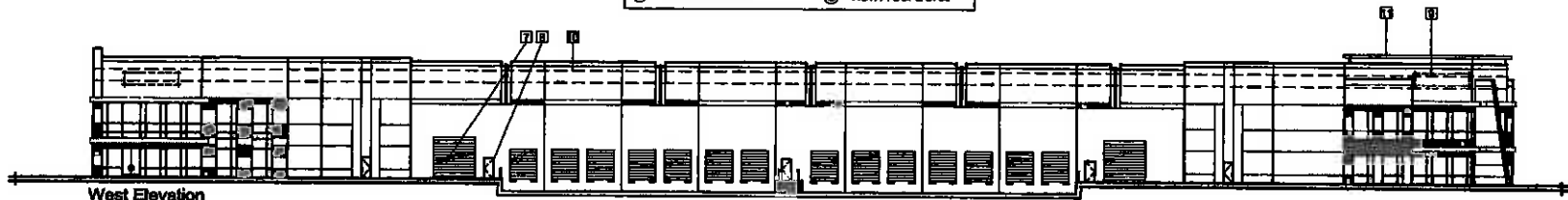


North Elevation



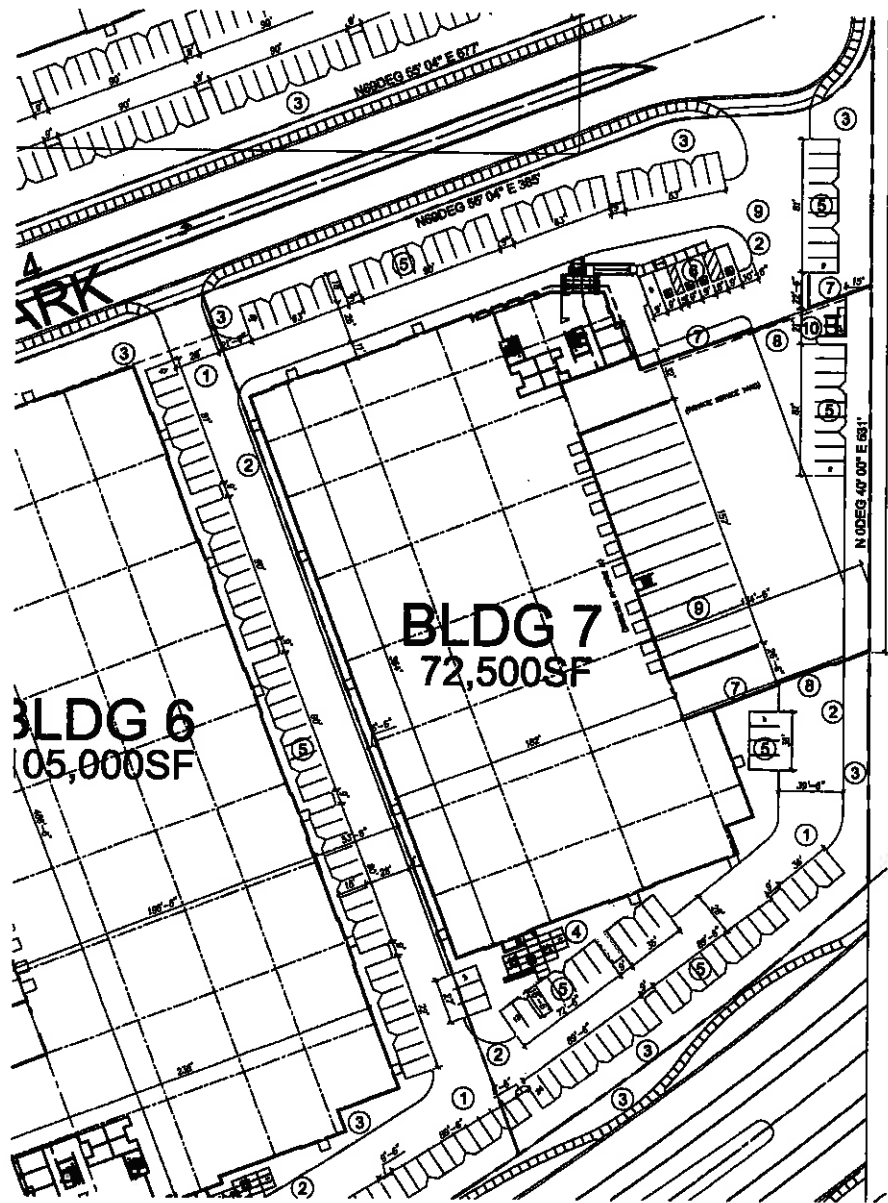
South Elevation

COLOR LEGEND:			
A	VISTA LIGHT CREAM 8764	E	VISTA SAGE 8389
B	VISTA MEDIUM CREAM 8771	F	VISTA RED CLAY 8615
C	VISTA BIEGE 8685	G	VISTA TOUPE 8786



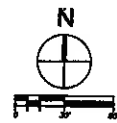
West Elevation





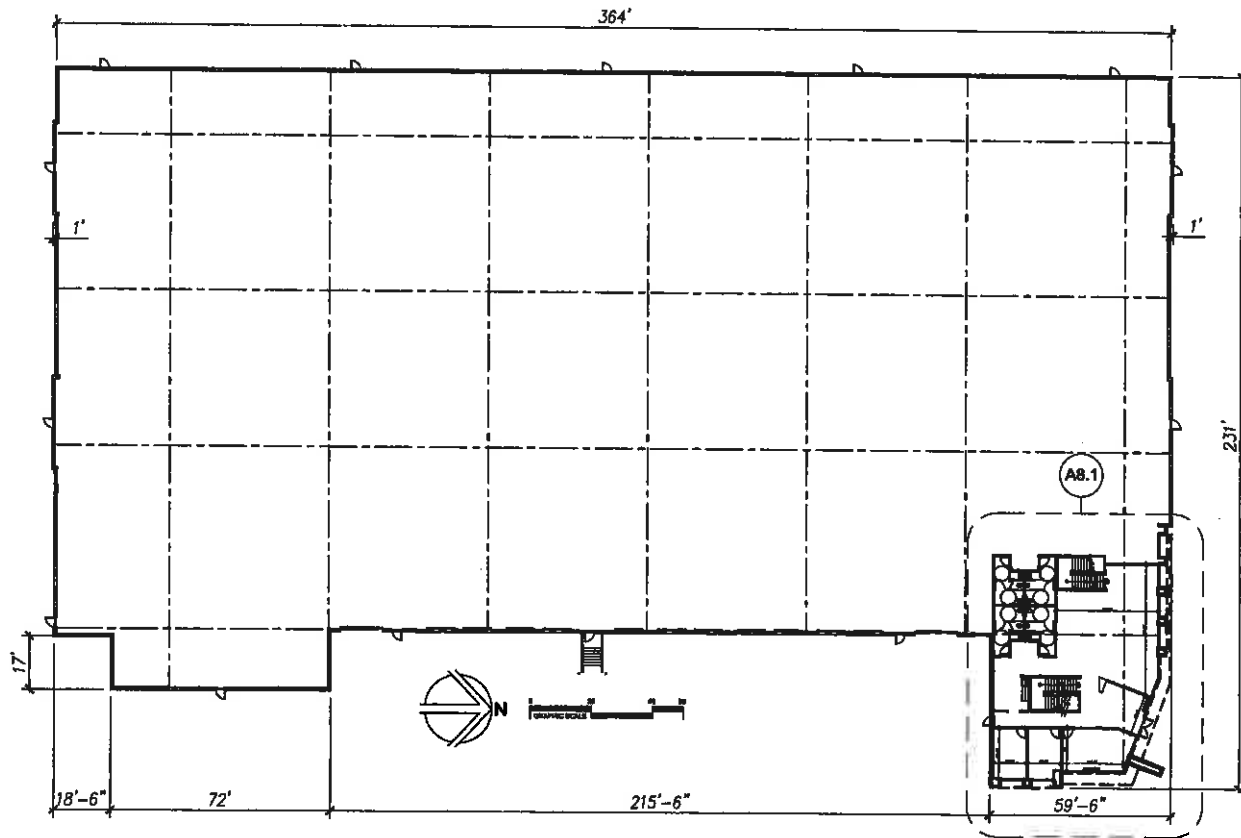
SITE DATA TABLE							
BUILDING	LAND AREA	1ST FL. (S.F.)	MEZZ. (S.F.)	BUILDING (S.F.)	F.A.R. %	LANDSC. %	PARKING STALLS
BUILDING 1	143,720SF	47,000SF	2,000SF	80,000SF	54.8%	10.0%	68 STALLS (1.26/1000)
BUILDING 2	306,800SF	184,000SF	2,000SF	198,800SF	62.3%	10.0%	146 STALLS (.83/1000)
BUILDING 3	286,202SF	136,000SF	2,000SF	187,800SF	66.4%	11.7%	128 STALLS (.71/1000)
BUILDING 4	677,384SF	297,500SF	2,000SF	300,000SF	44.5%	11.6%	536 STALLS (1.05/1000)
BUILDING 6	291,861SF	121,000SF	2,000SF	123,000SF	42.3%	16.8%	172 STALLS (1.4/1000)
BUILDING 8	226,248SF	102,000SF	2,000SF	105,000SF	46.8%	12.7%	116 STALLS (1.3/1000)
BUILDING 7	175,873SF	70,000SF	2,000SF	72,000SF	41.3%	14.8%	96 STALLS (1.31/1000)
TOTAL	2,181,114SF	927,000SF	17,000SF	946,000SF	43.5%	12.6%	1,880 STALLS (1.1/1000)

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 8' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 6' HEIGHT TUBULAR STL. FENCE



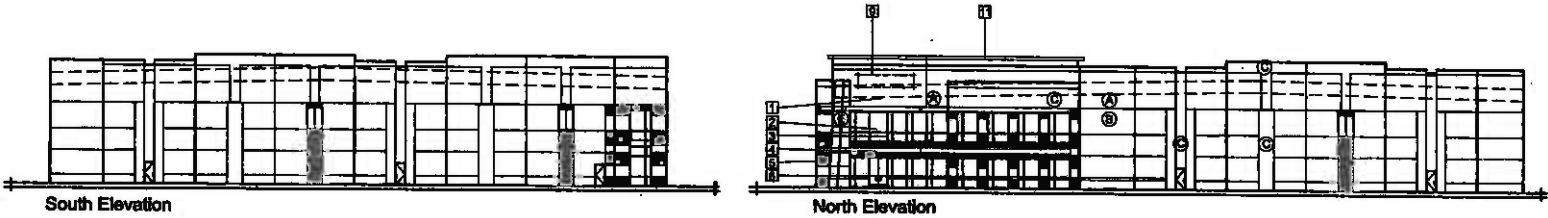
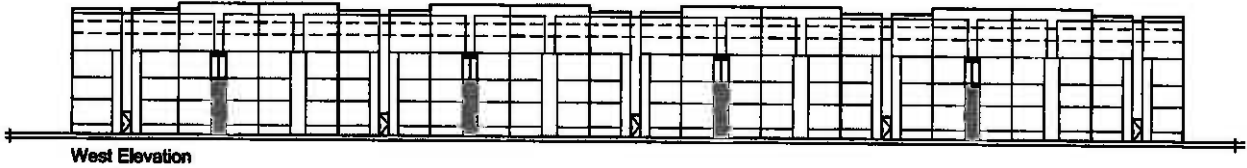
the ranch at Eastvale
 Building 7 Site Plan
 Eastvale, California

CLIENT:
SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/06/2015
 Eastvale Planning Project No.: 15-0783



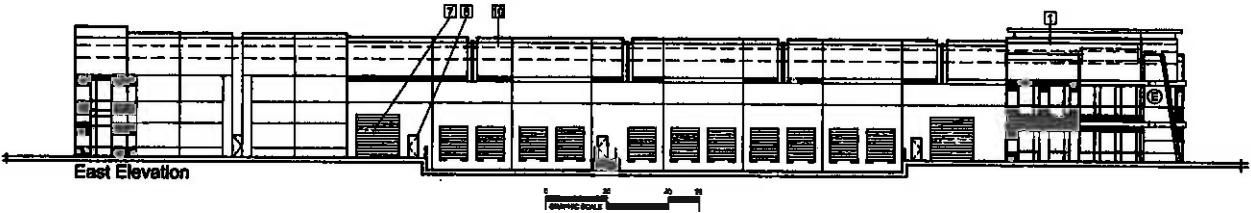
KEY NOTES:

1 CONCRETE TILT UP PANEL	7 GRADE DOOR
2 MEDIUM PERFORMANCE GLASS	8 MAN DOOR
3 CLEAR ANODIZED ALUMINUM STOREFRONT	9 TENANT SIGNAGE
4 CLEAR ANODIZED ALUMINUM CANOPY	10 LINE OF ROOF BEYOND
5 CONCRETE FORMLINER	11 ALUMINUM CLAD CORNICE
6 2" WIDE REVEAL X 1-1/2" DEEP	12 N/A
	13 N/A



COLOR LEGEND:

A VISTA LIGHT CREAM 8764	E VISTA SAGE 8399
B VISTA MEDIUM CREAM 8771	F VISTA RED CLAY 8615
C VISTA BIEGE 8585	G VISTA TOUPE 8785



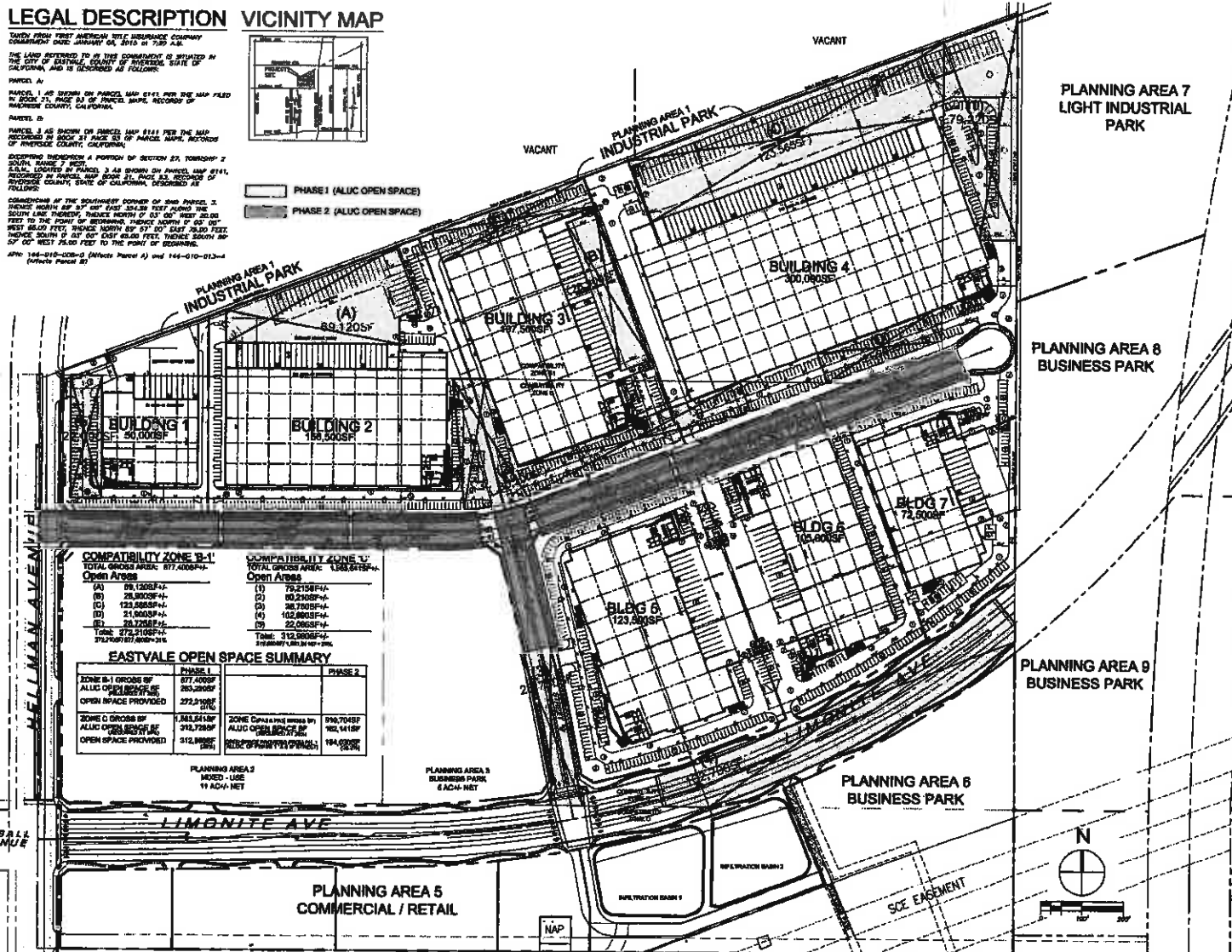
LEGAL DESCRIPTION

TOWN FROM FIRST AMERICAN TITLE INSURANCE COMPANY
 COUNTY RECORD BOOK JANUARY 06, 1978 IN 739 A-2
 THE LAND REFERRED TO IN THIS COMMENT IS SITUATED IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A
 PARCEL 1 AS SHOWN ON PARCEL MAP #141 FOR THE MAP FILED IN BOOK 27, PAGE 19 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 PARCEL B
 PARCEL 3 AS SHOWN ON PARCEL MAP #141 FOR THE MAP RECORDS IN BOOK 27, PAGE 19 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 PARCEL C
 PARCELS 2 AND 4 AS SHOWN ON PARCEL MAP #141 FOR THE MAP RECORDS IN BOOK 27, PAGE 19 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 DESCRIBING THEREAFTER A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 WEST
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3, THENCE NORTH 89° 07' 00" EAST 254.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89° 07' 00" WEST 25.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89° 07' 00" WEST 25.00 FEET, THENCE NORTH 89° 07' 00" EAST 25.00 FEET, THENCE SOUTH 89° 07' 00" WEST 25.00 FEET TO THE POINT OF BEGINNING.
 APR: 144-010-008-0 (Affects Parcel A) and 144-010-012-0 (Affects Parcel B)

VICINITY MAP



PHASE 1 (ALLO OPEN SPACE)
 PHASE 2 (ALLO OPEN SPACE)



COMPATIBILITY ZONE B-1
 TOTAL GROSS AREA: 877,400SF
 Open Areas:
 (A) 28,120SF
 (B) 28,800SF
 (C) 123,260SF
 (D) 21,900SF
 (E) 28,728SF
 Total: 279,218SF

COMPATIBILITY ZONE U
 TOTAL GROSS AREA: 1,383,875SF
 Open Areas:
 (1) 75,215SF
 (2) 80,210SF
 (3) 80,780SF
 (4) 102,880SF
 (5) 22,086SF
 Total: 342,991SF

EASTVALE OPEN SPACE SUMMARY

ZONE	PHASE 1	PHASE 2
ZONE B-1 GROSS SF	877,400SF	
ALLO OPEN SPACE	283,200SF	
OPEN SPACE PROVIDED	272,218SF	
ZONE U GROSS SF	1,383,875SF	
ALLO OPEN SPACE	342,728SF	
OPEN SPACE PROVIDED	312,991SF	

PLANNING AREA 5 MIXED - USE 11 ACH+ NET
 PLANNING AREA 3 BUSINESS PARK 8 ACH+ NET

STREET SECTIONS



PROJECT TEAM & INFO:

CLIENT:
 SUMMIT DEVELOPMENT CORPORATION
 430 NEWPORT CENTER DRIVE, SUITE 625
 NEWPORT BEACH, CA 92660
 CONTACT: BRYAN BENTROTT (949) 855-8228
 DOMINA SHIM (949) 855-8228

CIVIL:
 ALBERT A. WEBB ASSOCIATES
 3708 McCRAY STREET
 RIVERSIDE, CA 92506
 CONTACT: MANNY GONZALES
 (951) 387-1323 X 21

ARCHITECT/APPLICANT:
 MacDAVID AUBORT AND ASSOC.
 8281 Inverly Boulevard
 Irvine, CALIFORNIA 92618
 Contact: Don MacDAVID
 949-265-2200 x224

LANDSCAPE ARCHITECT:
 RIDGE LANDSCAPE ARCHITECTS
 8941 RESEARCH DR. # 200
 IRVINE, CA 92618
 CONTACT: JIM RIDGE
 (949) 387-1323 X 21

PROJECT ADDRESS:
 6310 HELLMAN AVENUE
 EASTVALE, CALIFORNIA

APR: 144-010-008-0 144-010-012-4
 GENERAL PLAN DESIGNATION = LOCATED IN EASTVALE AREA PLAN OF GENERAL PLAN
 ZONE = LIGHT INDUSTRIAL & BUSINESS PARK

SITE DATA TABLE

BUILDING	LAND AREA	SECT.	NET	NET	NET	NET	NET	NET	NET	NET
BUILDING 1	147,700SF	0.2000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 2	281,200SF	0.4000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 3	287,200SF	0.4000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 4	477,200SF	0.6700	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 5	351,200SF	0.4900	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 6	123,200SF	0.1700	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BUILDING 7	123,200SF	0.1700	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
TOTAL	1,411,200SF	0.2000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

- KEY NOTES:**
- ① ASPHALT DRIVE
 - ② CONCRETE CURB
 - ③ LANDSCAPE AREA
 - ④ PAVING (SEE LANDSCAPE)
 - ⑤ STANDARD PARKING STALL
 - ⑥ ACCESSIBLE PARKING
 - ⑦ 8' HEIGHT CONC. SCREEN WALL
 - ⑧ ROLLING GATE
 - ⑨ CONC. TRUCK DOCKING AREA
 - ⑩ TRASH ENCLOSURE
 - ⑪ 8' HEIGHT TUBULAR STL. FENCE
 - ⑫ 42" GUARD RAIL
 - ⑬ 8' HEIGHT TUBULAR STL. FENCE



the ranch at Eastvale
 MP#33 (Open Space Zone Diagram) Eastvale, California



CLIENT:
 SUMMIT DEVELOPMENT CORPORATION
 DRAWING DATE: 05/08/2015
 Eastvale Planning Project No.: 15-0783



the
ranch

AT EASTVALE

Specific Plan

Project Applicant:

Summit Development Corporation
450 Newport Center Drive, Suite 625
Newport Beach, California 92660
Contact Person: Bryan Bentrott, Principal
(949) 655-8226

Lead Agency:

City of Eastvale
City of Eastvale Planning Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Contact Person: Cathy Perring, Assistant Planning Director
(951) 361-0900

Prepared by:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506
Contact Person: Melissa Perez, Senior Environmental Planner
(951) 686-1070

Revised Screecheck No. 1 (ALUC): June 17, 2015

2.0 DEVELOPMENT STANDARDS

The Ranch at Eastvale Specific Plan provides the City of Eastvale, along with developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements each applicable element of the City of Eastvale General Plan. The proposed The Ranch at Eastvale Specific Plan establishes the land use plan, designated planning areas, development standards and design and landscaping guidelines that will guide future development of the project area.

For purposes of The Ranch at Eastvale Specific Plan, development standards will be interpreted as required development features of the project and development guidelines will be interpreted as recommendations. Variations from guidelines in implementing projects will be administratively approved by the Planning Department and an amendment to the Specific Plan or a minor revision shall not be required. Variations from development standards in implementing projects will require, as determined in accordance with Section 2.5, either an amendment to the Specific Plan or a minor revision application.

2.1 Land Use Plan

The Ranch at Eastvale Specific Plan is designed to create a southern California mix of retail, office, and light industrial uses that will appeal to current and future residents and future business owners to meet a variety of needs. Around the perimeter of this business center, the historic heritage of the area will be celebrated through the re-introduction of plantings along the adjacent streets of Limonite Avenue and Hellman Avenue. The main entry into the business center will come from Limonite Avenue.

The proposed 119.9-acre The Ranch at Eastvale Specific Plan has been divided into nine Planning Areas with four different land uses as shown on **Figure 2-1, Land Use Plan** and **Table 2-1, Land Use Summary**. There is one commercial-retail Planning Area, totaling 5.9 acres; five business park Planning Areas, totaling 45.6 acres; two light industrial Planning Areas, totaling 44.5 acres, and one mixed-use Planning Area, totaling 11.6 acres; each reflecting elements of the architectural theme drawn from the agricultural heritage of the area.

Table 2-1, Land Use Summary

Land Use	Planning Area	Acreage
Commercial-Retail	5	5.9
	Subtotal	5.9
Business Park	3	5.6
	4	17.7
	6	10.5
	8	5.2
	9	6.6
	Subtotal	45.6
Light Industrial	1	36.1
	7	8.4
	Subtotal	44.5
Mixed Use	2	11.6
	Subtotal	11.6
Major Roads		12.3
	Subtotal	12.3
TOTAL ACREAGE		119.9

LEGEND

P.A.	LAND USE	GROSS AREA (A.C)
	COMMERCIAL RETAIL	5.9 AC
	LIGHT INDUSTRIAL	44.5 AC
	BUSINESS PARK	45.6 AC
	MIXED USE	11.6 AC
	RIGHT OF WAY	12.3 AC
TOTAL		119.9 AC

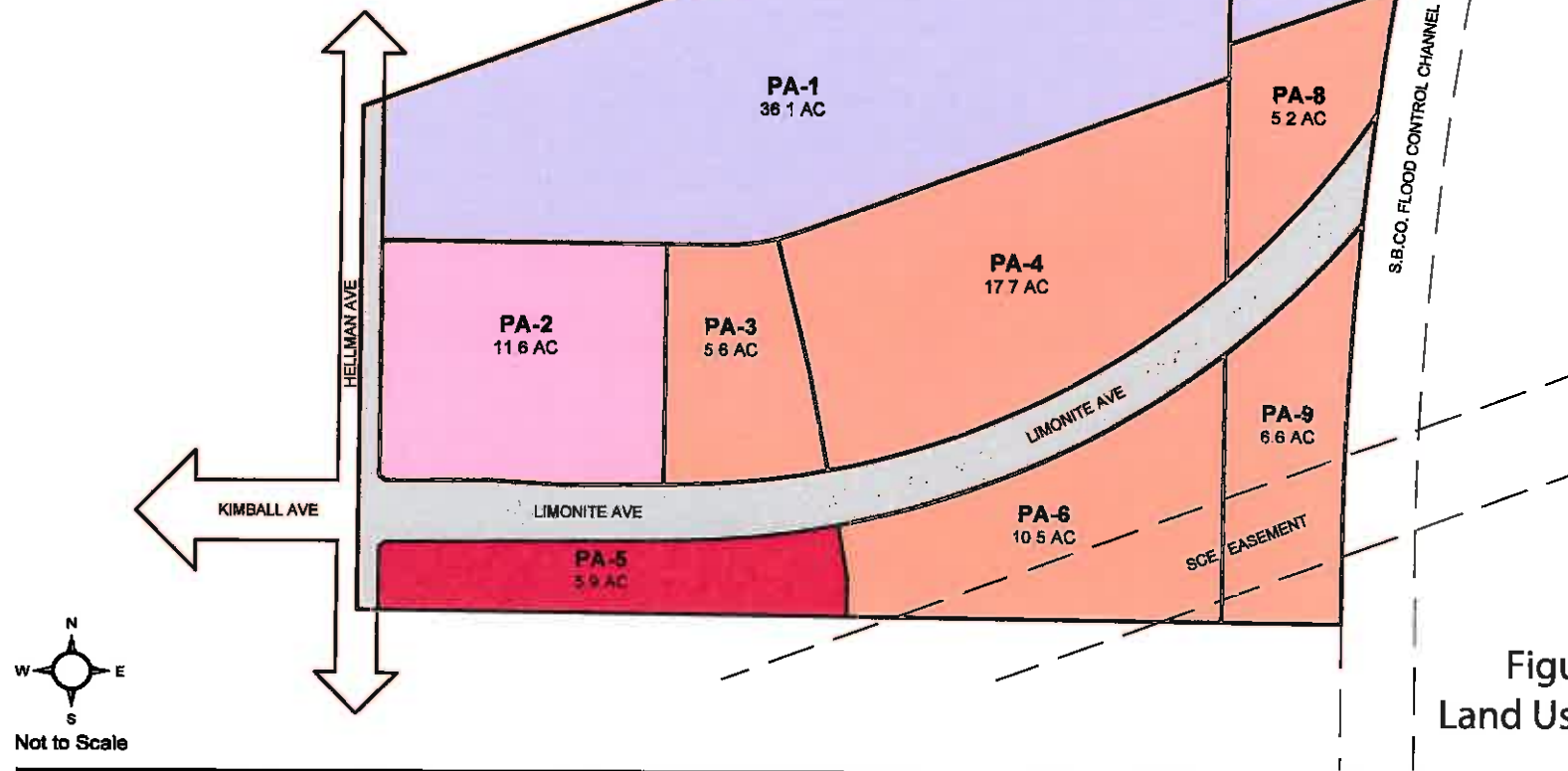


Figure 2-1
Land Use Plan

Allowable Land Uses

The Ranch at Eastvale Specific Plan is designed to provide a wide range of allowable land uses as identified in **Table 2-2, Allowable Land Uses** below, to respond to the market at the time development occurs.

Commercial-Retail

Commercial-retail land uses are intended to provide neighborhood and community commercial uses to serve current residents and future residents of the outlying area and the businesses within The Ranch at Eastvale Specific Plan. Allowable uses within the Commercial-Retail designation include those uses derived from commercial uses found in the City of Eastvale Municipal Zoning Code (EMC) and set forth in Table 2-2, below. Uses include, but are not limited to restaurants, shops, drug stores, markets, gasoline sales, hotel or motel, other commercial uses that would serve the needs of the local residents, public uses, private businesses and office uses. Each Commercial-Retail Planning Area's building intensity will not exceed a 0.35 Floor Area Ratio (FAR)¹.

Light Industrial

Light industrial land uses are proposed through the implementation of the Light Industrial designation. The purpose of this designation is to allow for a wide variety of light industrial and related uses, including, but not limited to, assembly, repair and light manufacturing, and limited retail and service facilities, that provide employment opportunities for local residents. Each Planning Area's building intensity will not exceed a 0.60 FAR. Land uses allowable within the Light Industrial designation are set forth in Table 2-2, below.

Business Park

Office, service commercial and light industrial uses are proposed through the implementation of the Business Park designation. The purpose of this designation is to allow for a wide variety of business park, light industrial, and related uses, as set forth in Table 2-2, below including, but not limited to research and development, technology centers, corporate headquarters and administrative and support offices in a campus-type setting. Each Planning Area's building intensity will not exceed a 0.60 FAR.

Mixed-Use

Mixed-Use land uses are intended to provide a mix of both commercial-retail and business park uses to serve both residents and small businesses. Allowable uses within the Mixed-Use designation include those uses derived from both commercial and business park uses found in the City of Eastvale Municipal Zoning Code (EMC) and set forth in Table 2-2, below. Uses include, but are not limited to restaurants, shops, drug stores, markets, gasoline sales, hotel or motel, research and development, technology centers, corporate headquarters and administrative and support offices. The Mixed-Use Planning Area building intensity will not exceed a 0.35 FAR.

¹ Floor Area Ratio is the gross building area of all floors divided by the lot area.

Table 2-2, Allowable Land Uses

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
P = Requires Plot Plan approval. C = Requires Conditional Use Permit approval. -- = Not Permitted				
All uses with P that have more than 200 square feet of outside storage or display of materials	C	C	C	P
Acid and abrasives manufacturing	--	C	C	C
Agricultural Uses of the Soils for Crops	--	--	P	--
Alcohol Sales	C	C	C	C
Ambulance services	P	P	P	P
Animal hospitals	C	C	C	C
Antique shops	P	P	P	--
Appliance manufacture and repair	P	P	P	P
Appliance stores, household	P	P	P	--
Art Gallery, Library, Reading Room, Museum*	--	P	--	--
Art supply shops and studios	P	P	P	--
Auditoriums and conference rooms (max 1,500 cap.)*	P	P	P	--
Automobile parts and supply stores	P	P	P	--
Automobile service and repair garages with or without body and fender shops or spray painting shops	C	C	C	P
Automobile sales and rental agencies	C	C	C	C
Automobile/gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption	P	P	P	P
Automobile/gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption	C	C	C	C
Bakery goods distributors	P	P	P	P
Bakery shops, including baking only when incidental to retail sales on the premises	P	P	P	P
Banks and financial institutions	P	P	P	--
Barber and beauty shops	P	P	P	--
Bars and cocktail lounges	P	P	P	--
Bicycle sales and rentals	P	P	P	--
Billiard and pool halls	P	P	P	--
Binding of books and other publications	P	P	P	P
Blueprint and duplicating services	P	P	P	P
Boat sales, rentals and services	C	C	C	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Book stores	P	P	P	P
Bowling alleys	P	P	P	--
Brewery, distillery, or winery	--	C	C	C
Building material sales yard	--	--	P	P
Building mover's storage yard	--	--	P	P
Car washes	C	C	C	C
Caretakers Unit as defined by Chapter 6 of the EMC.	--	C	P	--
Catering services	P	P	P	P
Cemeteries, crematories, and mausoleums	--	--	C	--
Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet	P	P	P	--
Chemicals and related products manufacturing, not including pesticides and fertilizers	--	--	P	P
Churches, temples and other places of religious worship*	P	P	P	--
Cigar, Cigarette and Tobacco Sales		C	--	--
Cigar, Hookah, and Cigarette Lounges		C	--	--
Cleaning and dyeing shops	P	P	P	--
Clinics, including but not limited to medical, dental and chiropractic	P	P	P	--
Clothing stores	P	P	P	--
Coils, tubes, semiconductors and similar components	--	P	P	P
Cold storage facilities/plant	--	P	P	P
Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems	--	P	P	P
Communications and microwave installations*	--	P	P	P
Concrete Batch Plants and Asphalt Plants	--	--	C	--
Confectionery or candy stores	P	P	P	--
Contractor Storage Yards	--	P	P	--
Control devices and gauges	--	P	P	P
Convenience stores, including the sale of motor vehicle fuel	C	C	C	--
Convenience stores, not including the sale of motor vehicle fuel	P	P	P	--
Cotton, wood & synthetic weaving & finishing	--	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
mills				
Costume design studios	P	P	P	--
Cutlery, tableware, hand tools, and hardware manufacture	--	P	P	P
Dairy products, not including dairies	--	P	P	P
Data processing equipment and systems manufacture & repair	--	P	P	P
Day Care Centers*	P	--	P	--
Delicatessens	P	P	P	--
Department stores	P	P	P	--
Disposal Service Operations, not including Transfer Stations	--	--	--	C
Drive-in or Drive Through Operations or Facilities (any use)	C	C	P	C
Drive-in theaters*	C	C	C	--
Drug stores	P	P	P	--
Dry goods stores	P	P	P	--
Electrical products & components manufacturing	--	P	P	P
Emergency Shelters*	--	--	--	P
Employment agencies	P	P	P	
Engineering, survey, and drafting instruments manufacturing	--	P	P	P
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment	C	C	C	P
Equipment Sales and Storage	--	--	--	P
Farmers Markets	C	C	--	--
Feed and grain sales	P	P	P	P
Fertilizer production, organic or inorganic	--	--	C	C
Fire and police stations	--	P	P	P
Florist shops	P	P	P	--
Food markets and frozen food lockers	P	P	P	--
Food product manufacturing	--	P	P	P
Fortune-Telling, Spiritualism, or similar activity	--	P	P	--
Gift shops	P	P	P	--
Glassblowing, pressing, cutting, and other glassware products	--	P	P	P
Golf cart sales and service	P	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Grocery Stores/Market/Food Store	P	—	—	—
Hardware stores and Home Improvement Centers	P	P	P	—
Hauling, Freight, and Trucking Operations	—	—	—	C
Health and exercise centers provided all facilities are located within an enclosed building*	P	P	P	—
Hobby shops	P	P	P	—
Hotels, resort hotels and motels	P	P	P	—
Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets	P	P	P	P
Ice cream shops	P	P	P	—
Ice sales, not including ice plants	P	P	P	—
Ice manufacturing	—	P	P	P
Indoor Amusement/Entertainment Facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls and ballrooms and electronic game arcades. Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.*	P	P	P	—
Indoor Fitness and Sports Facility: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs*	P	P	P	P
Interior decorating shops	P	P	P	—
Jewelry manufacture and repair	—	P	P	P
Jewelry stores with incidental repairs	P	P	P	—
Kennel and Cattery, Class I, II, and III per the EMC	P	P	P	—
Kennel and Cattery, Class IV per the EMC	—	C	C	—

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Labor temples	P	P	P	--
Laboratories, film, dental, medical, research or testing	P	P	P	P
Laundries and laundromats	P	P	P	--
Leather goods stores	P	P	P	--
Leather tanning and finishing	--	--	P	P
Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided that if storage tanks are provided above ground the total capacity of all tanks shall not exceed 10,000 gallons	C	C	C	C
Liquor stores	C	C	C	C
Locksmith shops	P	P	P	--
Lumber and wood products manufacturing	--	--	P	P
Lumber yards, including only incidental mill work	--	--	P	P
Machinery manufacturing	--	--	P	P
Mail order businesses	P	P	P	P
Manufacture and repair of engineering, scientific, and medical instrumentation	--	P	P	P
Manufacture of furniture and fixtures including cabinets, partitions, and similar items	--	P	P	P
Manufacture of handbags, luggage, footwear, and other personal leather goods	--	P	P	P
Manufacture of lighting fixtures, and supplies	--	P	P	P
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro - mechanical nature	--	P	P	P
Manufacturer's agent	P	P	P	--
Manufacturing, Limited: Limited manufacturing, fabricating, processing, packaging, treating, and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises.	--	P	P	P
Manufacturing, Major: Manufacturing, fabrication, processing, and assembly of materials in raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be	--	--	--	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing.				
Manufacturing, Minor: Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrications, and food and beverage manufacturing.	—	P	P	P
Market, food, wholesale	P	P	P	P
Massage Parlors, Turkish Baths, or similar personal service establishments	C	P	--	--
Measuring devices, watches, clocks, and related items		P	P	P
Meat and Poultry Products, not including slaughtering	--	P	P	--
Meat markets, not including slaughtering	P	--	P	--
Meat packing plant, not including slaughtering or rendering of animals	--	P	C	C
Medical and dental instruments manufacture and repair	—	--	P	P
Metal building manufacturing	--	P	P	P
Metal products manufacturing including: assembled forged, stamped	--	P	P	P
Metering instruments, equipment and systems manufacture and repair	—	P	P	P
Mimeographing and addressograph services	P	P	P	--
Mini Storage	--	--	P	--
Mobile Home Sales Lot	--	P	P	--
Mobilehome and modular housing manufacturing	--	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Mobilehomes, Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located	P	P	P	--
Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit	P	C	P	P
Mortuaries	C	P	C	--
Music stores	P	P	P	--
Musical and recording equipment manufacture and repair	--	P	P	P
News stores	P	P	P	--
Nonalcoholic beverages manufacturing	--	P	P	P
Notions or novelty stores	P	P	P	--
Nurseries and garden supply stores	P	P	P	--
Office and computing machine manufacture, repair, and sales	--	P	P	P
Office equipment sales and service	--	P	P	P
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering*	P	P	P	--
One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families	P	P	P	P
Optical goods manufacture and repair	--	P	P	P
Paint and wall paper stores, not including paint contractors	P	P	P	--
Paints and varnishes manufacturing and incidental storage	--	--	C	C
Paper products manufacturing	--	--	P	P
Paper Storage and Recycling, not within a building	--	--	C	C
Parcel delivery services	--	P	--	P
Parking lots and parking structures	P	P	P	P
Pawn shops	P	P	P	--
Pet shops and pet supply shops	P	P	P	--
Pharmaceutical research and manufacture.	--	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Phonographs, CD, DVD, and audio system manufacture & repair	–	P	P	P
Photo copying, duplicating, mimeographing and addressograph services	P	P	P	–
Photographic equipment manufacture & repair	–	P	P	P
Photography shops and studios and photo engraving	P	P	P	P
Plumbing shops, not including plumbing contractors	P	P	P	P
Poultry and egg processing	--	–	C	–
Post offices	--	P	P	P
Poultry markets, not including slaughtering or live sales	P	P	P	–
Prescription pharmacy alone or when related and incidental to a professional office building	P	P	P	–
Printers or publishers	P	P	P	P
Produce markets	P	P	P	
Professional Offices*	P	P	P	P
Public utility substations and storage buildings	--	P	–	P
Radar, infrared and ultraviolet equipment and systems manufacture & repair	–	P	P	P
Radio and television broadcasting studios	P	P	P	--
Recording studios	P	P	P	–
Recycling collection facilities*	P	P	P	P
Recycling processing facilities	--	C	C	P
Recycling of wood, and metal	--	--	C	P
Recycling of construction wastes and other materials	–	C	C	C
Refreshment stands	P	P	P	–
Restaurants and other eating establishments, including drive-thrus*	P	P	P	--
Retail Sales and Services, Small Scale per the EMC	P	P	P	C
Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater	C	C	C	–
Schools/studios - business and professional, including: fine arts, barber, beauty, dance, drama, music, photography, and swimming, where no stock of goods is maintained for sale*	P	P	P	–

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Scientific and mechanical instruments manufacture & repair	–	P	P	P
Self-storage facilities, including mini-warehouses	C	C	P	P
Sex-oriented businesses, subject to the provisions of R the EMC	–	**	**	**
Shoe stores and repair shops	P	P	P	–
Shoeshine stands	P	P	P	--
Signs, on-site advertising	P	P	P	P
Sporting goods stores	P	P	P	
Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including: archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools with an occupancy capacity less than 1,500 persons*	C	C	C	–
Stained glass assembly	P	P	P	P
Stationery stores	P	P	P	--
Stations, bus, railroad and taxi	P	P	P	–
Stone, clay, glass and concrete products manufacturing	--	P	P	P
Sugar and confectionary products manufacturing	–	P	P	P
Tailor shops	P	P	P	–
Tattoo Parlors	C	C	--	--
Taxidermist	P	P	P	--
Telephone exchanges	P	P	P	P
Television and radio equipment and systems manufacture & repair	–	P	P	P
Theaters, not including drive-ins*	P	P	P	–
Tire recapping	C	C	C	C
Tire sales and services, not including recapping	C	C	C	C
Tobacco shops	P	P	P	--
Tourist information centers	P	P	P	--
Toy shops	P	P	P	--
Travel agencies	P	P	P	–
Travel trailer and boat storage	C	P	P	P
Travel trailers, mobilehomes and recreational vehicles manufacture	–	P	P	P

Land Uses	Commercial-Retail	Mixed Use	Business Park	Light Industrial
Travel trailers, mobilehomes and recreational vehicles sales and service	C	C	C	C
Truck sales and services	C	C	C	C
Truck wash	C	C	P	–
Trucks and trailers rental	C	C	P	C
Typewriter sales and rental and incidental repairs	P	P	P	--
Underground bulk fuel storage	–	C	C	C
Vehicle Storage and Impoundment within an enclosed building	--	P	P	P
Vehicle Storage and Impoundment, Outdoor	--	--	C	--
Vehicles manufacturing	–	P	P	P
Vehicles repair shops	--	P	P	P
Vehicles, Aircraft, Boats and Parts Manufacture	--	P	P	P
Warehousing and distribution	--	–	P	P
Warehousing and distribution ancillary to uses permitted herein	–	P	P	P
Watch repair shops	P	P	P	--
Water and gas company service facilities	--	–	–	--
Wearing apparel and accessory products manufacturing	–	P	P	P
Wedding chapels*	P	P	P	--
Wholesale businesses with samples on the premises, but not to include storage	P	P	P	–

* Prior to application for any of these potentially high intensity uses, consideration of the size and location of such uses should be made in relation to the Chino Airport Land Use Compatibility Plan and the applicable intensity criteria.

** Allowed only pursuant to the Eastvale Municipal Code (EMC).

2.2 Project-Wide Development Plans and Standards

The following sections illustrate and describe the project-wide development plans and standards as they relate to land use, circulation, drainage systems, landscaping, water and sewer systems, phasing, grading, and comprehensive maintenance for the entire Specific Plan area. Project-wide development standards have been prepared to complement the standards applicable to each individual Planning Area as discussed in detail in Section 2.6. Project-wide standards are set forth below and in **Table 2-3, Development Standards.**

Development Standards

- 1) The Ranch at Eastvale Specific Plan shall be developed in general conformance with the Land Use Plan (Figure 2-1). General permitted uses will include Commercial-Retail, Business Park, Light Industrial, and other uses as delineated in Table 2-2, for the individual Planning Areas.
- 2) Planning areas may be developed with total square footages that are above or below the planning areas' identified development target and with acreages that are above or below the planning areas' identified size through compliance with the procedures set forth in Section 2.5, Specific Plan Administration provided the maximum building square footage within The Ranch at Eastvale Specific Plan does not exceed 1,812,274 square feet without an amendment of the Specific Plan.
- 3) Uses and development standards will be in accordance with the City of Eastvale Municipal Zoning Code as amended by The Ranch at Eastvale Specific Plan Zoning Ordinance and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
- 4) Standards and guidelines relating to signs, landscaping, parking, and other related design elements will conform to the City of Eastvale Municipal Zoning Code unless addressed by the guidelines and standards within The Ranch at Eastvale Specific Plan.
- 5) All project lighting shall be in conformance with applicable City of Eastvale standards. Prior to the issuance of a building permit, a photometric light plan will be submitted for review and approval to ensure that proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting, is provided. This site specific development application shall meet the following standards:
 - a) Parking lots, driveways, trash enclosures/areas, and mailboxes shall be illuminated with a minimum of 1 foot-candle and an average not to exceed 4 foot-candles.
 - b) Pedestrian walkways shall be illuminated with a minimum of ½ foot-candle and an average not to exceed 2 foot-candles.
 - c) Entry and exterior doors shall be illuminated with a minimum of 1 foot-candle measured within a 5 foot radius of each side of the door at ground level.

- 6) Development of the property shall be in accordance with the mandatory requirements of all the City of Eastvale ordinances and state laws; and shall conform substantially to The Ranch at Eastvale Specific Plan as filed in the office of the City of Eastvale Planning Department, unless otherwise amended.
- 7) The evaluation of environmental impacts for The Ranch at Eastvale Specific Plan is contained in Environmental Impact Report No. 498 prepared for Specific Plan No. 358. Pursuant to Section 15183 of the State CEQA Guidelines, implementing development projects which are consistent with the development density established by The Ranch at Eastvale Specific Plan shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project.
- 8) Except for the Specific Plan Development Standards, Design Guidelines, Landscape Guidelines, and other requirements identified in Sections 2.0 through 4.0 that have been adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive, or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- 9) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the zoning applied to the Specific Plan, and all other applicable City standards and the Subdivision Map Act.
- 10) For the security and safety of future users of the facilities constructed within the Specific Plan, the developer shall consider the following design concepts within each individual development proposal:
 - a) Circulation for pedestrians, vehicles, and police patrols (commercial uses only).
 - b) Lighting of streets, walkways, and bikeways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing of appropriate heights and materials.
- 11) The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of light industrial, office, and commercial space:
 - a) Addresses which light automatically at night.
 - b) Installation of burglar alarms in all commercial buildings.
 - c) Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 12) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded prior to the issuance of occupancy permits.

- 13) Each planning area shall comply with applicable City of Eastvale recycling requirements.
- 14) On-site commercial areas shall contain enclosures for collection of recyclable materials.
- 15) Construction and occupancy of the Specific Plan including roads and infrastructure may be done progressively in stages, provided vehicular access, public facilities and infrastructure are constructed to adequately service each phase of development or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section 2.2.6, Public Facilities and Phasing Requirements.
- 16) Construction of required infrastructure such as sewer and water lines, storm drains and roads may be financed through the establishment of a financing district (e.g., assessment district, Community Facilities District).
- 17) Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport.
- 18) In order to meet the 2008 Chino Airport Land Use Compatibility Plan requirement that development within Compatibility Zone B1 provide 30 percent open land, development within Compatibility Zone C provide 20 percent open land, and development within Compatibility Zone D provide 10 percent open land; a minimum of 24 acres of open land as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided within the Specific Plan. Such open land includes public and private streets and parking lots. The open land shall have minimum dimensions of approximately 75 feet by 300 feet, and shall be free of most structures and other major obstacles such as walls, large trees or poles greater than 4-inches in diameter measured at 4 feet above the ground, or overhead wires.
 - a) In the case of phased development, excess approved open space under ALUC guidelines may be transferred to a future phase of development within the same ALUC compatibility zone.
- 19) The following uses shall be prohibited within the Specific Plan:
 - 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 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.

- c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may 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.
- 20) Public and private schools for grades K through 12; assembly facilities exceeding 1,500 capacity, hospitals and hospices, child care facilities, nursing homes, disposal service operations and compostable material handling facilities shall not be permitted. Churches, temples and other places used primarily for religious worship shall be permissible only in Planning Area 5, and portions of Planning Areas 6 and 9.
- 21) The City may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal for all or any portion of the Specific Plan has not been submitted within twenty (20) years of the City Council's adoption of the Specific Plan.

Table 2-3, Development Standards

Standards	Commercial-Retail	Mixed-Use	Business Park	Light Industrial				
Building Specifications								
Minimum Lot Size	No Minimum	No Minimum	10,000 s.f.	20,000 s.f.				
Minimum Average Lot Width	No Minimum	No Minimum	75 feet	100 feet				
Maximum Building Size	No Maximum	No Maximum	125,000 s.f.	300,000 s.f.				
Setbacks								
A) Buildings/Parking Areas								
<p>1. A minimum building setback shall be required for each street frontage. The building setbacks listed in Item B) Streets, below are the average building setback. The minimum building setback is the same as below-listed minimum parking setback. All setbacks are measured from the edge of the right-of-way. The setback strip adjacent to the street shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways.</p>								
B) Streets	Avg. Bldg.	Min. Parking	Avg. Bldg.	Min. Parking	Avg. Bldg.	Min. Parking	Avg. Bldg.	Min. Parking
Limonite Avenue frontage	19 ft.	9 ft.	19 ft.	9 ft.	19 ft.	9 ft.	19 ft.	9 ft.
Hellman Avenue frontage	12 ft.	7 ft.	12 ft.	7 ft.	12 ft.	7 ft.	12 ft.	7 ft.
Interior Street frontage	14 ft.	9 ft.	14 ft.	9 ft.	14 ft.	9 ft.	14 ft.	9 ft.
C) Planning Areas								
<p>1. Where the front, side or rear yard within an Light Industrial planning area adjoins a commercially-zoned lot and where the front, side or rear yard within any planning area adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback from the property line shall be:</p>								
Front	25 feet	25 feet	25 feet	50 feet				
Side	25 feet	25 feet	25 feet	50 feet				
Rear	25 feet	25 feet	25 feet	50 feet				
<p>2. A minimum 50 foot building setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. [See also Landscape Yard Setbacks, Item C.2, below]</p>								
<p>3. Where the front, side or rear yard adjoins a lot zoned a classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum building setback measured from the front, side and rear property line shall be:</p>								
Front	No Minimum	No Minimum	No Minimum	No Minimum				
Side	No Minimum	No Minimum	No Minimum	10 feet for the two side lot areas combined				
Rear	No Minimum	No Minimum	No Minimum	15 feet				
C) Landscaped Yard Setbacks								
<p>1. A minimum landscape strip adjacent to street right-of-way lines, as permitted under Building/Parking Areas Item A.1 above, shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way</p>								
<p>2. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, or PRD, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a</p>								

Standards	Commercial-Retail	Mixed-Use	Business Park	Light Industrial
tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.				
Height Requirements^{1, 2, 3}				
Maximum building height	50 feet	50 feet	50 feet	50 feet
Maximum structure height at the yard setback line.	35 Feet	40 feet	45 feet	45 feet
1. Any portion of a building which exceeds the setback line height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. 2. A greater height is approvable pursuant to Section 5.1 of the City of Eastvale Municipal Zoning Code. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, or 105. 3. Buildings within ALUC Compatibility Zone B1 shall have no more than 2 habitable floors and buildings within Zone C shall have no more than 3 habitable floors.				
Masonry Walls¹				
Minimum Height	6 to 8 feet	6 to 8 feet	6 to 8 feet	6 to 8 feet
1. A solid masonry wall or combination landscaped earthen berm and masonry wall of the minimum height specified herein, shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.				
Landscaping				
Minimum Coverage	15%	15%	10%	10%
Parking				
Parking areas shall be provided as required by Section 5.6 of the Eastvale Municipal Code and as identified in Section 2.2.3, Conceptual Landscape Development Standards, below.				
Trash Collection Areas				
Trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard and shall be screened from view of the public right-of-way by a solid fence not less than four feet in height. Exceptions to fence height-standards may be granted by the designated approving authority to ensure proper placement and screening of trash receptacles.				
Screening				
Parking, loading, and service areas: Shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.				
Utilities: All new utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.				
Mechanical Equipment: All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building.				
Outside storage areas: Shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line				
Lighting				
All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.				

2.5 Airport Zones

Chino Airport Land Use Compatibility

The Ranch at Eastvale Specific Plan is located approximately 3/4 mile east of the Chino Airport, a general aviation transport airport. The Chino Airport Comprehensive Land Use Plan (CLUP) is a policy document intended to protect the health and safety of residents in the airport vicinity and users of the airport. The Ranch at Eastvale Specific Plan is located in an area subject to review by the Riverside County Airport Land Use Commission (ALUC). The CLUP designates an airport influence area and includes land use compatibility guidelines that address airport noise, safety, height restrictions, and general concerns related to aircraft overflight. The "airport influence area" around the Chino Airport is divided into six land use compatibility zones. Three compatibility zones affect the Specific Plan. A majority of the Specific Plan area is located within Zone C, with the exception of the northern portion of the site which is located within Zone B-1 and the southern portion of the site which is located within Zone D as reflected on **Figure 2-10, ALUC Compatibility Zones**.

The CLUP establishes land use compatibility guidelines for land use compatibility zones that affect the Specific Plan area. These guidelines are summarized in **Table 2-6, Land Use Compatibility Guidelines for Chino Airport Safety Zones** and **Table 2-7, Chino Airport Land Use Compatibility Zones**. All development shall be consistent with the Chino Airport CLUP.

The Ranch at Eastvale Specific Plan is consistent with the land use compatibility guidelines for noise, safety and height contained in the CLUP. However approval from ALUC will be required prior to any public hearing, or staff level approval for any implementing development application, grading permit, or pad elevation. ALUC shall be responsible for reviewing any development application for consistency with the Chino Airport Land Use Compatibility Plan and to determine whether FAA review for Obstruction Evaluation may be required.

Table 2-6, Land Use Compatibility Guidelines for Chino Airport Safety Zones

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use ^{1, 2}
Area I	0 ³	0 ³	No significant obstructions ⁴ No petroleum or explosives No above-grade powerlines
Area II	<i>Uses in structures:</i> ⁵ 25 persons per acre OR 150 persons per building <i>Uses not in structures:</i> 50 persons per acre <i>Residential:</i> 2.5 acre minimum lots <i>Uses in Structure:</i> ⁵ 75 persons per acre OR 300 persons per building	25% of net area 50% of gross area or 65% of net area whichever is greater	No residential No hotels, motels No restaurants, bars No schools, hospitals, government services No concert halls, auditoriums No stadiums, arenas No public utility stations, plants No public communications facilities No uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. ⁶
Area III	Not Applicable	50% of gross area or 65% of net area whichever is greater	Discourage schools, auditorium, amphitheatres, stadiums Discourage uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. ⁶

Source: County of Riverside General Plan Eastvale Area Plan, Table 4

NOTES:

1. The following uses shall be prohibited in all airport safety zones:
 - 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 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.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may 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.
2. Avigation easements shall be secured through dedication for all land uses permitted in safety zones.
3. No structures permitted in ETZ or ISZ.
4. Significant obstructions include but are not limited to large trees, heavy fences and walls, tall and steep berms and retaining walls, non-fragible street light and sign standards, billboards.
5. A "structure" includes fully enclosed buildings and other facilities involving fixed seating and enclosures limiting the mobility of people, such as sports stadiums, outdoor arenas, and amphitheatres.
6. This does not apply to service stations involving retail sales of motor vehicle fuel if fuel storage tanks are installed underground.

Table 2-7, Chino Airport Land Use Compatibility Zones^A

Zone	Locations	Maximum Densities / Intensities				Req'd Open Land ⁵	Additional Criteria	
		Residential (d.u./ac) ¹	Average ⁶	Single Acre ⁷	with Bonus ⁸		Prohibited Uses ⁴	Other Development Conditions ⁶
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight ⁹	Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.) ⁴	40	80	104	30%	Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Aboveground bulk storage of hazardous materials ¹¹ Critical community infrastructure facilities ¹² Hazards to flight ⁹	Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	Same as Zone B1	Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹	Minimum NLR of 20 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >70 feet tall ¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.)	150	450	585	10%	Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹	Airspace review required for objects >70 feet tall ¹⁵ Children's schools, hospitals, nursing homes discouraged ¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸		No Req't	Hazards to flight ⁹	Airspace review required for objects >100 feet tall ¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks ¹⁸	
*	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable	Same as Underlying Compatibility Zone	Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication	

See Chapter 3 for airport-specific additions or exceptions to these policies

Source: Riverside County Airport Land Use Commission Compatibility Plan Policy Document, as adopted October 2004, Table 2A-Basic Compatibility Criteria, as modified per Chapter 9-Chino Airport, page 3-10b.

NOTES:

- A Policies numbered below are applicable to Table 2-7 unless otherwise noted by the most recently adopted Chino Airport CLUP.
- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
 - 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
 - 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
 - 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
 - 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
 - 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
 - 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
 - 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
 - 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
 - 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
 - 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
 - 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
 - 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
 - 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
 - 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
 - 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
 - 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
 - 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.

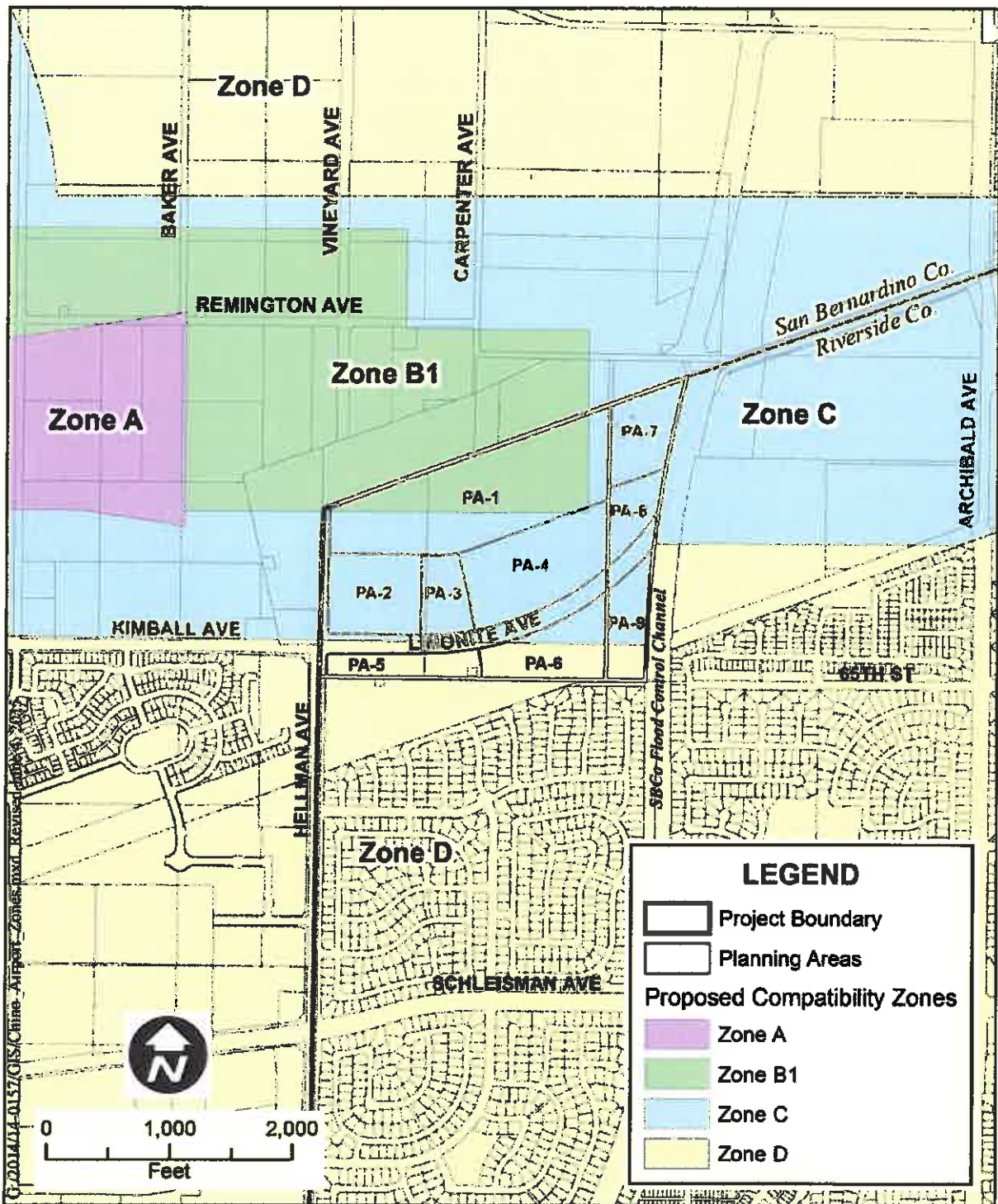


Figure 2-10
ALUC Compatibility Zones

2.7 Land Use Planning and Design Standards by Planning Area

In order to ensure the orderly and sensible development of the land uses proposed for The Ranch at Eastvale Specific Plan, land use planning and design standards have been created for each Planning Area. These planning area-specific standards, in addition to the project-wide standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

2.7.1 Planning Area 1: Light Industrial

Planning Area 1 located along the northern project boundary, depicted in **Figure 2-11, Planning Area 1**, provides for development of an area with approximately 36.1 acres for light industrial land uses. A maximum 644,000 square feet of buildings can be constructed within Planning Area 1 with building sizes not to exceed 300,000 square feet. The building intensity in Planning Area 1 will not exceed a FAR of 0.60.







Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

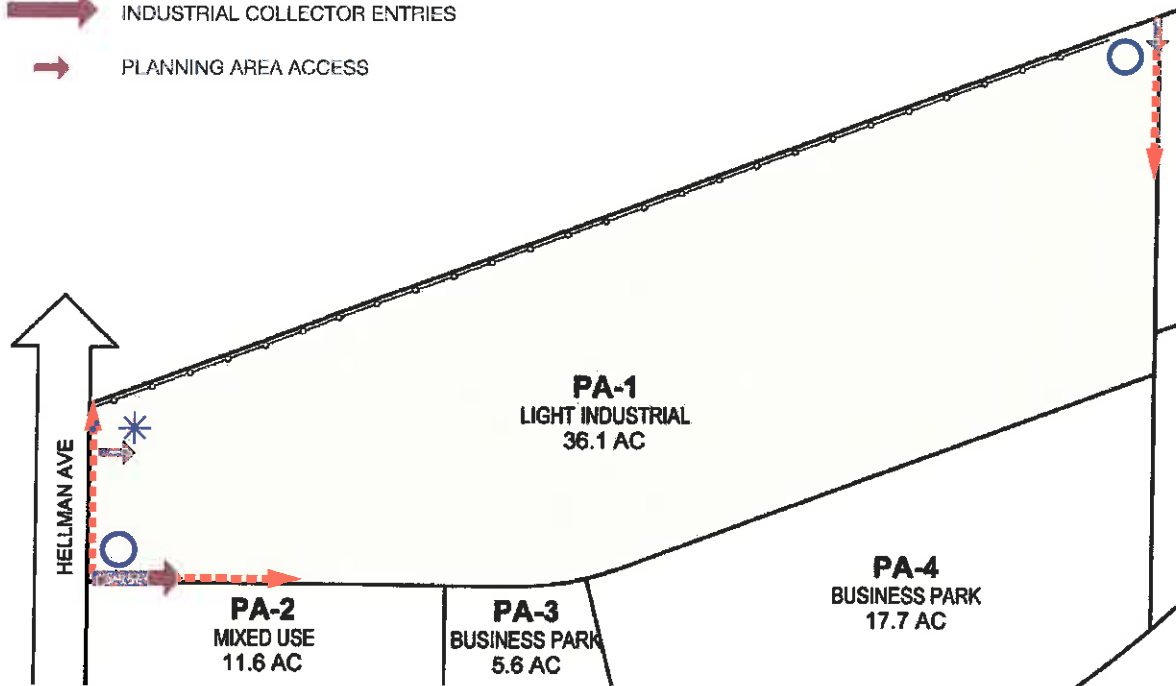
Planning Standards

- 1) Access to Planning Area 1 shall be provided from Hellman Avenue and/or any future Internal Street(s) providing access into the project area. Future development design may permit internal access between Planning Area 1 and adjoining Planning Areas.
- 2) Planning Area 1 is located in Zones B1 and C of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) The Ranch at Eastvale Secondary Monument shall be provided at the southwest corner of the planning area and at the northeast corner of the planning area, as described in Section 3.6.
- 5) The Community of Eastvale Monument shall be provided at the northeast corner of the planning area, as described in Section 3.6.
- 6) A Tubular Steel Fence, as shown on *Figure 3-7, Fence and Wall Design*, shall be provided along the northern boundary of Planning Area 1.
- 7) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscape Guidelines.
- 8) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

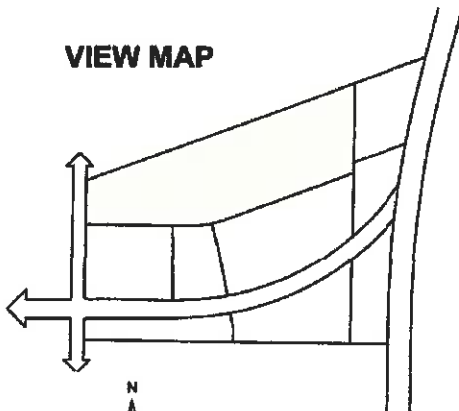
LEGEND

-  TUBULAR STEEL FENCE
-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  THE COMMUNITY OF EASTVALE MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS

Planning Area 1
LIGHT INDUSTRIAL
36.1 Acres



VIEW MAP



Not to Scale

Figure 2-11
Planning Area 1

2.7.2 Planning Area 2: Mixed-Use

Planning Area 2, located along the western project boundary, along the east side of Hellman Avenue and north of Limonite Avenue as depicted in **Figure 2-12, Planning Area 2**, provides for the development of approximately 11.6 acres of mixed-use land uses. Planning Area 2 shall develop with a minimum of 50 percent commercial-retail type land uses with no limitation on building size. A maximum of 160,000 square feet of buildings can be constructed within Planning Area 2. The building intensity in Planning Area 2 will not exceed a FAR of 0.35.








Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

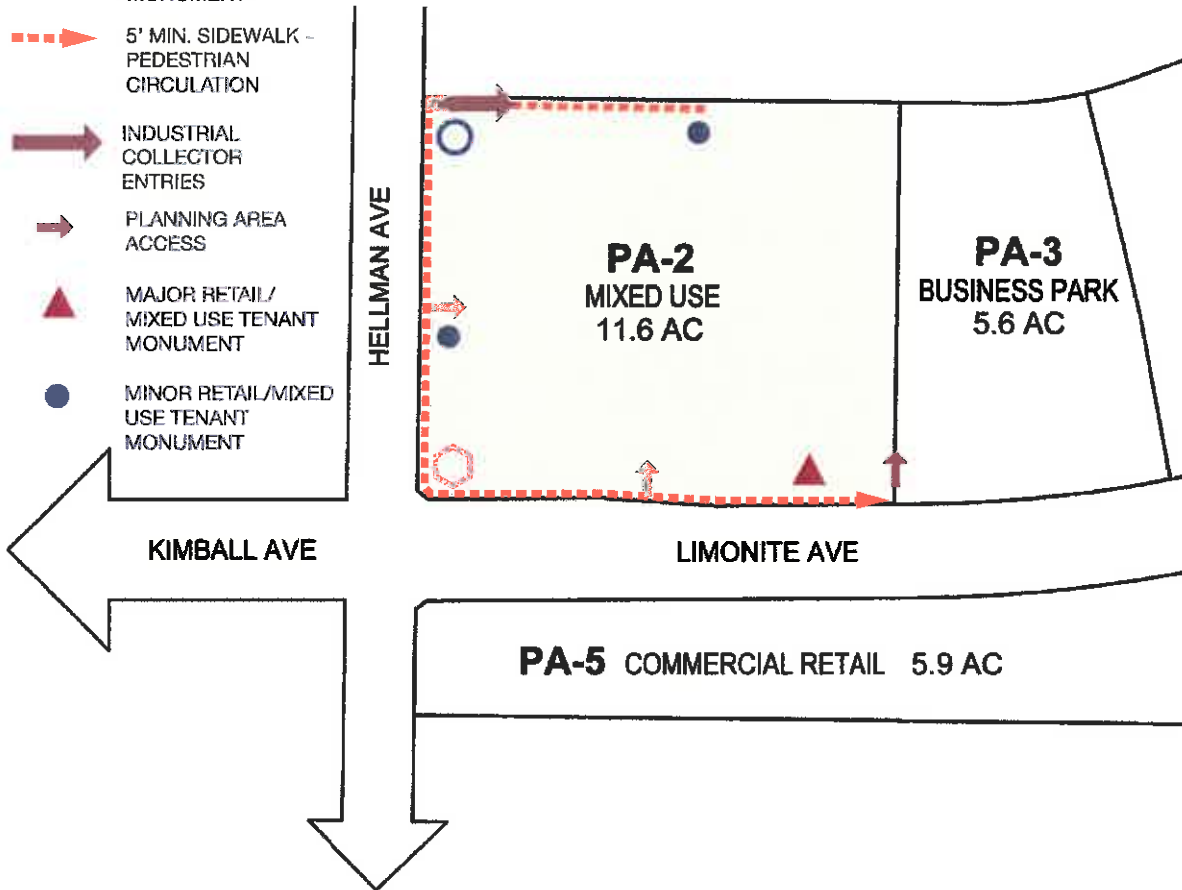
Planning Standards

- 1) Access to Planning Area 2 shall be provided from Hellman Avenue, Limonite Avenue, and any future Internal Streets adjacent to or within the planning area. Future development design may permit internal access between Planning Area 2 and adjoining Planning Areas.
- 2) Planning Area 2 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project as further described in Section 3.5.
- 4) A Ranch at Eastvale Primary Monument shall be provided at the southwest corner of the planning area, as described in Section 3.6.
- 5) A Ranch at Eastvale Secondary Monument shall be provided at the northwest corner of the planning area, as described in Section 3.6.
- 6) A Major Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 2 from Limonite Avenue as described in Section 3.6.
- 7) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 2 from Hellman Avenue and along a minimum of one entry road/driveway accessing Planning Area 2 from the industrial collector to the north of Planning Area 2 as described in Section 3.6.
- 8) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 9) Please refer Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

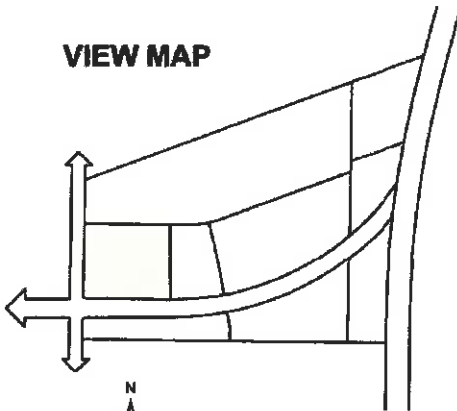
LEGEND

-  THE RANCH AT EASTVALE PRIMARY MONUMENT
-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS
-  MAJOR RETAIL/MIXED USE TENANT MONUMENT
-  MINOR RETAIL/MIXED USE TENANT MONUMENT

Planning Area 2
MIXED USE
11.6 Acres



VIEW MAP



Not to Scale

Figure 2-12
Planning Area 2

2.7.3 Planning Area 3: Business Park

Planning Area 3 in the west central internal portion of The Ranch at Eastvale Specific Plan north of Limonite Avenue, depicted in **Figure 2-13, Planning Area 3**, provides for the development of approximately 5.6 acres of business park land uses. A maximum 120,000 square feet of buildings can be constructed within Planning Area 3 with building sizes not to exceed 120,000 square feet. The building intensity in Planning Area 3 will not exceed a FAR of 0.60.






Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

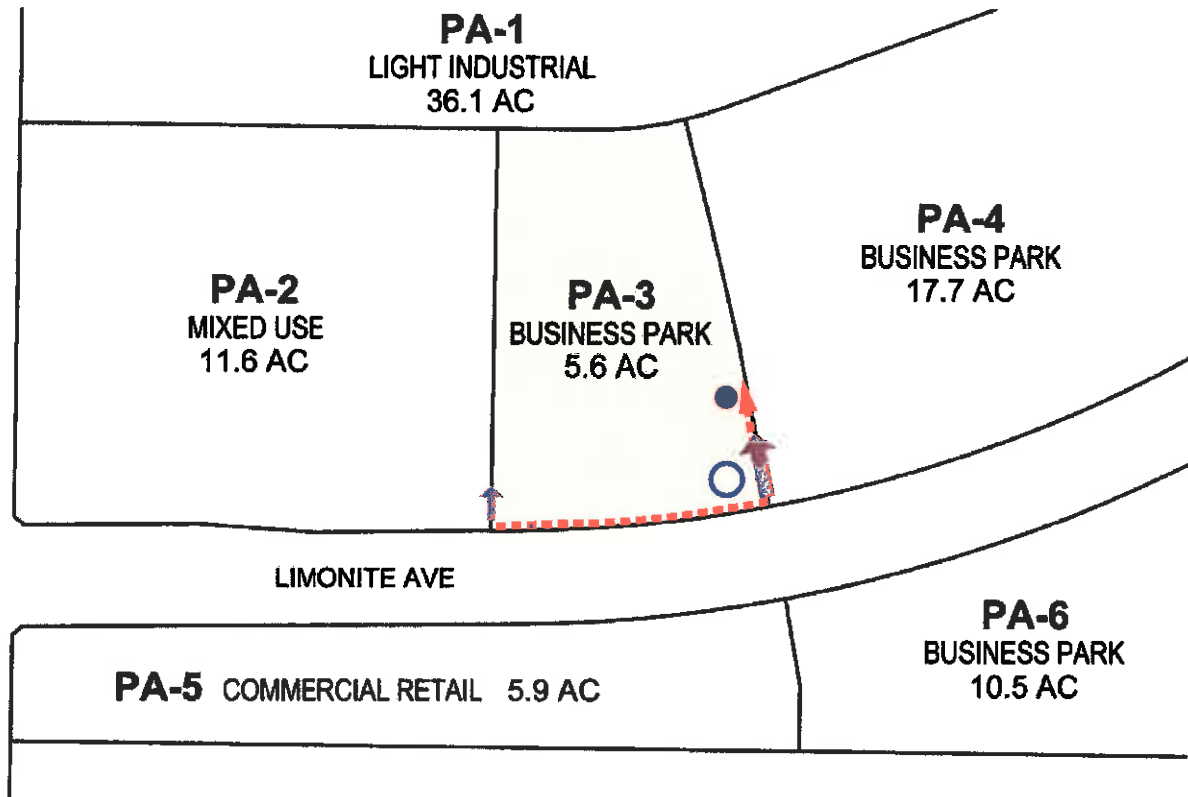
Planning Standards

- 1) Access to Planning Area 3 shall be provided from Limonite Avenue and/or from future Internal Streets. Future development design may permit internal access between Planning Area 3 and adjoining Planning Areas.
- 2) Planning Area 3 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project as further described in Section 3.5.
- 4) A Ranch at Eastvale Secondary Monument shall be provided at the southeast corner of the planning area, as described in Section 3.6.
- 5) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 3 from the industrial collector east of Planning Area 3 as described in Section 3.6.
- 6) Please refer to Sections 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 7) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

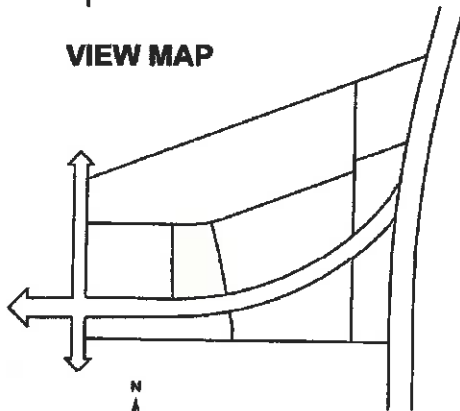
LEGEND

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS
-  MINOR RETAIL/MIXED USE TENANT MONUMENT

Planning Area 3
BUSINESS PARK
5.6 Acres



VIEW MAP



Not to Scale

Figure 2-13
Planning Area 3

2.7.4 Planning Area 4: Business Park

Planning Area 4 in the internal portion of The Ranch at Eastvale Specific Plan as depicted in **Figure 2-14, Planning Area 4**, provides for the development of approximately 17.7 acres of business park land. A maximum 316,000 square feet of buildings can be constructed with building sizes not to exceed 125,000 square feet within Planning Area 4. The building intensity in Planning Area 4 will not exceed a FAR of 0.60.





Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

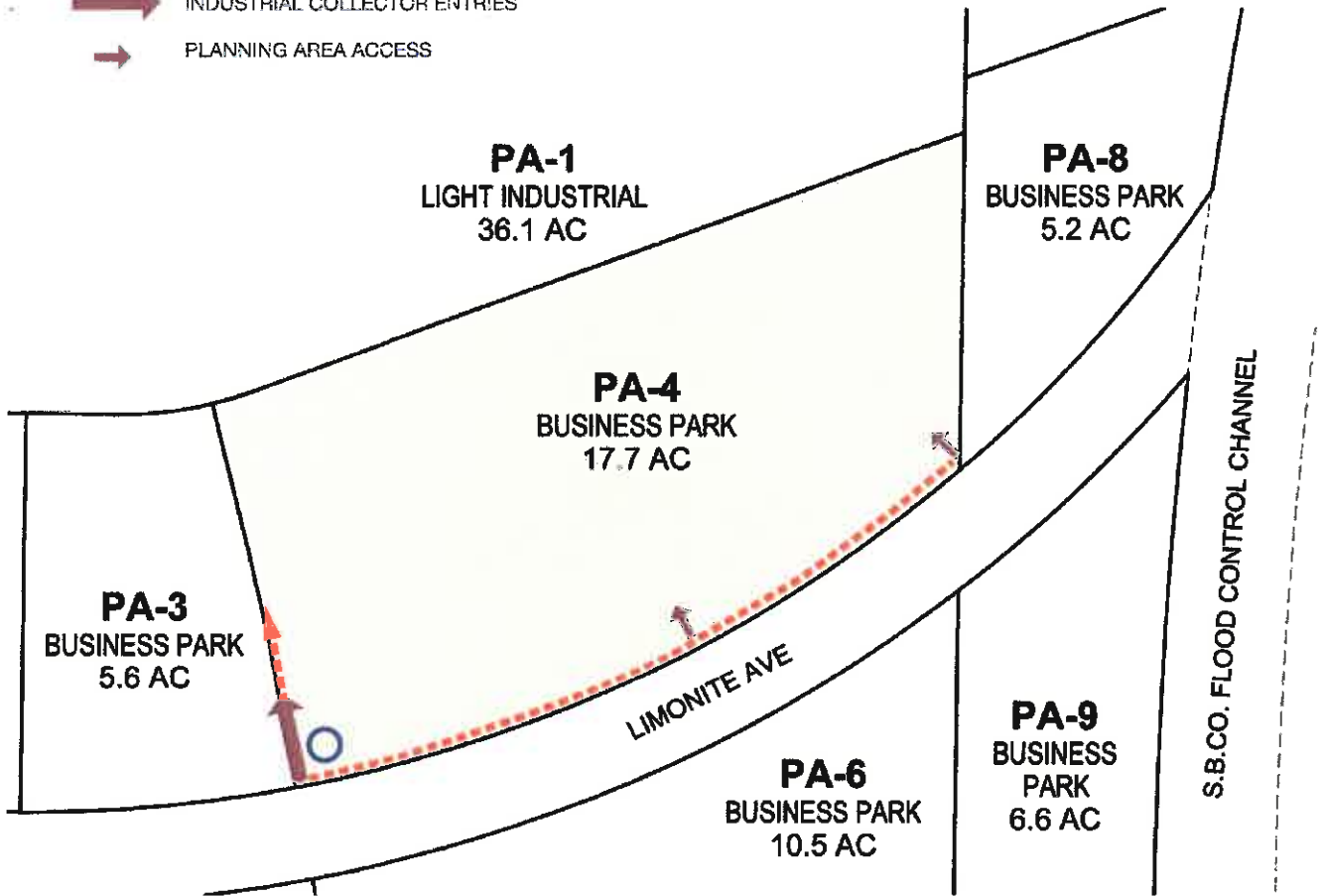
Planning Standards

- 1) Access to Planning Area 4 shall be provided from Limonite Avenue and/or from future Internal Street(s). Future development design may permit internal access between Planning Area 4 and adjoining Planning Areas.
- 2) Planning Area 4 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) A Ranch at Eastvale Secondary Monument shall be provided at the southwest corner of the planning area, as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

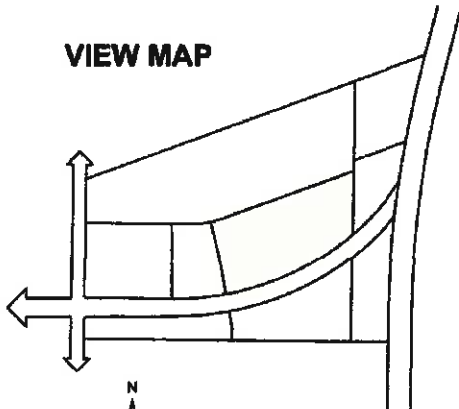
LEGEND

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  INDUSTRIAL COLLECTOR ENTRIES
-  PLANNING AREA ACCESS

Planning Area 4
BUSINESS PARK
17.7 Acres



VIEW MAP



Not to Scale

Figure 2-14
Planning Area 4

2.7.5 Planning Area 5: Commercial-Retail

Planning Area 5 in the southwestern portion of site located south of Limonite Avenue and east of Hellman Avenue as depicted in **Figure 2-15, Planning Area 5**, provides for the development of approximately 5.9 acres of commercial-retail land uses. A maximum of 50,000 square feet of buildings can be constructed within Planning Area 5 with no limitation on building size. The building intensity in Planning Area 5 will not exceed a FAR of 0.35.








Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

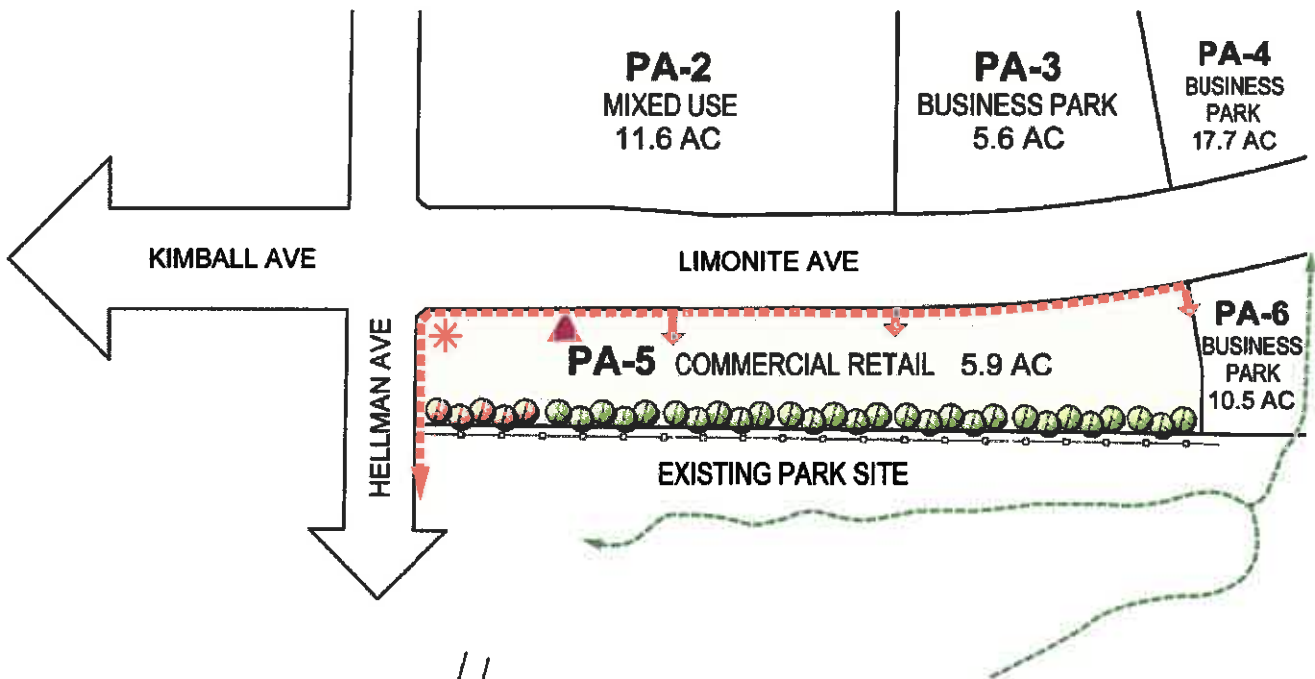
Planning Standards

- 1) Access to Planning Area 5 shall be provided from Limonite Avenue. Future development design may permit access from Hellman Avenue and internal access between Planning Area 5 and adjoining Planning Areas.
- 2) Planning Area 5 is located in Zone D of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Community of Eastvale Monument shall be provided at the northwest corner of the planning area as described in Section 3.6.
- 5) A Major Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 5 from Limonite Avenue as described in Section 3.6.
- 6) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 7) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

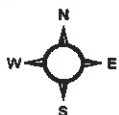
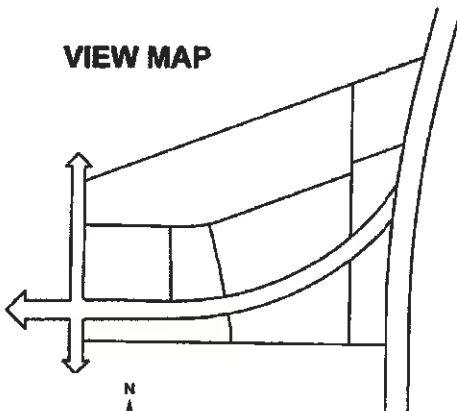
LEGEND

-  THE COMMUNITY OF EASTVALE MONUMENT
-  MAJOR RETAIL/MIXED USE TENANT MONUMENT
-  EXISTING FENCE BY OTHERS
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  JCSD MULTI-USE TRAIL (OFF-SITE CLASS 1)

Planning Area 5
COMMERCIAL RETAIL
5.9 Acres



VIEW MAP



Not to Scale

Figure 2-15
Planning Area 5

2.7.6 Planning Area 6: Business Park

Planning Area 6 in the east-central portion of The Ranch at Eastvale Specific Plan along Limonite Avenue as depicted in **Figure 2-16, Planning Area 6**, provides for the development of approximately 10.5 acres of business park land uses. A maximum 88,000 square feet of buildings can be constructed within Planning Area 6 with building sizes not to exceed 40,000 square feet. The building intensity in Planning Area 6 will not exceed a FAR of 0.60.






Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

Planning Standards

- 1) Access to Planning Area 6 shall be provided from Limonite Avenue. Future development design may permit internal access between Planning Area 6 and adjoining Planning Areas.
- 2) Planning Area 6 is located in Zones C and D of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project. A 14 foot trail transects Planning Area 6 to provide a regional connection from Limonite to the JSCD trail just south of The Ranch at Eastvale Specific Plan.
- 4) A Minor Retail/Mixed Use Tenant Monument, may be provided along a minimum of one entry road/driveway accessing Planning Area 6 from Limonite Avenue as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

LEGEND

-  MINOR RETAIL/MIXED USE TENANT MONUMENT
-  EXISTING FENCE BY OTHERS
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  JCSD MULTI-USE TRAIL (OFF-SITE CLASS 1)

Planning Area 6
BUSINESS PARK
10.5 Acres

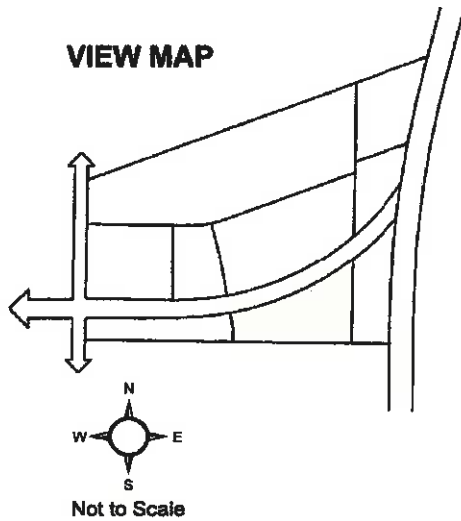
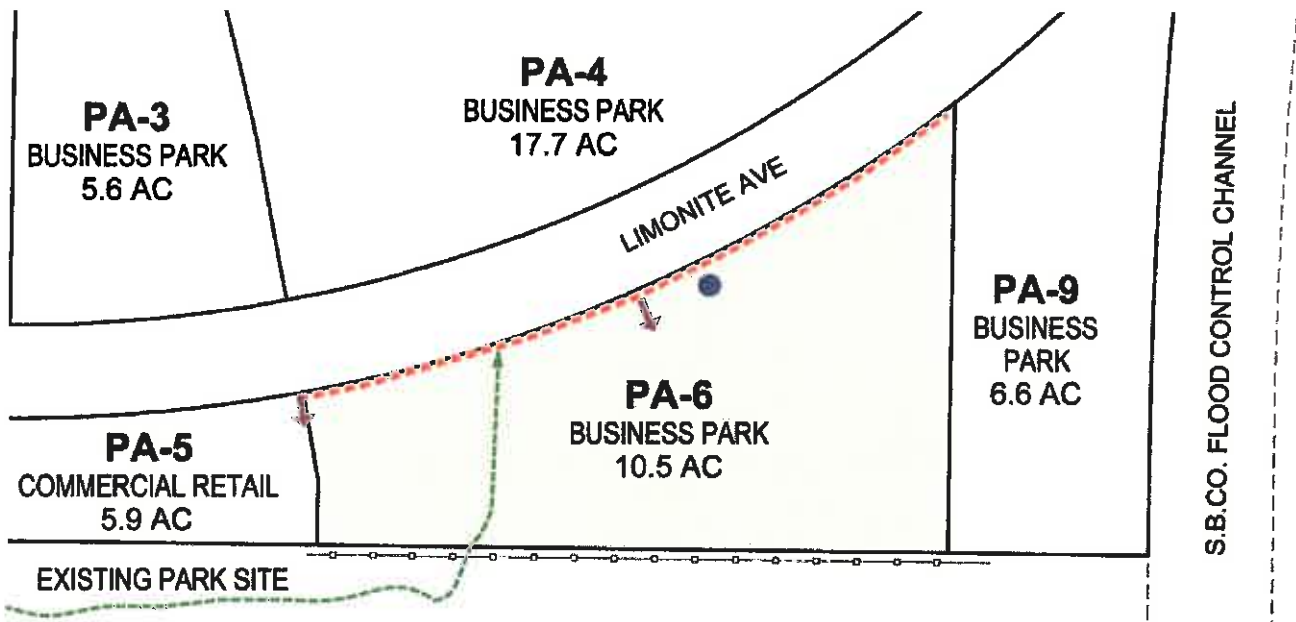


Figure 2-16
Planning Area 6

2.7.7 Planning Area 7: Light Industrial

Planning Area 7 located in the northwest corner of The Ranch at Eastvale Specific Plan as depicted in **Figure 2-17, Planning Area 7**, provides for the development of approximately 8.4 acres of light industrial land uses. A maximum 156,937 square feet of buildings can be constructed within Planning Area 7. The building intensity in Planning Area 7 will not exceed a FAR of 0.50. Within Planning Area 7, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.







Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

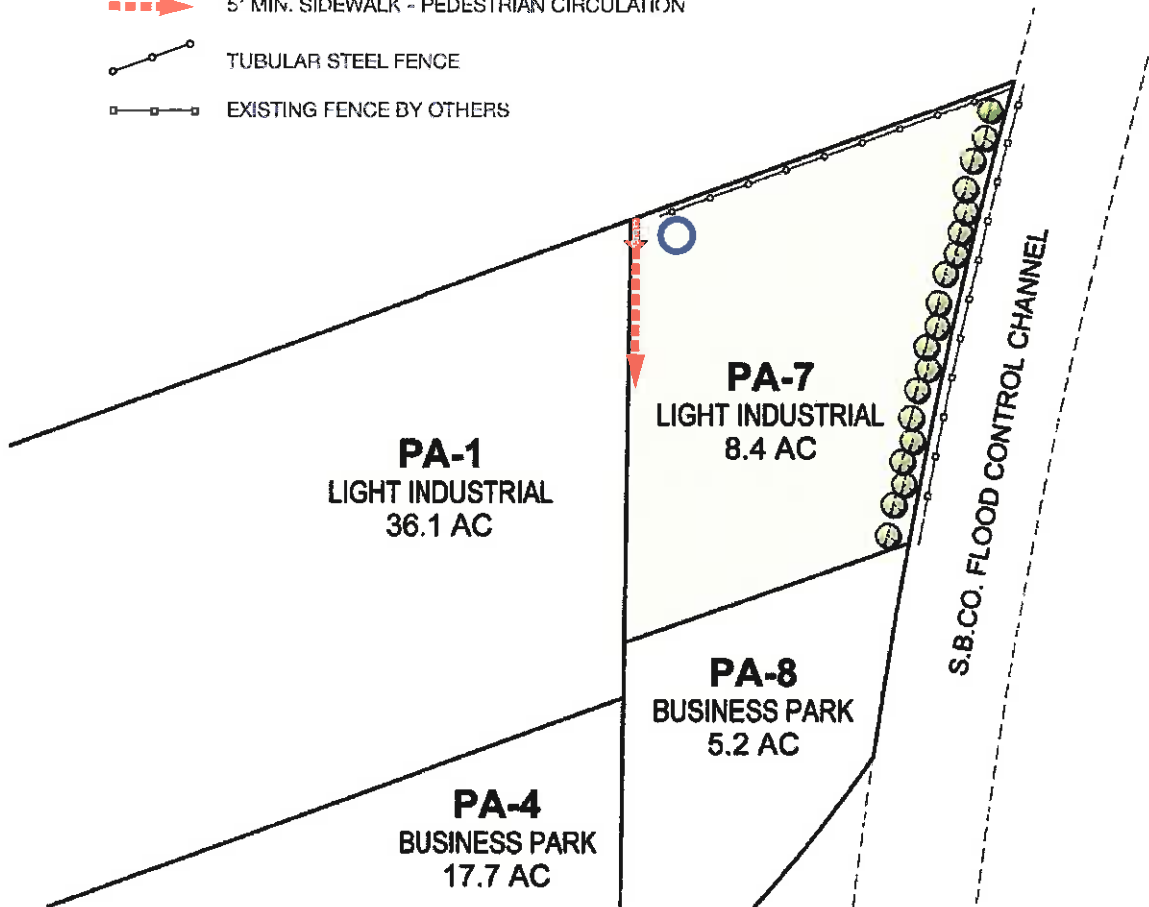
Planning Standards

- 1) Access to Planning Area 7 shall be provided from future Internal Streets. Future development design may permit internal access between Planning Area 7 and adjoining Planning Areas.
- 2) Planning Area 7 is located in Zone C of the CLUP for the Chino Airport.
- 3) The Chino Airport extended runway centerline crosses into the northern portion of Planning Area 7. As such, all structures shall be located a maximum distance from the extended runway centerline.
- 4) Development in this zone will comply with all applicable restrictions and requirements.
- 5) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 6) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 7) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 8) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

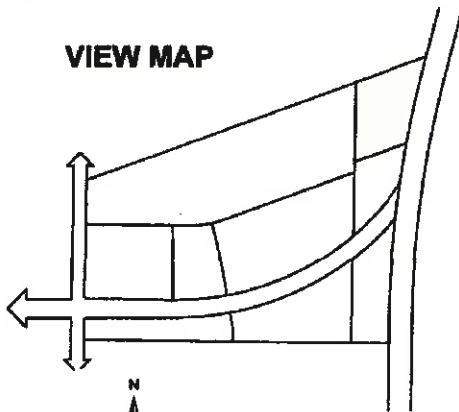
LEGEND

-  THE RANCH AT EASTVALE SECONDARY MONUMENT
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  TUBULAR STEEL FENCE
-  EXISTING FENCE BY OTHERS

Planning Area 7
LIGHT INDUSTRIAL
8.4 Acres



VIEW MAP



Not to Scale

Figure 2-17
Planning Area 7

2.7.8 Planning Area 8: Business Park

Planning Area 8 located at the center of the eastern project boundary and on the north side of Limonite Avenue as depicted in **Figure 2-18, Planning Area 8**, provides for the development of approximately 5.2 acres of business park land uses. A maximum 122,216 square feet of buildings can be constructed within Planning Area 8. The building intensity in Planning Area 8 will not exceed a FAR of 0.60. Within Planning Area 8, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.






Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

Planning Standards

- 1) Access to Planning Area 8 can be provided from Limonite Avenue or future internal streets. Future development design may permit internal access between Planning Area 8 and adjoining Planning Areas.
- 2) Planning Area 8 is located in Zone C of the CLUP for the Chino Airport. Development in this zone will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

LEGEND

-  TENANT SIGNAGE
-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  EXISTING FENCE BY OTHERS

Planning Area 8
BUSINESS PARK
5.2 Acres

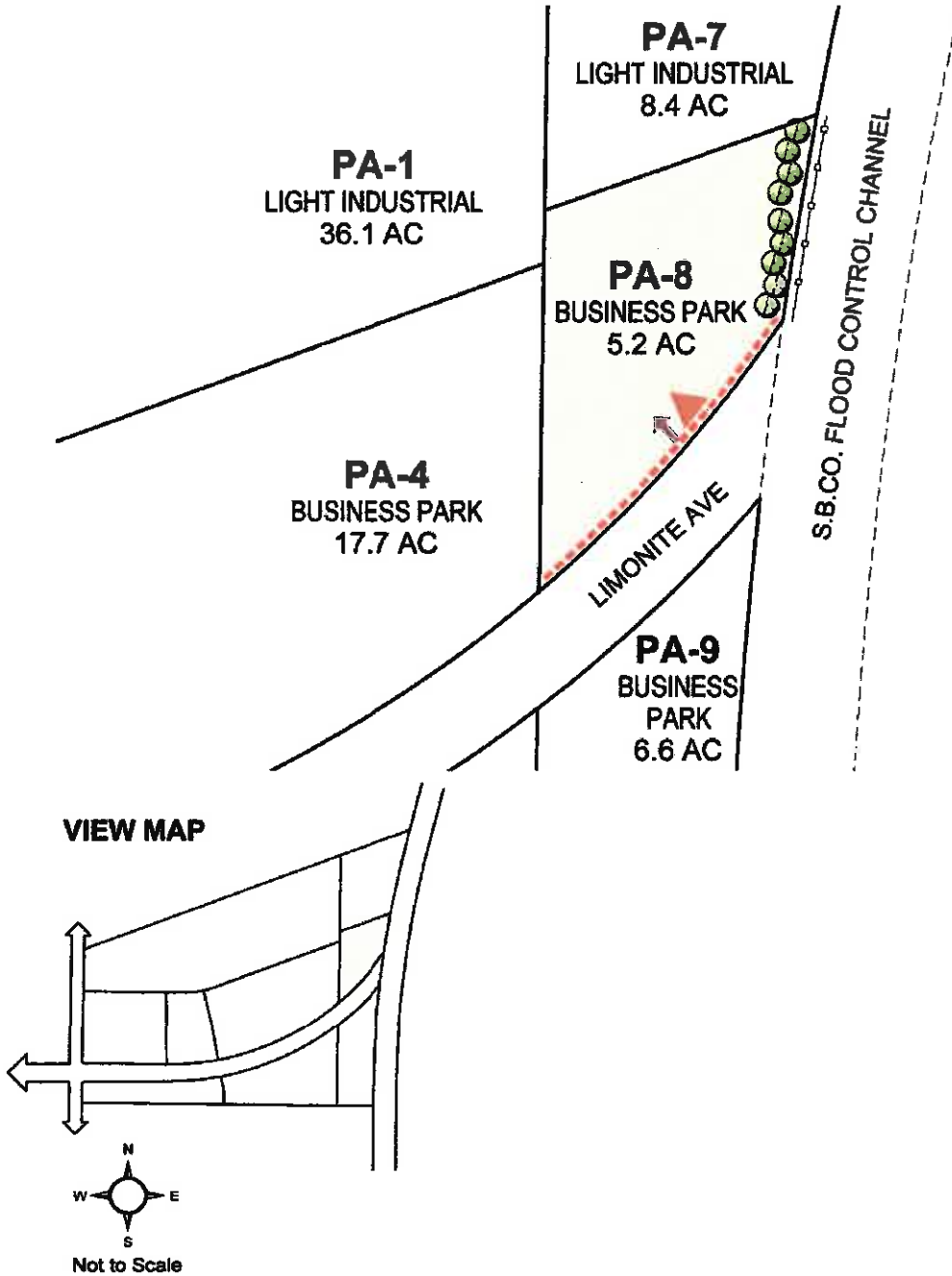


Figure 2-18
Planning Area 8

2.7.9 Planning Area 9: Business Park

Planning Area 9 located between the southern project boundary and the south side of Limonite Avenue as depicted in **Figure 2-19, Planning Area 9**, provides for the development of approximately 6.6 acres of business park land uses. A maximum 155,121 square feet of buildings can be constructed within Planning Area 9. The building intensity in Planning Area 9 will not exceed a FAR of 0.60. Within Planning Area, land uses will be limited to agriculture and related uses as interim uses until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.





Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to Table 2-2, Allowable Land Uses and Table 2-3, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

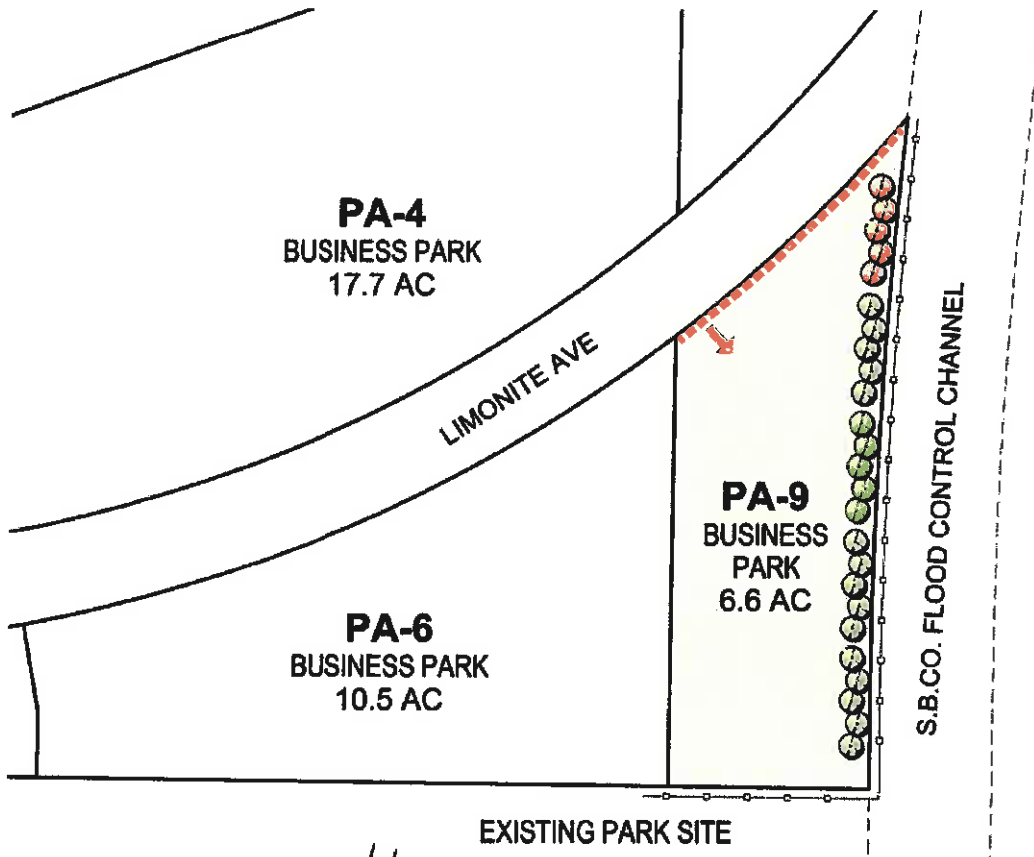
Planning Standards

- 1) Access to Planning Area 9 shall be provided from Limonite Avenue. Future development design may permit internal access between Planning Area 9 and adjoining Planning Areas.
- 2) Planning Area 9 is located in Zones C and D of the CLUP for the Chino Airport. Development in these zones will comply with all applicable restrictions and requirements.
- 3) Pedestrian access is by way of sidewalks along roads and internal pathways to individual businesses that provide connections throughout the project.
- 4) Signage to be provided as depicted in Figure 3-1, Monument Plan and as described in Section 3.6.
- 5) Please refer to Section 3.0 for specific Design Guidelines and other related design criteria and to Section 4.0 for specific Landscaping Guidelines.
- 6) Please refer to Sections 2.2 through 2.5 for Development Plans and Standards that apply site-wide.

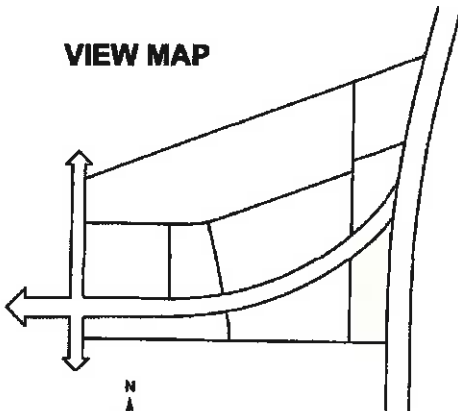
LEGEND

-  TREE EDGE AND SHRUB BUFFER
-  PLANNING AREA ACCESS
-  5' MIN. SIDEWALK - PEDESTRIAN CIRCULATION
-  EXISTING FENCE BY OTHERS

Planning Area 9
BUSINESS PARK
6.6 Acres



VIEW MAP



Not to Scale

Figure 2-19
Planning Area 9

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Friday, June 26, from 9:00 a.m. to 5:00 p.m. (Closed July 3).

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

DATE OF HEARING: July 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrutt and Taylor Gerry) – City of Eastvale Case No. 15-0783 (Specific Plan Amendment [SPA], Tentative Parcel Map [TPM 36787], and Major Development Plan [MDP]. The SPA proposes an amendment to the Ranch at Eastvale Specific Plan located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel in the City of Eastvale to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and acreages of, the Planning Areas, and modify the permitted uses within each Planning Area. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino. The TPM proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The MDP proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (Lots 1-7 of the TPM). Size of each building ranges between 50,000 square feet to 300,000 square feet with anticipated uses primarily consisting of warehousing with supporting offices. (Compatibility Zones B1 and C of Chino 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. Kanika Kith of the City of Eastvale Planning Department, at (951) 703-4460.

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

ALUC Identification No.

ZAP1021CH15

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application May 26, 2015
 Property Owner Moons Family Trust Phone Number (559) 240-1508
 Mailing Address 4974 Avenue 272
Visalia, CA 93277
Bryan Bentrott / Taylor Gerry (949) 655-8226
c/o Summit Development Corporation
 Agent (if any) 450 Newport Center Drive, Suite 625 Phone Number _____
 Mailing Address Newport Beach, CA 92660

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 NEC of Limonite Avenue & Hellman Avenue
Eastvale, CA
 Assessor's Parcel No. 144-010-008-0 & 144-010-013-4 Parcel Size 97 gross acres
 Subdivision Name The Ranch at Eastvale
 Lot Number _____ Zoning Classification Specific Plan

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) Vacant land subject to Specific Plan No. 358 called "The Ranch at Eastvale" approved by the County of Riverside May 25, 2010.
 Proposed Land Use (describe) Major Development Plan approval for seven (7) industrial buildings ranging in size from 50,000 to 300,000 S.F. pursuant to a S.P. Amendment.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
 For Other Land Uses Hours of Use 8-12 hours, 5 days per week
 (See Appendix C) Number of People on Site Maximum Number 2,026 (Zone B-1 & Zone C)
 Method of Calculation Applied maximum overall density of people who would be in the building per code.

Height Data Height above Ground or Tallest Object (including antennas and trees) 43 ft. max ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 682 ft. max 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	May 6, 2015	Type of Project
Agency Name	City of Eastvale	<input type="checkbox"/> General Plan Amendment
	Kanika Kith	<input checked="" type="checkbox"/> Zoning Amendment or Variance (SPA)
Staff Contact	(951) 703-4460	<input type="checkbox"/> Subdivision Approval
Phone Number	15-0783	<input type="checkbox"/> Use Permit
Agency's Project No.		<input type="checkbox"/> Public Facility
		<input checked="" type="checkbox"/> Other <u>Development Plan Approval</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

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

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

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



**SUMMIT DEVELOPMENT
CORPORATION**

May 26, 2015

John Guerin
Riverside County Airport Land Use Commission
Riverside County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Re: ALUC Submission Package for the Ranch at Eastvale

Dear John:

I am pleased to present our completed application and site plan for ALUC review prior to our formal submission on or before May 27, 2015. By way of background, ALUC issued the attached conditions of approval dated May 14, 2007. At that time, the ALUC conditions governed a “blob” land use plan for several land parcels which comprised an approximately 119 gross acres Specific Plan known as “The Ranch at Eastvale”. This Specific Plan was approved by the County of Riverside as of May 25, 2010.

The parcels covered by the Specific Plan include:

- Moons site (approx. 98 gross acres)
APN: 144-010-008-0 & 144-010-013-4
- Rodriguez site (approx. 20 gross acres)
APN: 144-010-009-1

At this time, we are submitting a Major Development Plan, which will provide site plan approvals for Buildings 1-7 as shown on the site plan (i.e. Phase I). All of the Phase I buildings are located on the Moons site.

We call the Phase I buildings and the related master plan our “Submission Plan”. We met with Eric Norris and Kanika Kith on May 6, 2015 and they agreed we could submit the SAME Submission Plan to ALUC staff in order to meet the May 27th submission date for the July 9th ALUC meeting.

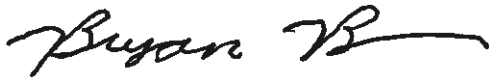
A few highlights from the Submission Plan:

- Buildings 1-7 are located in two zones which are known as B-1 and C. The B-1 zone requires a 30% open space component and the C zone requires a 20% open space component.
- We have met the open space requirements for each Building on the site plan and we have taken extra care to make sure our landscape plan complies with ALUC standards. We have also located street lights outside of the open space quadrants noted on the Submission Plan.

- The Phase I open space areas are highlighted in yellow and we are taking the extra step of showing you how we intend to meet our open space requirements for the “Western Quadrant” by noting the open space areas in blue. We call this Western Quadrant “Phase II.”
- The Phase I buildings will more than likely operate according to “normal” business hours, but we cannot preclude a 24/7 operation.
- We have attached a chart to explain the maximum employee densities for the Phase I buildings.
- “Phase III” is generally described as the land south of Limonite and this area requires a 10% open space requirement. We do not anticipate having an issue in meeting this requirement when we are ready to submit a specific site plan for this area.
- As suggested, we will be submitting the completed FAA 7460 forms required for each Phase I building in order to facilitate obtaining a Conditional Approval from RCALUC.

John, your previous advice and counsel helped in preparing our Submission Plan. Our previous work gave the city confidence to endorse moving ahead with you now so that we might keep our project on track for approval at the ALUC meeting in July. Thank you for considering a meeting time with Bill and Taylor so we can make sure we have covered every possible detail on our Submission Plan.

Sincerely,



Bryan Bentrott

Principal
Summit Development Corporation

Direct: 949.655.8226

Cell: 949.395.2488

Email: bryan@sumdevco.com

**RIVERSIDE COUNTY LAND USE COMMISSION
COMPLIANCE METHODOLOGY**

The Ranch at Eastvale – Phase 1

May 27, 2015

Gentleman,

On May 10, 2007 the Riverside ALUC, in reviewing an application for development review (File No. ZAP1004CH07) found the site we proposed to be developed consistent with the then approved 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence area of Chino Airport, subject to a series of conditions. Summit Development Corp. now plans to develop portions of the site reviewed in 2007 in two or more phases.

On May 6, 2015 Summit Development Corp. submitted revised plans and specifications to the City of Eastvale for Master Development Plan Review of Phase 1 of the 98 acre Ranch at Eastvale. The **Phase 1** development consists of seven industrial warehouse buildings totaling 945,000 SF located on 56.6 gross acres, along with major roads totaling 12.3 acres. **Phase 2** of The Ranch at Eastvale consists of 29.1 acres of commercial/business park property which will undergo Plan Review at a future date.

The Open Space Zone Diagram dated 05/06/2015 prepared by MacDavid Aubor Architects, and Landing Open Space Area plans prepared by Albert A. Webb Associates Civil Engineers are the basis of the following compliance summary:

- **Open Land:** In addition to showing all of our building envelopes, we have identified in yellow on the Zone Diagram all of the **Phase 1** open land areas comprised of roads and automobile parking lots which are free of structures, other major obstacles such as large trees or poles, and overhead wires. All of these areas have a minimum of 75 feet by 300 ft. Identified in blue all of the open land areas in Zone C being developed with **Phase 1** which we are electing to allocate to future **Phase 2** development in Zone C. The open space summary on the Zone Diagram details our compliance with minimum open space requirements of Zone B1 (30%), and Zone C (20%).
- **Limitations on Clustering:** We have approached the clustering of our **Phase 1** buildings so that they are each separated by qualified open space parking lot areas. Further we have positioned the building office areas to be outside of the most restrictive B1 Zone as an additional safety feature. Please refer to Exhibit A attached, which details calculations of the Maximum Single Acre Intensity for each of our buildings. Note that building #3 & #4 will require an intensity bonus. Exhibit B attached, details the Average Zone Density people contributions for each of our buildings. We are in compliance with the maximum density of Zone B1 (40 / AC), and Zone C (75 / AC).
- **Risk Reduction Measures:** Since actual landing frequency measurements at the Chino Airport does not indicate takeoff and landing frequency of large aircraft having a maximum certificated takeoff weight of more than 12,500 pounds (based on Chino Airport master plan data, less than two percent of the traffic overflying the site will be large aircraft), we are eligible for credit for

the following allowed building design features which would enable an Intensity Bonus for Buildings #3 & #4:

- **Using concrete walls**
- **Enhancing the fire sprinkler system (see Allen Automatic Fire Sprinkler letter)**
- **Limiting buildings to a single story**
- **Increasing the number of emergency exits (see McDavid Aubort letter)**



Allan Automatic Sprinkler of So. Cal.

Fire Protection Contractor Since 1956

A Division of Shambaugh & Son, L.P.



An EMCOR Company

3233 Enterprise Street
Brea, CA 92821

Phone: 714.993.9500
Fax: 714.993.5708

License #C-16 998265

May 21, 2015

Summit Development Corp
450 Newport Center Drive Suite 626
Newport Beach, CA 92660-7610

Attn: Taylor Gerry

Re: The Ranch at Eastvale
Eastvale, CA
Allan's Project No. 275706

Subject: Fire Protection

Dear Taylor:

Following up on our telephone conversation, we have reviewed the drawings of the proposed buildings at The Ranch at Eastvale.

The fire sprinkler design will be Early Suppression Fast Response (ESFR) sprinklers, which exceeds the requirements of the California Fire Code and NFPA 13.

This is a suppression technology as opposed to conventional control mode technology, and is a significant upgrade.

If you have any questions, please contact our office.

Sincerely,

Shambaugh & Son, L.P.
Allan Automatic Sprinkler Of So Cal, a Division of

Ronald J Stephens

RONALD J. STEPHENS



May 20, 2015

Mr. Taylor Gerry
Project Coordinator

Re: the ranch, Eastvale, CA. (Required vs. Provided Fire Access doors for Buildings 3 & 4)

Hi Taylor,

MAA Architects has calculated the required fire access doors vs. the provided preliminary location of the fire access doors.

Building #3: Required fire access doors= 15 doors
Provided fire access doors= 19 doors

Building #4: Required fire access doors= 24 doors
Provided fire access doors= 30 doors

If you have any questions, I can be reached at (949) 305.2200 x224

Sincerely,

Dan MacDavid,
Principal

MacDavid Aubort and Associates, Inc.

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RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 4.1** 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 June, ALUC Director Ed Cooper reviewed four non-legislative cases proposing non-residential projects (one each in the March Air Reserve Base/Inland Port Airport Influence Area, the Palm Springs International Airport Influence Area, the Bermuda Dunes Airport Influence Area, and the French Valley Airport Influence Area) and issued determinations of consistency.

ZAP1030PS15 (Zone E, Palm Springs Intl. AIA) pertains to a Conditional Use Permit application with the City of Cathedral City proposing development of a 9,200 square foot gymnasium and classroom building as part of an existing Salvation Army campus on 2.96 acres located at the northeasterly corner of Landau Boulevard and Vega Road. The site is located approximately 7,400 feet from the closest point of Runway 13R-31L at Palm Springs International Airport, and the runway elevation at that point is 395.5 feet above mean sea level (AMSL). Any structures at this site with an elevation exceeding 469.5 feet AMSL would require Federal Aviation Administration (FAA) obstruction evaluation review. As the proposed maximum finished floor elevation is 387.7 feet AMSL and the proposed maximum building height is 26 feet, FAA review for height/elevation reasons is not required.

ZAP1121MA15 (Zone E, March AIA) pertains to Conditional Use Permit and Certificate of Appropriateness applications with the City of Riverside proposing development of a kindergarten through sixth grade independent charter school consisting of fifteen relocatable classroom buildings totaling 14,400 square feet, a 1,920 square foot relocatable multipurpose building, and a 1,920 square foot relocatable administration building on 5.88 acres located at the northwest corner of Linden Street and Rustin Avenue. The site elevation is almost 500 feet lower than the runway elevation at March Air Reserve Base/Inland Port Airport, and the site is located more than 20,000 feet from the runways at Riverside Municipal Airport and more than 10,000 feet from the runway at Flabob Airport. Therefore, FAA review for height/elevation reasons is not required.

ZAP1058BD15 (Zone C, Bermuda Dunes AIA) pertains to a Conditional Use Permit application with the County of Riverside proposing to utilize a 2,055 square foot suite within an existing 13,800 square foot building on two adjoining half-acre properties located on the westerly side of Washington Street, northerly of its intersection with Varner Road (to wit, Suite A at 39615 Washington Street) as a liquor store/convenience store. This item was handled as a staff review pursuant to the project-specific delegation authorized by the Commission at its June 11 meeting in response to an oral communication from Ms. Kathleen Browne on behalf of the project representative and applicant. The three northerly suites share a half-acre parcel, permitting an occupancy of 37 persons (prorated from the 75 person per acre allowance in Zone C). Based on marketing information, Suite A occupies 36 percent of the combined square footage of the three suites and is, therefore, allocated an allotment of 13 persons ($37 \times .36$). ALUC Director Ed Cooper determined that it is highly unlikely that a liquor store/convenience store of this size would ever be occupied by more than 13 persons at any given time. The proposed use would occupy an existing building; therefore, FAA height/elevation review is not applicable in this situation.

ZAP1063FV15 (Zone D, French Valley AIA) pertains to a Plot Plan application with the County of Riverside proposing establishment of an unmanned telecommunications facility consisting of antennas on a 50-foot high monopine tower, with associated equipment cabinets, on a 508 square foot lease area within a 1.64-acre parcel located northerly of Willows Avenue, easterly of Winchester Road, and westerly of Napa Creek Drive in the unincorporated community of Murrieta Hot Springs. As the proposed facility is a non-habitable structure, Zone D non-residential intensity criteria would not apply, and the proposed use is not noise-sensitive. The site is located more than 7,300 feet from the runway at French Valley Airport, at an elevation that is more than 140 feet lower than the runway elevation. FAA review for height/elevation reasons is not required.

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

- 4.2** Legislative Items in the March Airport Influence Area Zone E. Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan authorizes the ALUC Director to issue determinations of consistency for proposed actions other than general plans, specific plans, general plan amendments, specific plan amendments, zoning ordinances (including zone changes), airport master plans, and establishment or expansion of an airport or heliport in situations where the Director determines that there are "no apparent compatibility issues of significance." On a generalized basis, except as directed by the Commission, the Director has confined such determinations to proposals for development in Airport Compatibility Zones D and E of the airports with plans prepared pursuant to the 2004 Plan provisions, and to development in Area III of the 1984 Riverside County Airport Land Use Plan (when it applied to the March Airport Influence Area) and the Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

More recently, on April 14, 2011, ALUC adopted Resolution No. 2011-02 authorizing the ALUC Director to render consistency determinations for projects submitted pursuant to Public Utilities Code Section 21676 (to wit, the adoption and amendment of General Plans, Specific Plans, zoning ordinances, building regulations, and zone changes) that are not inconsistent and do not have "the possibility to be inconsistent with the land use planning guidelines contained in the applicable ALUCP." Examples of such determinations have included changes to General Plan Circulation Element roadway designations and City ordinances restricting the number of persons to whom rooms could be rented. The ALUC Director has not utilized this authorization to render consistency determinations in situations where an applicant is proposing a change in the General Plan land use designation, Specific Plan land use designation, or zoning classification of a specific property.

In November, 2014, ALUC adopted the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. This Plan included a considerable expansion of the Airport Influence Area (AIA), to the boundaries recommended in the Joint Land Use Study prepared by March Joint Powers Authority pursuant to a Department of Defense grant. As a result of this expansion, considerably larger proportions of the land within the affected cities and the unincorporated area are within the AIA, and more of these "legislative items" are subject to ALUC jurisdiction. For example, three of the projects on today's hearing agenda (ZAP1068RI15, ZAP1120MA15 and ZAP1122MA15) required Commission consideration even though they were not in areas subject to residential density or non-residential intensity restrictions, because the projects involve legislative actions.

Our question today, then, is: "Does the Commission wish to authorize the ALUC Director to render consistency determinations in situations where an applicant is proposing a change in the General Plan land use designation, Specific Plan land use designation, or zoning classification of a specific property if that property is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area?"

- 4.3** Correction of Minutes: April 9, 2015. On May 27, 2015, staff received an e-mail from the applicant for ZAP1107MA14 notifying us that the minutes for the April 9, 2015 meeting did not reflect the changes made to the conditions for this project at the hearing – specifically, the amendment to Condition No. 11 and deletion of Condition No. 12, as had been recommended by staff. The applicant was correct. Staff has prepared a corrected copy of the minutes for the April 9, 2015 hearing that include the final corrected conditions for both ZAP1107MA14 and ZAP1111MA15. In both cases, the corrected conditions also incorporate the conditions added subsequent to the hearing to reflect the Determination of No Hazard to Air Navigation letters issued by the Federal Aviation Administration. The Commission will be asked to adopt the corrected minutes as Item 5.1 on today’s agenda.
- 4.4** Election of Commission Officers. Pursuant to Section 2.5(a) of this ALUC’s bylaws, election of a Chairman and Vice-Chairman is supposed to occur at the April meeting, but staff was so busy contemplating prospective detention basins in the Accident Potential Zones that we forgot to schedule this matter on the Administrative Items calendar for April. We respectfully request that the Commission elect a Chairman and Vice-Chairman.
- 4.5** December 2015 ALUC Meeting – Available Venues and Alternative Days. As announced at the June 11 meeting, the Board Hearing Room here at the Riverside County Administrative Center will be unavailable on our normal scheduled date of December 10, 2015. However, two other venues that have been the sites of previous meetings are available on Thursday, December 10 – the Hearing Room at the March Joint Powers Authority and the La Quinta City Hall Council Chambers. Alternatively, the Board Hearing Room is available on Thursday, December 3 and Monday, December 14. (Staff would prefer the December 10 or December 14 hearing dates, as the December 3 hearing date would be only three weeks after the November 12 hearing.)

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 9, 2015

CHAIR

Simon Housman
Rancho Mirage

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

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1030PS15
Related File No.: CUP 01-285C (Conditional Use Permit)
APN: 678-030-074

John Lyon
Riverside

Glen Holmes
Hemet

Dear Ms. Campbell:

Greg Pettis
Cathedral City

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal to develop a 9,200 square foot gymnasium and classroom building as part of an existing Salvation Army campus on a 2.96-acre parcel. The project site is located at the northeasterly corner of Landau Boulevard and Vega 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 7,400 feet from the runway to the property line, FAA review would be required for any structures with top of roof exceeding 469.5 feet AMSL. The proposed maximum finished floor elevation is 387.7 feet AMSL and the project proposes a maximum building height of 26 feet for a total maximum elevation of 413.7 feet AMSL. 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 Lennon 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 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

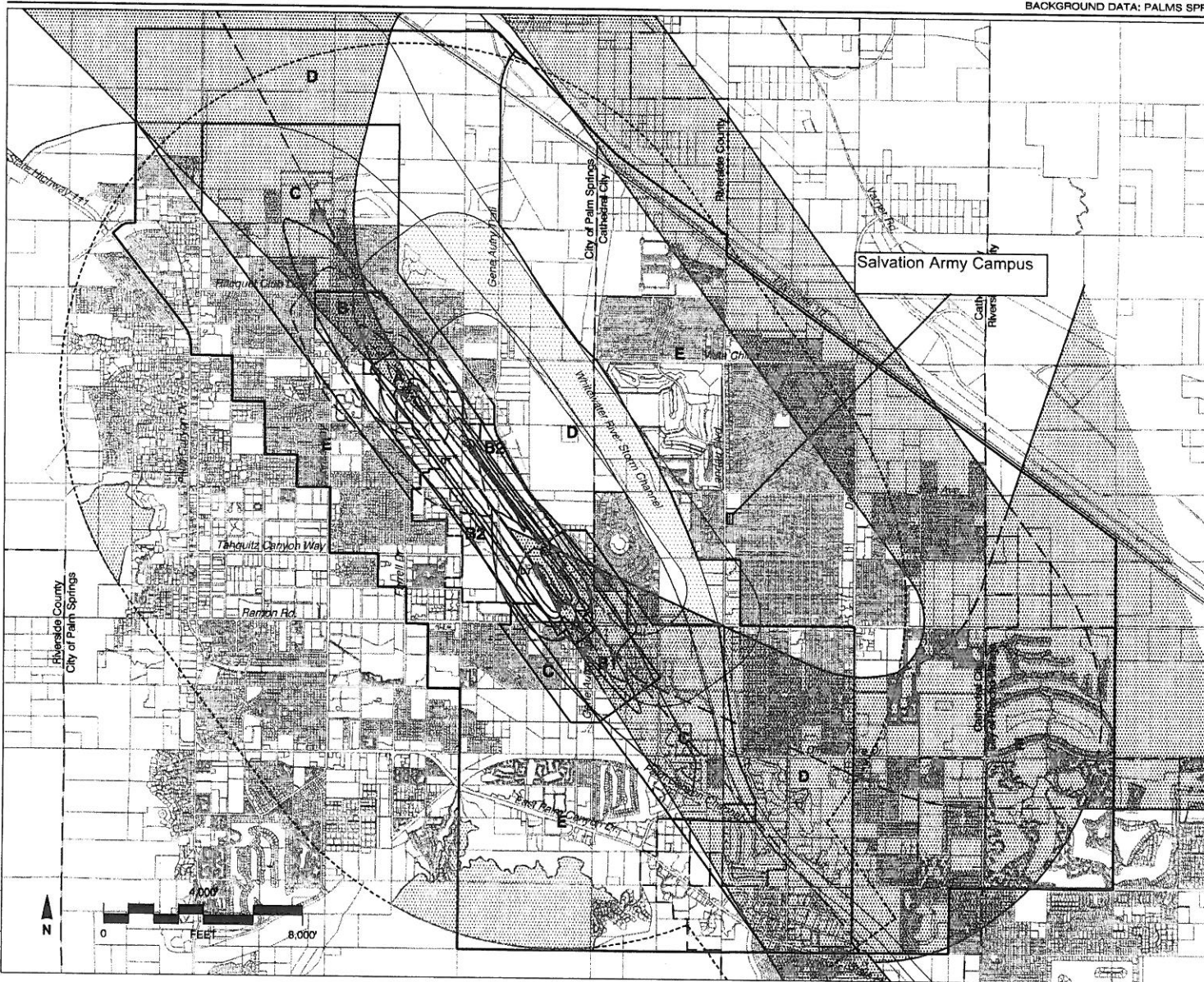
Attachment: Notice of Airport in Vicinity

cc: The Salvation Army (applicant/payee/owner)
Kara Peterson (representative)
Cliff Cortland (Architect)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1030PS15\ZAP1030PS15.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)



Legend

Compatibility Zones

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

Noise and Overflight Compatibility Factors

- 75 dB CNEL
- 70 dB CNEL
- 65 dB CNEL
- 60 dB CNEL
- 55 dB CNEL Contour Not Shown

Composite of Existing and Future Average Annual Day

Safety and Airspace Compatibility Factors

- Aircraft Departure Accident Risk Intensity Contours* (Shown only for Takeoffs to the Northwest)
- Aircraft Approach Accident Risk Intensity Contours* (Shown only for Landings from the Southeast; shifted 1,500 feet to reflect displaced threshold on primary runway)
- FAR Part 77 Conical Surface Limits
- Terrain Penetration of FAR Part 77 Surfaces

Boundary Lines

- Airport Property Line
- City Limits

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

**Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
East County Airports Background Data
(March 2005)**

Exhibit PS-7

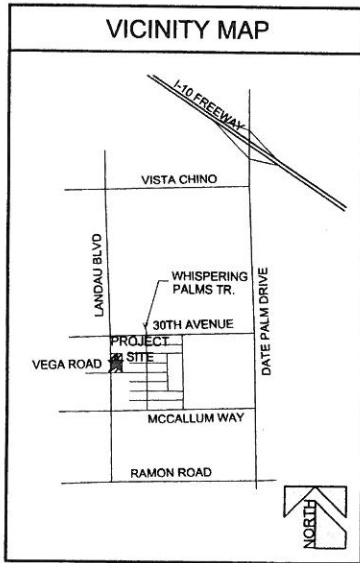
**Compatibility Factors Map
Palm Springs International Airport**

PSP-compatibility

MULTI-PURPOSE GYMNASIUM & CLASSROOM BUILDING FOR: SALVATION ARMY DICK & BEVERLY DAVIS CORPS CENTER



30-400 LANDAU BLVD.
CATHEDRAL CITY, CA. 92234



PROJECT DATA

SCOPE OF WORK: GYM & CLASSROOM BUILDING	TYPE OF CONSTRUCTION V-B	NET BUILDING AREA N/A	OCCUPANT LOAD 209
OCCUPANCY GROUP A-3 & E	BUILDING HEIGHT 26'-0"	GROSS BUILDING AREA 9,200 SQ. FT.	
APN 678030074	LEGAL DESCRIPTION RECORDED BOOK/PAGE: MB 999 / 999 SUBDIVISION NAME: ASSESSORS MAP 46 LOT/PARCEL: 9999 BLOCK: TRACT NUMBER: NOT AVAILABLE		

PROJECT SUMMARY

THIS PROJECT IS A NEW BUILDING ADDED TO AN EXISTING COMPLEX OF THE SAME OCCUPANCY WITH MINIMAL SITE IMPROVEMENTS DESCRIBED AS FOLLOWS:

- CONSTRUCTION OF NEW MULTI-PURPOSE GYMNASIUM & CLASSROOM BUILDING.
- LANDSCAPE RENOVATION TO AFFECTED AREAS.
- NEW SIGN / MONUMENT

APPLICABLE CODES

APPLICABLE CODES: (AS OF JANUARY 1, 2011)
CALIFORNIA CODE OF REGULATIONS (C.C.R.) GOVERNING THIS PROJECT:

2013 CALIFORNIA BUILDING CODE, (base on the 2009 IBC)	PART 2
2013 CALIFORNIA ELECTRICAL CODE,	PART 3
2013 CALIFORNIA MECHANICAL CODE,	PART 4
2013 CALIFORNIA PLUMBING CODE,	PART 5
2013 CALIFORNIA ENERGY CODE,	PART 6
2013 CALIFORNIA FIRE CODE,	PART 9
2013 CALIFORNIA GREEN BUILDING STANDARD	PART 11
2013 CALIFORNIA REFERENCED STANDARDS CODE,	PART 12

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS	2002 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)	2010 EDITION
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEM	2008 EDITION

PARTIAL LIST OF FEDERAL CODES AND STANDARDS
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II

ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, WHICH IS BASED ON THE 2009 INTERNATIONAL BUILDING CODE (IBC). ALSO 2013 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL, FIRE CODE, ENERGY CODE AND ALL OTHER LOCAL CODES AND ORDINANCES SHALL COMPLY.

UTILITIES

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2851
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2851
GAS	THE GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(760) 999-7788
TELEPHONE	VERIZON COMMUNICATION	(760) 778-3603
CABLE T.V.	TIME-WARNER CABLE	(760) 320-8610
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

SHEET INDEX

SHEET	SHEET DESCRIPTION
T1.0	TITLE COVER SHEET, VICINITY MAP, & SHEET INDEX
A0.0	SITE PLAN WITH COLORED PICTURES OF VIEWS
1 OF 2	CIVIL COVER SHEET
2 OF 2	CIVIL PRECISE GRADING PLAN
A1.0	SITE PLAN
A2.0	FLOOR PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
	PROPOSED COLOR ELEVATIONS WITH EXISTING BUILDINGS FOR MASSIVE STUDY
	PROPOSED COLOR ELEVATIONS
L-1	LANDSCAPE PLAN
	EXTERIOR RENDERING
	INTERIOR RENDERING

OWNER

THE SALVATION ARMY, SIERRA DEL MAR DIVISION
2320 FIFTH AVENUE
SAN DIEGO, CA 92180
TEL: (619) 446-0211
FAX: (619) 446-0493
CONTACT: LI SEAN KELSEY
E-MAIL: sean.kelsey@usa.salvationarmy.org

ARCHITECT

PEARSON ARCHITECTS, INC.
74-040 HWY 111, SUITE 232
PALM DESERT, CALIFORNIA 92260
TEL: (760) 778-1937 Ext. 21
FAX: (760) 778-5744
CONTACT: CRAIG PEARSON
E-MAIL: craig@pearson-architects.com

CIVIL

WATSON ENGINEERING
55-200 MONROE STREET
INDIO, CALIFORNIA 92201
TEL: (760) 275-0553
CONTACT: LLOYD W. WATSON
E-MAIL: lwwatson@wteeng.com

LANDSCAPE

RAY LOPEZ ASSOCIATES
49-374 GILA RIVER STREET
INDIO, CA 92201
TEL: (760) 278-0275
FAX: (760) 584-8920
CONTACT: RAY LOPEZ
E-MAIL: rls553@aol.com

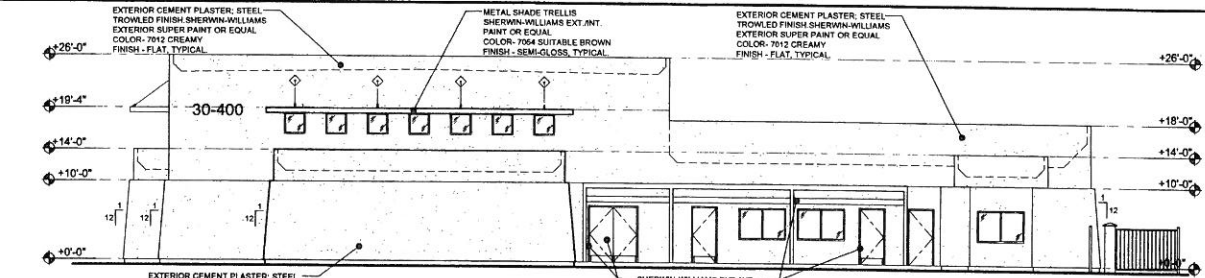
DATE: 03/26/15
SCALE: AS NOTED
DRAWN: GURAYA
JOB:
SHEET:
T1.0

MULTI-PURPOSE GYMNASIUM & CLASSROOM BUILDING FOR SALVATION ARMY DICK AND BEVERLY DAVIS CORPS COMMUNITY CENTER 30-400 LANDAU BLVD. CATHEDRAL CITY, CA 92234 APN: 678030074

PEARSON ARCHITECTS, INC.
ARCHITECTURE-PLANNING-INTERIOR DESIGN
12000 WILLOW LANE, SUITE 400, CALIFORNIA 92234
TEL: (760) 778-1937 FAX: (760) 778-5744

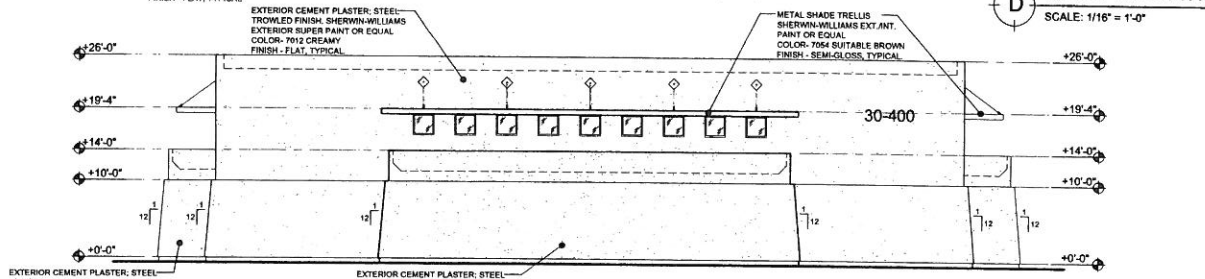
WATSON ENGINEERING
55-200 MONROE STREET
INDIO, CALIFORNIA 92201
TEL: (760) 275-0553
CONTACT: LLOYD W. WATSON
E-MAIL: lwwatson@wteeng.com

RAY LOPEZ ASSOCIATES
49-374 GILA RIVER STREET
INDIO, CA 92201
TEL: (760) 278-0275
FAX: (760) 584-8920
CONTACT: RAY LOPEZ
E-MAIL: rls553@aol.com



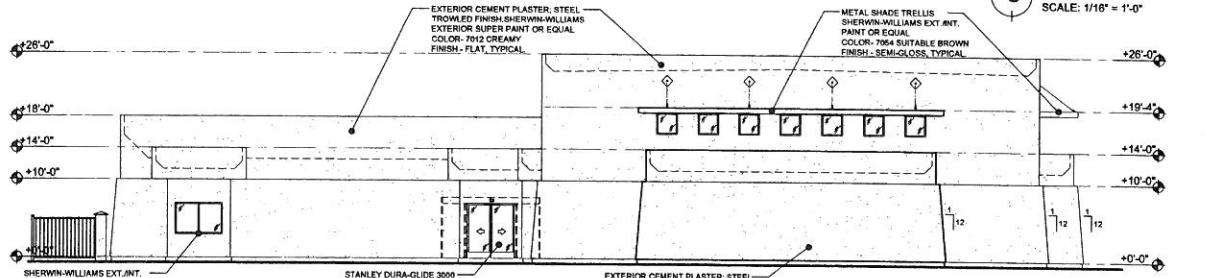
D WEST ELEVATION

SCALE: 1/16" = 1'-0"



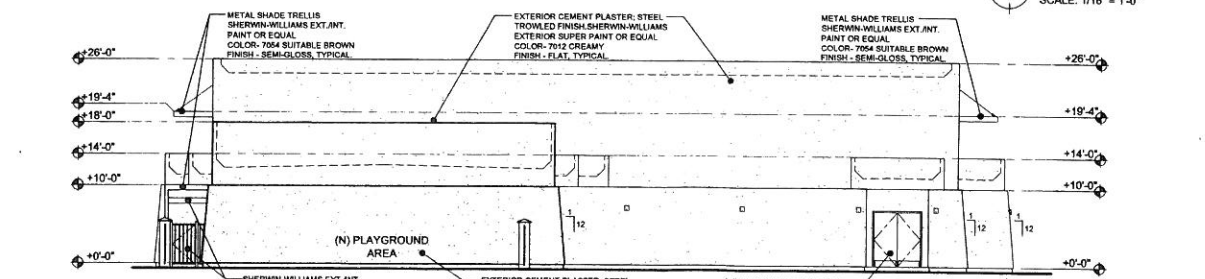
C NORTH ELEVATION

SCALE: 1/16" = 1'-0"



B EAST ELEVATION

SCALE: 1/16" = 1'-0"



A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NO.	REVISIONS	DATE

HIGH QUALITY ARCHITECTURAL SERVICES
 ARCHITECTURE PLANNING INTERIOR DESIGN
 1000 N. W. 10TH AVENUE, SUITE 1000
 MIAMI, FLORIDA 33136
 PHONE: 305.575.1111 FAX: 305.575.1112
 WWW.DAVISBRUNN.COM

DAVISBRUNN ARCHITECTS, INC.
 ARCHITECTURE PLANNING INTERIOR DESIGN

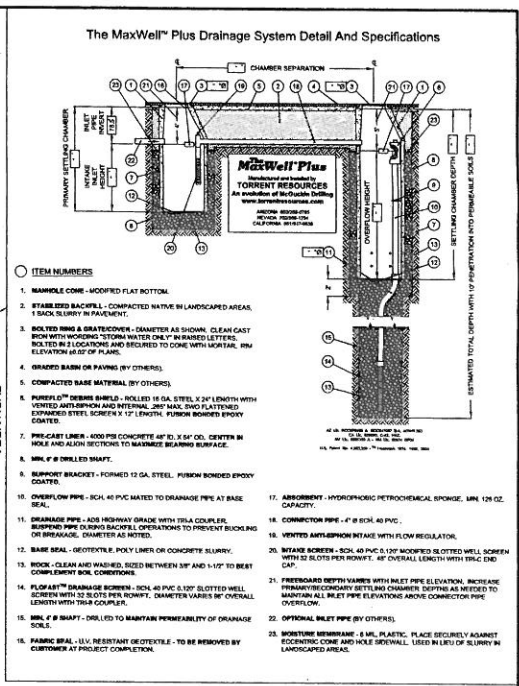
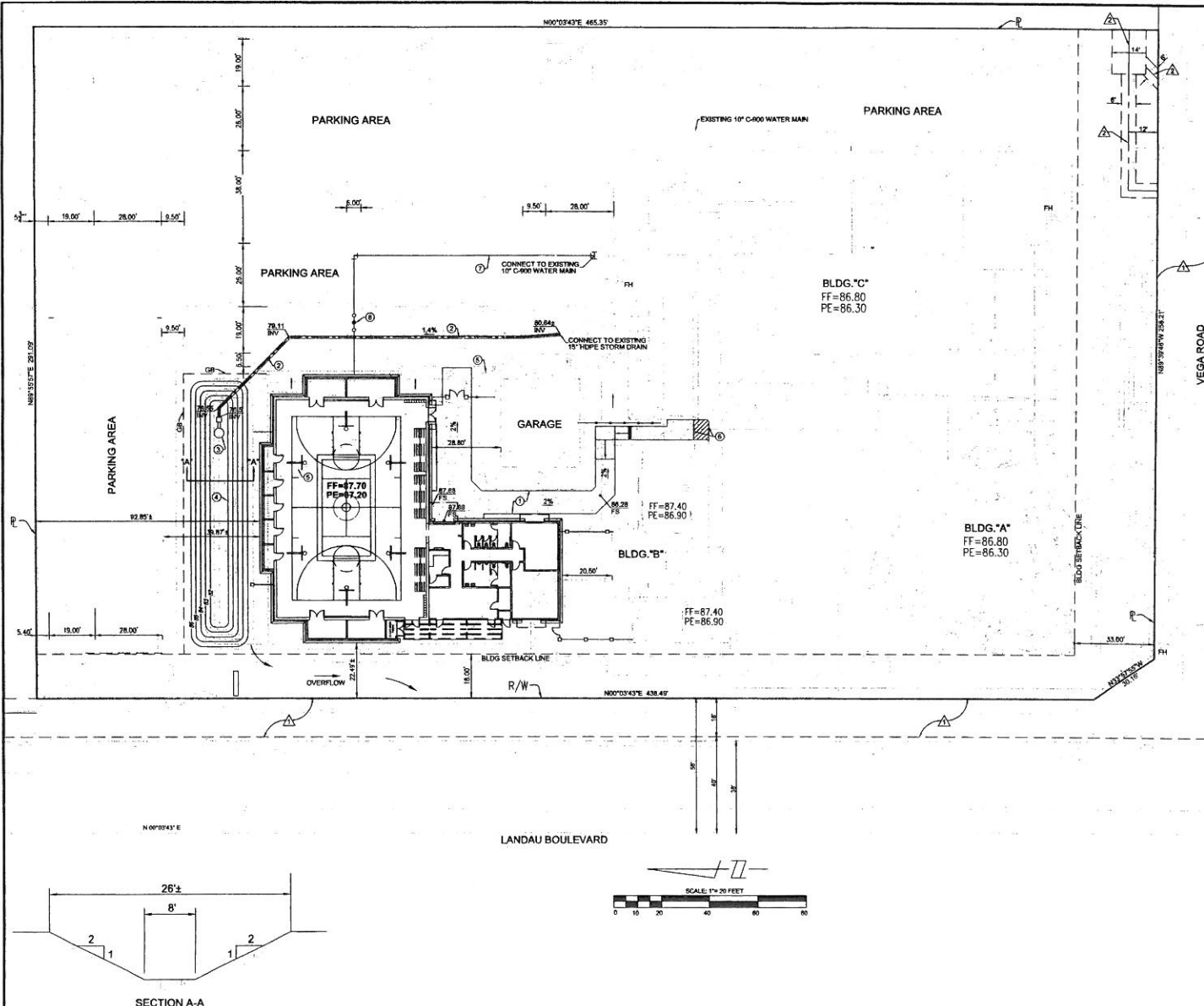
MULTIPURPOSE OLYMPIAN & CLASSROOM BUILDING FOR
**SALVATION ARMY DICK AND
 BEVERLY DAVIS CORPS
 COMMUNITY CENTER**
 3800 J. PHOENIX BLVD
 MIAMI, FLORIDA 33136
 DATE: 03/26/15



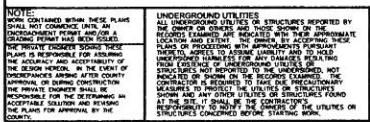
Plot Date: 03/26/15
 Scale: AS NOTED
 Drawn: GRAYA
 Job:

Sheet

A4.0



- CONSTRUCTION NOTES**
- INSTALL 4" P.C.C. CONCRETE, COLOR & TEXTURE PER LANDSCAPE PLANS
 - INSTALL 15" HOPE PIPE
 - INSTALL MAXWELL DRAINAGE SYSTEM PER DETAIL ABOVE
 - REMOVE EXISTING DRY WELL MANHOLE
 - REMOVE EXISTING 15" HOPE PIPE
 - REMOVE EXISTING 4" P.C.C. CONCRETE
 - INSTALL 6" C1000 OR DUCTILE IRON WITH RESTRAINED JOINTS FIRE SPRINKLER MAIN
 - INSTALL P.I.V., 4" CHECK VALVE, AND F.D.C.
- INDICATES REMOVE EXISTING
- GRANT OF EASEMENT IN FAVOR OF THE CITY OF CATHEDRAL CITY PER INSTRUMENT NO. 2004-0451483, RECORDED 05/04/2004, OFFICIAL RECORDS.
- GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison PER INSTRUMENT NO. 2004-041848, RECORDED 08/02/2004, OFFICIAL RECORDS.



MARK	BY	DATE	REVISIONS	APPR. DATE

APPROVED FOR PERMITTING PURPOSES ONLY:

CITY OF CATHEDRAL CITY

DATE:

SEAL - ENGINEER

CLAYTON W. WATSON

NO. 2982

EXP. 12/31/18

CIVIL

STATE OF CALIFORNIA

WATSON ENGINEERING

CIVIL ENGINEERING & LAND PLANNING

300 N. G ST. SUITE 100

CA 94011

PH: (415) 947-1000

PREPARED BY: LLOYD W. WATSON R.C.E. NO. 20062

DATE:

IN THE CITY OF CATHEDRAL CITY, CALIFORNIA

PRELIMINARY PRECISE GRADING PLAN FOR SALVATION ARMY FACILITY 30400 LANDAU BLVD

SHEET NO. **2**

OF 2 SHEETS

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE BASIS FOR AN ENVIRONMENTAL IMPACT STATEMENT OR A GRADING PERMIT AND/OR A GRADING PERMIT HAS BEEN OBTAINED.

THE PREPARED ENGINEER'S SIGNATURE THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND COMPLETENESS OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES AMONG THE COUNTY ENGINEER, OR DURING CONSTRUCTION, THE PREPARED ENGINEER SHALL BE RESPONSIBLE FOR THE DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

UNDERGROUND UTILITIES: ALL UNDERGROUND UTILITIES OR STRUCTURES REPOSED BY THE COUNTY OR OTHERS AND NOT SHOWN ON THE RECORDS, CONTRACTS, AND PERMITS SHALL BE REMOVED OR PROTECTED WITH APPROVED METHODS. APPROVE TO REMOVE UTILITIES AND TO HOLD THEM OFF OR TO PROTECT THEM WITH APPROVED METHODS. APPROVE TO REMOVE UTILITIES AND TO HOLD THEM OFF OR TO PROTECT THEM WITH APPROVED METHODS.

PRIVATE ENGINEERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CATHEDRAL CITY AND THE COUNTY OF SAN DIEGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CATHEDRAL CITY AND THE COUNTY OF SAN DIEGO.

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 9, 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 Lamon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Kyle Smith, Associate 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.: ZAP1121MA15
Related File No.: P14-0839, P14-00840 (Conditional Use Permit, Certificate of
Appropriateness)
APN: 250-230-009

Dear Mr. Smith:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to develop a Kindergarten through 6th grade independent charter school including a 1,920 square foot relocatable administration building, 1,920 square foot relocatable multipurpose building, and fifteen (15) relocatable classroom buildings totaling 14,400 square feet on 5.88 acres located at the northeast corner of Linden Street and Rustin Avenue, in the City of Riverside.

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, land use intensity is not restricted.

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The site elevation at the top point of any proposed structure is lower than the runway elevation. Furthermore, while the site elevation exceeds the elevations at Riverside Municipal Airport and Flabob Airport, the site is located more than 20,000 feet from Riverside Municipal Airport and more than 10,000 feet from Flabob Airport. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be 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:

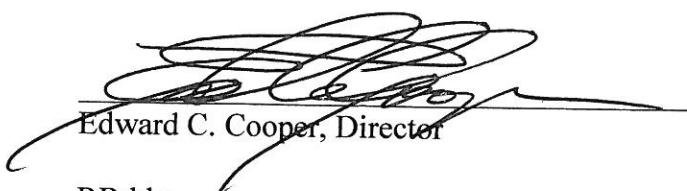
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated 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.
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

June 9, 2015

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

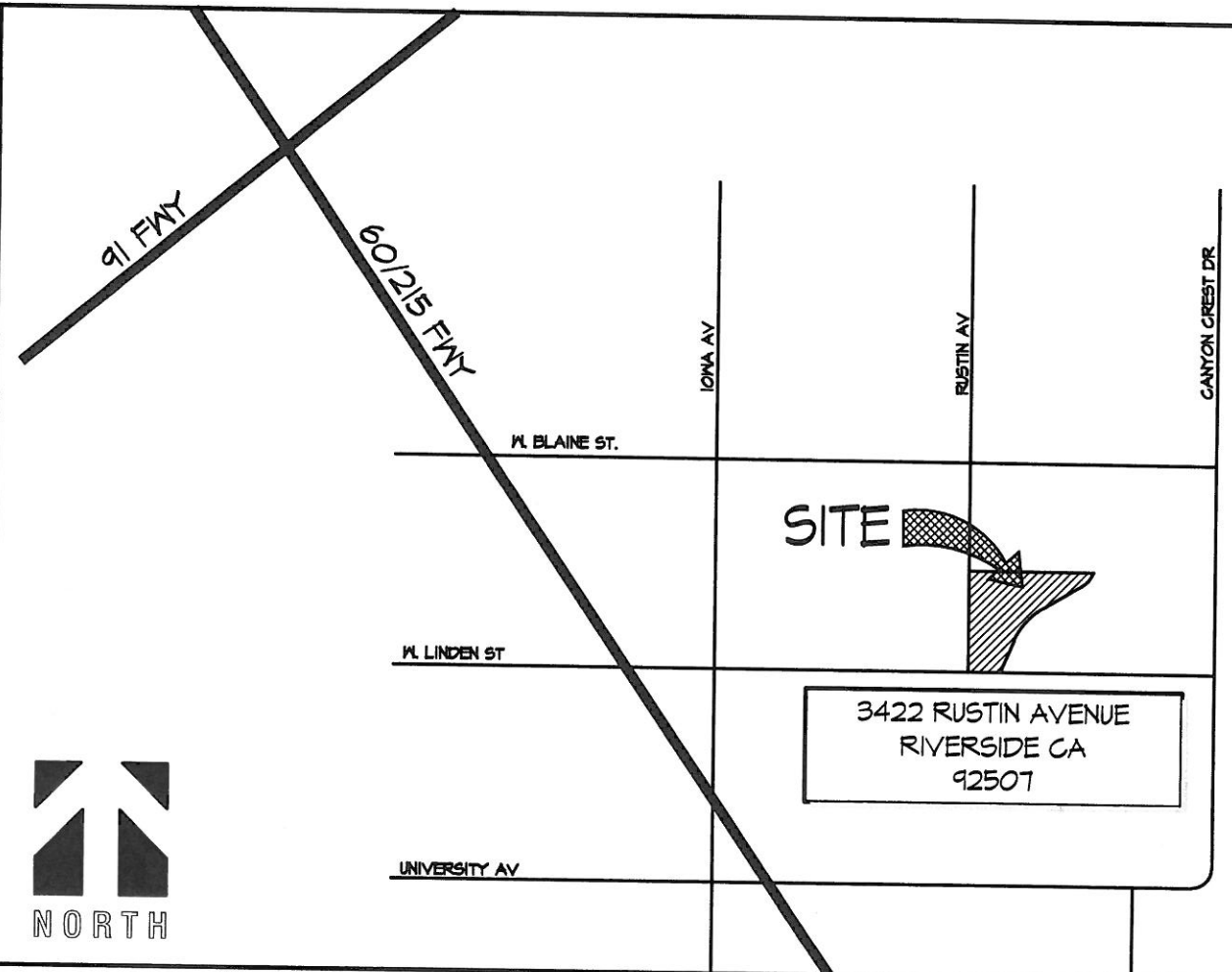
cc: Grace United Methodist Church (property owner)
Dan Goon, Ruhnau Ruhnau Clarke (payee/representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
Kim Ellis, Airport Manager, Riverside Municipal Airport
Beth LaRock, Airport Manager, Flabob Airport
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1121MA15\ZAP1121MA15.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)

CONTRACT.
ACTUAL
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HALL ASCERTAIN
GROUND UTILITIES



VICINITY MAP

APPLICANT
REACH LEADERSHIP ACADEMY
 4850 JURUPA AVENUE
 RIVERSIDE, CA 92504
 (951) 275-8820
 (951) 275-8829 FAX
CONTACT:
 Dr. VERGIE RENTIE, EXEC. DIR.
 VRENTIE@REACHROYALS.ORG

PROPERTY OWNER
 GRACE UNITED METHODIST CHURCH
 1085 W LINDEN STREET
 RIVERSIDE, CA 92507
 (951) 686-0686
CONTACT:
 GRACEUMCRIVERSIDE.COM

THESE DRAWINGS AND/OR SPECIFICA
ITEMS LISTED BELOW HAVE BEEN PRI
PROFESSIONALS OR CONSULTANTS W
TO PREPARE SUCH DRAWINGS IN THIS
EXAMINED BY ME FOR DESIGN INTENT
APPROPRIATE REQUIREMENTS OF TITI
REGULATIONS AND THE PROJECT SPE

THE ITEMS LISTED BELOW ARE ACCEP
CONSTRUCTION OF THIS PROJECT FOR
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HAVE BEEN DELEGATED RESPONSIBIL

ROGER CLARKE - ARCHITECT
 NUMBER: C-21340 - EXP. 10-31-15
 RUHNAU RUHNAU CLARKE
 3775 Tenth St. Riverside, Ca 92501

FOR MULTIPURPOSE BUILDING
MODULAR CLASSROOM BUILDING 48'X

- A-0 COVER SHEET
- A-1.03 FLOOR PLAN
- A-4.04 EXTERIOR ELEVATIONS
- F-0.22 WOOD FOUNDATION PLAN
- F-0.50 FOUNDATION DETAILS - WO
- S-1.50 FLOOR FRAMING DETAILS -
- E-1.03 ELECTRICAL PLAN
- R-1.01 STANDARD RAMP PLAN
- R-1.03 RAMP LANDING
- R-2.01 RAMP DETAILS

FOR AMINISTRATION BUILDING
MODULAR CLASSROOM BUILDING 48'X

- A-0 COVER SHEET
- A-0.1 SYMBOLS LEGEND, ABBREVI
- A-0.5A TITLE 24 - PART 6 - ZONE
- A-1.03 FLOOR PLAN - 48' X 40'
- A-2.03 REFI FCTFD CFII ING PI AN -

ACT DOCUMENTS.
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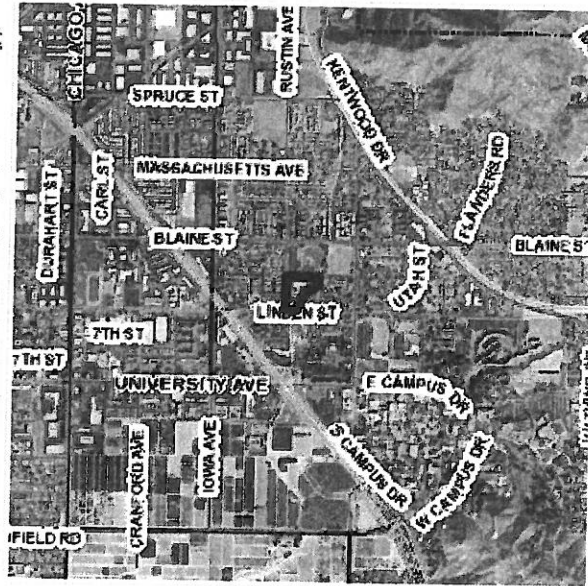
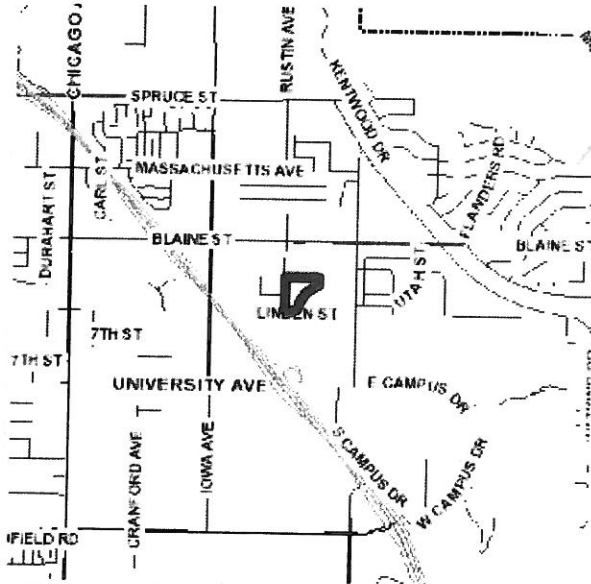
UNDER THIS
E APPROVED
MADE BY
BY THE DIVISION
E 24, CCR.



Riverside County Parcel Report
APN 250-230-009
Disclaimer

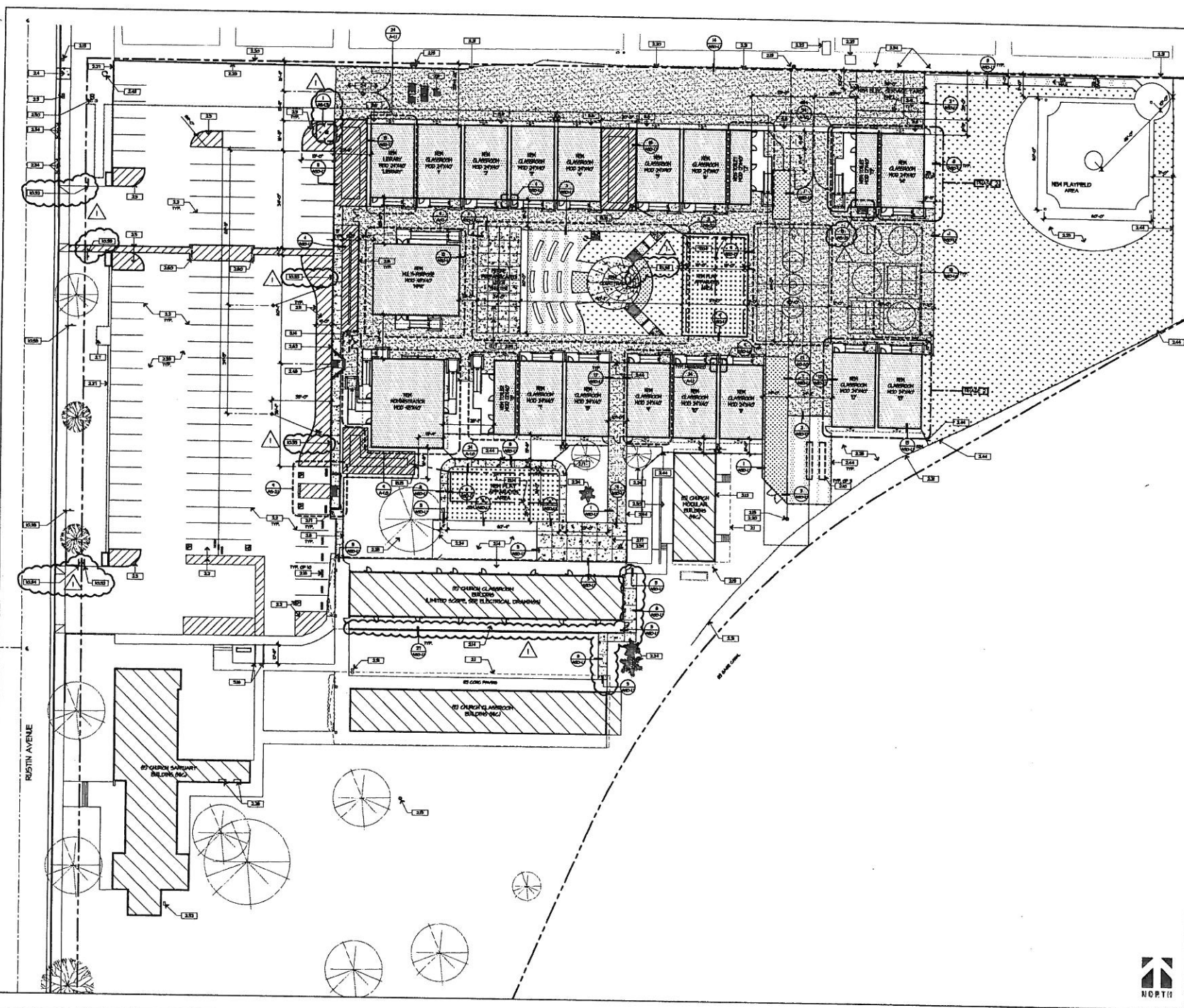
Report Date: Monday, June 08, 2015

MAPS/IMAGES



PARCEL

APN	250-230-009-7	Supervisory District 2011	KEVIN JEFFRIES, DISTRICT 1
		Supervisory District 2001	BOB BUSTER, DISTRICT 1
Previous APN	250230001	Township/Range	T2SR4W SEC 19
Owner Name	GRACE METHODIST CHURCH OF RIVERSIDE	Elevation Range	1,012 - 1,024
Address	1085 LINDEN ST RIVERSIDE, CA 92507	Thomas Bros. Map Page/Grid	PAGE: 686 GRID: C4
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: MB 6/44 Subdivision Name: EAST RIVERSIDE LAND CO SUB Lot/Parcel: 47 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	City Boundary: RIVERSIDE Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 5.88 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY



NEW CONSTRUCTION KEYNOTES

1. SEE NOTES
2. EXISTING EDGE OF BUILDING ROOF OVERLAP, PROTECT IN PLACE
3. EXISTING PARTIAL STAIR AND ADA STAIRS TO REMAIN, PROTECT IN PLACE
- 3.1 NEW CONCRETE AND LANDSCAPE PAVING SERVICE AREAS, SEE CIVIL AND/OR UTILITY DRAWINGS
- 3.2 NEW CONCRETE AND LANDSCAPE PAVING SERVICE AREAS FOR NEW STORAGE UTILITIES, SEE CIVIL AND/OR UTILITY DRAWINGS
- 3.3 NEW PARTIAL STAIRS FOR STORAGE
- 3.4 EXISTING ACCESS PAVEMENT TO REMAIN, PROTECT IN PLACE
- 3.5 EXISTING TRAMP BLOCUSES TO REMAIN, PROTECT IN PLACE
- 3.6 NEW CONCRETE FLOOR FINISH FOR BATHS-LO
- 3.7 NEW CONCRETE FLOOR FINISH FOR CHANGING ROOMS, SEE CIVIL DRAWINGS
- 3.8 NEW BATHS PLUMBING AREA, BY OWNER, ILLC
- 3.9 EXISTING HALLS BELONGING TO REMAIN, PROTECT IN PLACE
- 3.10 EXISTING STAIRS BELONGING TO REMAIN, PROTECT IN PLACE
- 3.11 EXISTING CONCRETE PAVEMENT TO REMAIN, PROTECT IN PLACE
- 3.12 EXISTING STAIRS BELONGING TO REMAIN, PROTECT IN PLACE
- 3.13 EXISTING PARTIAL STAIRS BELONGING TO REMAIN, PROTECT IN PLACE
- 3.14 EXISTING STAIRS BELONGING TO REMAIN, PROTECT IN PLACE
- 3.15 EXISTING CITY ELECTRICAL, PROTECT IN PLACE
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KEYNOTES	2
NOTES	3

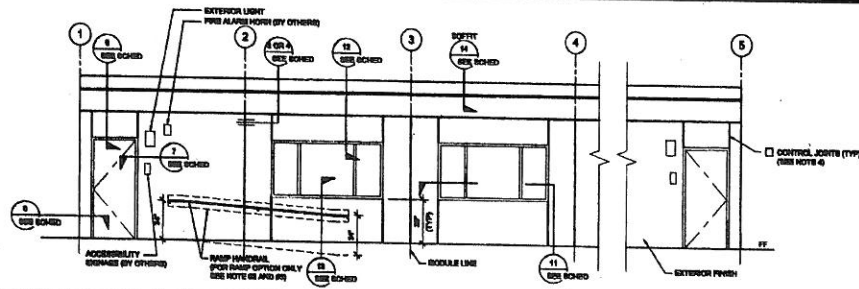
NOTES	3
<ol style="list-style-type: none"> 1. FOR NEW TYPICAL NEOLAR BUILDING FLOOR PLAN SEE (A) (A1) 2. FOR NEW TYPICAL CLASSROOM NEOLAR BUILDING FLOOR PLAN SEE (A) (A2) 3. FOR NEW TYPICAL NEOLAR BUILDING FLOOR PLAN SEE (A) (A3) 4. FOR NEW TYPICAL TOILET NEOLAR BUILDING FLOOR PLAN SEE (A) (A4) 5. FOR NEW CHANGING ROOM AND CONCRETE, SEE CIVIL DRAWINGS 6. FOR NEW LANDSCAPE OR EXISTING IMPROVEMENT RESEARCHER LANDSCAPE, SEE LANDSCAPE DRAWINGS 	

SITE LEGEND	4
<ul style="list-style-type: none"> NEW TYPICAL CONCRETE CORNICE, EXPOSED NEW TYPICAL CONCRETE EXPOSED JOISTS NEW CONCRETE PAVEMENT, SEE CIVIL DRAWINGS NEW ASPHALT CONCRETE PAVEMENT, SEE CIVIL DRAWINGS NEW PLUMBING BY OWNER, ILLC NEW DRAINAGE BASIN, SEE CIVIL DRAWINGS NEW RUBBER PLAY SURFACING NEW FINISHED GROUNDWORK BY OWNER, ILLC NEW NEOLAR BUILDING NEW DRIVE 	

APPROVALS	
<p>CONTRACTOR</p> <p>CITY APPROVAL</p>	

Drawn by: EG, RE, & PJ	DATE: 07-20-24	BY: [Signature]	REVISIONS:
Checked by: Dp	DATE: 08-14-24	BY: [Signature]	NO PLAN CHECK RESPONSES
Date: 10-03-24	DATE: 08-14-24	BY: [Signature]	NO PLAN CHECK RESPONSES
Contract No. 6-03-24			

RUHNAURUHNAUCLARKE ARCHITECTS PLANNERS 1775 South Street Avenue, California 92501 TEL: (951) 684-6664 FAX: (951) 684-6276 RHCARCH.COM	REACH LEADERSHIP S.T.E.A.M. ACADEMY 3422 RUSTIN AVENUE RIVERSIDE, CALIFORNIA	NEW WORK SITE PLAN 20' 0"	NEW WORK SITE PLAN AS-2.0 <small>Sheet Number</small> <small>Of Sheets</small>
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EXTERIOR ELEVATIONS - FRONT - MONO SLOPE

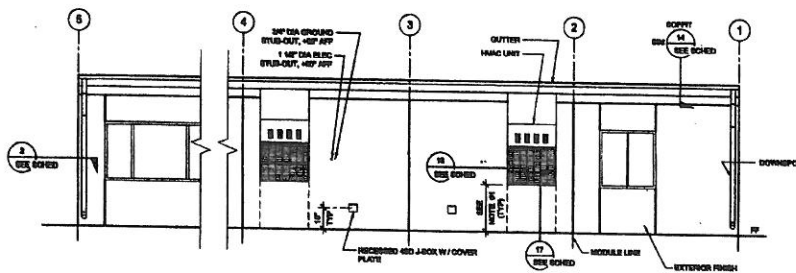
SCALE: 1/4" = 1'-0"

NOTES (EXTERIOR ELEVATION)

1. FINISH PROTECTION SHALL INCLUDE HAND LINES IF LOCATED IN A PROTRUSION VIEW IF THE HEIGHT FROM GRADE TO BOTTOM OF LINE EXCEEDS 3'-0". REFERENCED TO DET. # 3 ONLY FOR WOOD STUDS, & FINALS FOR STEEL STUDS.
2. RAMP (WHERE OCCURS), NOT SHOWN FOR CLARITY.
3. WALL BEYOND HANDRAIL SHALL NOT HAVE ANY SHARP OR ABRASIVE SURFACE ADJACENT TO HANDRAILS. GRIND SMOOTH ALL METAL FINISH CONNECTIONS - SMOOTH SURFACE TO EXTEND 1" ABOVE HANDRAIL.
4. FOR PLASTER ONLY, PROVIDE CONTROL JOINT AT EACH DOORLINE, ON END WALLS, 10'-0" O.C. AT END WALLS, AND FOR ARCHES AND BELOW OPENINGS. WHERE FIRE RATED WALLS ARE REQUIRED, MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT JOINTS SHALL COMPLY WITH CBC SECTION 703.3 AND 704.
5. HANDRAIL IS NOT ALLOWED AT PLASTER OPTION WHERE RAMP IS ADJACENT THE WALL. SEE DETAIL, WHEN FOR REGULAR APPLICATION.

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SILVER CREEK INDUSTRIES, INC.
 "BUILDING FOR THE NEXT GENERATION"
SILVER CREEK
 199 EAST MORGAN AVENUE, CALIFORNIA 92571
 PHONE: 951-943-8399 FAX: 951-943-2211
 PROJECT NAME:



EXTERIOR ELEVATIONS - REAR - MONO SLOPE

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

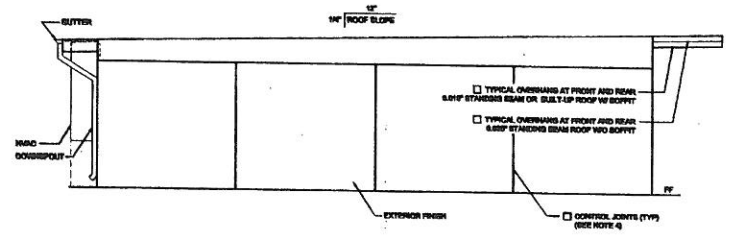
DETAIL SCHEDULE

EXTERIOR FINISH:	SHEET #:
<input type="checkbox"/> SIDING OVER WOOD STUDS	A-4.0
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/4" OSB PLY WITH WOOD STUDS	A-4.1
<input type="checkbox"/> SIDING OVER STEEL STUDS	A-4.0
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/4" OSB PLY WITH STEEL STUDS	A-4.1

FIRE RATED DETAIL SCHEDULE	SHEET #:
<input type="checkbox"/> 1 HOUR - SIDING OVER WOOD STUDS	A-4.0
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/4" OSB PLY WITH WOOD STUDS	A-4.0
<input type="checkbox"/> 1 HOUR - SIDING OVER STEEL STUDS	A-4.0
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/4" OSB PLY WITH STEEL STUDS	A-4.0

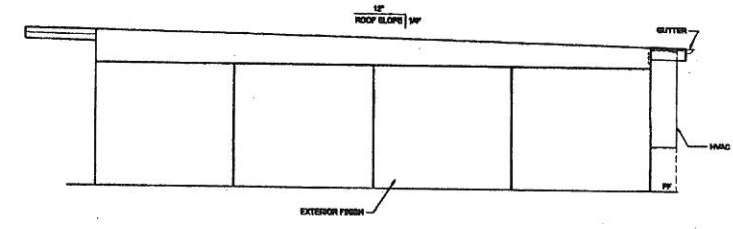
EXTERIOR ELEVATIONS - LEFT - MONO SLOPE

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



EXTERIOR ELEVATIONS - RIGHT - MONO SLOPE

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



CLASS LEASING CLASSROOMS BLDG'S

EXTERIOR ELEVATION 48' TO 120' X 40' MONO SLOPE

ARCHITECT OF RECORD BURBANK DATE 12/28/2011

PROJECT SPECIFIC STATE AGENCY APPROVAL

REVISIONS

04 11 38 49

DATE 11/11/2011

GENERAL STATE AGENCY APPROVAL

PC 04-112078

DATE 11/11/2011

REVISIONS

A 8x40' MPR

B 8x40' MPR

C 8x40' MPR

D 8x40' MPR

E 8x40' MPR

F 8x40' MPR

G 8x40' MPR

H 8x40' MPR

I 8x40' MPR

J 8x40' MPR

K 8x40' MPR

L 8x40' MPR

M 8x40' MPR

N 8x40' MPR

O 8x40' MPR

P 8x40' MPR

Q 8x40' MPR

R 8x40' MPR

S 8x40' MPR

T 8x40' MPR

U 8x40' MPR

V 8x40' MPR

W 8x40' MPR

X 8x40' MPR

Y 8x40' MPR

Z 8x40' MPR

PROJECT NO:

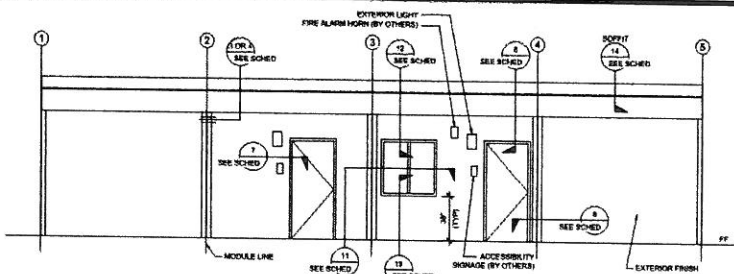
DRAWN BY:

SCALE: AS NOTED

DATE: 09-25-11

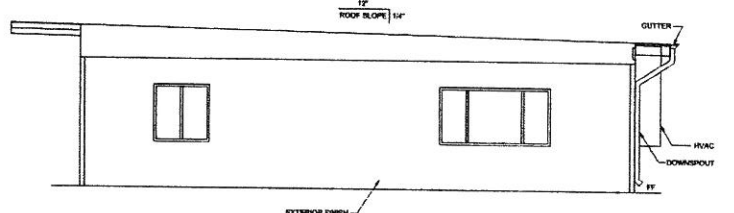
P.L. SHEET NUMBER

A-4.04



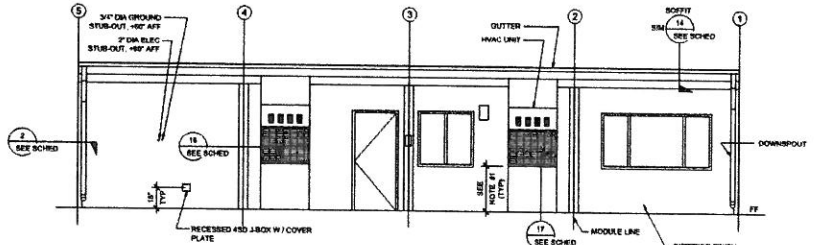
EXTERIOR ELEVATIONS -FRONT- MONO SLOPE

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



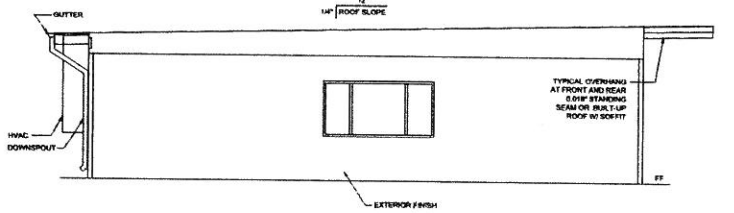
EXTERIOR ELEVATIONS -REAR- MONO SLOPE

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



EXTERIOR ELEVATIONS -LEFT- MONO SLOPE

SCALE: 1/4" = 1'-0" 3



EXTERIOR ELEVATIONS -RIGHT- MONO SLOPE

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

NOTES (EXTERIOR ELEVATION)

1. PROVIDE PROTECTION RAIL AROUND HVAC UNITS IF LOCATED IN A PEDESTRIAN VIEW OF THE BUILDING FROM GRADE TO BOTTOM OF RAIL EXCEEDED BY ANY TERRAIN TO DET. 8 SHALL BE FOR WOOD STUDS, # 1748.51 FOR STEEL STUDS
2. RAMP (WHERE OCCURS), NOT SHOWN FOR CLARITY.
3. WALL BEYOND HANDRAIL SHALL NOT HAVE ANY SHARP OR ABRUPT SURFACE ADJACENT TO HANDRAILS. (ROUND SMOOTH ALL METAL RAILING CONNECTIONS - SMOOTH SURFACE TO EXTEND UP ABOVE HANDRAILS)
4. FOR PLASTER ONLY, PROVIDE CONTROL JOINT AT EACH CORNER, ON END WALLS, 1/4\"/>

DETAIL SCHEDULE

EXTERIOR FINISH:	SHEET #:
1. SING OVER WOOD STUDS	A-5.0
1. PLASTER OVER 1/2\"/>	

FIRE RATED DETAIL SCHEDULE	SHEET #:
1 HOUR - SING OVER WOOD STUDS	A-5.0
1 HOUR - PLASTER OVER 1/2\"/>	

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SILVER CREEK INDUSTRIES, INC.

SILVER CREEK

195 EAST MORGAN AVENUE, CALIFORNIA 92571
PHONE: 951.943.5393 FAX: 951.943.2211

PROJECT NAME:
CLASS LEASING REACH ACADEMY (1) 48x40 ADMIN BLDG

SHEET TITLE:
EXTERIOR ELEVATION 48' TO 120' X 40' MONO SLOPE

STAVARES ASSOCIATES
ARCHITECTS

12/16/2014

ARCHITECT OF RECORD
EXPIRES DATE

12/16/2014

PROJECT SPECIFIC STATE AGENCY APPROVAL

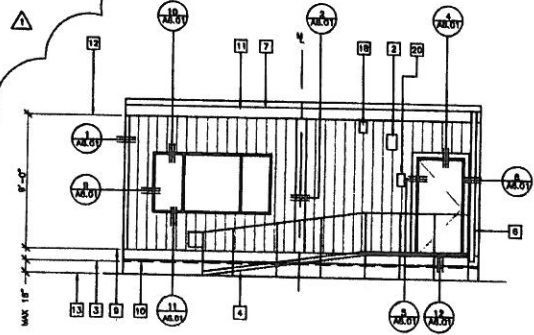
ORIGINAL PC STATE AGENCY APPROVAL

PC 01-10072
DEC 18 2014

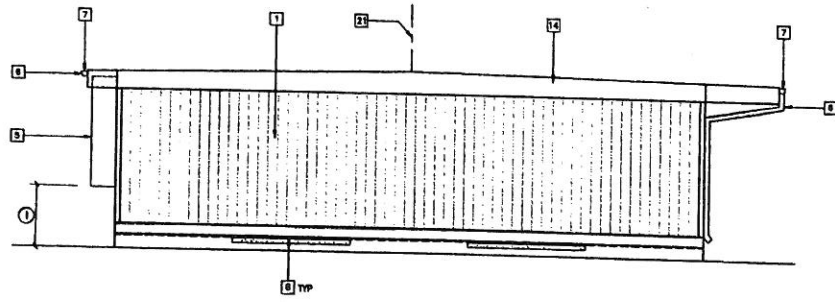
48x40 ADMIN MODULAR BUILDING STRUCTURE

SILVER CREEK INDUSTRIES 3/4\"/>

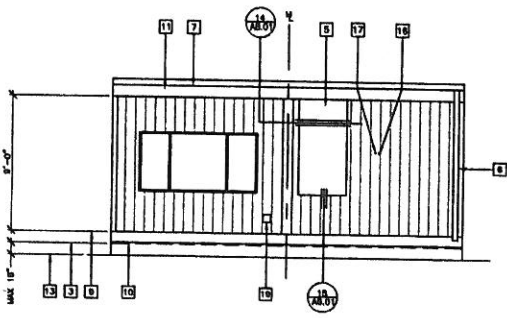
PROJECT NO:
DRAWN BY:
SCALE: AS NOTED
DATE: 10-20-11
P.L. SHEET NUMBER:
A-4.04



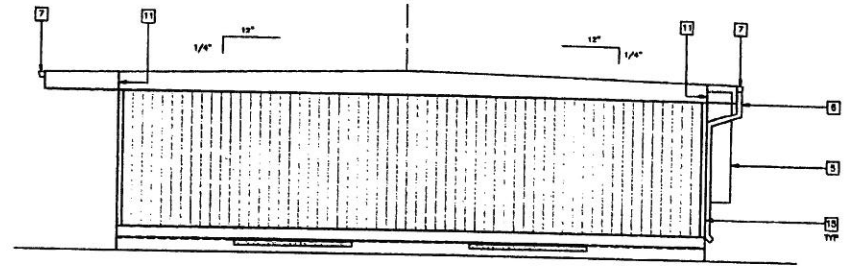
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



3 REAR ELEVATION



4 RIGHT SIDE ELEVATION

KEY NOTES

- 1 TYPICAL EXTERIOR FINISH SEE EXTERIOR FINISH SCHEDULE BELOW.
- 2 EXTERIOR LIGHT FIXTURE (EL)
- 3 TOP OF SKIRTING
- 4 RAMP AND LANDING - R1.01
- 5 HVAC UNIT (HV)
- 6 DOWNSPOUT FASTEN TO BUILDING TYPICAL (3) PLACES - 16/A3.03
- 7 CONTINUOUS GUTTER WITH DOWNSPOUT (LOCATION OF DOWNSPOUT SHOWN ON ROOF PLAN)
- 8 FOUNDATION VENT (SEE FOUNDATION PLAN)
- 9 FINISH FLOOR LINE
- 10 FLOOR BEAM (STR)
- 11 ROOF HEADER (STR)
- 12 TOP OF COLLAR
- 13 FINISH GRADE
- 14 ROOF BEAM (STR)
- 15 COLLAR (STR)
- 16 ELECTRICAL STUB-OUT (EL)
- 17 GROUND STUB-OUT (EL)
- 18 J-BOX FOR EXTERIOR FIRE ALARM HORN (EL)
- 19 GUTTER BOX (EL)
- 20 SIDING PROVIDED AND INSTALLED BY DISTRICT PRIOR TO OCCUPANCY, 5/A3.01
- 21 RIDGE

NOTES

- 1 IF HVAC UNIT IS LOCATED IN ANY PATH OF TRAVEL OR CIRCULATION AREA AND HEIGHT FROM GRADE TO BOTTOM OF UNIT EXCEEDS 27' PROTECTION MUST BE PROVIDED

EXTERIOR FINISH SCHEDULE

NOTE: SEE SPECIFICATIONS FOR DETAILED DESCRIPTION OF FINISH OPTIONS.

STANDARD - 3/8" PLYWOOD SIDING
 OPTIONAL - 5/16" GROOVED FIBER CEMENT BOARD
 OPTIONAL - 5/16" FIBER CEMENT BOARD WITH TEXTURED ELASTOMERIC COATING SYSTEM
 OPTIONAL - EXTERIOR PLASTER OVER LATH

24'x40' CLASSROOM
 MODULAR BUILDING
 STRUCTURE

104109
 APR 13 2002

PC
 CBC 1998

EXTERIOR ELEVATIONS A/C 26 GA DUAL PITCH (24'x40')
 SCALE: 1/4" = 1'-0"

REVISIONS

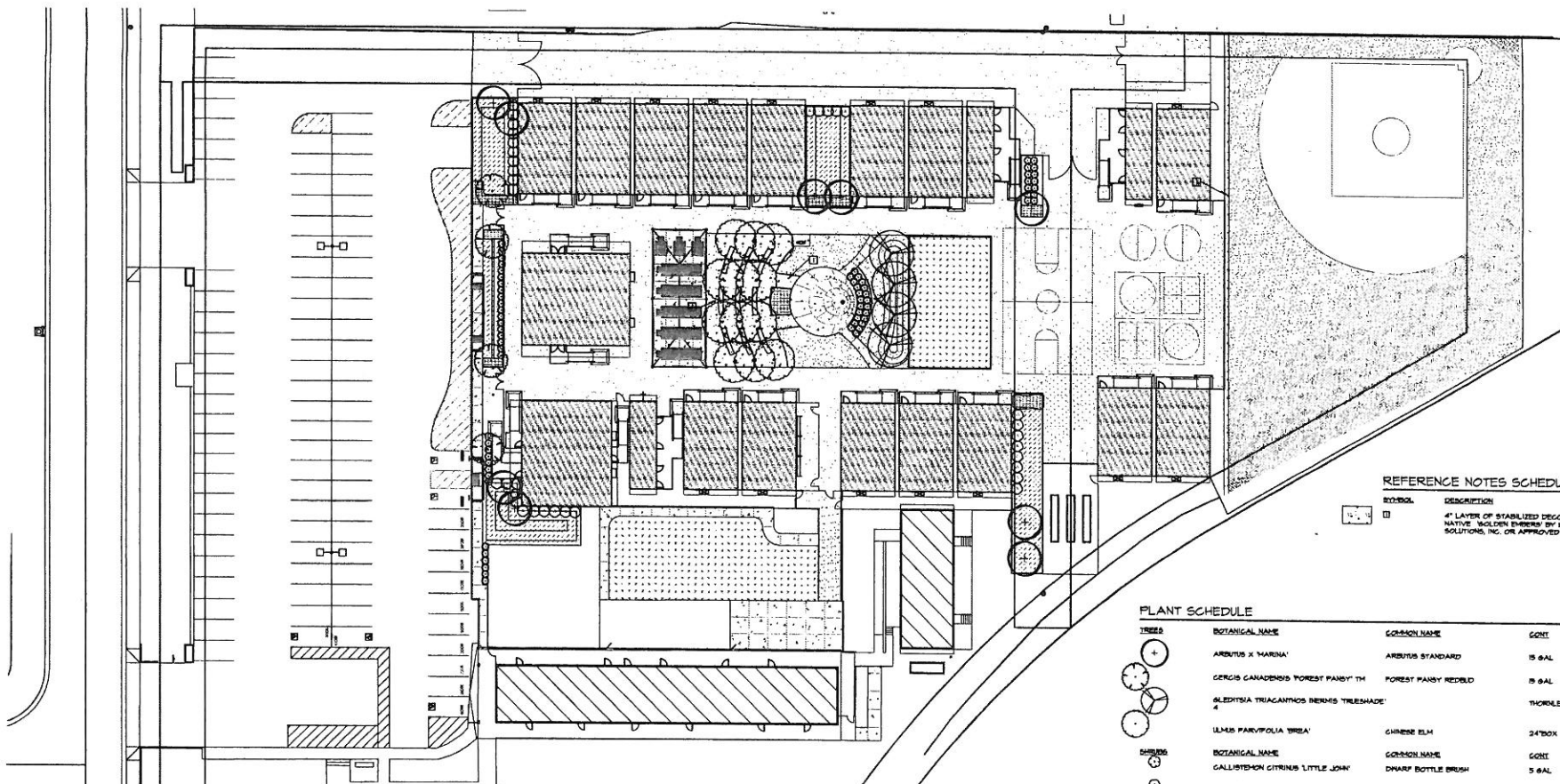
NO.	DESCRIPTION	DATE
1	MCA MODIFIED FLOOR PLAN	04/15/02

District Engineer's Seal
 Unsketched Engineer's Seal
 Structural Engineer's Seal
 ARCHITECT
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 101268
 909-447-8997

MODTECH INC.
 2830 BARRETT AVENUE
 PERRIS, CALIF. 92572
 PH (909) 943-4014
 FAX (909) 940-0427

PROJECT NUMBER: 4134, 4161, 4203, 4207 © MODTECH, INC. 2001
 4215, 4302, 4304, 4347
 DRAWN BY: M. ANDERSON
 DATE: APR 18 2002
 CHECKED BY: 4012-12.1
 DATE: 04-18-02
 BRUSHLE FIELDS

STXP-6Z
 EXTERIOR ELEVATIONS 26 GA DUAL PITCH 24'x40'
A3.01A



PLANTING NOTES:

NEED CONTROL:
 THE CONTRACTOR SHALL PERFORM A THOROUGH NEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUND-COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR GROUND-COVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR BLD PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. FOR TURF AND GROUND-COVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
 60-2-LIFE
 20 LBS/1000 SQ FT
 GRO-POWER PLUS 3-3-1
 150 LBS/1000 SQ FT
 SHAVINGS/COMPOST
 2-3 CUBIC YARDS/1000 SQ FT
 NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ANY ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
 6" HOLE DIAMETER: 1/4 CUP 56" HOLE DIAMETER: 4 CUPS
 12" HOLE DIAMETER: 1 CUP 48" HOLE DIAMETER: 8 CUPS
 18" HOLE DIAMETER: 2 CUPS 24" HOLE DIAMETER: 8 CUPS
 24" HOLE DIAMETER: 8 CUPS 60" HOLE DIAMETER: 8 CUPS
 60-LITE 1 CUP+ 8 OZ.
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUND-COVERS:
 (3) 1 GRAM GRO-POWER TABLET PER 1/2" TREE GALLIPER FOR ALL BOX SIZED TREES
 (2-3) 1 GRAM GRO-POWER TABLET PER 1 GALLON STOCK
 (2-3) 1 GRAM GRO-POWER TABLETS PER 15 GALLON STOCK
 (1) 1 GRAM GRO-POWER PLANT TABLET FOR EACH GROUND-COVER HOLE

INSTALL FERTILIZER TABLETS PER MF6 RECOMMENDATIONS AVAILABLE THROUGH:
 GRO POWER, INC.
 1-800-473-1907, WWW.GROPOWER.COM

4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING
 ALL SHRUBS AND GROUND-COVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" FINE SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING. INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.

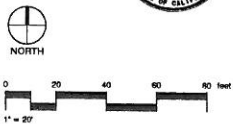
MOVSTRIPS
 THE CONTRACTOR SHALL INSTALL CONCRETE MOVSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUND-COVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
□	4" LAYER OF STABILIZED DECOMPOSED GRANITE OVER NATIVE GOLDEN EMBURY BY DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EQUIVALENT		19.74 CF

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	QTY	REMARKS	
⊕	ARJUNUS X MARDINA'	ARJUNUS STANDARD	3 0AL	11		
⊕	CERIS CANADENSIS FOREST PANSY™ TH	FOREST PANSY REDELD	3 0AL	3		
⊕	BLEDETISIA TRIACANTHOS INENHIS TREEMADE'	THORLESS HONEY LOCUST	24"BOX			
⊕	ILMIS PARVIFOLIA TREEA'	GARISE ELM	24"BOX	12		
⊕	BOTANICAL NAME	COMMON NAME	CONT.	QTY	REMARKS	
⊕	GALLISTEMON CITRINUS LITTLE JOHN'	DWARF BOTTLE BRUSH	3 0AL	76		
⊕	LOROPETALUM CHINENSE REBRUM BURGARDY'	BURGARDY LOROPETALUM	3 0AL	52		
⊕	NESTORISIA FRUTICOSA WYNABRIS 60H'	WYNABRIS 60H COAST ROSEMARY	3 0AL	11		
⊕	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY	REMARKS
⊕	HEBERCALLIS X YELLOW'	DAYLILY	1 0AL	12" o.c.	753	
⊕	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY	REMARKS
⊕	LONGERA JAPONICA HALLIANA'	HALLS HONEYBUCKLE FLOWERING VINE PLAT	12" o.c.		4270	
⊕	TURF HYDRATED TRIPLE CROWN DWARF'	DWARF TALL FESCUE	PLAT	12" o.c.	16,428	



WILSON ASSOCIATES
 Landscape Architecture
 3422 Rustin Ave., Suite 100
 Riverside, CA 92503
 TEL: 951-502-7121

CONSULTANT

DSA APPROVAL

APPROVALS

Drawn by	DATE	BY	REMARKS
Checked by			
Date 10-2-14			
Contract No. 13-03-01			

RUHNAURUHNAUCLARKE
 ARCHITECTS PLANNERS
 3773 Trinch Road, Riverside, California 92503 TEL: (951) 684-4664 FAX: (951) 684-6276 RUCARCH@COM

REACH LEADERSHIP S.T.E.A.M. ACADEMY
 3422 RUSTIN AVE., RIVERSIDE CALIFORNIA

PLANTING PLAN

Sheet Number
L2
of 6 Sheets

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 22, 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. Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
Desert Permit Assistance Center
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1058BD15
Related File No.: CUP03723 (Conditional Use Permit)
APN: 748-370-045

Dear Mr. Olivas:

Pursuant to the project-specific delegation of the Riverside County Airport Land Use Commission (ALUC) authorized at its June 11, 2015 meeting, staff reviewed the above-referenced proposal to utilize a 2,055 square foot suite within an existing 13,800 square foot retail building on two adjoining half-acre properties located on the westerly side of Washington Street, northerly of its intersection with Varner Road (to wit, Suite A at 39615 Washington Street), as a liquor store/convenience store.

The site is located within Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area (AIA). Airport Compatibility Zone C allows up to 75 people per acre. The three northerly suites at this address share Assessor's Parcel Number 748-370-045, a parcel that is one-half acre in area, thereby permitting an occupancy of 37 persons. Suite A is slightly larger than Suites B and C and is, therefore, allocated 36 percent of the parcel's allocated occupancy (13 persons). It is highly unlikely that a liquor store/convenience store of this size would ever be occupied by more than 13 persons at any given time.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes 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/activities are not authorized pursuant to this Conditional Use Permit and are prohibited on this site pursuant to Note 1 of Table 4 of the Western Coachella Valley Area Plan:

- (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants of the building, and shall be recorded as a deed notice.
4. Future changes in tenancy of this suite to establish a different type of retail facility or office shall not require ALUC review. However, the County of Riverside or its successor-in-interest shall submit any proposal to establish a more intensive use to ALUC for review. These more intensive uses would be uses that permit more than one occupant per 30 square feet pursuant to the Uniform Building Code (minimum square feet per occupant less than 30), and include, but are not necessarily limited to, the following:
- Assembly areas, churches and places of worship, dance floors, fraternal lodges, conference facilities, restaurants (dine-in), bars and cocktail lounges, gymnasiums, stages, gaming, auction rooms, classrooms.
5. Pursuant to the 2004 Riverside County Airport Land Use Compatibility Plan, none of the suites in this structure shall be utilized as a children's school, day care center or nursery, hospital (excluding animal hospitals), skilled nursing facility, or community care facility.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

Attachments: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

June 22, 2015

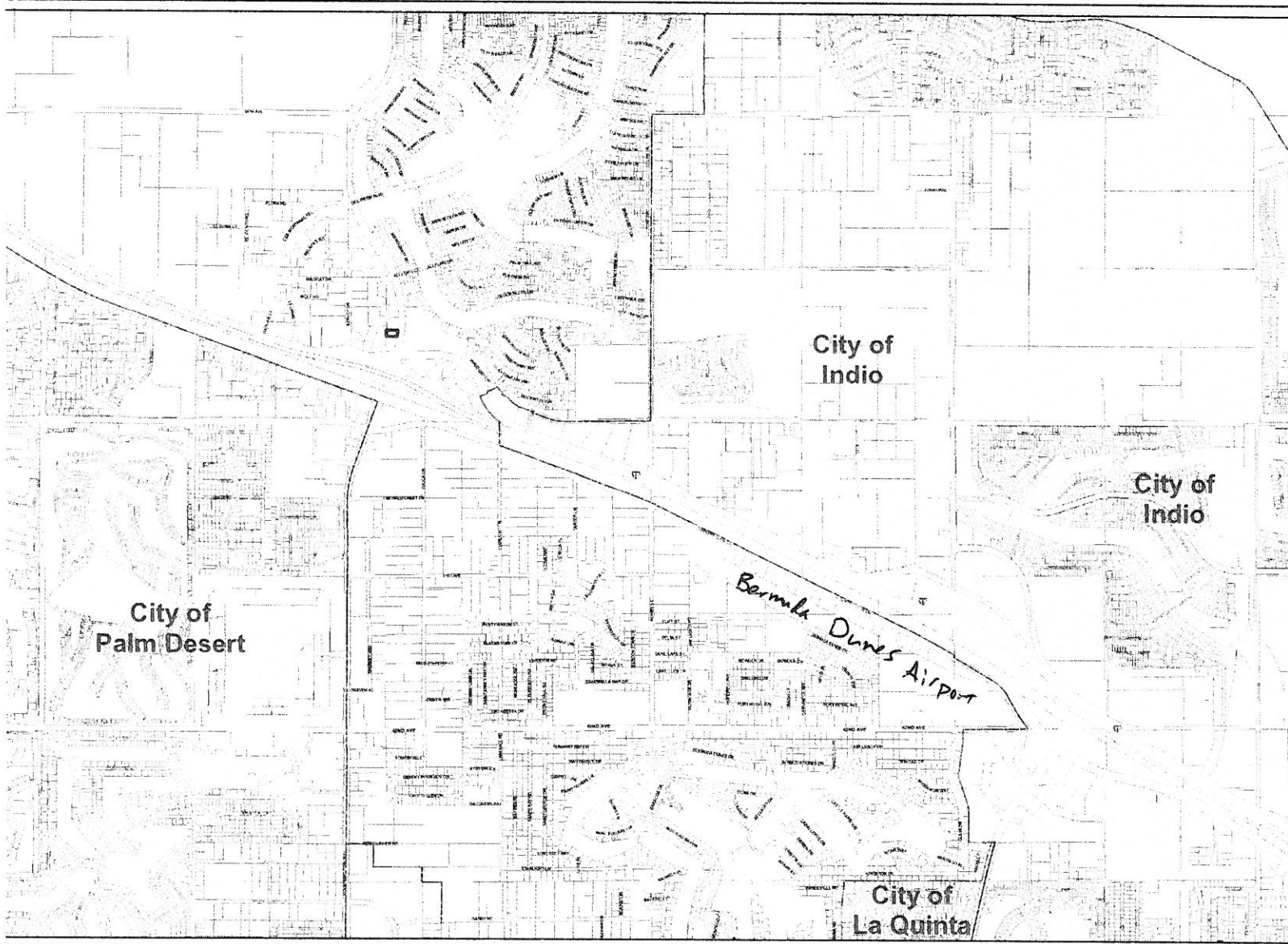
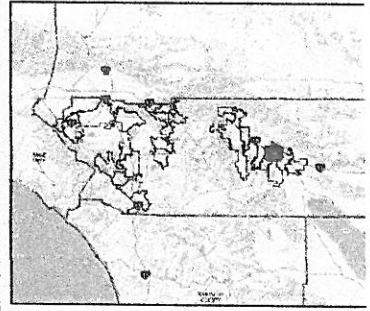
cc: Roy and Nahla Askar (applicant/payee)
P. D. Group, LLC – Tustin address (property owner)
P. D. Group, LLC – Placentia address (property owner)
Keith Gardner, Keefer Consulting (representative)
Kathleen Browne (alternative representative/advocate)
Jeff Porras, Manager, Bermuda Dunes Executive Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1058BD15\ZAP1058BD15.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)

My Map

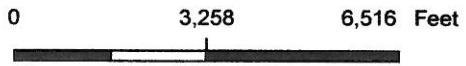


Legend

- City Boundaries
- Cities**
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- 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.

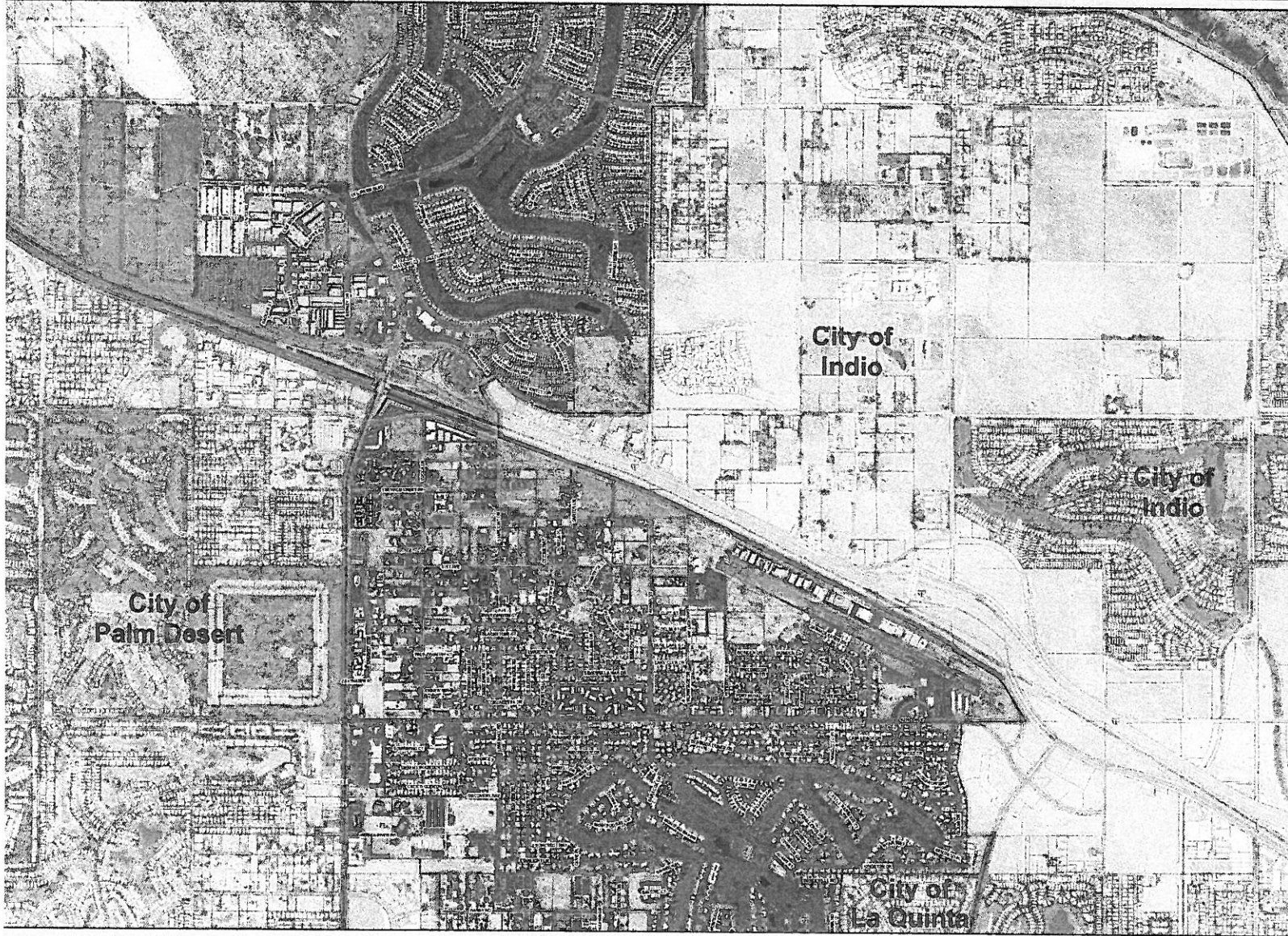
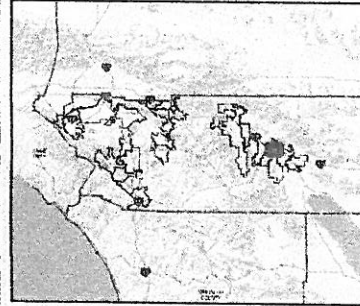


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© Riverside County TLMA GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
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- OFFRAMP
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Notes

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0 3,258 6,516 Feet



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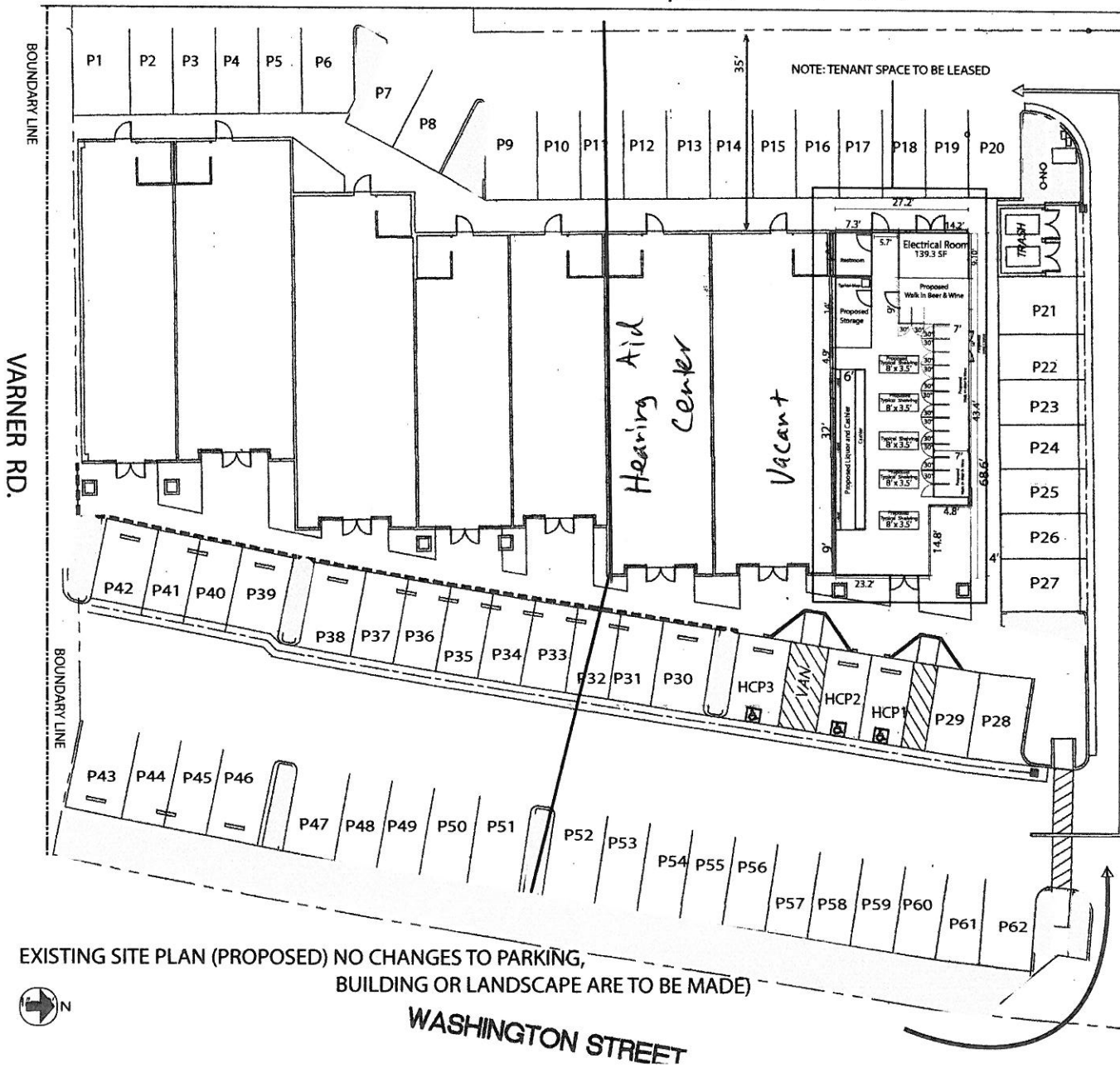
© Riverside County TLMA GIS

All Available Layers



< Lat: >
Lon: >

APN 748-370-045



PROJECT DATA

- 10. PAR 4 OF PARCEL MAP NO.29251
- 11. RECORDED LOT SIZE IS 0.5 ACRES
- 14. PAGE: 819 GRID:F2
- 16. Total 1641.3 SF
- 19. CURRENT AND PROPOSED ZONING: SP
- 20. CURRENT AND PROPOSED LAND USE: CR
- 21. SPECIFIC PLAN NO. 286 PA15
- 22. COACH VAL CO WTR STORM WTR UNIT
COACHELLA VALLEY COUNTY WATER
COUNTRY WASTE RESOURCE MGMT DIST
DESERT SANDS UNIFIED SCHOOL DIST.
- 23. NO EASEMENTS KNOWN
- 28./29.NO STREET IMPROVEMENT
- 30./31./32. NO GRADING PROPOSED
- 33. N/A
- 34./35./36. ON PROPOSED REPORT
- 37. NO CONSTRUCTION GRADE PROPOSED
- 38. NO OPEN CHANNELS
- 39./40. NOT AVAILABLE
- 41. NO SIGN ON FRONT OF PROPERTY
- 42. PARKING SPACE 18X8 FEET
ACCESSIBLE PARKING SPACES 8 FT WIDE
VAN ACCESSIBLE SPACES ARE 11 FT WIDE
ACCESS AISLE FOR EITHER SPACE IS 5FT WIDE
- 43. SEE AERIAL
- 45. NO PROPOSED BUILDINGS
- 47. NO PROPOSED STRUCTURES
- 49. SEE PHOTOS, CODE C
- 50. ESTIMATE FOR FLOOR PLAN SHOWN
- 51. NO NEW LANDSCAPE PROPOSED
- 52. NO NEW PARKING PROPOSED
- 53. NO NEW CONSTRUCTION



6149 BLUFFWOOD DR.
RIVERSIDE, CA. 92506
(951)533-2934

OWNER:
P.D. GROUP,LLC
1891 E. MIRA LOMA AVE.
PLACENTIA, CA 92870

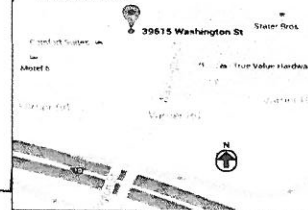
APPLICANT:
ROY ASKAR
4580 CARMEN STREET
CHINO, CA 92710

CONDITIONAL USE PERMIT
39615 WASHINGTON, STE A
PALM DESERT, CA 92211

EXISTING PROPOSED
SITE PLAN

LANDSCAPE AREAS

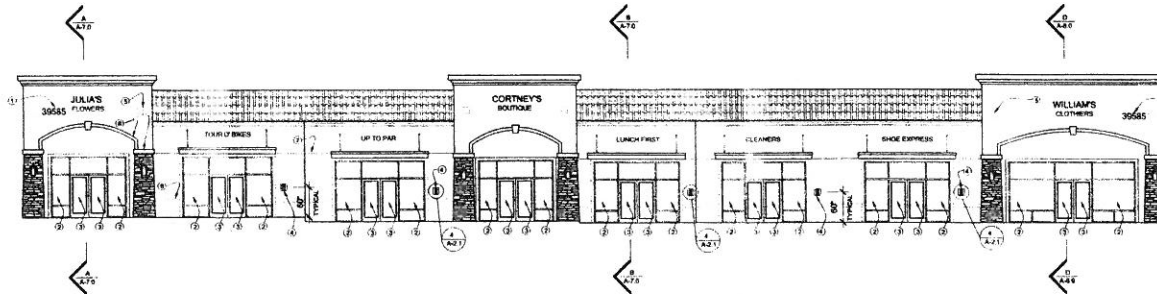
VICINITY MAP



DATE 03/10/2015	DRAWN BY J.HOFFMAN
SCALE 1"=10'	APN. 748-370-045
SHEET NO.	

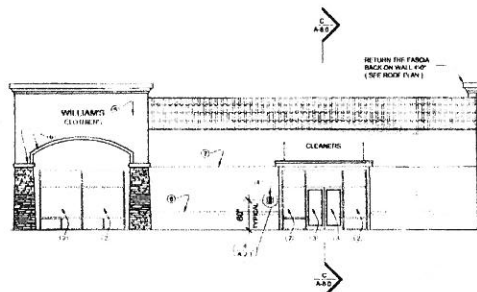
EXISTING SITE PLAN (PROPOSED) NO CHANGES TO PARKING,
BUILDING OR LANDSCAPE ARE TO BE MADE





FRONT ELEVATION

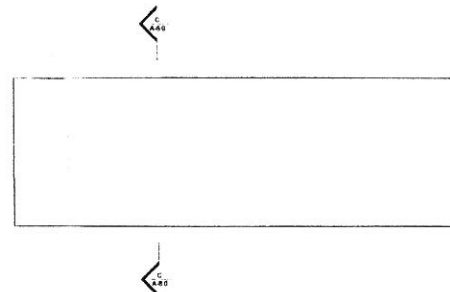
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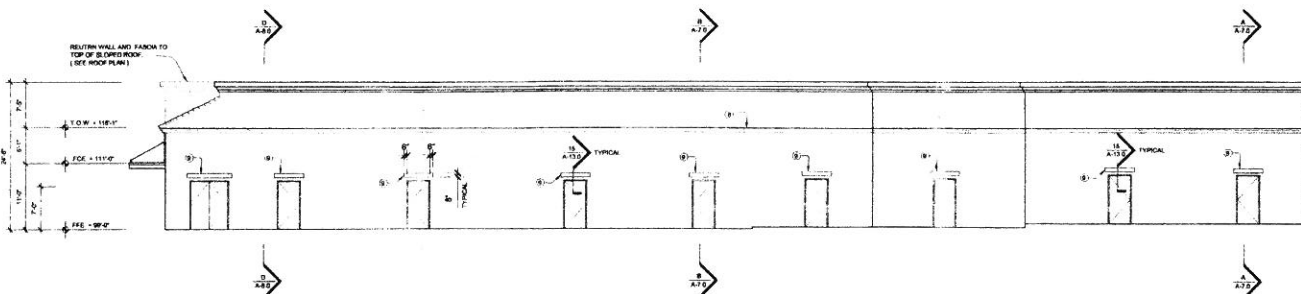
RIGHT ELEVATION

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

LEFT ELEVATION



- ELEVATION NOTES**
- 1) BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE EASILY VIEWED AND LOCATED FROM THE STREET AND BEHIND THE
 - 2) WINDOW GLAZING LOCATED WITHIN 20' OF DOORS SHALL BE TEMPLERED GLAZING PER CALIFORNIA BUILDING CODE SECTION 101.4
 - 3) GLAZING IN ALL DOORS SHALL BE TEMPLERED GLAZING PER CALIFORNIA BUILDING CODE SECTION 101.4
 - 4) AFTER AN INTERNATIONAL ACCESSIBLE ENTRYWAY ON ALL ACCESSIBLE ENTRANCES PER CALIFORNIA BUILDING CODE SECTION 111.8.1.1, 111.8.1.2, 111.8.1.3, 111.8.1.4, 111.8.1.5, 111.8.1.6, 111.8.1.7, 111.8.1.8, 111.8.1.9, 111.8.1.10, 111.8.1.11, 111.8.1.12, 111.8.1.13, 111.8.1.14, 111.8.1.15, 111.8.1.16, 111.8.1.17, 111.8.1.18, 111.8.1.19, 111.8.1.20, 111.8.1.21, 111.8.1.22, 111.8.1.23, 111.8.1.24, 111.8.1.25, 111.8.1.26, 111.8.1.27, 111.8.1.28, 111.8.1.29, 111.8.1.30, 111.8.1.31, 111.8.1.32, 111.8.1.33, 111.8.1.34, 111.8.1.35, 111.8.1.36, 111.8.1.37, 111.8.1.38, 111.8.1.39, 111.8.1.40, 111.8.1.41, 111.8.1.42, 111.8.1.43, 111.8.1.44, 111.8.1.45, 111.8.1.46, 111.8.1.47, 111.8.1.48, 111.8.1.49, 111.8.1.50, 111.8.1.51, 111.8.1.52, 111.8.1.53, 111.8.1.54, 111.8.1.55, 111.8.1.56, 111.8.1.57, 111.8.1.58, 111.8.1.59, 111.8.1.60, 111.8.1.61, 111.8.1.62, 111.8.1.63, 111.8.1.64, 111.8.1.65, 111.8.1.66, 111.8.1.67, 111.8.1.68, 111.8.1.69, 111.8.1.70, 111.8.1.71, 111.8.1.72, 111.8.1.73, 111.8.1.74, 111.8.1.75, 111.8.1.76, 111.8.1.77, 111.8.1.78, 111.8.1.79, 111.8.1.80, 111.8.1.81, 111.8.1.82, 111.8.1.83, 111.8.1.84, 111.8.1.85, 111.8.1.86, 111.8.1.87, 111.8.1.88, 111.8.1.89, 111.8.1.90, 111.8.1.91, 111.8.1.92, 111.8.1.93, 111.8.1.94, 111.8.1.95, 111.8.1.96, 111.8.1.97, 111.8.1.98, 111.8.1.99, 111.8.1.100
 - 5) PROVIDE 25 GAUGE FLASHING AT ALL DOOR HEADS



REAR ELEVATION

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

ROOFING

STUCCO	MONER LIFE/EC
STONE VENEER	SWISS OAK ALUMIN BLEND C / I
STUCCO TRIM	BRICKS E/EC
BLIND FRONT	LA HABRA
FRAMES	ALAMO
CANOPY FASCIA	P. OR. SAND PINE
AND STRUTS	LUGWOOD STONE
	MOUNTAIN BLEND STACKED STONE
	DAWN LAMPS
	PROLITE
	DAWN LAMBS

COLOR SCHEDULES

21 April 2005 Plot Plan Submit / Planning
 13 June 2005 Plot Plan Corrections / Planning
 30 June 2005 Plot Plan Corrections / Planning
 12 April 2006 Director's Hearing

APPROVED
 APR 27 2006
 HEBER J. HURD, DIRECTOR

PLOT PLAN EXHIBIT

PROJECT
WASHINGTON PLAZA

3058 WASHINGTON
 PALMDALE, CA 90262

APR. 14, 2005 10:41 AM
 APR. 14, 2005 10:41 AM
 PARCEL: 34.4 PARCELS MAP 2001
 BOOK: 184625 SHEET: 17
 COUNTY OF INDIAN

Developer:
P.D. GROUP, LLC

1370 GLENN STREET
 TUSTIN, CA 92780

HURD architecture

Heber J. Hurd
 California Licensed Architect

4340 Ridge Park Drive
 Suite 200
 Temecula, California 92590
 951.925.1000

License:
 California: C-15861



Date Signed: 22 April 2006

DRAWING DATE:
 22 April 2006

ISSUE DATES:
 9 December 2005 City Dept PD Submittal
 20 January 2006 Progress Set
 20 March 2006 Progress Set
 22 April 2006 Director's Hearing

REVISION DATES:

DRAWN BY:
 HURD/HAN

JOB NUMBER:
 04-10-005

PLOT PLAN CASE:
 PP-20486
 CA 40181

PLAN FILE NUMBER:
 B NR 05 0205

PLAN CHECK AGENCY:
 SFA PCA 303-106

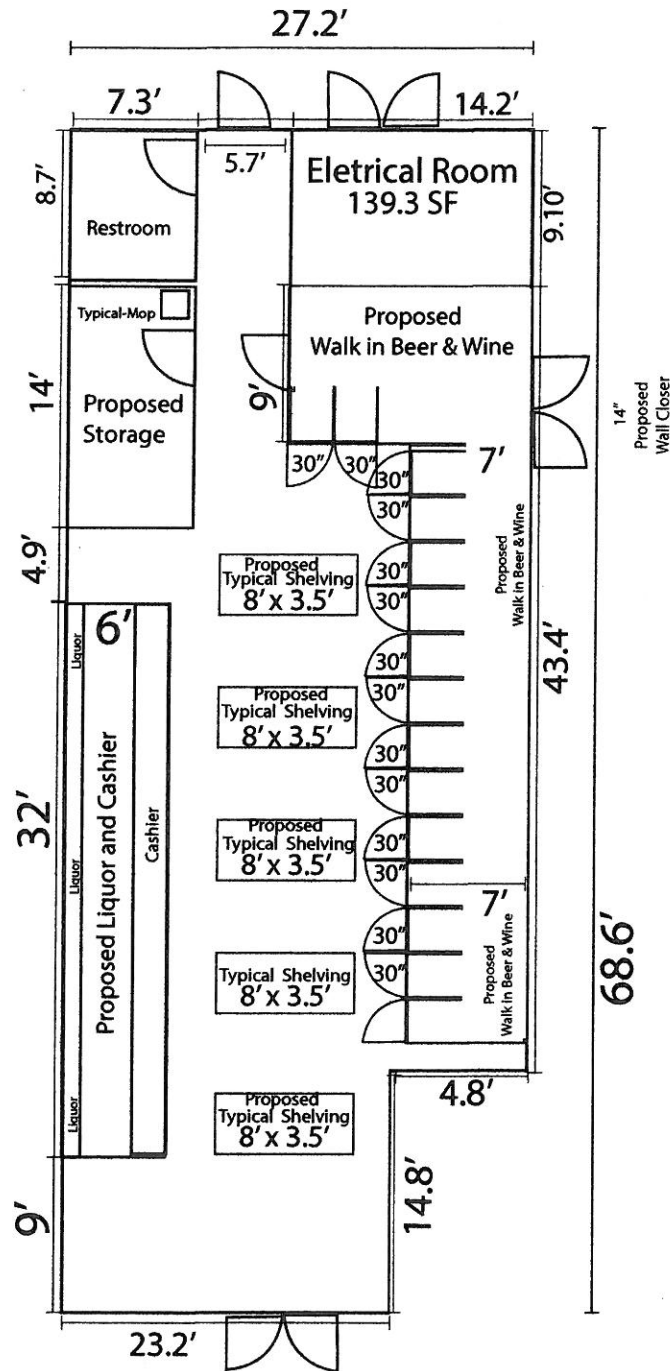
EXTERIOR ELEVATIONS

A-6.0

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1'=10"



Proposed Land Use:
New convenience store/liquor store

APN
748-370-045-0

Applicant
Roy Askar
4580 Carmen Street
Chino, CA 92710
951-966-6412

Owner
P.D. Group, LLC
1891 E. Mira Loma Ave.
Placentia, CA 92870

Address
39615 Washington ST
Palm Desert, CA 92211



6149 Bluffwood Dr.
Riverside, CA 92506
951-533-2931



Other tenant spaces
on the same property

FOR LEASE

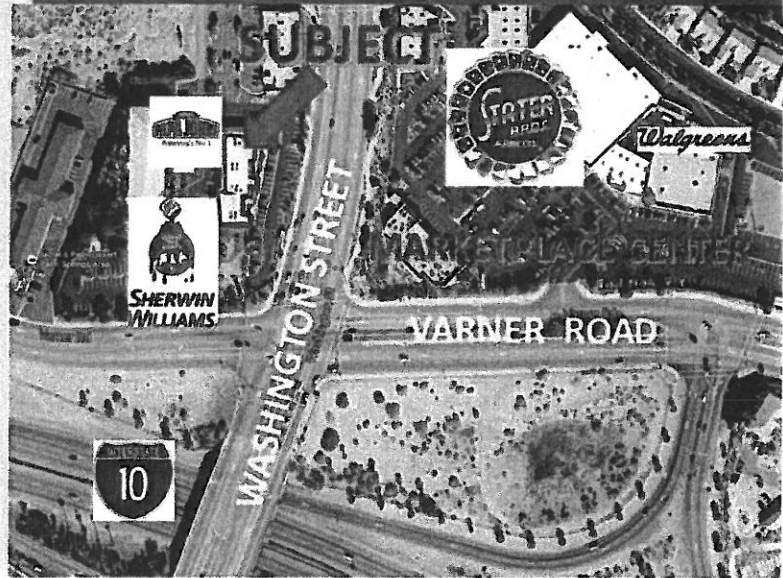
RETAIL SUITES

COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES
 CalBRE 01462012



39615 WASHINGTON STREET / PALM DESERT, CA

- 13,800 SF Center
- Join Sherwin-Williams & Papa John's Pizza
- 2 Suites Available
- 1,687 SF to 1,821 SF
- Up to 3,488 SF Contiguous
- \$1.75 PSF/Mo NNN
- 5.0 / 1,000 Parking



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	6,663	46,306	115,952
HOUSEHOLDS:	3,340	20,900	46,897
MED. HH INCOME:	\$56,161	\$60,618	\$55,883

**Washington Street at
 Interstate 10 (Varner Road)
 Across from *The Marketplace Center***

DAN O'DONNELL CalBRE# 00558058
 dodonnell@cbclyle.net

Office: 760.772.6400 X230 Cell: 925.813.1333

78-000 Fred Waring Drive, Suite 200 Palm Desert, CA 92211 www.cbclyle.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the information and make no guarantee, warranty or representation, express or implied, as to the truth or accuracy of the information. It is to be used as a general guide only. No liability is assumed for any errors or omissions.

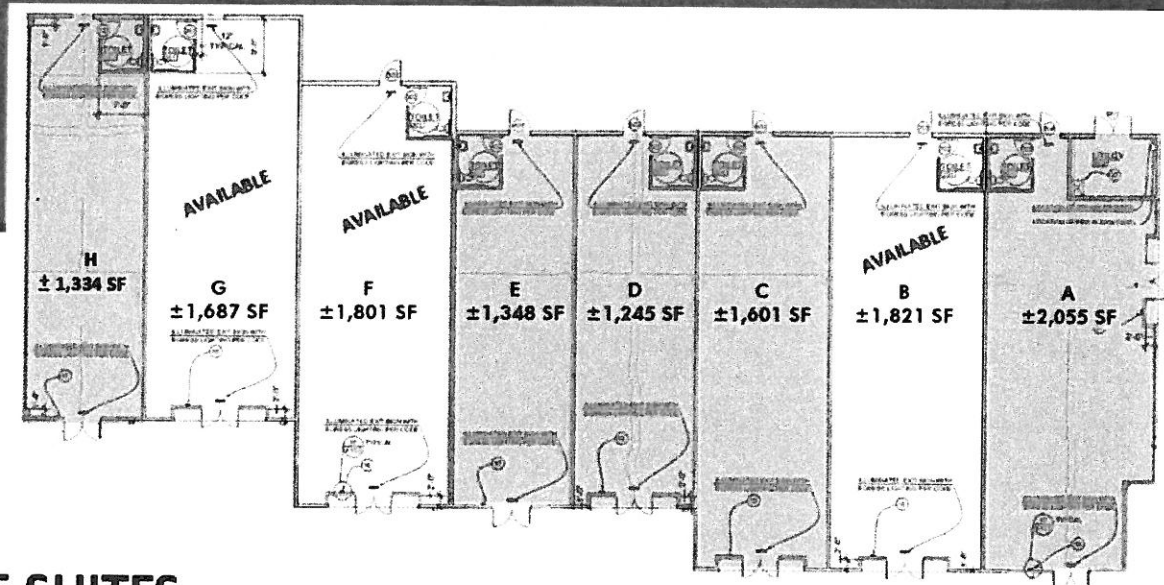
FOR LEASE

RETAIL SUITES



LYLE & ASSOCIATES

CaIBRE 01462012



AVAILABLE SUITES

Suite Number	Size (SF)	Rent/SF/Month
B	1,822	\$1.75
F	1,802	\$1.75
G	1,687	\$1.75

DAN O'DONNELL CaIBRE#00558058

dodonnell@cbclyle.net

Office: 760.772.6400 X230 Cell: 925.813.1333

78-000 Fred Waring Drive, Suite 200 Palm Desert, CA 92211 www.cbclyle.com

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PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 22, 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 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Mark Corcoran, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1063FV15
Related File No.: PP25715 (Plot Plan)
APNs: 920-120-078, 920-120-080

Dear Mr. Corcoran:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to establish an unmanned telecommunications facility consisting of antennas on a 50-foot high monopine tower, with associated equipment cabinets, on a 508 square foot lease area within a 1.64-acre parcel located northerly of Willows Avenue, easterly of Winchester Road, and westerly of Napa Creek Drive in the unincorporated community of Murrieta Hot Springs.

The site is located in Airport Compatibility Zone D. As the proposed facility is a non-habitable structure, Compatibility Zone D non-residential intensity criteria would not apply. The maximum height of the new permanent structures will not exceed 50 feet above ground level. The site is located at an elevation that is more than 140 feet lower than the elevation of the airport runway. Given the site's distance from the runway (over 7,300 feet), FAA review for **height/elevation reasons** is not required for the proposed project.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not authorized pursuant to this Plot Plan and are prohibited on this site pursuant to Note A of Table 4 of the Southwest Area Plan:
 - (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.
 - (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 this property, and shall be recorded as a deed notice.

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

cc: Spectrum Services, Inc., Michael Hayes/Brett Smirl (applicant/representative)
Riverside County (property owner)
Verizon Wireless (lessee) (Irvine office)
Daryl Shippy, Riverside County Economic Development Agency – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1063FV15\ZAP1063FV15.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)



Project In Relationship to Airport

Project Site

Airport





15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

MONDAVI

UNADDRESSED PARCEL
APN: 920-120-078/080
TEMECULA, CALIFORNIA 92591



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
MONDAVI

UNADDRESSED PARCEL
APN: 920-120-078/080
TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
02/27/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3	02/27/15	PLANNING REVISION	P.A.
2	12/01/14	PRE-APPLICATION REV	C.P.
1	08/28/14	100% ZONING	V.H.
1	08/18/14	90% ZONING	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH: (909) 456-8401
FAX: (909) 456-8408

LICENSE:

SHEET TITLE:

TITLE SHEET

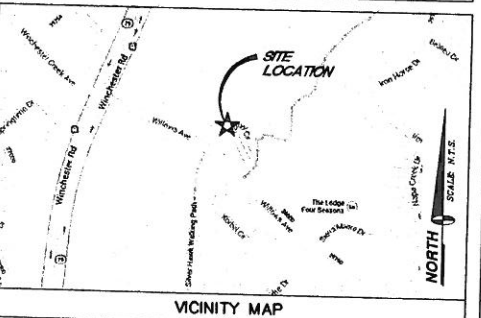
SHEET NUMBER: REVISION:

T1 3

LAX-428

- THE PROPOSED PROJECT INCLUDES:
- INSTALLATION OF A ~508 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
 - INSTALLATION OF (13) VERIZON WIRELESS PANEL ANTENNAS AT A 41' CENTERLINE MOUNTED ON A NEW 50' MONOPINE
 - INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
 - INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) ((4) PER SECTOR)
 - INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES ((1) PER SECTOR)
 - INSTALLATION OF (5) VERIZON WIRELESS EQUIPMENT CABINETS ON A NEW CONCRETE PAD
 - INSTALLATION OF A VERIZON WIRELESS 15KW DC GENERATOR ON A NEW CONCRETE PAD
 - INSTALLATION OF (3) VERIZON WIRELESS GPS ANTENNAS
 - INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
 - INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
 - INSTALLATION OF A VERIZON WIRELESS 9' METAL CANOPY
 - COAXIAL/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
 - NEW FIBER CONDUIT RUN TO CABINETS
 - NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949)286-7000

PROPERTY INFORMATION
OWNER: COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CALIFORNIA 92501
CONTACT: JAMES FORCE
PHONE: (951) 955-4822
AREA OF CONSTRUCTION: ~508 SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-B
CURRENT ZONING: SPECIFIC PLAN (SP)
JURISDICTION: COUNTY OF RIVERSIDE
APN: 920-120-077/080
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING STANDARDS CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

CODE COMPLIANCE

SITE ACQUISITION/PLANNING
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
MIKE HAYES
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS WENZ
PHONE: (909) 456-8401
FAX: (909) 456-8408

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
8911 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 885-1552

SURVEYOR:
DIAMONDBACK LAND SURVEYING
5506 SOUTH FORT APACHE ROAD, SUITE 110
LAS VEGAS, NEVADA 89148
TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
A1	SITE PLAN	3
A1.1	ENLARGED SITE PLAN	3
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	3
A3	NORTHEAST & SOUTHEAST ELEVATIONS	3
A4	NORTHWEST & SOUTHWEST ELEVATIONS	3

ISSUED FOR: ZONING

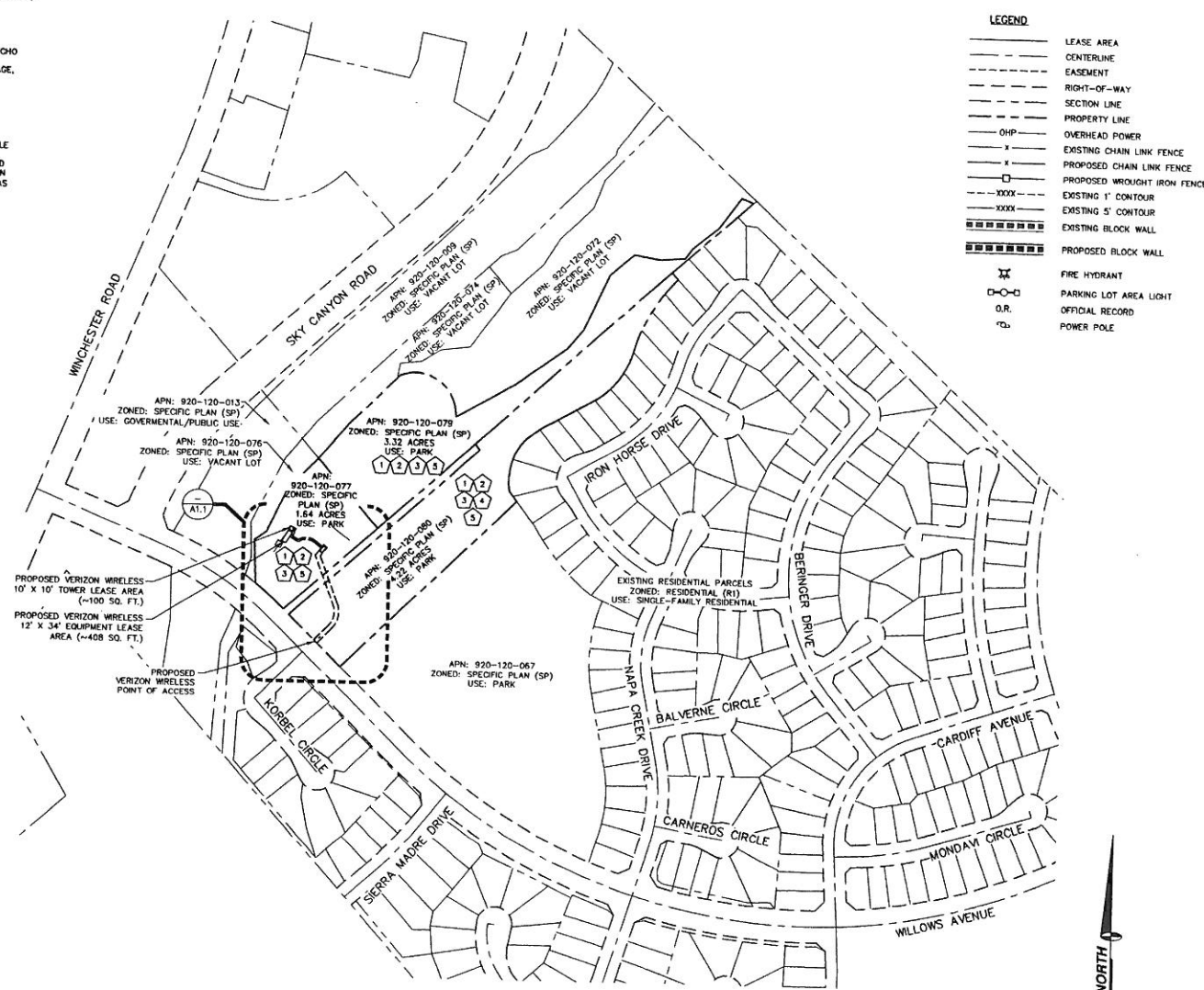
TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT ORDER NO. 0025247-990-002, DATED JULY 24, 2014, PREPARED BY TCOM TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

- 1 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGENCY AGREEMENT DATED: MARCH 29, 1979 EXECUTED BY: KACOR REALTY, INC., A CALIFORNIA CORPORATION AND RANCHO CALIFORNIA WATER DISTRICT WHEREIN IT IS AGREED THAT SAID DISTRICT IS DESIGNATED AS EXCLUSIVE AGENT FOR THE EXTRACTION, DIVERSION, STORAGE, BLENDING AND DISTRIBUTION OF ALL LOCAL WATER RECORDING DATE: MAY 7, 1979 RECORDING NO: 9.2330, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS THE ENTIRE SUBJECT PROPERTY.
- 2 CONDITIONS SUBSEQUENT SET FORTH IN THE DEED EXECUTED BY KACOR DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, WHICH ACQUIRED TITLE AS KACOR REALTY, INC., TO WARNER C. LUSARDI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 75% INTEREST; DAVID LOWRY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 12 1/2% INTEREST; AND JAMES T. WARING, AN UNMARRIED MAN, AS TO AN UNDIVIDED 12 1/2% INTEREST, RECORDED SEPTEMBER 30, 1983, AS INSTRUMENT NO. 2003938 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AN AMENDMENT TO SAID CONDITIONS SUBSEQUENT WAS RECORDED SEPTEMBER 8, 1986, AS INSTRUMENT NO. 217959 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. AFFECTS THE ENTIRE SUBJECT PROPERTY.
- 3 THE EFFECT OF RESOLUTION NO. 1482.3 EXECUTED APRIL 18, 1986, BY EASTERN MUNICIPAL WATER DISTRICT, RECORDED APRIL 21, 1986, AS INSTRUMENT NO. 90375 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS THE ENTIRE SUBJECT PROPERTY.
- 4 RECITALS AS SHOWN ON THAT CERTAIN TRACT NO. 24778-2 RECORDING DATE: DECEMBER 22, 2000 RECORDING NO: BOOK 299, PAGES 49 THROUGH 57, INCLUSIVE OF MAPS WHICH AMONG OTHER THINGS RECITES: THAT LOT 98 IS FOR OPEN SPACE PURPOSES. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS APN: 920-120-080
- 5 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT DATED: APRIL 29, 1999 EXECUTED BY: FOUR SEASONS-TEMECULA LOT OPTION, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND K. HOVANNAN'S FOUR SEASONS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDING DATE: OCTOBER 15, 1999 RECORDING NO: 1999-458776, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS THE ENTIRE SUBJECT PROPERTY.



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OHP --- OVERHEAD POWER
 - x --- EXISTING CHAIN LINK FENCE
 - x --- PROPOSED CHAIN LINK FENCE
 - --- PROPOSED WROUGHT IRON FENCE
 - XXXX --- EXISTING 1' CONTOUR
 - XXXX --- EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - --- PARKING LOT AREA LIGHT
 - O.R. --- OFFICIAL RECORD
 - POWER POLE

verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION
 MONDAVI
 UNADDRESSED PARCEL
 APN: 920-120-078/080
 TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
 02/27/15

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY:
3	02/27/15	PLANNING REVISION	P.A.
2	12/01/14	PRE-APPLICATION REV.	C.P.
1	08/26/14	100K ZONING	V.H.
1	08/18/14	80K ZONING	R.C.

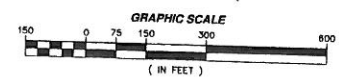
PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH: (909) 456-8401
 FAX: (909) 456-8408

LICENSURE:

SHEET TITLE:
 SITE PLAN

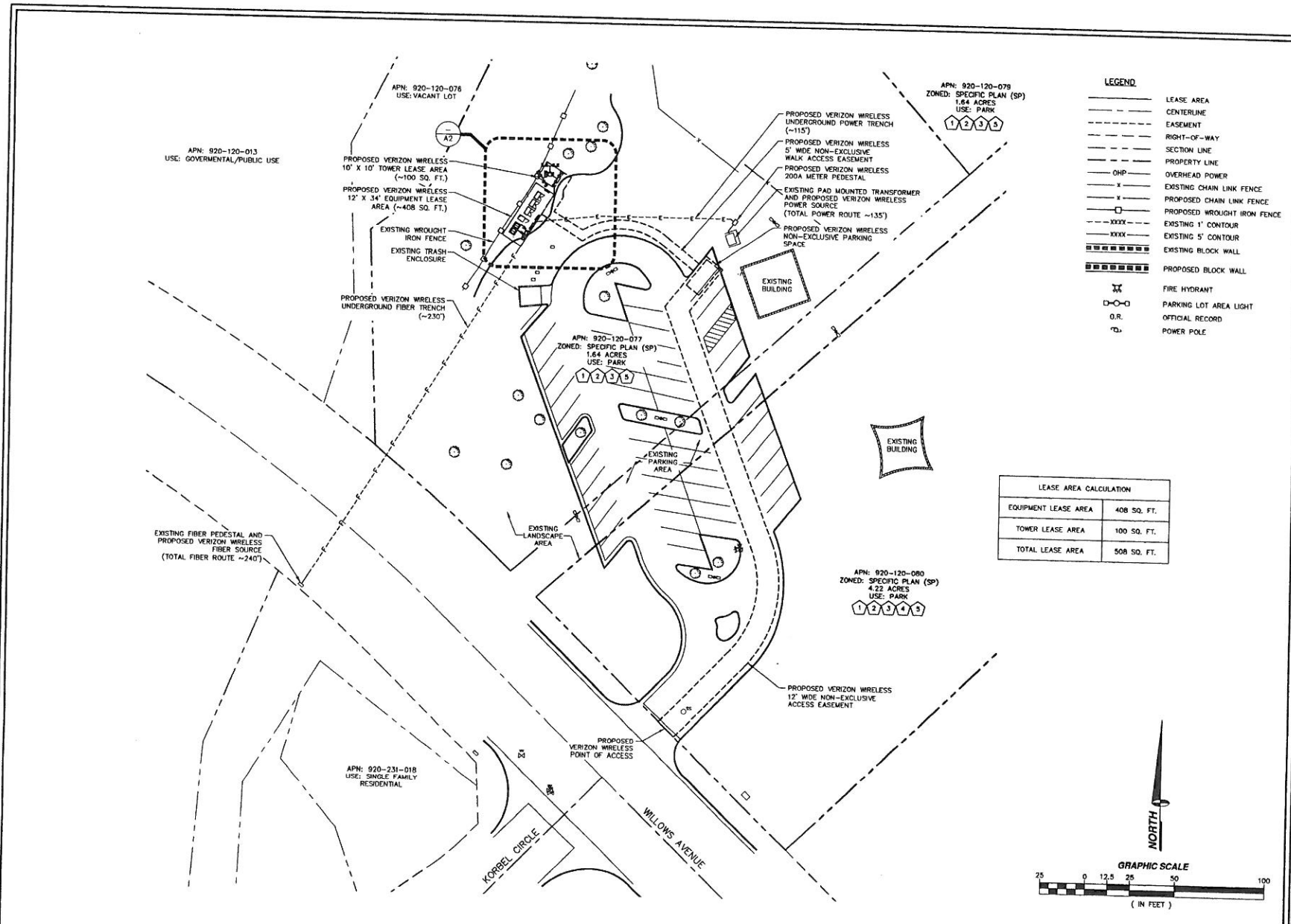
SHEET NUMBER: A1 **REVISION:** 3

LAX-428



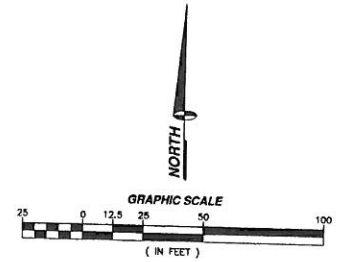
11" x 17" SCALE 24" x 36" SCALE
 1" = 300' 1" = 150'

SITE PLAN



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY
 - - - SECTION LINE
 - - - PROPERTY LINE
 - - - OHP
 - - - OVERHEAD POWER
 - - - EXISTING CHAIN LINK FENCE
 - - - PROPOSED CHAIN LINK FENCE
 - - - PROPOSED WROUGHT IRON FENCE
 - - - XXXX
 - - - EXISTING 1' CONTOUR
 - - - EXISTING 5' CONTOUR
 - █ EXISTING BLOCK WALL
 - █ PROPOSED BLOCK WALL
 - ⊕ FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - O.R. OFFICIAL RECORD
 - ⊙ POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	408 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
TOTAL LEASE AREA	508 SQ. FT.



PROJECT INFORMATION:
MONDAVI

UNADDRESSSED PARCEL
APN: 920-120-078/080
TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
02/27/15

ISSUED FOR:
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FAX: (909) 456-8408

LICENSURE:

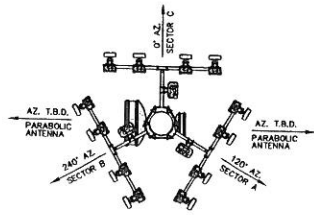
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: 1 **REVISION:** 3

A1.1 **3**
LAX-428

ENLARGED SITE PLAN

11" x 17" SCALE 24" x 36" SCALE
1" = 50' 1" = 25'



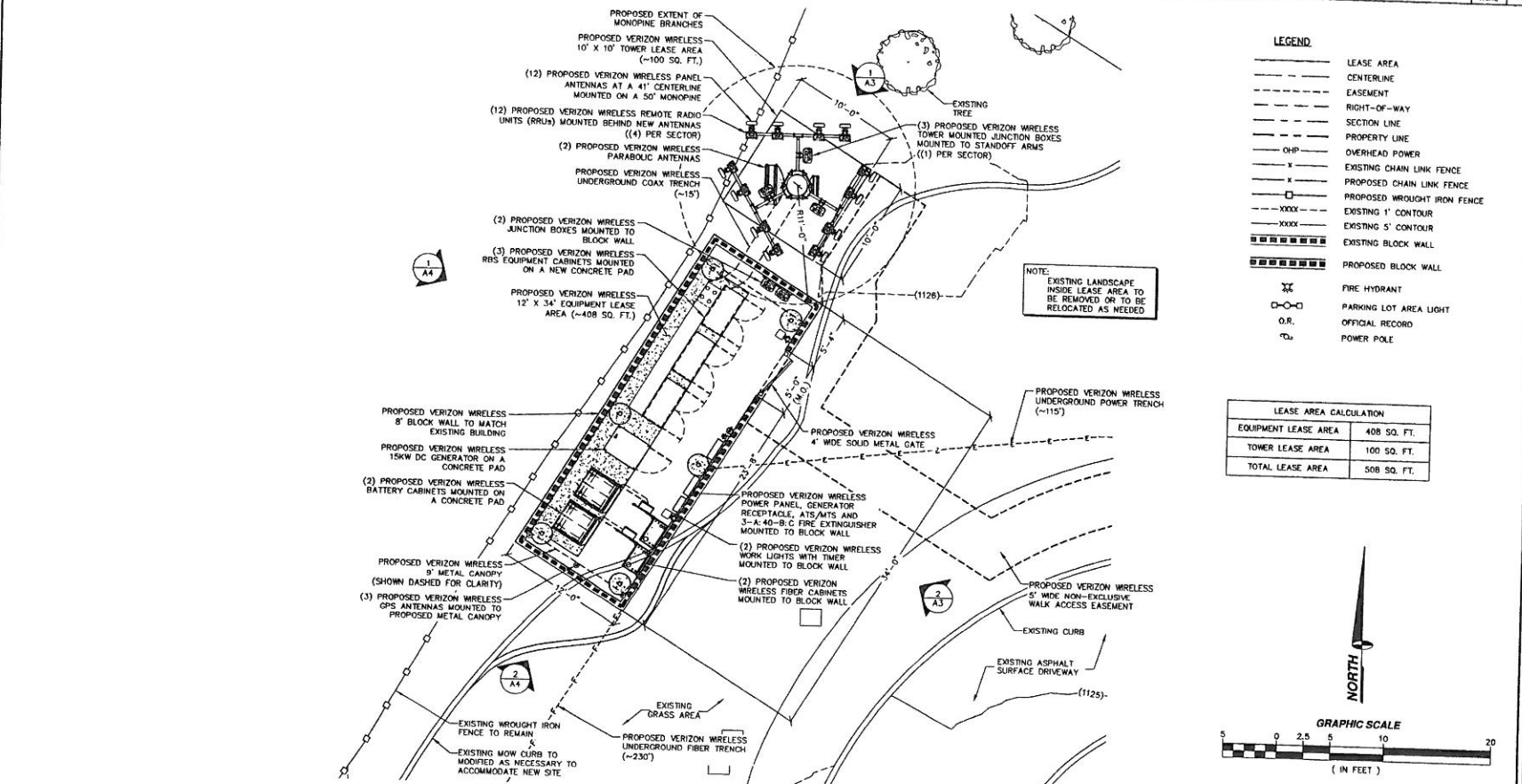
ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRU's	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	120°	4	4	41'-0"	70'	(4) 7/8" COAX	RED/GREEN RED/RED	15'	15'	
SECTOR B	240°	4	4	41'-0"	70'	(4) 7/8" COAX	BLUE/GREEN BLUE/RED	15'	15'	
SECTOR C	0°	4	4	41'-0"	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	15'	15'	
MISC					70'	(3) 1-5/8" HYBRIFLEX				
PARABOLIC ANTENNA	T.B.D.	2								
GPS	N/A	3			25'	1/2" COAX	GRAY	N/A	N/A	

NOTE:
 1. CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.
 2. PROPOSED ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.

ANTENNA LAYOUT

11" X 17" SCALE (24" X 36" SCALE)
 1" = 10' 1" = 5' **3** ANTENNA AND CABLE SCHEDULE

SCALE: NONE **2**



SITE DETAIL

11" X 17" SCALE (24" X 36" SCALE)
 1" = 10' 1" = 5' **1**



PROJECT INFORMATION:
MONDAVI
 UNADDRESSED PARCEL
 APN: 920-120-078/080
 TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
02/27/15

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

3	02/27/15	PLANNING REVISION	P.A.
2	12/01/14	PRE-APPLICATION REV.	C.P.
1	08/28/14	100% ZONING	V.H.
0	08/18/14	80% ZONING	R.C.

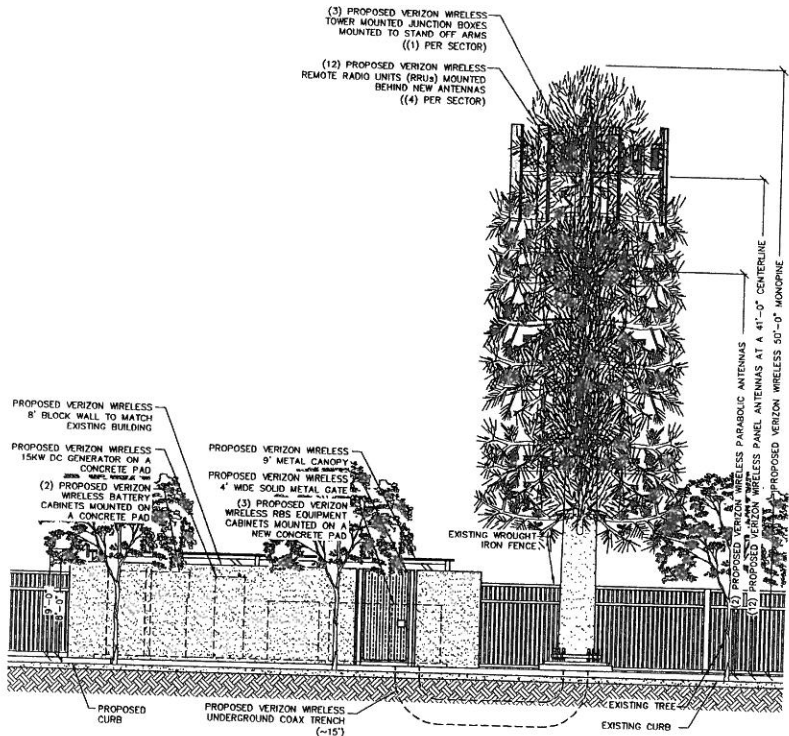
PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH: (909) 456-8401
 FAX: (909) 456-8408

LICENSURE:
 SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: **A2** REVISION: **3**

LAX-428

NOTE:
 1. EXISTING LANDSCAPE INSIDE LEASE AREA TO BE REMOVED OR TO BE RELOCATED AS NEEDED
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH RF FRIENDLY SOCKS



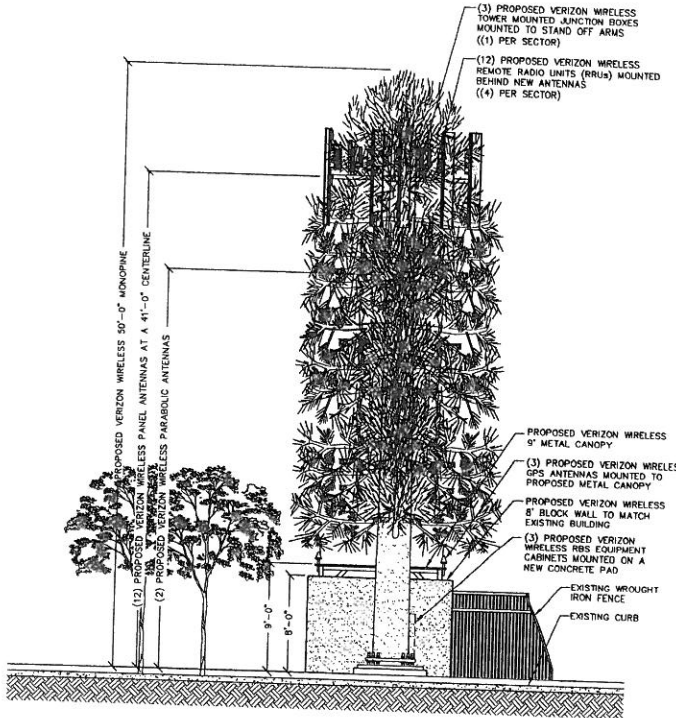
SOUTHEAST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
 1" = 10' 1" = 5'

2

NORTHEAST ELEVATION

NOTE:
 1. EXISTING LANDSCAPE INSIDE LEASE AREA TO BE REMOVED OR TO BE RELOCATED AS NEEDED
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH RF FRIENDLY SOCKS



NORTHEAST & SOUTHEAST ELEVATIONS

11" X 17" SCALE 24" X 36" SCALE
 1" = 10' 1" = 5'

1



PROJECT INFORMATION:
 MONDAVI

UNADDRESSED PARCEL
 APN: 920-120-078/080
 TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
 02/27/15

ISSUED FOR:
 ZONING

REV: -DATE: -DESCRIPTION: -BY:

REV	DATE	DESCRIPTION	BY
3	02/27/15	PLANNING REVISION	P.A.
2	12/01/14	PRE-APPLICATION REV	C.P.
1	08/28/14	100% ZONING	V.H.
0	08/18/14	90% ZONING	R.C.

PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH: (909) 456-8401
 FAX: (909) 456-8408

LICENSURE:

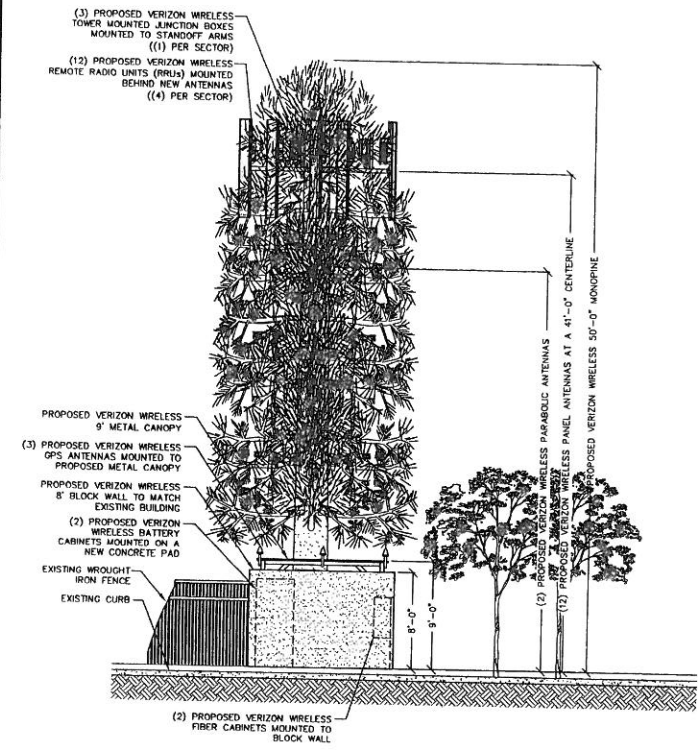
SHEET TITLE:

SHEET NUMBER: -REVISION:

A3 3
 LAX-428

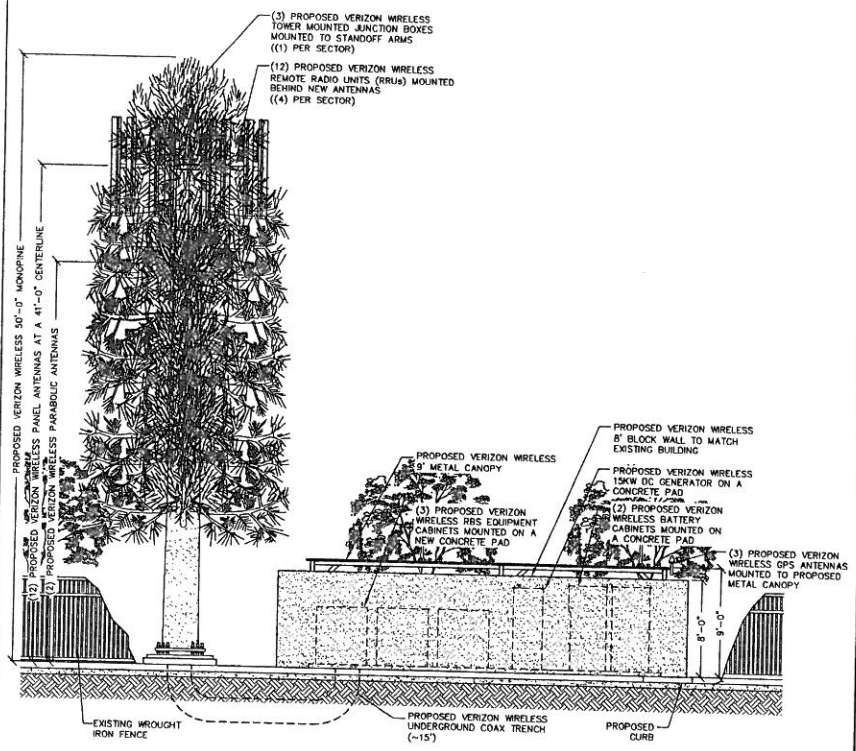
NOTE:
 1. EXISTING LANDSCAPE INSIDE LEASE AREA TO BE REMOVED OR TO BE RELOCATED AS NEEDED
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH RF FRIENDLY SOCKS

NOTE:
 1. EXISTING LANDSCAPE INSIDE LEASE AREA TO BE REMOVED OR TO BE RELOCATED AS NEEDED
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH RF FRIENDLY SOCKS



SOUTHWEST ELEVATION

11" x 17" SCALE 24" x 36" SCALE
 1" = 10' 1" = 5'



NORTHWEST ELEVATION

11" x 17" SCALE 24" x 36" SCALE
 1" = 10' 1" = 5'



PROJECT INFORMATION:

MONDAVI
 UNADDRESSED PARCEL
 APN: 920-120-078/080
 TEMECULA, CALIFORNIA 92591

CURRENT ISSUE DATE:
 02/27/15

ISSUED FOR:
 ZONING

REV.: DATE: DESCRIPTION: BY:

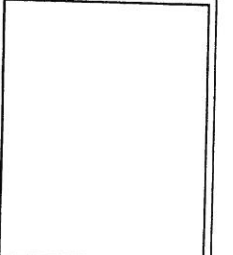
REV.	DATE	DESCRIPTION	BY
Δ	02/27/15	PLANNING REVISION	P.A.
Δ	12/01/14	PRE-APPLICATION REV.	C.P.
Δ	08/26/14	100% ZONING	V.H.
Δ	08/18/14	90% ZONING	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH: (909) 456-8401
 FAX: (909) 456-8408

LICENSURE:



SHEET TITLE:

NORTHWEST & SOUTHWEST ELEVATIONS

SHEET NUMBER: REVISION:

A4 3

LAX-428

PAGE BREAK



**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

A regular scheduled meeting of the Airport Land Use Commission was held on April 9, 2015 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
John Lyon
Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
Anna Wang, ALUC Counsel

OTHERS PRESENT: Beth LaRock, Flabob Airport
Joe Mineo, Applicant Representative
Marvin Roos, MSA Consulting
Jon Shardlow, Walmart, Inc.
Jeff Trenton, Proficiency 215, LLC
Shane Wickwire, River Springs Charter School

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

- I. **AGENDA ITEM 2.1:** ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland) – March Joint Powers Authority (JPA) Case No. PP 14-02 (Plot Plan). A proposal to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) on 39.42 acres (Assessor's Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). Continued from February 5, and March 12, 2015.

II. **MAJOR ISSUES**

Air Force Reserve Command officials have advised that the basins at this site should be covered due to the proximity to the runway and location directly underlying the extended runway centerline, noting that standing water would be a bird attractant.

Staff recommends addition of Condition Nos. 11 and 12.

Staff has received one e-mail in opposition to the project, specifically in opposition to the location of the point of access off Old 215 Frontage Road.

The associated General Plan Amendment and Change of Zone were determined to be consistent with the 2014 March Air Reserve Base Airport Land Use Compatibility Plan on March 12, 2015.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONDITIONAL CONSISTENCY for the Plot Plan, subject to the conditions included herein and such additional conditions as may be necessary to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**

The applicant proposes to build a 709,083 square foot industrial warehouse building (including 15,000 square feet of office area, 3,000 square feet of which would be at a mezzanine level) on the property.

CONDITIONS: Revised and corrected as of 6/1/15

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacture/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials in the APZ II portion of the property), noise sensitive outdoor nonresidential uses, and hazards to flight.
 - (f) Retail trade, eating and drinking establishments, personal services, professional services, educational services, governmental services, medical facilities, cultural activities, and any other uses providing on-site services to the public.
 - (g) Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms.
 - (h) Manufacturing of: food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers of the property and/or tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
 5. The proposed detention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. This project has been evaluated as a proposal for the establishment of a high-cube logistics warehouse with a maximum of 10,000 square feet of office space in the northerly portion of

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

the building and a maximum of 5,000 square feet of office space in the southerly portion of the building. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of office uses exceeding the amounts specified above.

7. Mezzanine areas shall be limited to a maximum of 3,000 square feet, and shall be permitted only in the northerly portion of the building outside Accident Potential Zone I.
8. Zoned fire sprinkler systems shall be required throughout the building.
9. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. March Joint Powers Authority shall require an acoustical study to ensure compliance with this requirement.
10. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- 11.* In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the March Joint Powers Authority similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (Proficiency 215 LLC or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
 - b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
 - c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

levels below the rock, gravel, or other layer.

*(As amended by the Airport Land Use Commission on April 9, 2015)

12. (Condition No. 12 was deleted by the Airport Land Use Commission on April 9, 2015)

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 29, 2015 for Aeronautical Study No. 2015-AWP-566-OE.

13. **The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-566-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.**
14. **The maximum height of the proposed structure (including any roof-mounted equipment) shall not exceed 48 feet above ground level, and the maximum elevation of the proposed structure at top point shall not exceed 1,585 feet above mean sea level.**
15. **The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
16. **Temporary construction equipment used during actual construction of the proposed structure shall not exceed the height of the structure (48 feet), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
17. **Within five (5) days after construction of the proposed structure 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 (i.e., in the event a decision is made not to construct the proposed structure.)**

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

The following spoke in favor of the project:

Jeff Trenton, Proficiency 215, LLC, 11777 San Vicente Blvd. #780, Los Angeles, CA 90049

No one spoke in neutral or opposition to the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT**, as amended pursuant to staff recommended revisions. Absent: Commissioner Greg Pettis

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.1: TIME 9:05 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

I. **AGENDA ITEM 3.1:** ZAP1111MA15 – HHI Riverside, LLC (Representative: Joe Mineo) – County Case Nos. PP25699 (Plot Plan) and VAR 01893 (Variance). The applicant proposes to develop a 19,558 square foot retail and dining center on 3.42 net acres (5.06 gross acres) located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the unincorporated community of Mead Valley. Plot Plan No. 25699 would authorize development of two retail commercial buildings with a total floor area of 12,872 square feet (one of which would include a 1,440 square foot coffee shop served by a drive-thru lane) and two freestanding restaurants with drive-thru (3,434 and 3,252 square feet, respectively, one of which would be a Farmer Boys). Variance Case No. 1893 is a proposal to exceed the allowable number, height, and surface area of on-site advertising signs. Specifically, the applicant proposes a pylon sign 75 feet in height with a total display area of 540 square feet, in addition to two freestanding monument signs. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONDITIONAL CONSISTENCY for the Plot Plan and Variance, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration (FAA) Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**
Plot Plan No. 25699 would authorize development of two retail commercial buildings with a total floor area of 12,872 square feet (one of which would include a 1,440 square foot coffee shop served by a drive-thru lane) and two freestanding restaurants with drive-thru (3,434 and 3,252 square feet, respectively, one of which would be a Farmer Boys). Variance Case No. 1893 is a proposal to exceed the allowable number, height, and surface area of on-site advertising signs. Specifically, the applicant proposes a pylon sign 75 feet in height with a total display area of 540 square feet, in addition to two freestanding monument signs.

CONDITIONS: Conditions added pursuant to FAA letter subsequent to hearing shown in bold type

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

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.
 4. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

5. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

[This condition shall be considered to have been MET.]

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-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.
8. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.
9. The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

Joe Mineo, Applicant Representative, 3800 Orange Street, #250, Riverside, CA

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT**, pending FAA review. Absent: Commissioner Greg Pettis

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org. ITEM 3.1: TIME: 9:48 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
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I. **AGENDA ITEM 3.2:** ZAP1025PS15 – PS Country Club, LLC (Representative: Marvin Roos, MSA Consulting, Inc.) – City of Palm Springs Case Nos. 5.1327, PD-366, and Tentative Tract Map No. 36691 “Serena Park”. The applicant proposes to develop 429 single-family residential dwellings within the area that was formerly the Palm Springs Country Club golf course. Tentative Tract Map No. 36691 would divide 131.25 acres located northerly of Verona Road, easterly of Sunrise Way, and southwesterly of the Whitewater River Channel into 429 residential lots (292 detached units and 137 attached units), 5.39 acres of public open space, and 25 private open space lots. Case No. 5.1327 is a proposal to amend the General Plan designation of 125.86 acres from Open Space-Parks/Recreation (OS-P/R) to Very Low Density Residential (up to 4.0 dwelling units per acre) (VLDR). PD-366 is a proposal to place the same 125.86 acres in a Planned Development District, superseding the existing O and O5 open space zoning. (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**

The project meets the overall open area requirement as a result of an open space remainder lot to be preserved as part of the Whitewater Wash. However, the open area is located within Compatibility Zone D. The project is technically not compliant with the requirement for open area in Zone C, but the amount of open space overall is well above the minimum level required.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment and CONDITIONAL CONSISTENCY for the Tentative Tract Map.

STAFF RECOMMENDED AT HEARING

CONSISTENT for the General Plan Amendment and Tract Map.

IV. **PROJECT DESCRIPTION**

Tentative Tract Map No. 36691 would divide 131.25 acres located northerly of Verona Road, easterly of Sunrise Way, and southwesterly of the Whitewater River Channel into 429 residential lots (292 detached units and 137 attached units), 5.39 acres of public open space, and 25 private open space lots. Case No. 5.1327 is a proposal to amend the General Plan designation of 125.86 acres from Open Space-Parks/Recreation (OS-P/R) to Very Low Density Residential (up to 4.0 dwelling units per acre) (VLDR). PD-366 is a proposal to place the same 125.86 acres in a Planned Development District, superseding the existing O and O5 open space zoning.

The 137 attached single-family lots would encircle the existing Golden Sands Mobile Home Park accessed via Golden Sands Drive, easterly from Sunrise Way. The 292 detached single-family lots would encircle a residential neighborhood accessed via Whitewater Club Drive, easterly from Farrell Drive.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Lights must be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a

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landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, the permittee shall work with Palm Springs International Airport management and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

- 5.* Prior to approval of the Tentative Tract Map by the City of Palm Springs, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA) Obstruction Evaluation Service for the following twelve (12) lots: 13, 17, 117, 121, 125, 126, 129, 165, 166, 167, 168, and 169.
- **This condition shall be considered to have been met as of April 2, 2015.**
6. Prior to issuance of building permits for any lot within Tentative Tract Map No. 36691, the applicant shall provide evidence that either: (a) the elevation of the structure at its top point in feet above mean sea level would not exceed the elevation of the runway at Palm Springs International Airport at its northwesterly terminus by more than one foot for every 100 feet of distance between the structure and said **northwesterly*** terminus of the runway; (b) the Federal Aviation Administration has issued a Determination of No Hazard to Air Navigation for that lot allowing for a top point elevation that equals or exceeds the proposed top point elevation; or (c) the Federal Aviation Administration Obstruction Evaluation Service has issued a statement that review of the proposal for the specific lot is not required due to its

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previous review and determination for the twelve (12) lots specified above.

* Correction to wording in staff report that incorrectly specified "southerly" terminus.

7. During initial sales of properties within the proposed subdivision, pursuant to Palm Springs International Airport Land Use Compatibility Plan Policy 2.5(a), large airport-related informational signs clearly depicting the proximity of the property to the airport and aircraft traffic patterns shall be installed in conspicuous locations and maintained by the developer.
8. The developer shall provide to prospective buyers and/or renters an informational brochure depicting the locations of aircraft flight patterns and describing the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights.

The following conditions were added at the Airport Land Use Commission hearing of April 9, 2015:

9. Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the **City of Palm Springs Planning Department, City of Palm Springs Building Department***, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.

* **Correction to condition added at hearing to reflect correct jurisdiction as City of Palm Springs, rather than Riverside County.**

10. The Federal Aviation Administration has conducted aeronautical studies of a sample of 12 lots within the proposed tract map (Aeronautical Study Nos. 2015-AWP-3285-OE through 2015-AWP-3291-OE and 2015-AWP-3293-OE through 2015-AWP-3297-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The maximum elevation at the top of any proposed structure on lots 169, 168, 167, 166, 165, 129, 126, 125, 121, 117, 13, and 17, including all roof-mounted appurtenances (if any) shall not exceed the maximum heights analyzed in each lot's respective Determination of No Hazard. These maximum elevations shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
12. Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 24 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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13. Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2015-AWP-3285-OE through 2015-AWP-3291-OE and 2015-AWP-3293-OE through 2015-AWP-3297-OE and any lots subject to FAA review in the future reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions) This requirement is also applicable in the event the project is abandoned.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

Marvin Roos, MSA Consulting, 34200 Bob Hope Drive

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT** for the General Plan Amendment and Tract Map, as amended pursuant to staff recommended revisions and FAA approval. Absent: Commissioner Greg Pettis

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.2: TIME: 9:52 A.M.

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- I. **AGENDA ITEM 3.3: ZAP1023FL14 – River Springs Charter School (Representative: Dave Black)** – City of Jurupa Valley Major Action Case No. MA1492, consisting of Public Use Permit No. 1401. A proposal to relocate and establish Flabob Airport Preparatory Academy as a charter school, including the development of 17,690 square feet of building area (ten classrooms to serve elementary, secondary, and high school students and a 400 square foot administrative office), to be located in the northwesterly portion of the grounds of Flabob Airport, southerly of 42nd Street, easterly of Fort Drive and westerly of Twining Street. (Airport Compatibility Zone D of the Flabob Airport Influence Area).

II. **MAJOR ISSUES**

The proposed school does not comply with the average acre criterion of 100 people and the single-acre criterion of 300 for Compatibility Zone D based on the building code method. However, based on the applicant's planned maximum occupancy of 265 people, the school would comply with the criteria.

ALUC staff has discussed a posted occupancy of 265 people with the City of Jurupa Valley; however, their building official indicated that they would not enforce a maximum occupancy that is below the building code maximum occupancy. In-lieu of a posted occupancy, ALUC staff recommends the Commission consider proposed Condition 6 which would apply a general maximum occupancy through a maximum student enrollment of 250 and maximum staff of 15 that would be incorporated into the proposed Public Use Permit and enforced by City of Jurupa Valley Planning Department and/or Code Enforcement.

Additionally, children's schools are a discouraged use within Compatibility Zone D. However, the applicant has provided information on the school noting the importance of the location on the airport in its theme, programming, and existing charter.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY, based on the proposed project exceeding the Compatibility Zone D average and single-acre criteria. However, if the Commission is willing to accept recommended Condition 6 as sufficient to ensure occupancy would not exceed the Compatibility Zone D average and single-acre criteria, staff would recommend a finding of CONDITIONAL CONSISTENCY with the 2004 Flabob Airport Land Use Compatibility Plan, subject to a Determination by the FAA for the on-airport facility and any recommended conditions by the FAA and the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Public Use Permit proposes to relocate and establish Flabob Airport Preparatory Academy as a charter school, including the development of 17,690 square feet of building area (ten classrooms to serve elementary, secondary, and high school students and a 400 square foot administrative office), to be located in the northwesterly portion of the grounds of Flabob Airport. The Flabob Aviation Preparatory Academy currently occupies an existing building on the Flabob Airport property and has been operating since 2005.

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:

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- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
 4. Any proposed detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
 5. This project has been evaluated as a proposal for the establishment of a school with ancillary office use. The City of Jurupa Valley shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms; and office uses exceeding 7,500 square feet.
 6. The proposed school shall be limited to a maximum enrollment of 250 students and a maximum staff of 15 to comply with Compatibility Zone D average and single-acre criteria.
 7. The project's lease agreement with the airport shall include limitations to a maximum enrollment of 250 students and a maximum staff of 15 to comply with Compatibility Zone D average and single-acre criteria.

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The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the Federal Aviation Administration Final Determination letter issued on April 17, 2015 for Aeronautical Study Nos. 2015-AWP-288-NRA through 2015-AWP-292-NRA.

8. Construction of the proposed project shall comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."
9. The proponent is required to coordinate all associated activities with the Airport Manager/Airport Traffic Control Tower (ATCT) 5 business days prior to the beginning of the project.
10. The new development must be coordinated with the airport sponsor and included in the next update to the Airport Layout Plan.
11. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2015-AWP-288-NRA through 2015-AWP-292-NRA) and has determined that neither marking nor lighting of the structures 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.
12. The maximum height of any of the proposed structures shall not exceed 19 feet above ground level, and the maximum elevation of any of the proposed structures, including all roof-mounted appurtenances (if any), shall not exceed 779 feet above mean sea level.
13. 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.
14. Temporary construction equipment used during actual construction of the structures shall not exceed the heights of the structures, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of each structure 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

Beth LaRock, Flabob Airport, 4130 Mennes, Jurupa Valley, CA

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Shane Wickwire, River Springs Charter School, Temecula, CA

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 5-0 found the project **CONDITIONALLY CONSISTENT**, including Condition #7 pending FAA review. Absent: Commissioner Greg Pettis; Recuse: Commissioner John Lyon

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.3: TIME: 10:00 A.M.

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I. **AGENDA ITEM 3.4: ZAP1020CH15 – Wal-Mart Stores, Inc.** (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden) – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The shopping center will also include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. (Compatibility Zones C and D of the Chino Airport Influence Area).

II. **MAJOR ISSUES**

Project intensity, Open area, Site split by Zone C/Zone D boundary. The single-acre intensities within two of the acres on the westerly side of the project could potentially exceed allowable single-acre intensities in Compatibility Zone C. Staff recommends that this be addressed by limiting serving area within the fast food restaurant to 1,500 square feet and prohibiting restaurant uses in the retail buildings.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone, General Plan Amendment, and Tentative Tract Map. Staff recommends that the Major Development Plan/Conditional Use Permit be found CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING

CONSISTENT(with risk reduction design bonus of 20%)

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres. In addition to the Wal-Mart, the shopping center will include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and a car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Tentative Tract Map No. 35061 would divide the property into six (6) parcels.

CONDITIONS:

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

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2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
- (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

3. This finding of consistency is based upon the site plan dated October 22, 2014. Any changes in the locations, heights, layout, or intended use of buildings, except as necessary to comply with one or more of the conditions herein, shall be subject to further review by the Airport Land Use Commission as an amended project.

4. This determination does not constitute a finding of consistency with respect to the occupancy and use area limits for the future buildings on the parcels identified as Parcels 2, 3, 4, and 5 (and depicted on the site plan dated October 22, 2014 as having gross floor areas of 4,200, 6,200, 3,500, and 12,200 square feet, respectively.) Subsequent review and determination as to consistency by ALUC or its staff will be required for any future buildings located on said parcels.

(Amended by Airport Land Use Commission on April 9, 2015)

5. The City of Eastvale shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Major Development Plan/Conditional Use Permit:

Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms (adult), conference rooms exceeding 300 square feet in area, dance floors, drinking establishments, gaming, gymnasiums, lodge rooms, lounges, restaurants (except for one restaurant concession within the Wal-Mart building), reviewing stands, stages, skating rink and swimming pool deck areas, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet (minimum square feet per person less than 30) pursuant to

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the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

(Amended by Airport Land Use Commission on April 9, 2015)

6. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
7. The proposed on-site detention basin 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 basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
8. The proposed Wal-Mart structure shall be designed and constructed in accordance with the letter from Perkowitz & Ruth Architects dated February 23, 2015 specifying risk-reduction design features and components. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 20 percent risk-reduction bonus for this structure.

(Added by Airport Land Use Commission on April 9, 2015)

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

Jon Shardlow, Walmart, Inc.

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**, as amended pursuant to staff recommended revisions. MDP/CUP approval of structures limited to Wal-Mart building. Absent: Commissioner Greg Pettis

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.4: TIME: 10:47 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the March 12, 2015 minutes. Absent: Greg Pettis

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

Ed Cooper, ALUC Director, informed Commission that the next ALUC Statewide Consortium will be occurring on August 26-28 in San Diego and requested that any Commissioners interested in attending advise staff soon so that reservations can be made. He also advised that we have elected to apply for, and receive, a grant from the State of California to update the Jacqueline Cochran Regional Airport Policies and the Countywide Policies. Commissioner Holmes inquired as to the status of the Hemet-Ryan ALUCP grant. Mr. Cooper responded that there has been no further progress since the last update provided to the Commission. Staff must wait for the Economic Development Agency to prepare the CEQA documentation for the new Master Plan, or, alternatively, to prepare a revised Airport Layout Plan in accordance with new FAA guidelines. Commissioner Holmes noted that he is often asked about the status of the potential runway extension and relocation of the Cal Fire base. John Guerin, ALUC staff, referred Commissioner Holmes to Daryl Shippy, Airport Manager, Riverside County EDA, for any updated information regarding the status of the Airport Master Plan and Layout Plan for the Hemet-Ryan Airport.

IV. **7.0 COMMISSIONER'S COMMENTS**

Chairman Housman expressed that he will be attending the ALUC Consortium. Commissioner Lyon moved for adjournment in memory of Chris Davis.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:21 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.0: TIME IS 11:07 A.M.