RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.1
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1526MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	PPT220008 (Plot Plan)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zone C2
Noise Levels:	Below 60 CNEL contour
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the proposed Plot Plan CONDITIONALLY CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: A proposal to construct a 307,616 square foot manufacturing building on 18.33 acres.

PROJECT LOCATION: The site is located on the northwest corner of Harvill Avenue and Martin Street, approximately 6,713 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average 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 C2, where Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included in the March ALUCP, the following rates were used to calculate the occupancy for the proposed project:

- Manufacturing – 1 person per 200 square feet, and
- Office – 1 person per 200 square feet.

The project proposes to construct a 307,616 square foot manufacturing building, which includes 287,616 square feet of manufacturing area, and 20,000 square feet of office area, accommodating a total occupancy of 1,538 people, resulting in an average intensity of 84 people per acre, which is consistent with Zone C2 average intensity criterion of 200 people per acre.

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 and 1.0 persons per trailer truck space). Based on the number of parking spaces provided (241 standard vehicles, 70 trailer spaces), the total occupancy would be estimated at 432 people for an average intensity of 24 people per acre, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 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 include 33,560 square feet of manufacturing area, and 10,000 square feet of office area, resulting in a single acre occupancy of 218 people which is consistent with the Compatibility Zone C2 single acre criterion of 500 people.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones C2 (children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being below the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 6,713 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,555 feet AMSL. The site's finished floor elevation is 1,528 feet AMSL and proposed building height is 50 feet, resulting in a top point elevation of 1,578 feet AMSL. Therefore, review of the buildings for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-12606-OE to this project. Its status is currently a "work in progress".

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of

the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 6,713 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 33,671 square foot bioretention basin. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such limited basins are permissible with the appropriate criteria: the basin is used in conjunction with appropriate landscaping for such uses as adjacent to structures, parking islands, medians, site entrances, planter boxes, and vegetation is selected carefully so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

    (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

    (e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major

spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(f) Other Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

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

6. The project has been evaluated to construct 307,616 square foot warehouse building, which includes 287,616 square feet of manufacturing area, and 20,000 square feet of office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

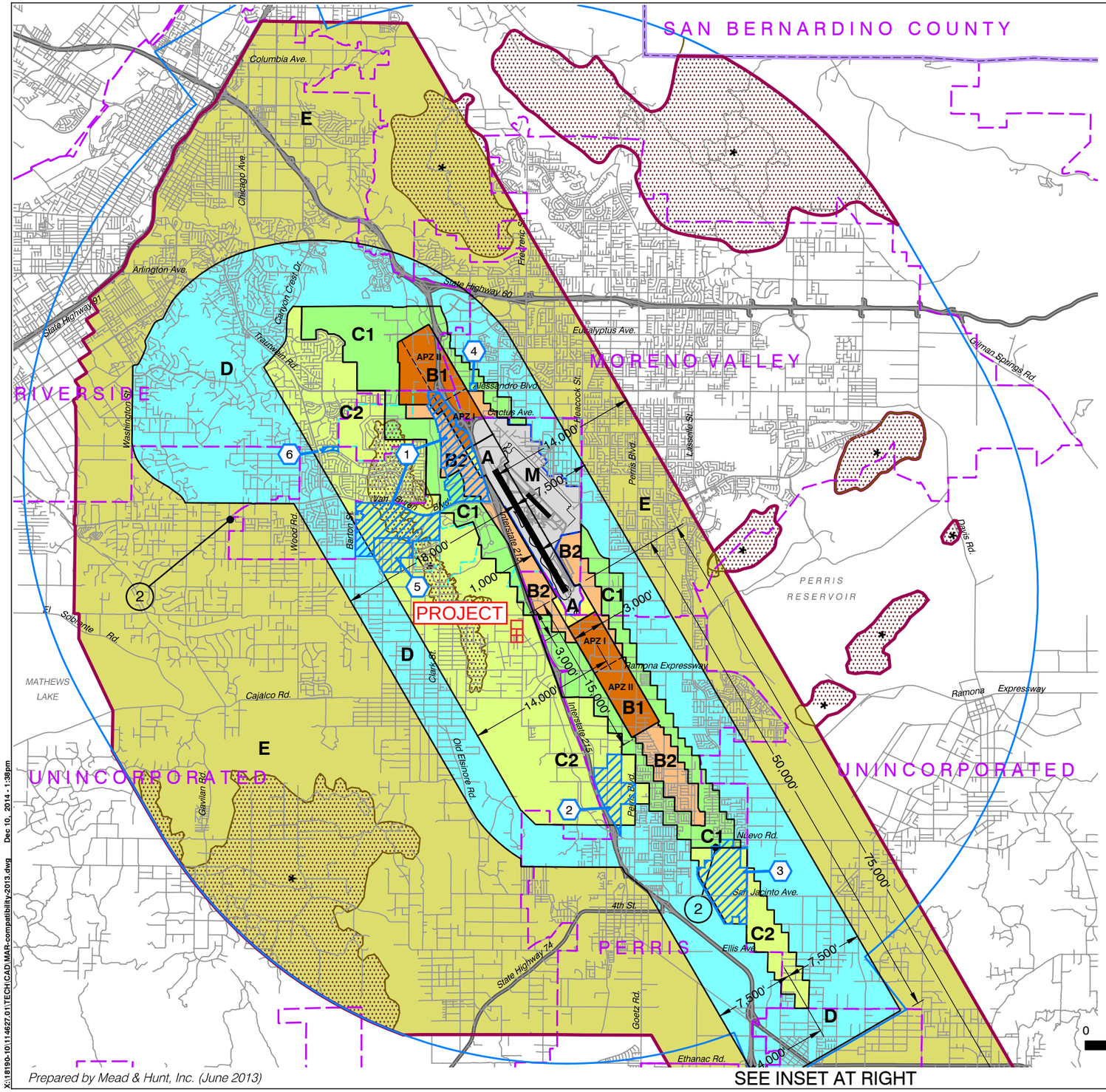
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



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

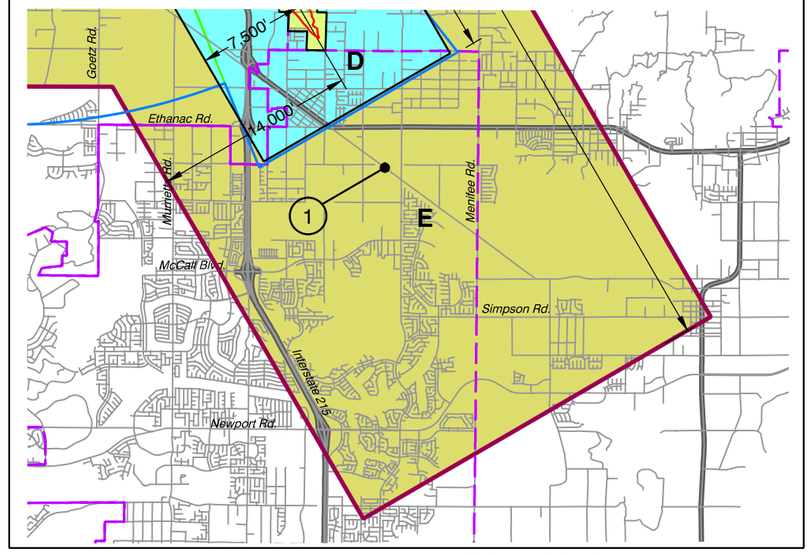
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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.

INSET



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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

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Riverside County
Airport Land Use Commission

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

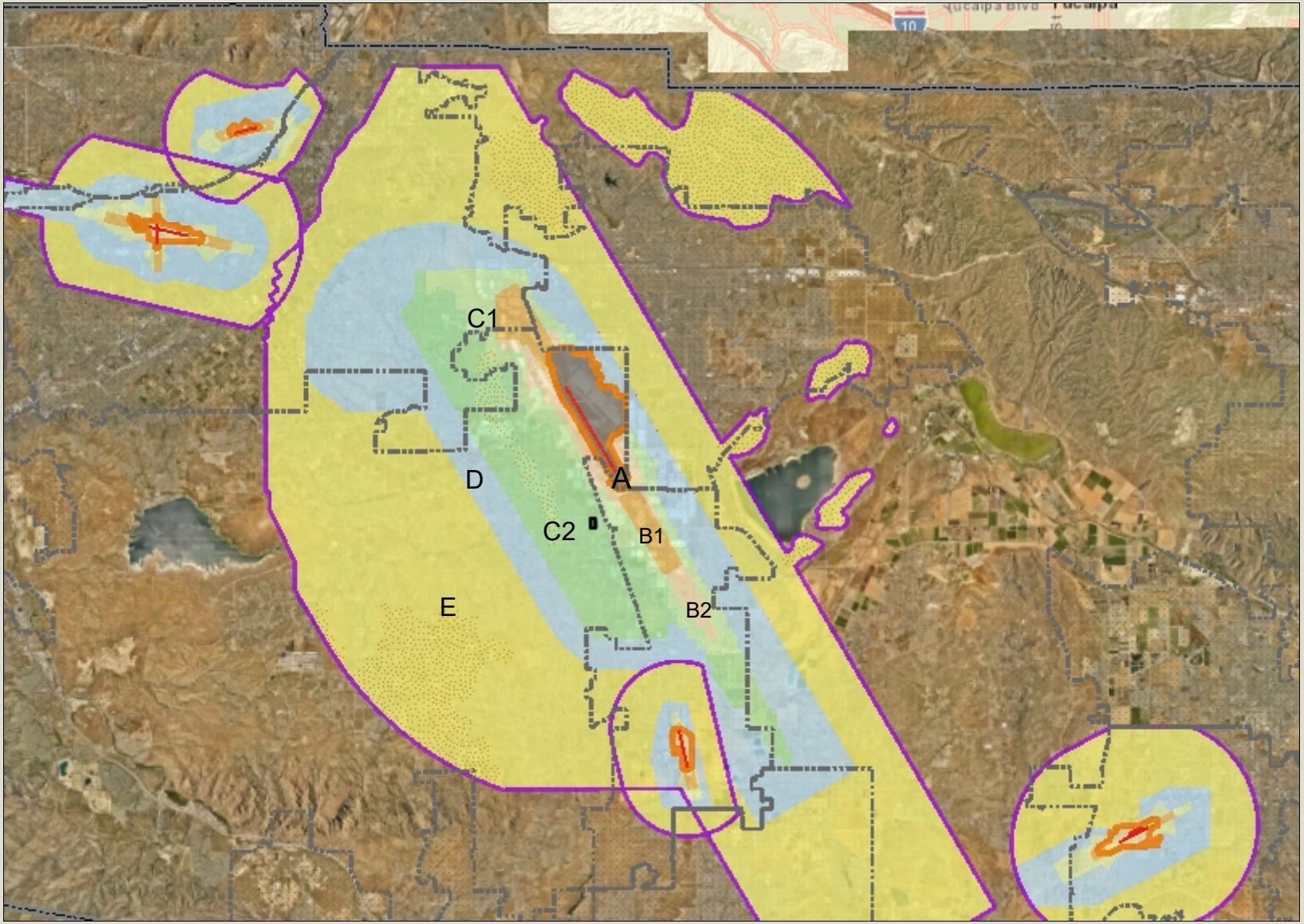
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

0 24,629 49,257 Feet

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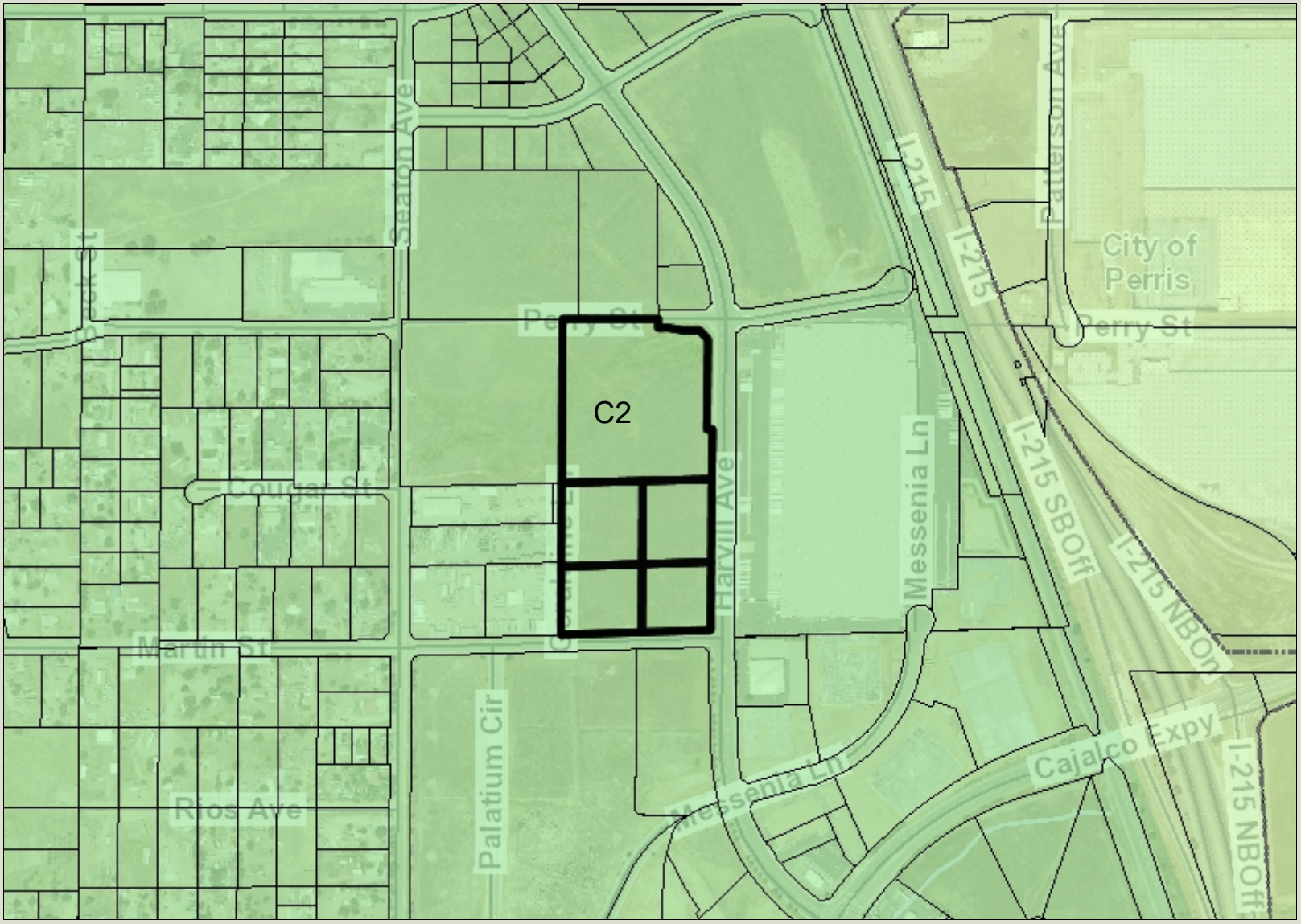
Notes

Map My County Map



Legend

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

0 770 1,539 Feet

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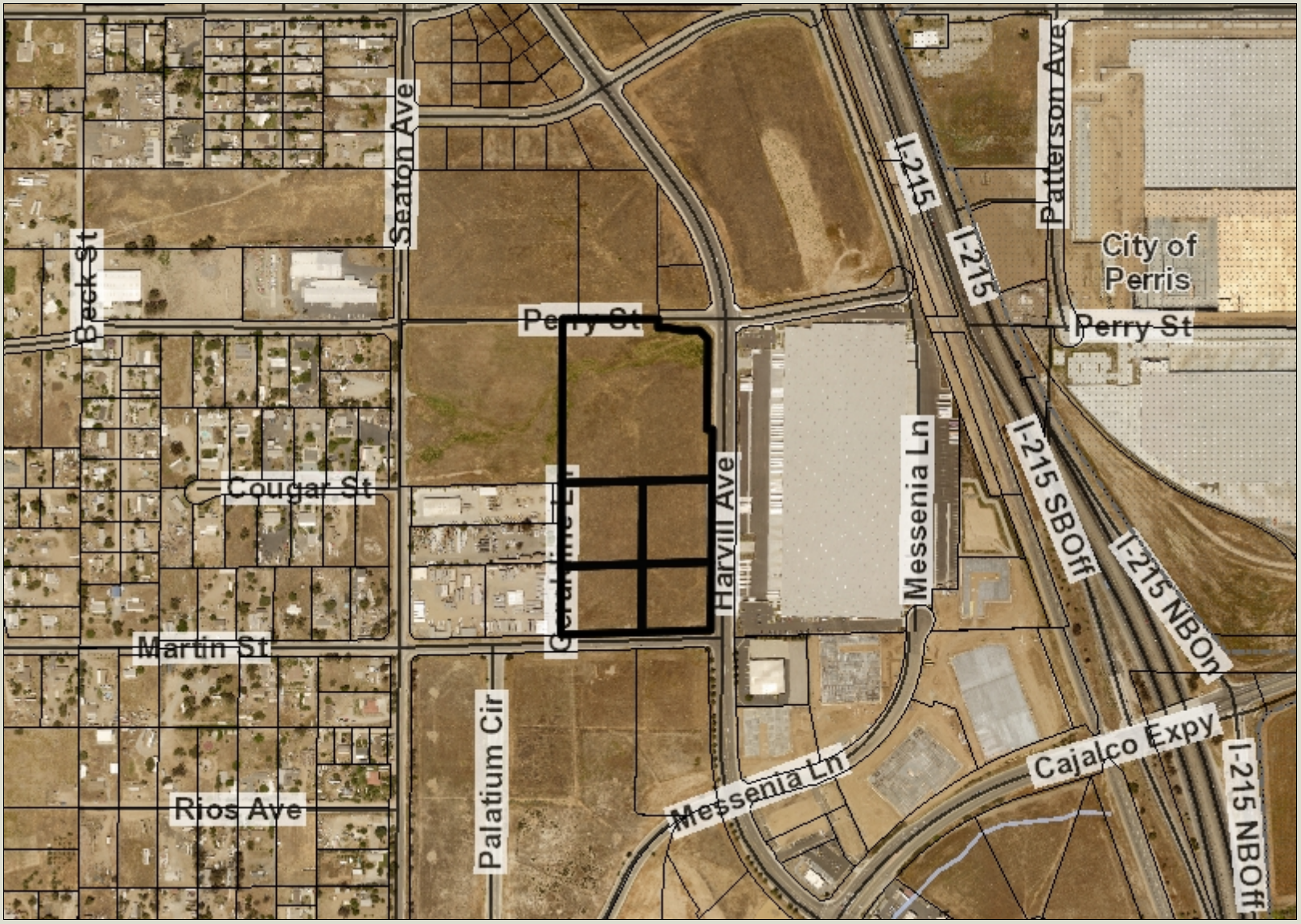

Legend

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

0 770 1,539 Feet

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Notes

Map My County Map

Legend

City Areas

World Street Map

Notes

0 12,314 24,629 Feet

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Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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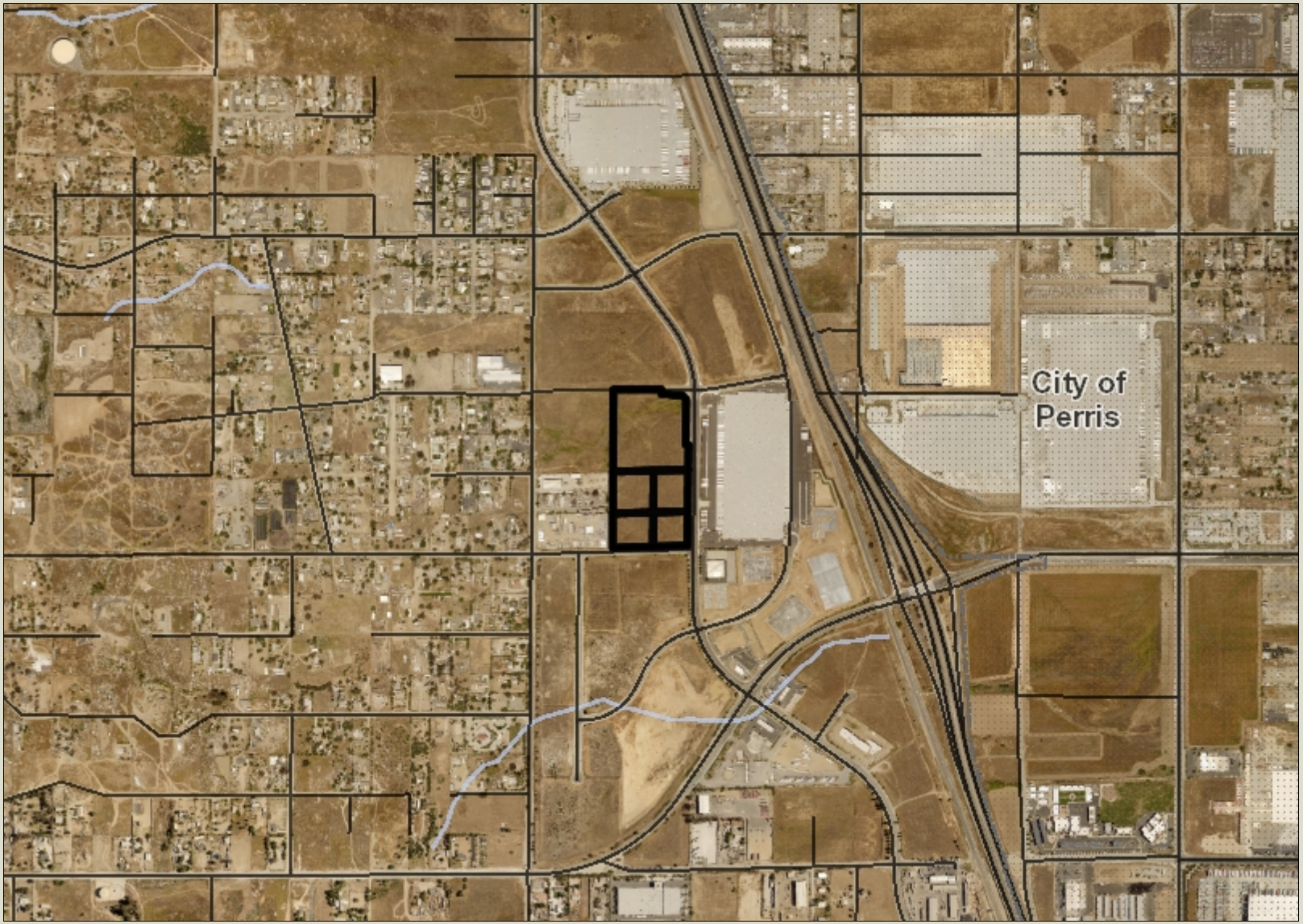

Legend

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

0 1,539 3,079 Feet

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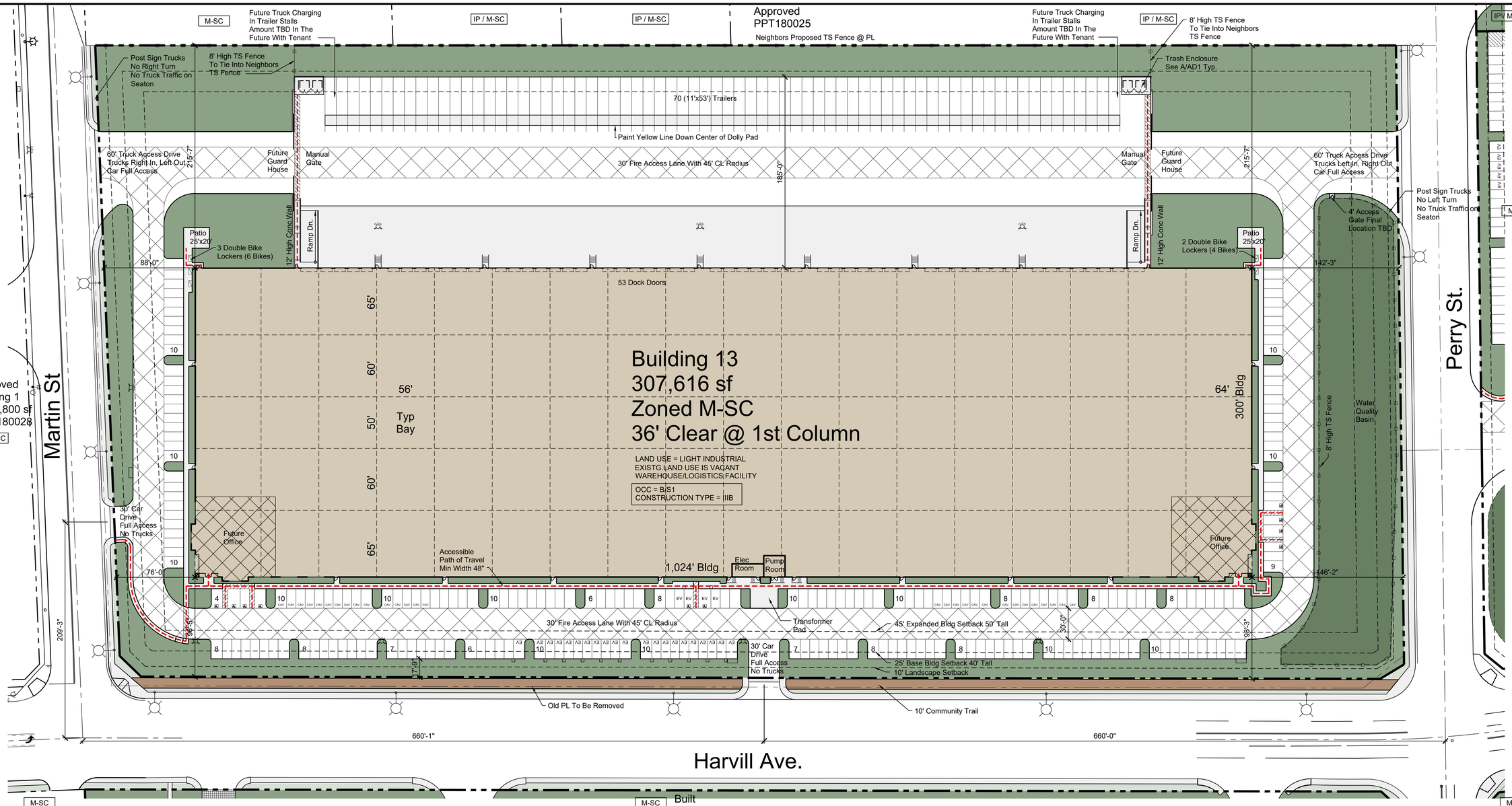


	Site Area Gross (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscape Required (SF)	Landscape Required (%)	Landscape Provided (SF)	Landscape Provided (%)	Dock Doors Provided (9'x10')	Trailer Parking Provided (11'x53')	Car Parking Required (See Parking Chart)	Car Parking Provided	Bike Parking Required (1:25 Car Stalls)	Bike Parking Provided
Building 13	18.3397	17.6056	307,616	40.11%	76,690	10.00%	162,890	21.24%	53	70	224	241	9	10

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd (10%)	EV Charging Stations Prov'd	Clean Air Vehicle Req'd (12%)	Clean Air Vehicle Provided	Over / Under
Building 13												
	Office		20,000	/	250	80.00						
	Warehouse Balance		287,616	/	2,000	143.81						
	Total		307,616			224	241	25	25	29	29	17

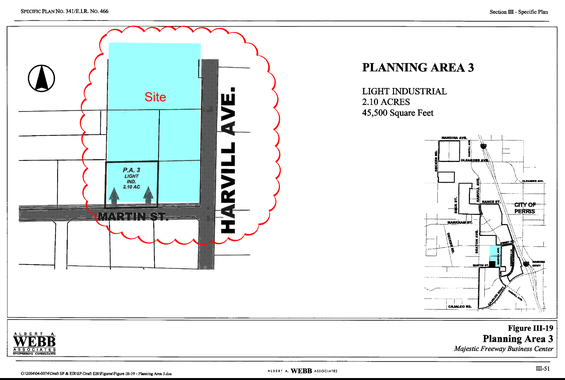
For Truck Queue Plan See Sheet A1.13A

Parking Stalls:

All Parking Stalls Are 9'x19' Minimum With End Stalls Being 11'x19' Minimum. Stalls Against Planters Have a 1' Wide Concrete Walkway. Integrated With Curb. All Accessible Stalls Follow ADA Guidelines.

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

The Project is not Located Within CSA or CFD
There are No Wells on the Project Site.
Project Site is Partially Located within PA3 of County SP No. 341



APPLICANT/OWNER:
MAJESTIC FREEWAY BUSINESS CENTER LLC
C/O MAJESTIC REALTY CO. ATTN. JOHN SEMCKEN
13191 CROSSROADS PKWY. , NO., 6TH FLR.
CITY OF INDUSTRY, CA. 91746-3497
(562) 699-0453

PREPARER:
COMMERCE CONSTRUCTION CO.
13191 CROSSROADS PKWY. NO. 6TH FLR.
CITY OF INDUSTRY, CA 91746-3497
(562) 699-0453

SOUTHERN CALIFORNIA EDISON:
Attn: Map Request Bldg D
(714) 796-9999
maprequests@sce.com

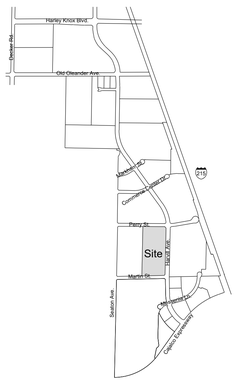
SC GAS
Geary Ambers
(909) 335-7955
gambers@semprautilities.com

EASTERN MUNICIPAL WATER DISTRICT:
Cameron Valenzuela
(951) 928-6107
valenzuc@emwd.org

TIME WARNER CABLE
Cozette Miles
(909) 975-3398
cozette.miles@twcable.com

ATT TRANSMISSION
Joseph Forkert
(714)963-7964
jeff@forkertengineering.com

VAL VERDE UNIFIED SCHOOL DISTRICT:



ZONING & LAND USE INFORMATION:

COUNTY OF RIVERSIDE GENERAL PLAN : "LIGHT INDUSTRIAL"
EXISTING ZONING IS "M-SC"
EXISTING LAND USE IS LIGHT INDUSTRIAL,

Install Knox Box at All Gates and Office Entries.

Assessor Parcel Maps:

Parcel: 314-130-015, 023, 024, 026, 027

Legal Description:

Parcels 1-4 Inclusive of Parcel Map No. 12275 As Recorded In Bk 63, Pg 47, Records of Riverside County, Ca.

Thomas Brothers:

Page: 777 Grid: C1, C2, D1, D2

Vicinity Map

Scale: NTS

Project / Case Information:

Case Number: PPT 220008

40 0 40 80
SCALE IN FEET (1" = 40')

SUBMITTAL - 02 (2022 05 06)

SITE PLAN | SCALE: 1" = 40'-0" | A

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BY	DATE	REVISIONS
BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

SITE PLAN
BUILDING 13
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed

DATE
JN

CCC JOB NO.
13501

A1.13

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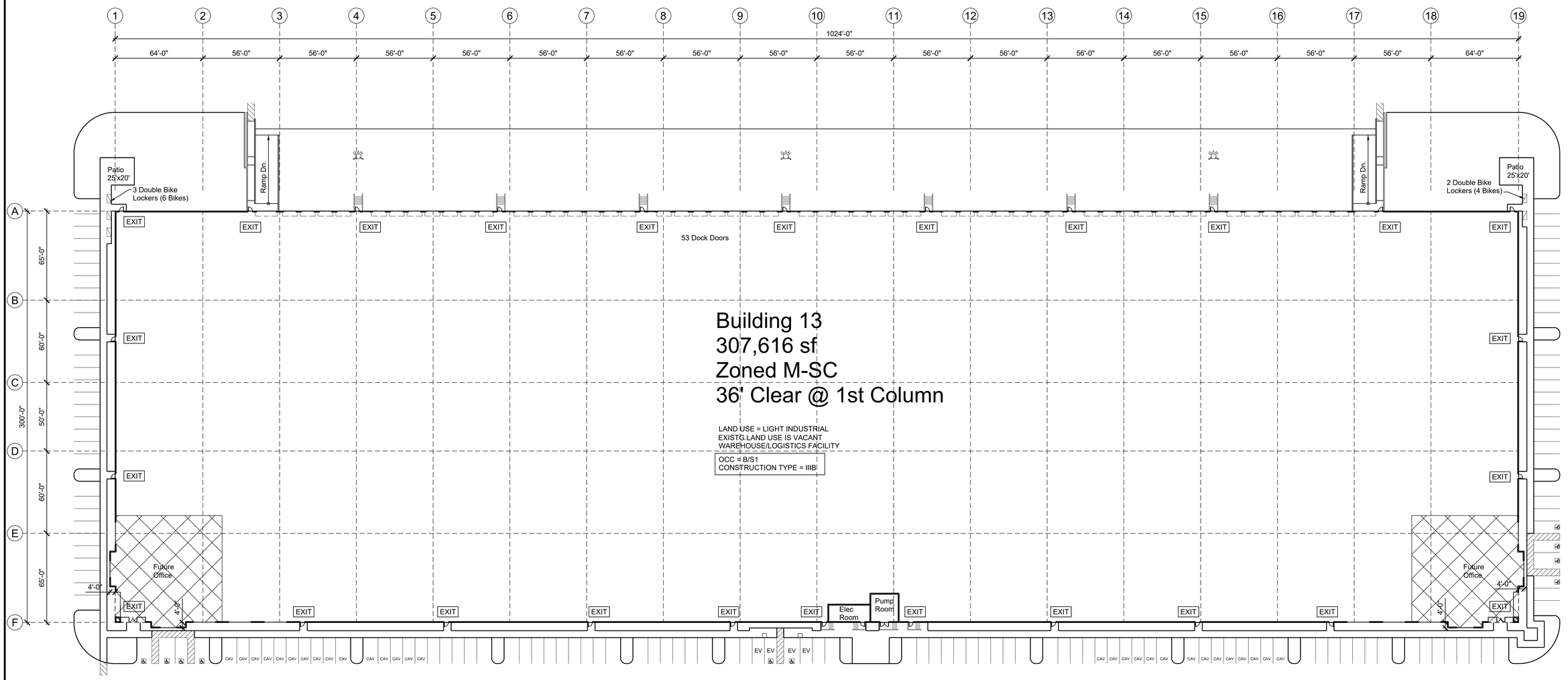

The parking is calculated for 20,000 sf of office in the building that can be split up between the 2 locations or anywhere else the tenants want office. Max Office to Current Max Parking is 24,900 sf

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

	Riverside County, Ca. Parking Requirement		Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd (10%)	EV Charging Stations Prov'd	Clean Air Vehicle Req'd (12%)	Clean Air Vehicle Provided	Over / Under
Building 13										
	Office	20,000 /	250	80.00						
	Warehouse Balance	287,616 /	2,000	143.81						
	Total	307,616		224	241	25	25	29	29	17

Project / Case Information:

Case Number: PPT 220008

30 0 30 60

SCALE IN FEET

SUBMITTAL - 02 (2022 05 06)

FLOOR PLAN

SCALE: 1" = 30'-0"

A

A2.13

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BY	DATE	REVISIONS

BY	DATE	REVISIONS

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13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 917746-3497
Telephone: (562) 699-0453
License No. 723302

FLOOR PLAN
BUILDING 13
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DATE
JN

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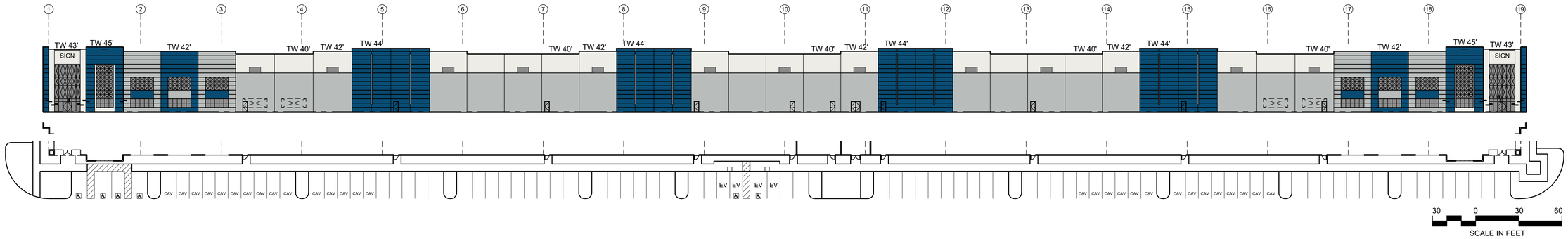
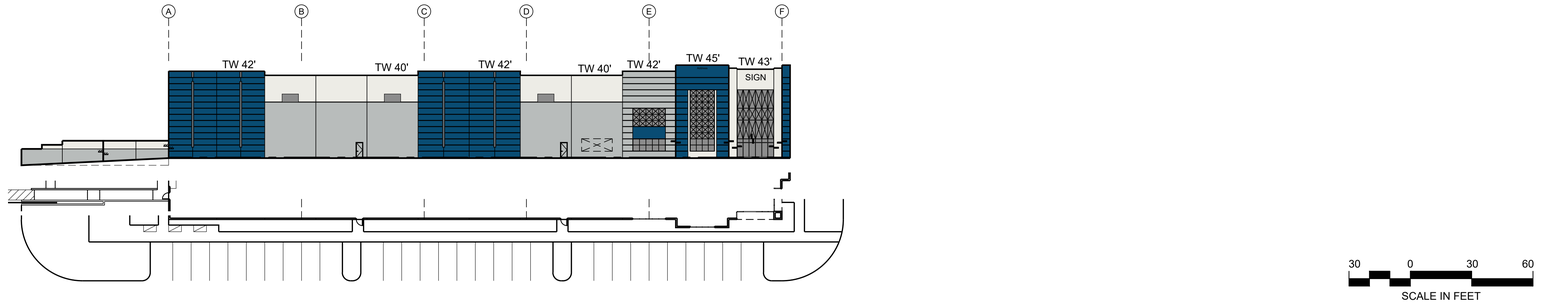


EAST ELEVATION | A | SCALE: 1" = 30'-0"



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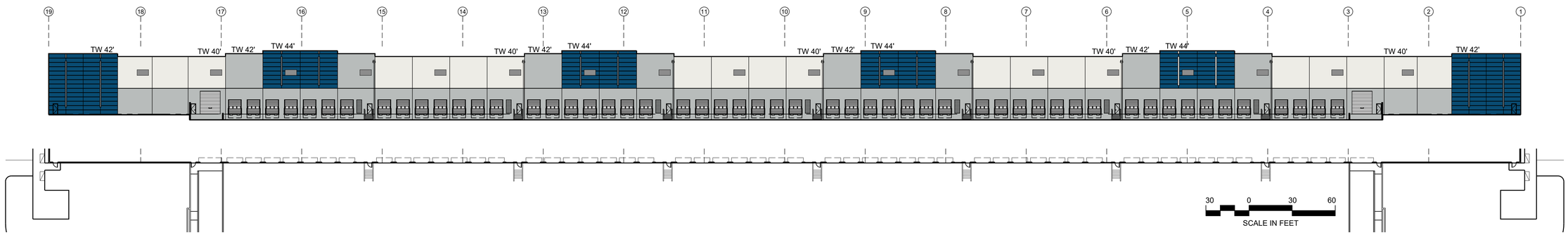
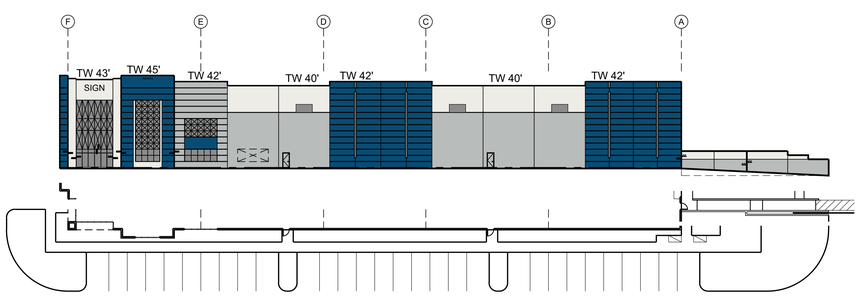


WEST ELEVATION | C | SCALE: 1" = 30'-0"



NORTH ELEVATION | D | SCALE: 1" = 30'-0"

Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 PURE WHITE
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 6804 DIGNITY BLUE

Building is Tilt Up Concrete Panels

Project / Case Information:

Case Number: PPT 220008

SUBMITTAL - 02 (2022 05 06)

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13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

ELEVATIONS

BUILDING 13

MAJESTIC FREEWAY BUSINESS CENTER

RIVERSIDE, CA.

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

1"

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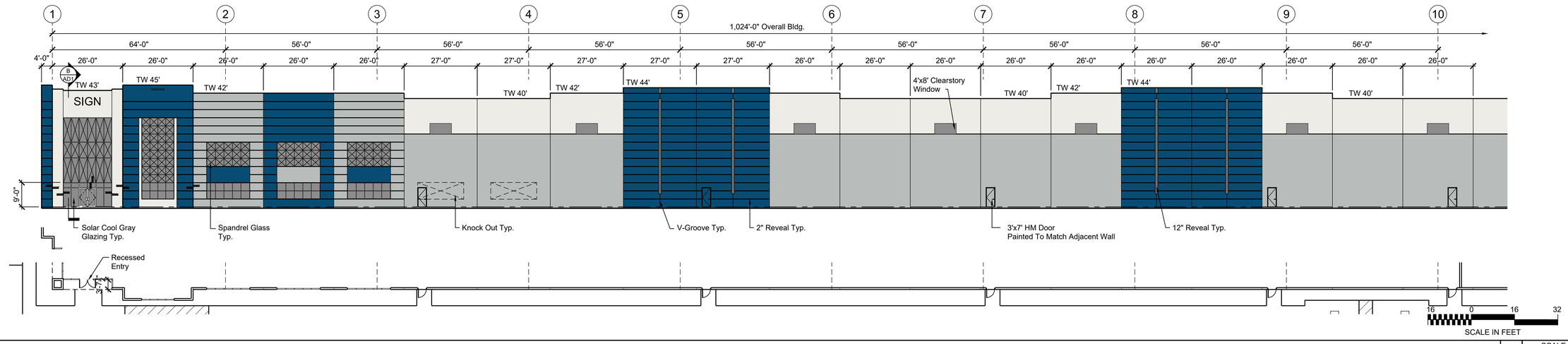

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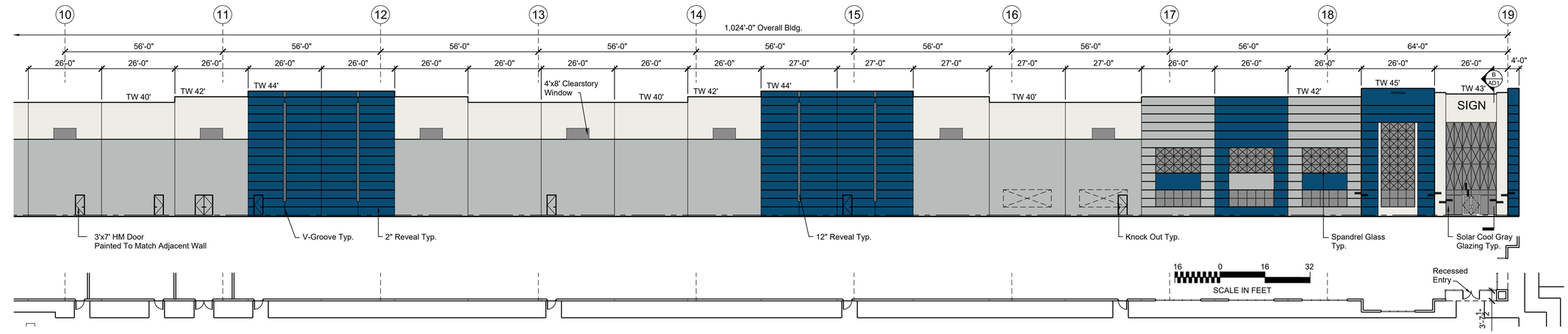

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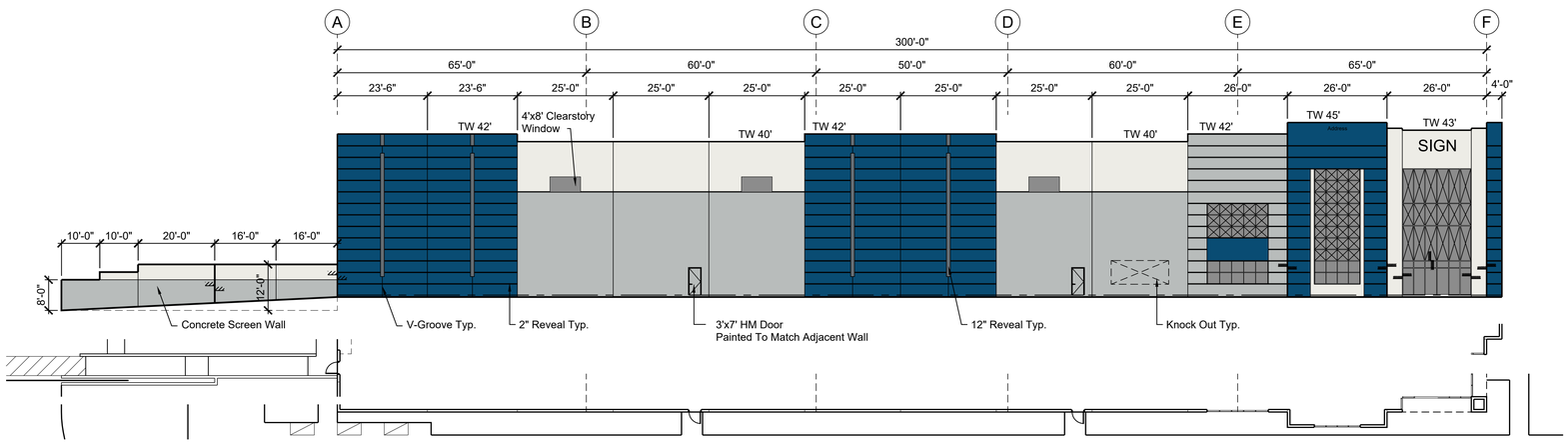

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SCALE IN FEET

Project / Case Information:
Case Number: PPT 220008
SUBMITTAL - 02 (2022 05 06)

SOUTH ELEVATION | B | SCALE: 1/16" = 1'-0"

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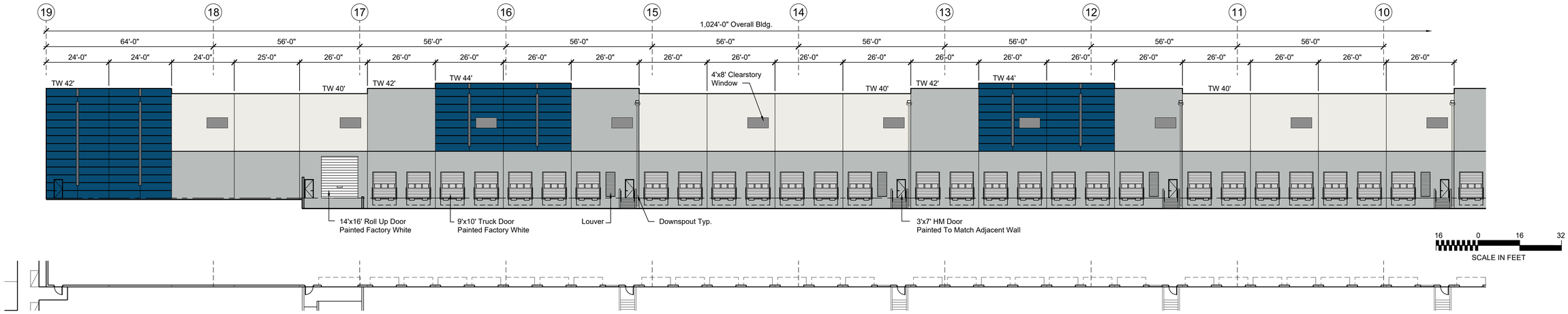

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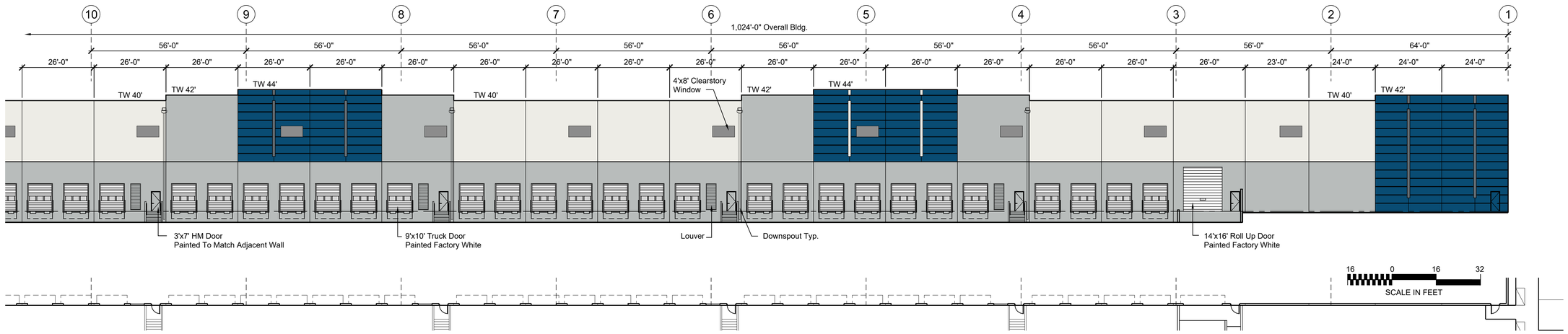

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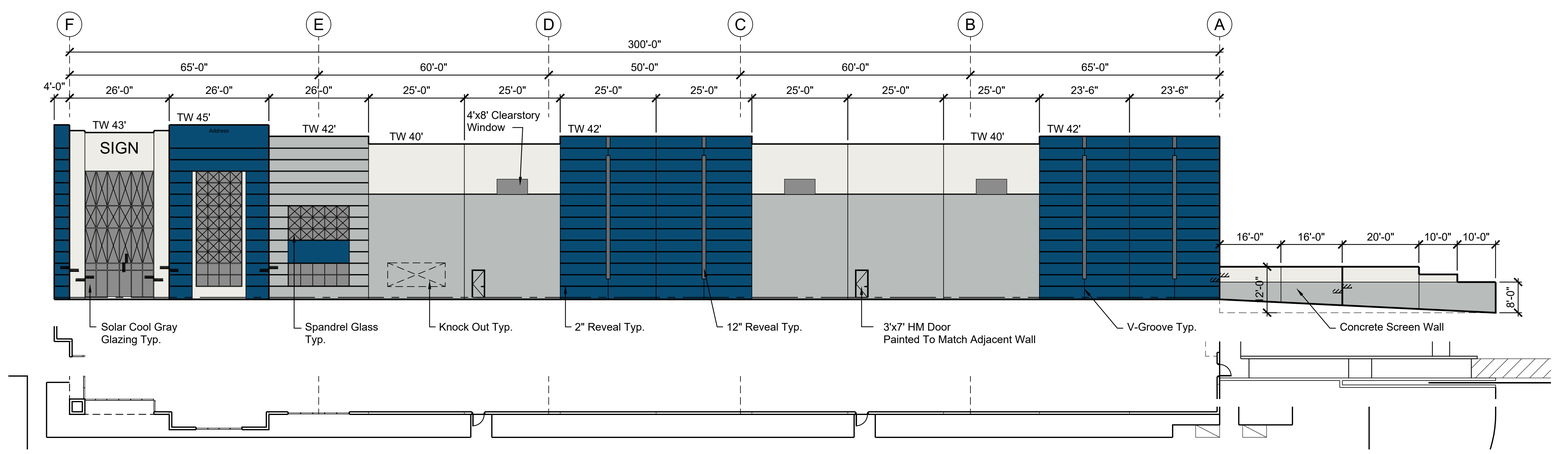

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NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Russell Brady at (951) 922-3025.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING:	**Riverside County Administration Center** **4080 Lemon Street, 1st Floor Board Chambers** **Riverside California**
DATE OF HEARING:	**August 11, 2022**
TIME OF HEARING:	**9:30 A.M.**

CASE DESCRIPTION:

ZAP1526MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220008 (Plot Plan). A proposal to construct a 307,616 square foot manufacturing building on 18.33 acres located on the northwest corner of Harvill Avenue and Martin Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1526MA22 Date Submitted: 6/14/2022

AIA: March Zone: C2 Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John Semcken

Applicant Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Phone: 562-948-4306 **Email:** jsemcken@majesticrealty.com

Representative/ Property Owner Contact Information

Representative: T&B Planning, Inc. **Email:** tzinn@tbplanning.com

Tracy Zinn Phone: 714-505-6360 ext. 350

Address: 3200 El Camino Real Suite 100, Irvine, CA 92602

Property Owner: Majestic Freeway Business Center, LLC. **Email:** jsemcken@majesticrealty.com

John Semcken Phone: 562-948-4306

Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Local Jurisdiction Agency

Agency Name: Riverside County Phone: 951-955-3025

Staff Contact: Russell Brady **Email:** rbrady@rivco.org

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Local Agency Case No.: PPT220008

Project Location

Street Address: No address yet - "S.W. corner of Perry and Harvill" Gross Parcel Size.: 18.33

Assessor's Parcel No.: 314-130-015, -23, -024, -026, -027

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Note: Solar panels will be tenant specific; applicant will resubmit to ALUC when panel specifications are known.

Data

Site Elevation:(above mean sea level) 1527.5 ft

Height of Building or structures: 45 feet (request to review at 50 feet to allow flexibility up to 50 feet)

What type of drainage basins are being proposed and the square footage: Water Detention basin, 33,671 square feet

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.2
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1527MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	PPT220015 (Plot Plan)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zones C2
Noise Levels:	Below 60 CNEL contour
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the proposed Plot Plan CONDITIONALLY CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: A proposal to construct two manufacturing buildings totaling 337,698 square feet on 20.34 acres.

PROJECT LOCATION: The site is located northerly of Perry Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Commerce Center Drive, approximately 6,079 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average 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 C2, where Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included in the March ALUCP, the following rates were used to calculate the occupancy for the proposed project:

- Manufacturing – 1 person per 200 square feet, and
- Office – 1 person per 200 square feet.

The project proposes to construct 2 manufacturing buildings totaling 337,698 square feet (on one parcel), accommodating an occupancy of 1,688 people, resulting in an average intensity of 83 people per average acre, consistent with the Zone C2 average intensity criterion of 200 people per acre.

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). Based on the number of parking spaces provided (253 cars, 34 truck trailers), the total occupancy would be estimated at 414 persons. This results in an average intensity of 20 people per acre, which is consistent with the Zone C2 average intensity criterion of 200 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 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 for each of the buildings are as follows:

- Building 14A: 33,560 square feet of manufacturing area, and 10,000 square feet of office area, resulting in a single acre intensity of 218 people, consistent with Zone C2 single acre criterion of 500 people per single acre.

- Building 14B: 33,560 square feet of manufacturing area, and 10,000 square feet of office area, resulting in a single acre intensity of 218 people, consistent with Zone C2 single acre criterion of 500 people per single acre.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones C2 (children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being below the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 6,079 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,549 feet AMSL. The site's finished floor elevation is 1,533 feet AMSL and proposed building height is 50 feet, resulting in a top point elevation of 1,583 feet AMSL. Therefore, review of the buildings for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study Nos. 2022-AWP-12607-OE and 2022-AWP-12608-OE to this project. Its status is currently a "work in progress".

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 6,079 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 34,472 square foot bioretention basin. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such limited basins are permissible with the appropriate criteria: the basin is used in conjunction with appropriate landscaping for such uses as adjacent to structures, parking islands, medians, site entrances, planter boxes, and vegetation is selected carefully so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(f) Other Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

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

6. The project has been evaluated to construct two manufacturing buildings totaling 337,698. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

X:\AIRPORT CASE FILES\March\ZAP1527MA22\ZAP1527MA22sr.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

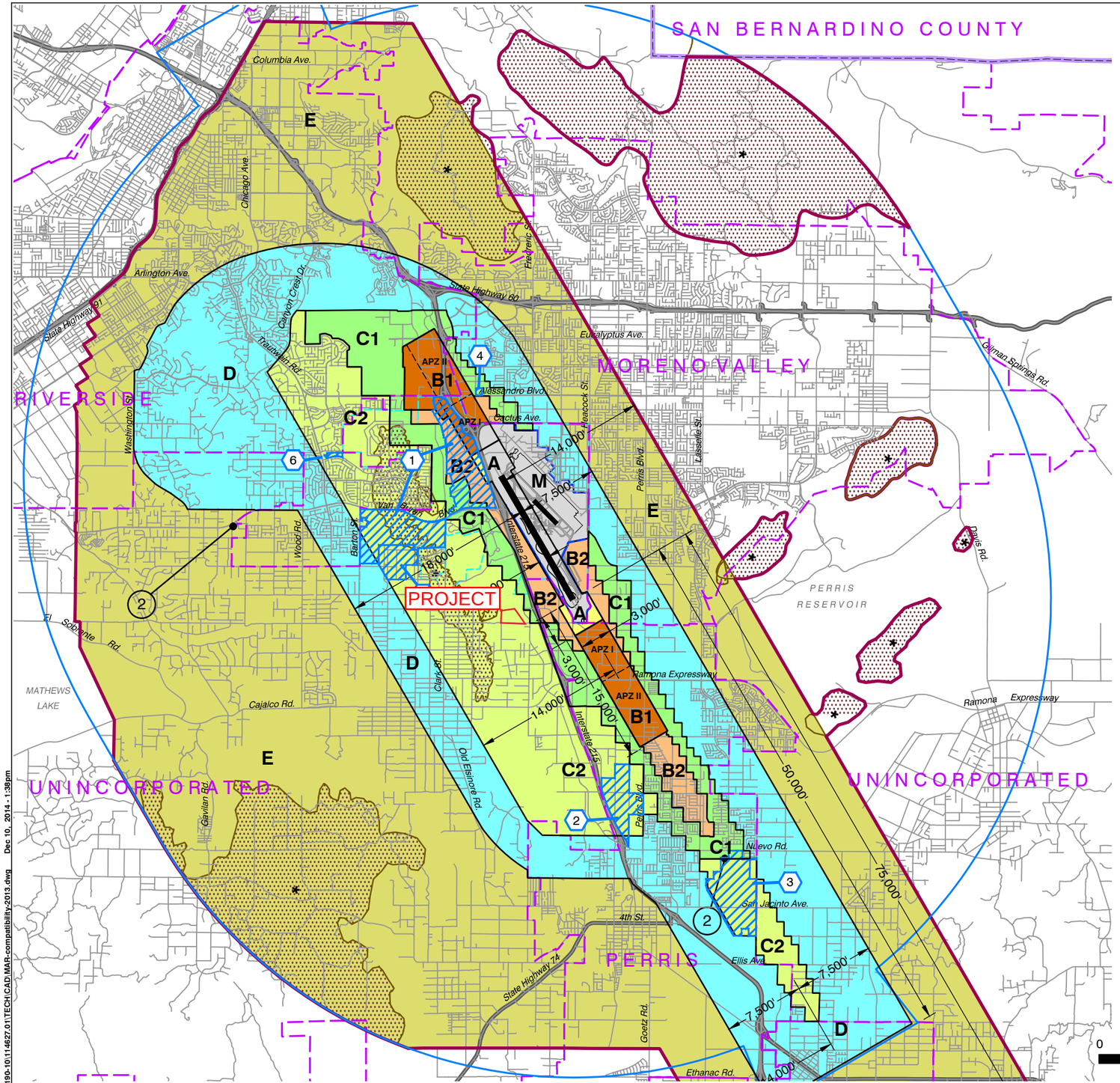
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



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

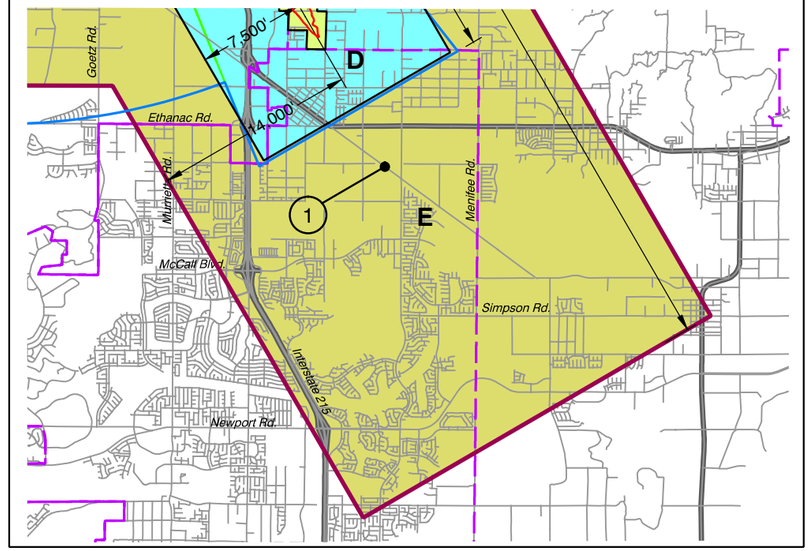
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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.

INSET



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

N
0 2 4 MILES

Base map source: County of Riverside 2013

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

Riverside County Airport Land Use Commission

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

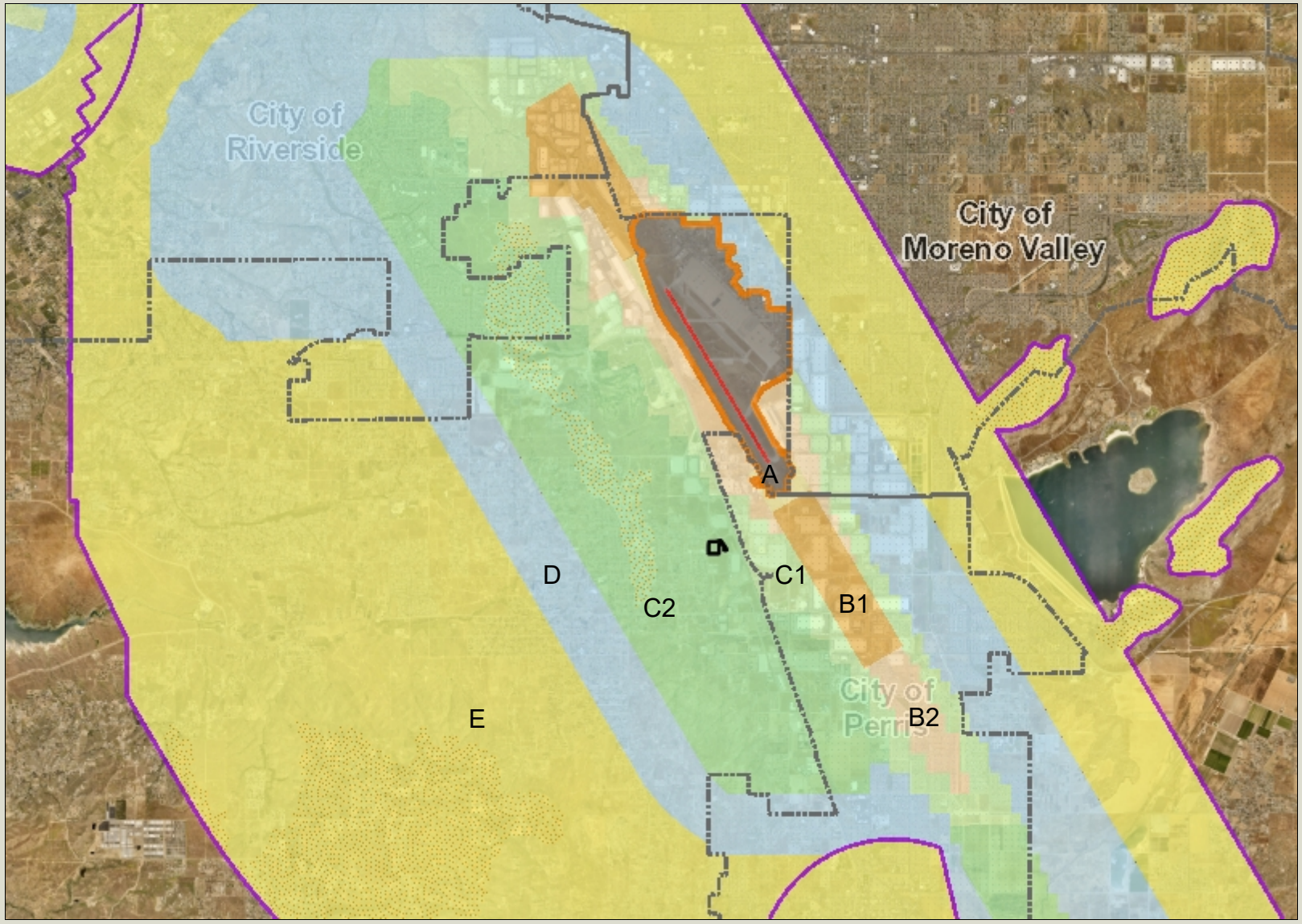
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

0 12,314 24,629 Feet

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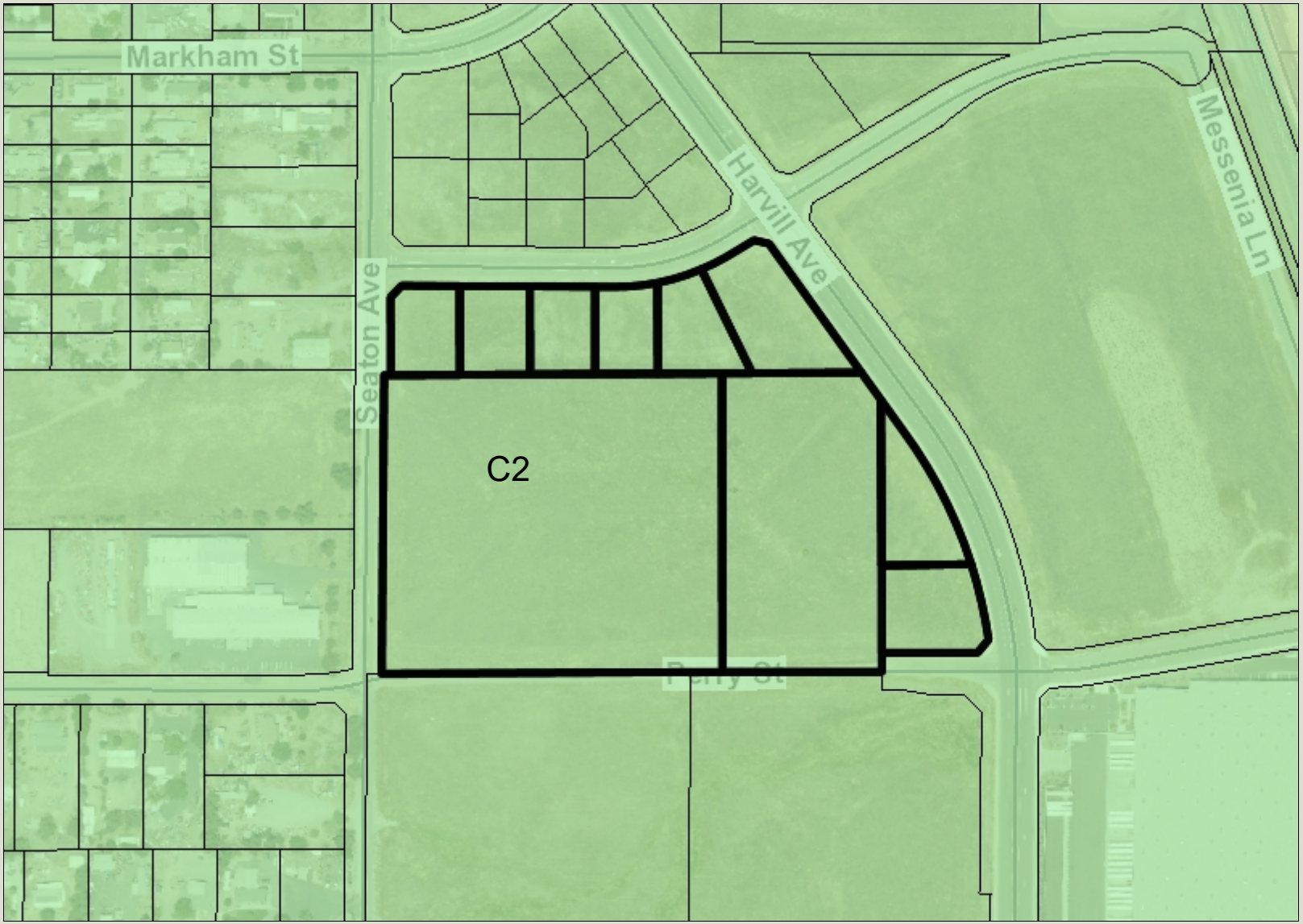
Notes

Map My County Map



Legend

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

0 385 770 Feet

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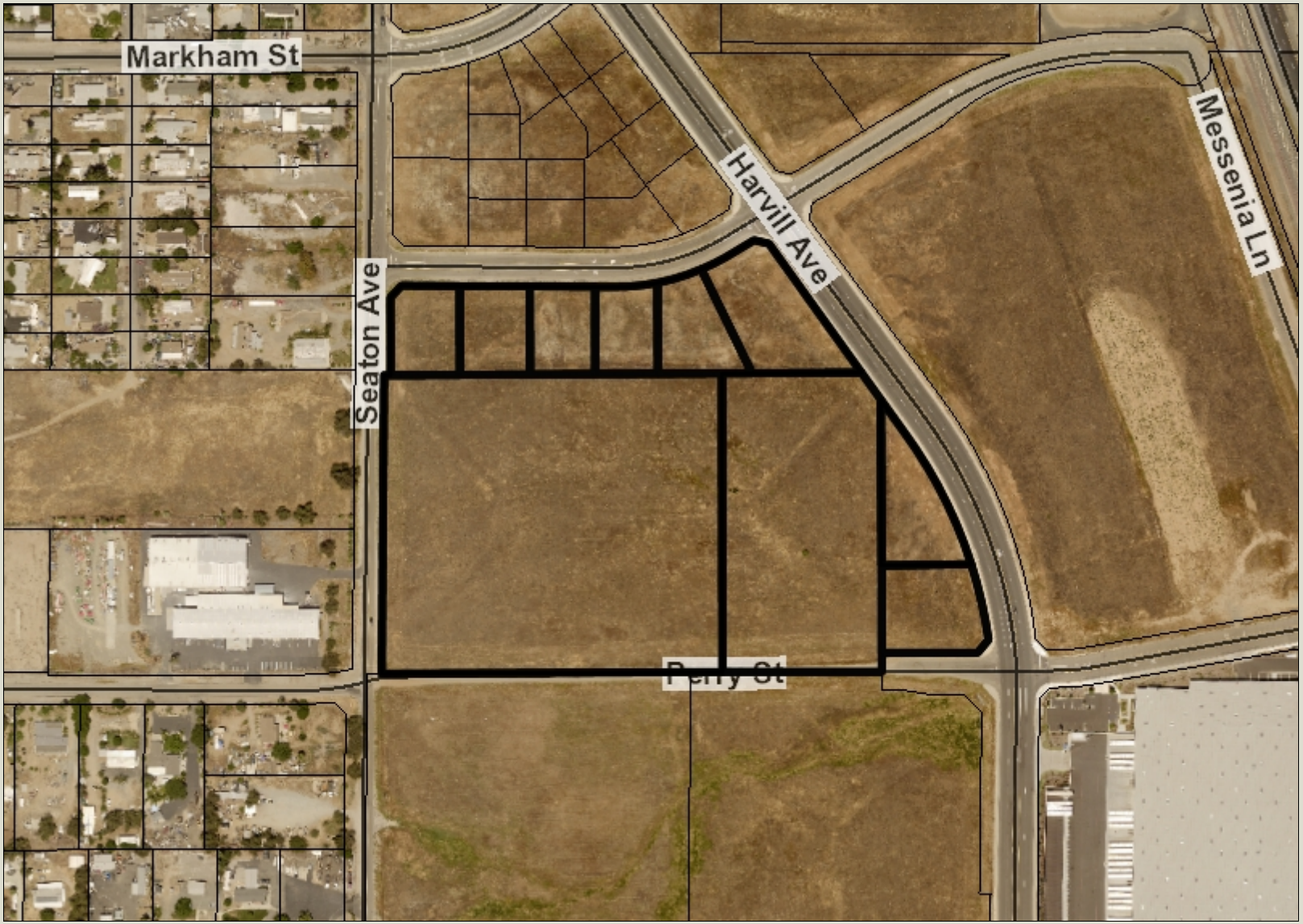

Legend

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

0 385 770 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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Notes

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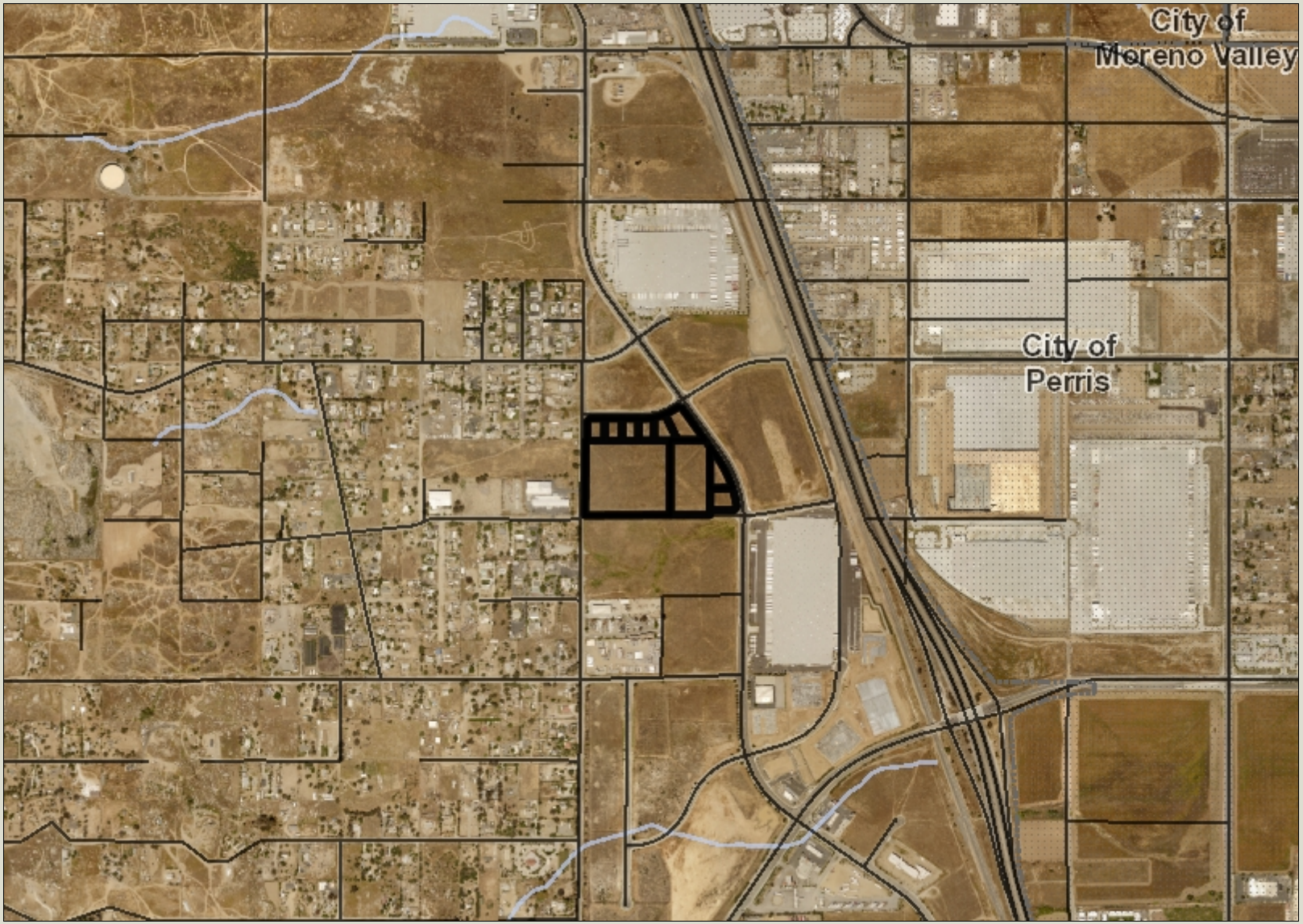

Legend

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

0 1,539 3,079 Feet

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Notes

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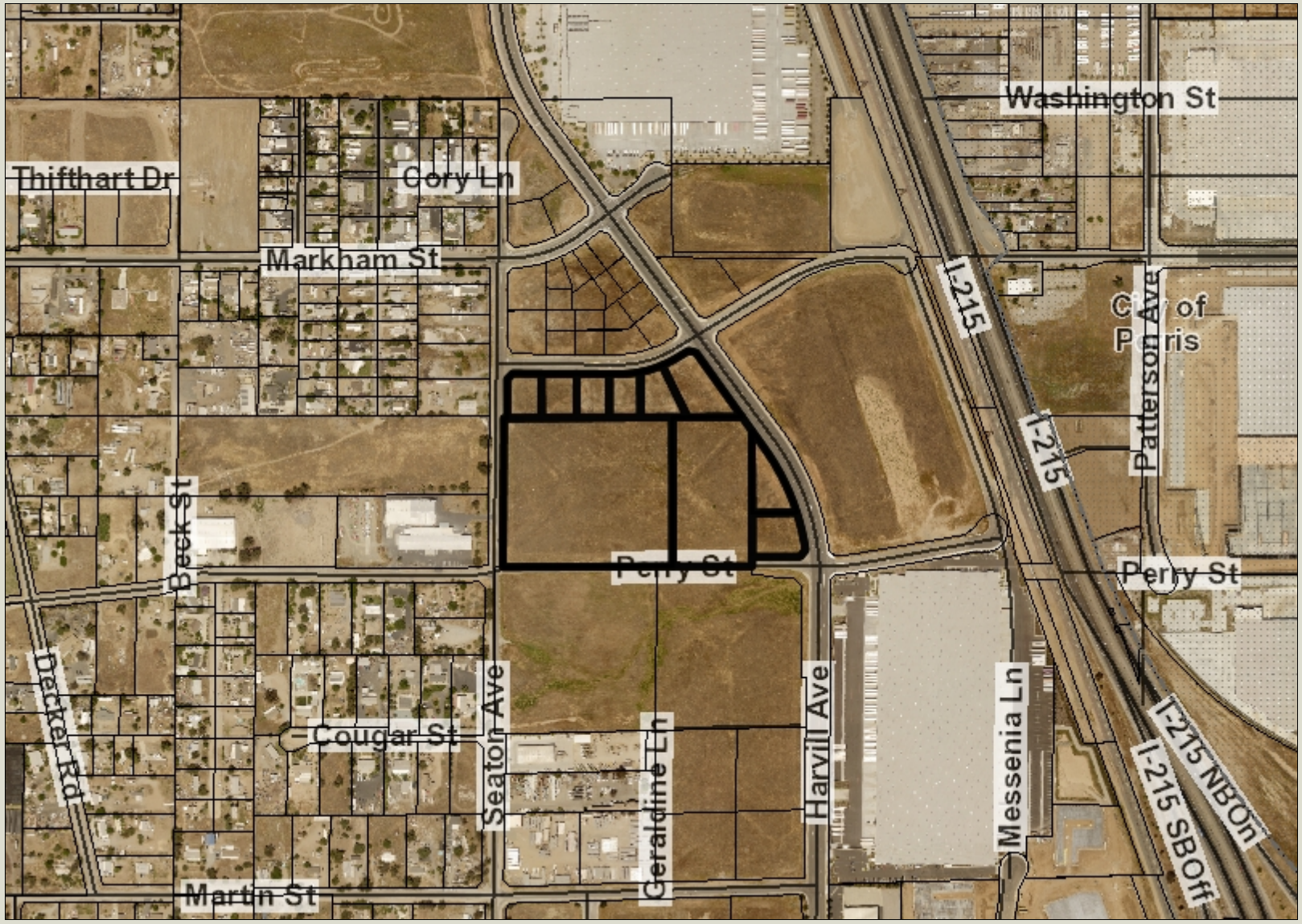

Legend

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

0 770 1,539 Feet

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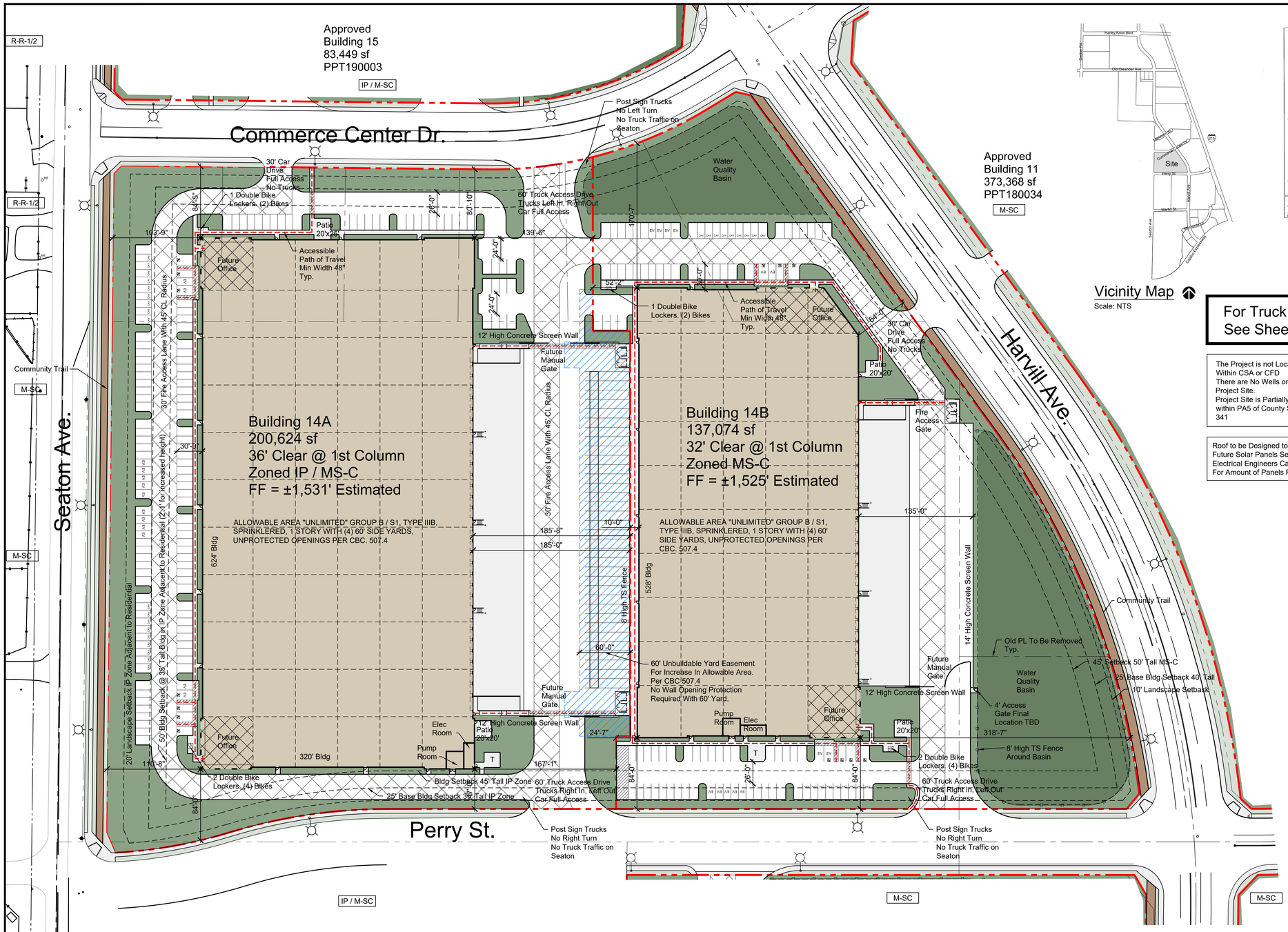
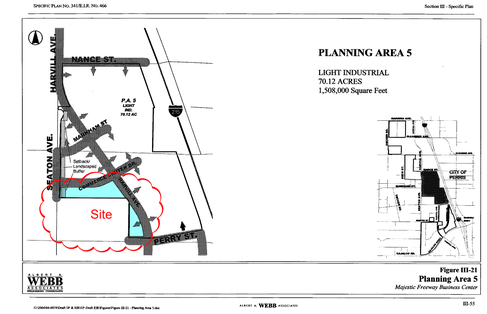
Notes



Vicinity Map
Scale: NTS



For Truck Queue Plan
See Sheet A1.14A

The Project is not Located
Within CSA or CFD
There are No Wells on the
Project Site.
Project Site is Partially Located
within PA5 of County SP No.
341

Roof to be Designed to Support
Future Solar Panels See
Electrical Engineers Calculation
For Amount of Panels Required.

APPLICANT/OWNER:
MAJESTIC FREEWAY BUSINESS CENTER LLC
C/O MAJESTIC REALTY CO. ATTN. JOHN SEMCKEN
13191 CROSSROADS PKWY. , NO. , 6TH FLR.
CITY OF INDUSTRY, CA. 91746-3497
(562) 699-0453

PREPARER:
COMMERCE CONSTRUCTION CO.
13191 CROSSROADS PKWY. NO. 6TH FLR.
CITY OF INDUSTRY, CA 91746-3497
(562) 699-0453

SOUTHERN CALIFORNIA EDISON:
Attn: Map Request Bldg D
(714) 796-9999
maprequests@sce.com

SC GAS
Geary Ambers
(909) 335-7955
gambers@semprautilities.com

EASTERN MUNICIPAL WATER DISTRICT:
Cameron Valenzuela
(951) 928-6107
valenzuc@emwd.org

TIME WARNER CABLE
Cozette Miles
(909) 975-3398
cozette.miles@twcable.com

ATT TRANSMISSION
Joseph Forkert
(714)963-7964
jeff@forkertengineering.com

VAL VERDE UNIFIED SCHOOL DISTRICT:

ZONING & LAND USE INFORMATION:

COUNTY OF RIVERSIDE GENERAL PLAN :
"LIGHT INDUSTRIAL"
EXISTING ZONING IS "M-SC"
EXISTING LAND USE IS LIGHT INDUSTRIAL,

Install Knox Box at All
Gates and Office Entries.

Assessor Parcel Maps:

Parcel: 314-270-009, 010, 011, 012, 013 and 014
314-280-001, 002, 003 and 004

Legal Description:

LOT 14 OF PERRY RESUBDIVISION AS SHOWN BY MAP ON FILE BOOK 7, PAGE 45 OF MAPS. INCLUDING THE WEST 1/2 OF LOT 6 ON FILE BOOK 1 OF MAPS PAGES 6 AND 7.

Thomas Brothers:

Page: 777 Grid: C1, D1,

Project / Case Information:

Case Number: PPT 220015

	Site Area Gross (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscape Required (SF)	Landscape Required (%)	Landscape Provided (SF)	Landscape Provided (%)	Dock Doors Provided (9'x10')	Trailer Parking Provided (11'x53')	Car Parking Required (See Parking Chart)	Car Parking Provided	Bike Parking Required (1:25 Car Stalls)	Bike Parking Provided
Building 14A	11.4799	10.6544	200,624	43.23%	69,616	15.00%	76,677	16.52%	27	34	135	148	6	6
Building 14B	8.8654	8.3065	137,074	37.88%	36,183	10.00%	112,689	31.14%	21	0	104	105	5	6
Total	20.3453	18.9609	337,698	40.89%	105,799		189,366	22.93%	48	34	239	253	11	12

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd	EV Charging Stations Prov'd	Clean Air Vehicle Req'd	Clean Air Vehicle Provided	Over / Under
Building 14A												
	Office		10,000	/	250	40.00						
	Warehouse Balance		190,624	/	2,000	95.31						
	Total		200,624			135	148	13	13	18	18	13

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd	EV Charging Stations Prov'd	Clean Air Vehicle Req'd	Clean Air Vehicle Provided	Over / Under
Building 14B												
	Office		10,000	/	250	40.00						
	Warehouse Balance		127,074	/	2,000	63.54						
	Total		137,074			104	105	13	13	18	18	1

Parking Stalls:

All Parking Stalls Are 9'x19' Minimum With End Stalls Being 11'x19' Minimum. Stalls Against Planters Have a 1' Wide Concrete Walkway. Integrated With Curb. All Accessible Stalls Follow ADA Guidelines.

SUBMITTAL - 02 (2022 05 20)
PRELIMINARY PLAN SUBJECT TO CHANGE

SITE PLAN | SCALE: 1" = 50'-0" | A

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Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

SITE PLAN
BUILDING 14A AND 14B
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, COUNTY, CA.

Drawing Plot Bar
0" 1"
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DRAWN BY JN | DATE

CCC JOB NO. 13501

SHEET NO. A1.14

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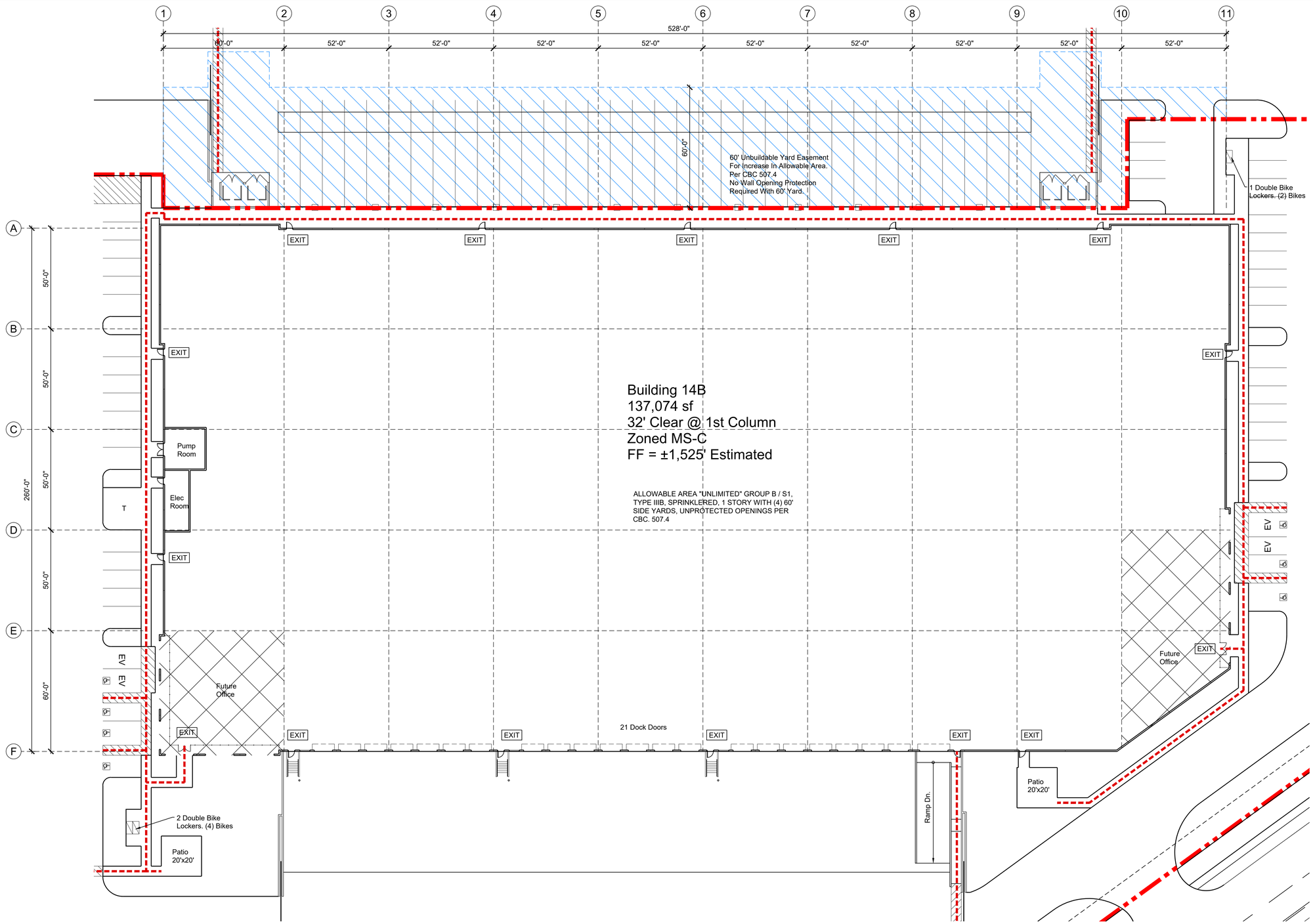

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd	EV Charging Stations Prov'd	Clean Air Vehicle Req'd	Clean Air Vehicle Provided	Over / Under
Building 14B												
	Office		10,000	/	250	40.00						
	Warehouse Balance		127,074	/	2,000	63.54						
	Total		137,074			104	105	13	13	18	18	1

The parking is calculated for 10,000 sf of office in the building that can be split up between the 2 locations or anywhere else the tenants want office. Max Office to Current Max Parking is 10,250 sf

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

20 0 20 40
SCALE IN FEET

Project / Case Information:

Case Number: PPT 220015

SUBMITTAL - 02 (2022 05 20)

PRELIMINARY PLAN SUBJECT TO CHANGE

FLOOR PLAN — SCALE: 1" = 20'-0" — A

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Telephone: (562) 699-0453
License No. 723302

FLOOR PLAN
BUILDING 14B
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, COUNTY, CA.

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13501

SHEET NO.
A2.14B

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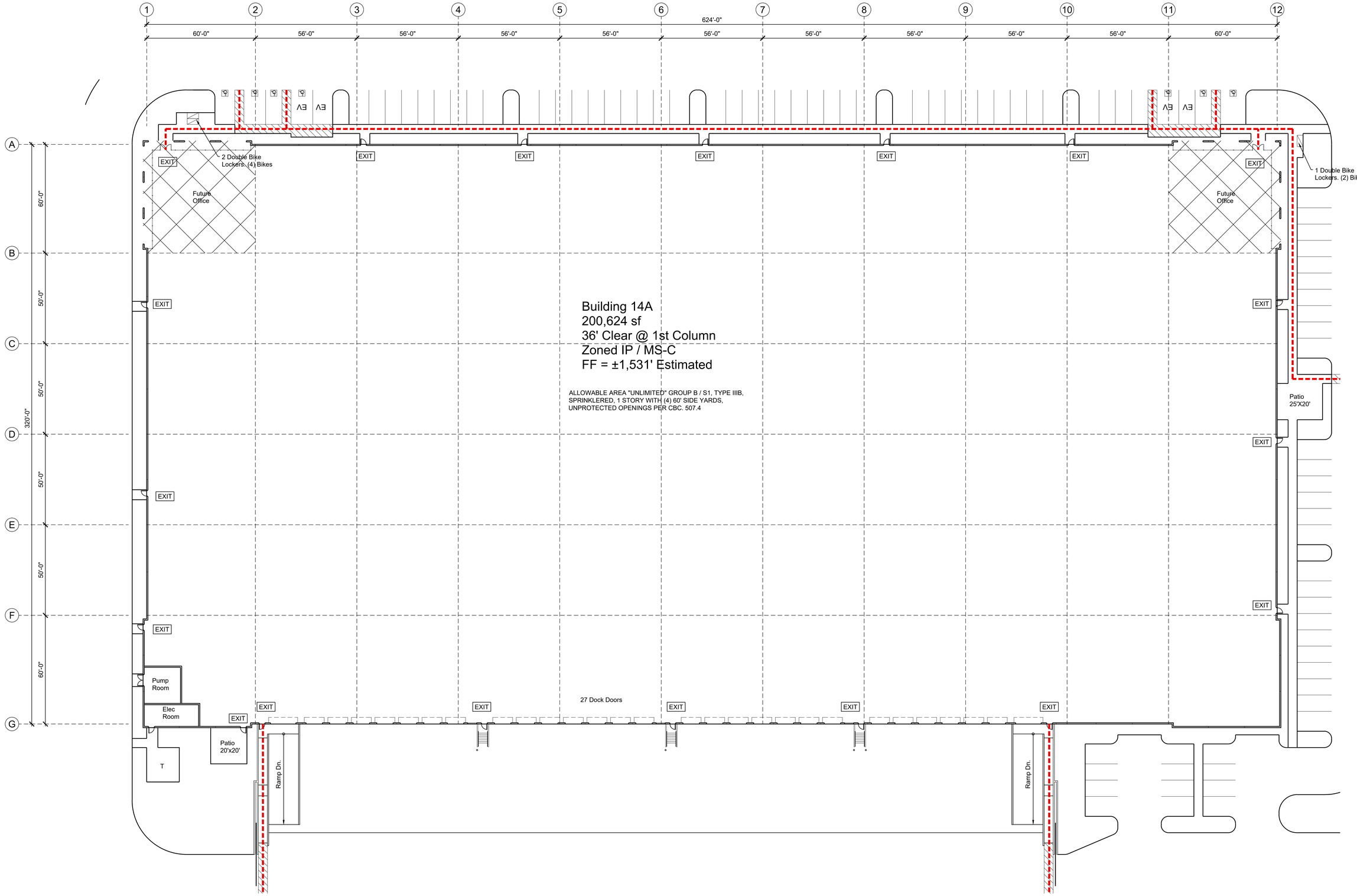

The parking is calculated for 10,000 sf of office in the building that can be split up between the 2 locations or anywhere else the tenants want office. Max Office to Current Max Parking is 13,500 sf

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd	EV Charging Stations Prov'd	Clean Air Vehicle Req'd	Clean Air Vehicle Provided	Over / Under
Building 14A												
	Office		10,000	/	250	40.00						
	Warehouse Balance		190,624	/	2,000	95.31						
	Total		200,624			135	148	13	13	18	18	13

20 0 20 40
SCALE IN FEET

Project / Case Information:

Case Number: PPT 220015

SUBMITTAL - 02 (2022 05 20)

PRELIMINARY PLAN SUBJECT TO CHANGE

FLOOR PLAN | SCALE: 1" = 20'-0" | A

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BY	DATE	REVISIONS

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License No. 723302

FLOOR PLAN
BUILDING 14A
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, COUNTY, CA.

Drawing Plot Bar
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13501

SHEET NO.
A2.14A

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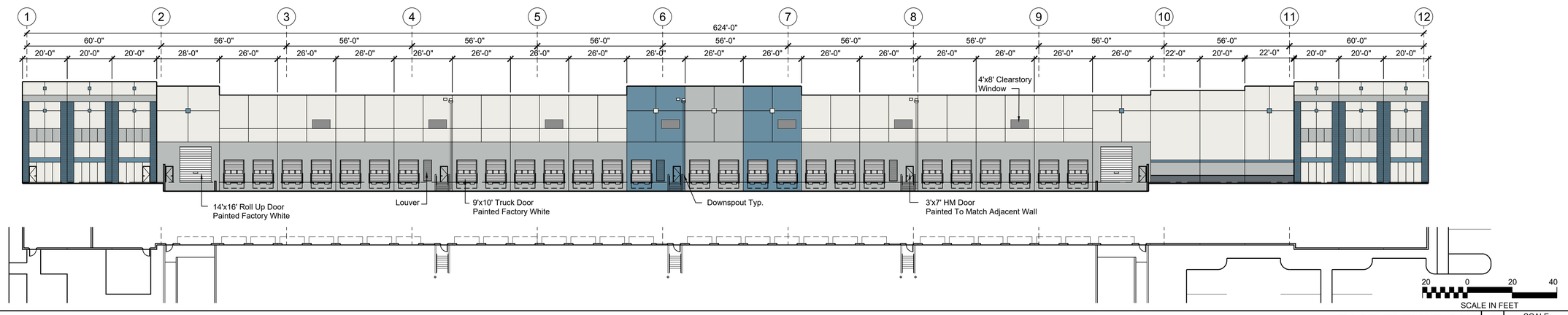
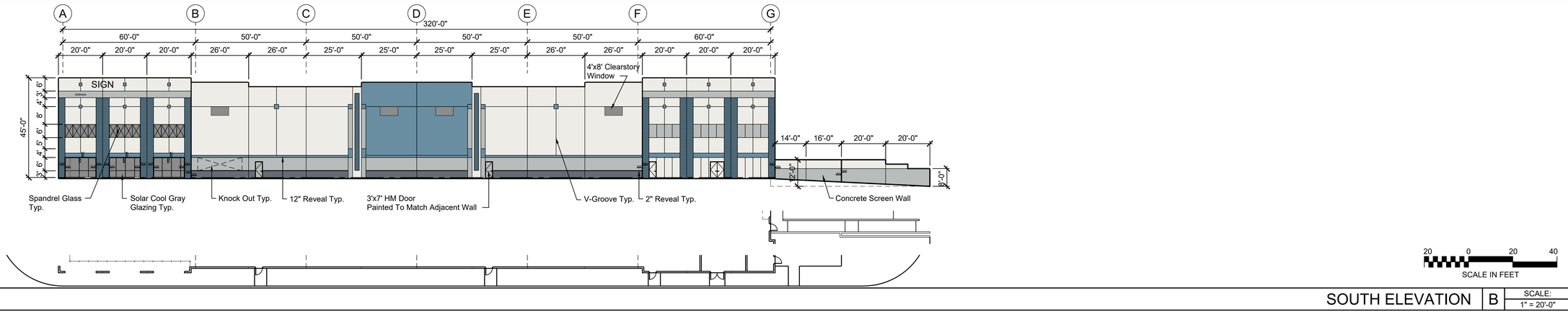
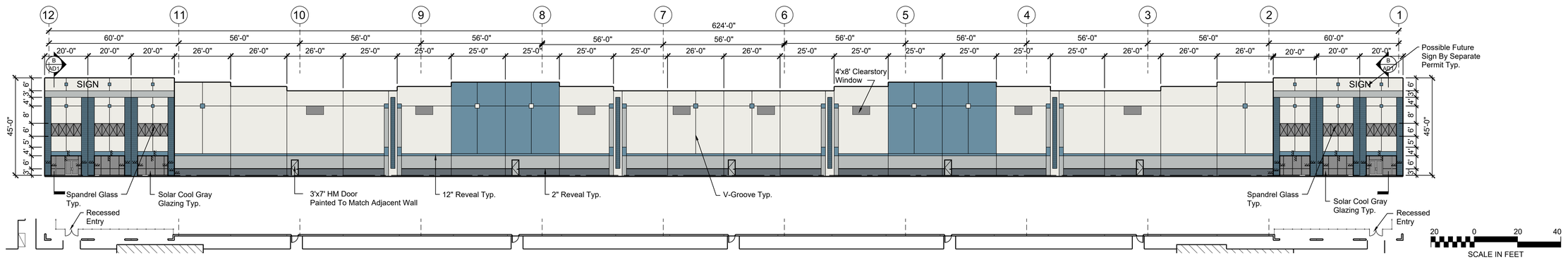


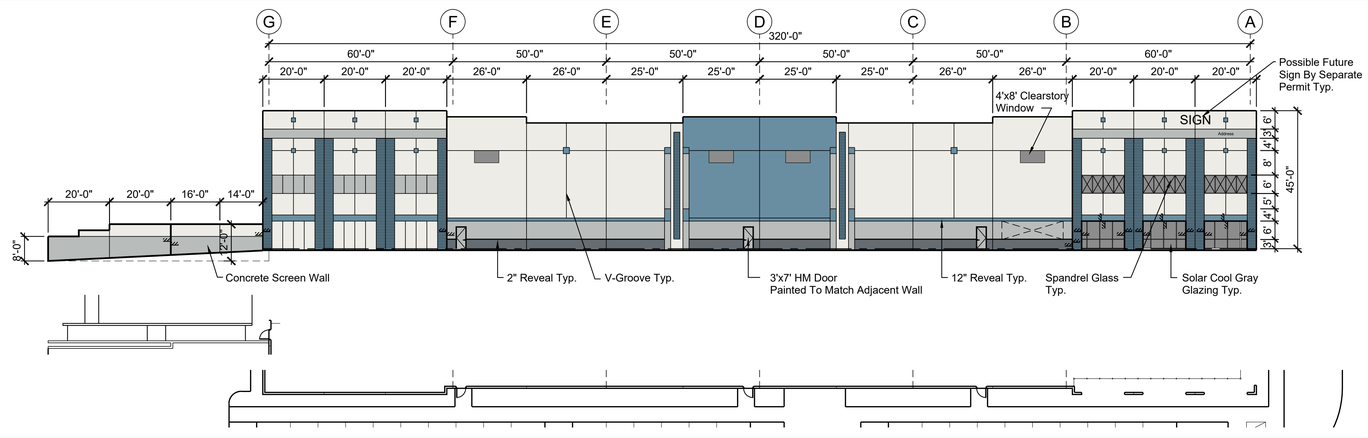
EAST ELEVATION | A | SCALE: 1" = 20'-0"



SOUTH ELEVATION | B | SCALE: 1" = 20'-0"



WEST ELEVATION | C | SCALE: 1" = 20'-0"



Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

20 0 20 40
SCALE IN FEET

COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 PURE WHITE
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 6515 LESIURE BLUE

Building is Tilt Up Concrete Panels

Project / Case Information:

Case Number: PPT 220015

SUBMITTAL - 02 (2022 05 20)

NORTH ELEVATION | D | SCALE: 1" = 20'-0"

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BY	DATE	REVISIONS

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Sixth Floor
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Telephone: (562) 699-0453
License No. 723302

ELEVATIONS
BUILDING 14A
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, COUNTY, CA.

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0" 1"
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CCC JOB NO. 13501

SHEET NO. A3.14A

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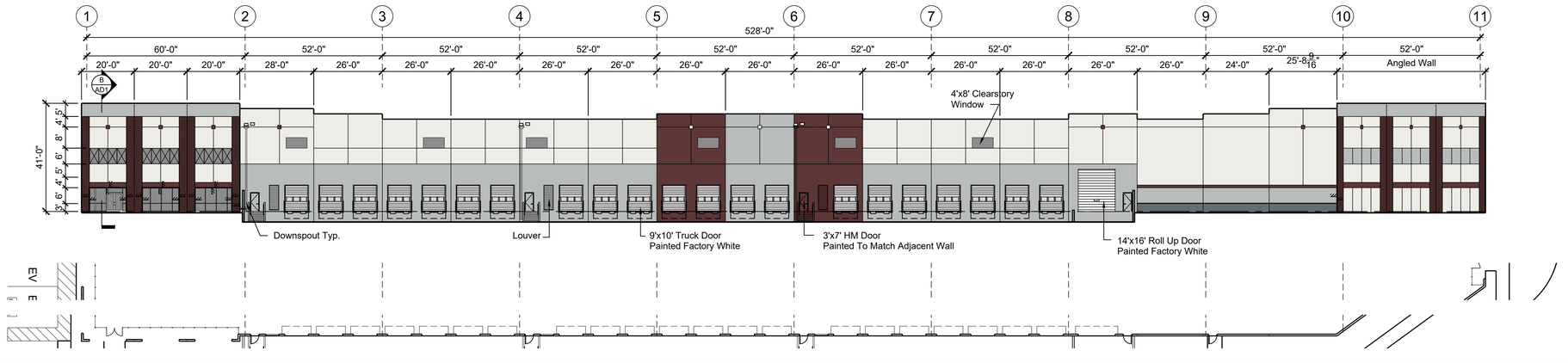
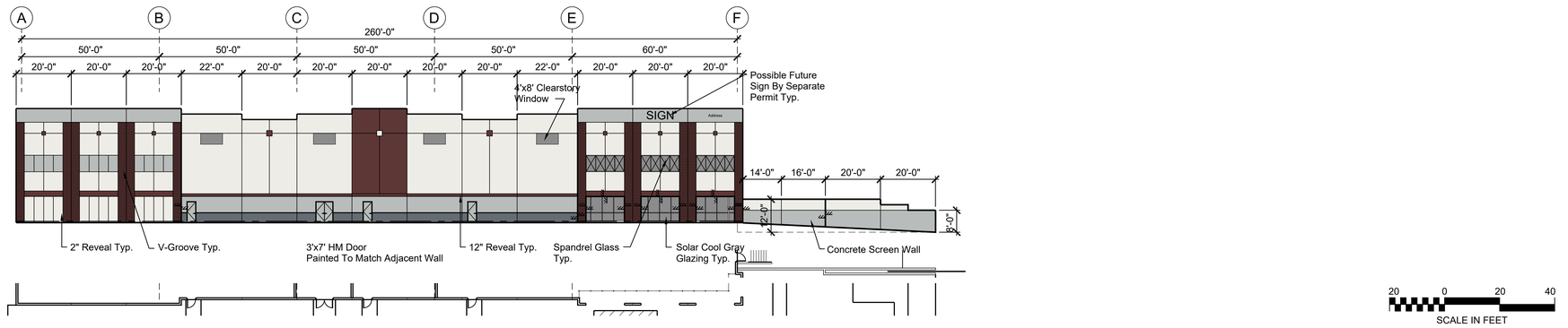
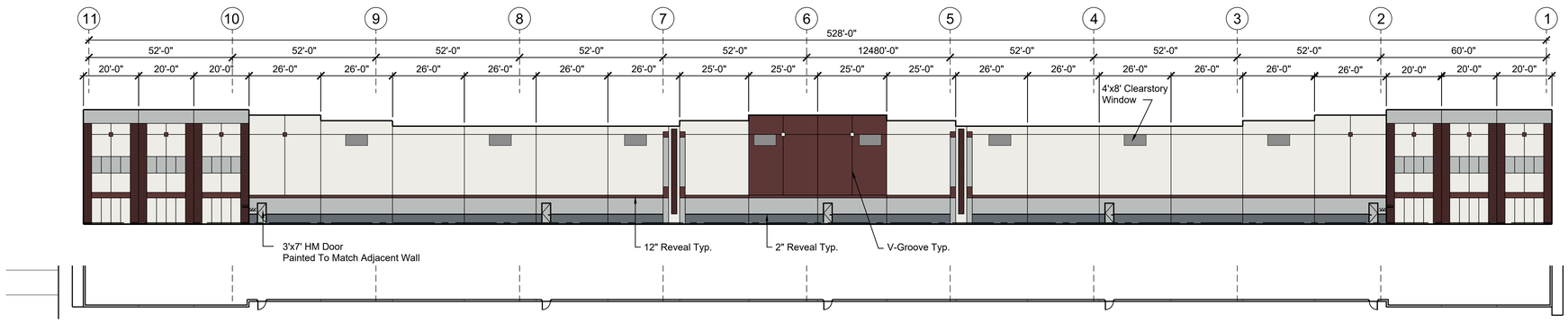


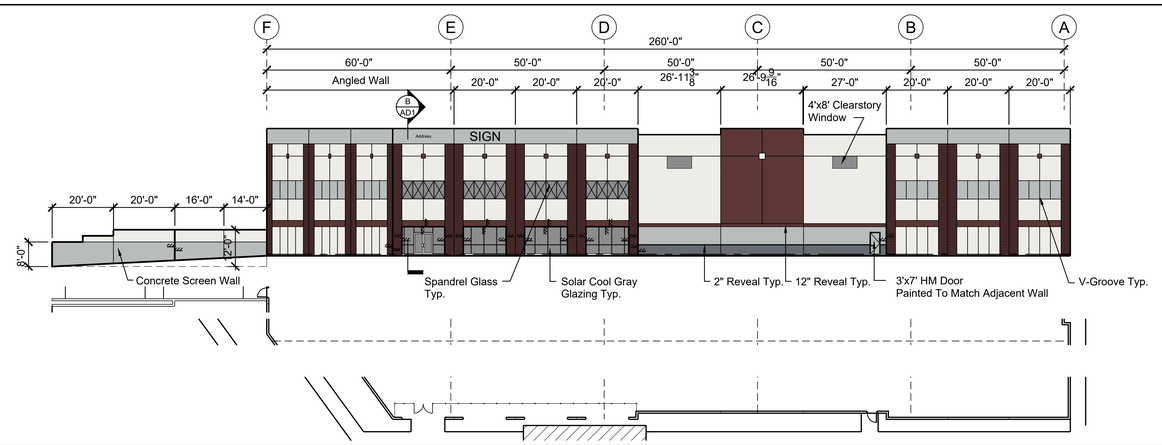
EAST ELEVATION | A | SCALE: 1" = 20'-0"



SOUTH ELEVATION | B | SCALE: 1" = 20'-0"



WEST ELEVATION | C | SCALE: 1" = 20'-0"



Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 PURE WHITE
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 7595 SOMMELIER

Building is Tilt Up Concrete Panels

20 0 20 40
SCALE IN FEET

Project / Case Information:

Case Number: PPT 220015

SUBMITTAL - 02 (2022 05 20)

NORTH ELEVATION | D | SCALE: 1" = 20'-0"

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BY	DATE	REVISIONS
BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

ELEVATIONS
BUILDING 14B
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, COUNTY, CA.

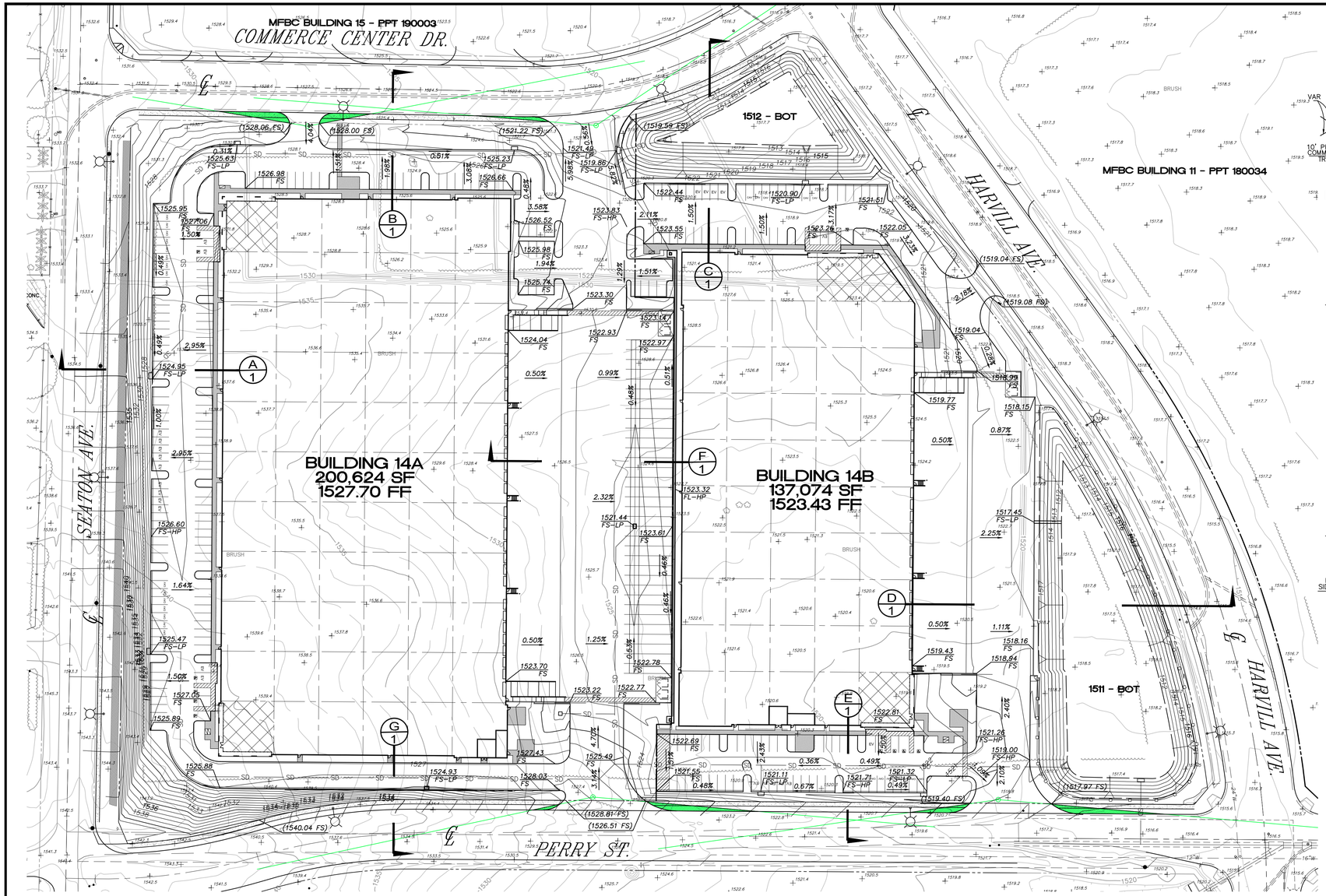
Drawing Plot Bar
0" 1"
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

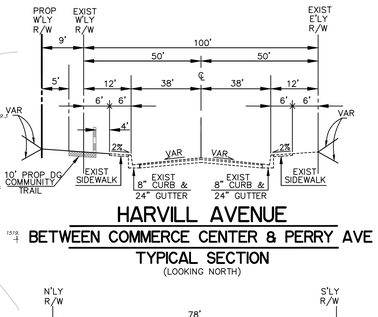
DRAWN BY JN | DATE

CCC JOB NO. 13501

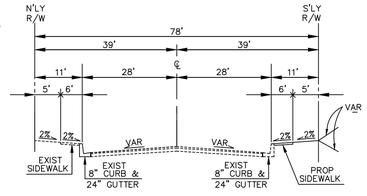
SHEET NO. A3.14B

M:\Architectural\13501 MFBC Phase 2\Architectural\Submittal\Submittal\13501-bldg-14AB.dwg

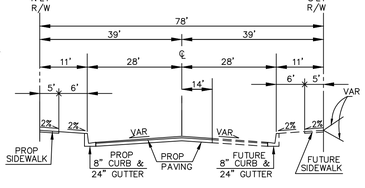




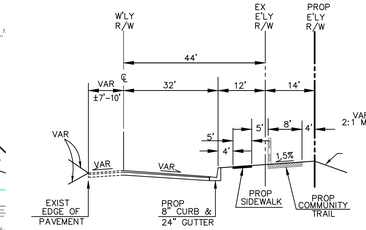
HARVILL AVENUE
BETWEEN COMMERCE CENTER & PERRY AVE
TYPICAL SECTION
(LOOKING NORTH)



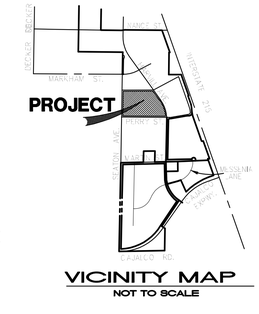
EXISTING COMMERCE CENTER DR.
WEST OF HARVILL AVE
TYPICAL SECTION
(LOOKING EAST)



EXISTING PERRY STREET
WEST OF HARVILL AVE
TYPICAL SECTION
(LOOKING EAST)



EXISTING SEATON AVENUE
SOUTH OF COMMERCE CENTER
TYPICAL SECTION
(LOOKING NORTH)



OVERALL SITE EARTHWORK QUANTITIES

DESCRIPTION	CUT (CY)	FILL (CY)
RAW QUANTITIES	57,978	30,265
BLDG OVER EX (5')	64,251	64,251
PARKING OVER EX (18")	14,369	14,369
HEAVY DUTY PAVING (5"/12")	4,791	0
LIGHT DUTY PAVING (3"/5")	2,673	0
TRAILER PARKING (3"/9")	596	0
BUILDING SLAB (8")	6,236	0
APRON SLAB (8")	1,070	0
CONC PARKING (6")	12	0
STORM DRAIN AVG DIA (36")	231	0
BUILDING FOOTINGS 2'X4'	1,026	0
SHRINKAGE 7%	0	7,622
SUBSIDANCE 0.1'	0	3,086
RETENTION BASIN BOTTOM EX (3.0')	3,897	0
TOTAL ADJUSTMENT	149336	139593
EXPORT	29742	

OVERALL SITEWORK QUANTITIES

DESCRIPTION	QUANTITY
CURB	6,968 LF
CURB & GUTTER	2,035 LF
3' WIDE RIBBON GUTTER	0 LF
6.5" CONC APRON	43,120 SF
4"/4.5" H.D. PAVEMENT	91,095 SF
3"/4" L.D. PAVEMENT	107,704 SF
RETAINING WALLS	0
SIDEWALK	11,787 SF

COMMERCE CENTER DR. IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	544 LF
DRIVEWAY APPROACH	1,538 SF
3.5"/8" H.D. PAVEMENT	0 SF
SIDEWALK	3,474 SF
STREET LIGHTS	2 EA
DEMO-CURB & GUTTER	194 LF
DEMO-AC PAVEMENT	0 SF
SLOT PATCH AC	0 SF

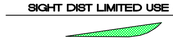
SEATON AVENUE IMPROVEMENT QUANTITIES

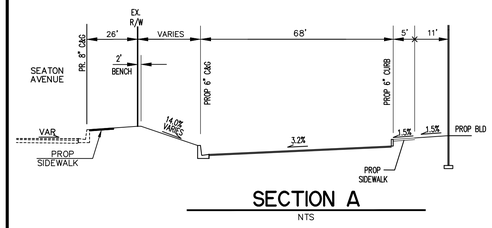
DESCRIPTION	QUANTITY
8" CURB & GUTTER	840 LF
DRIVEWAY APPROACH	0 SF
3.5"/8" H.D. PAVEMENT	21,900 SF
COMMUNITY TRAIL	5,9611 SF
SIDEWALK	5,040 SF
STREET LIGHTS	3 EA
DEMO-AC CURB	58 LF

PERRY ST. IMPROVEMENT QUANTITIES

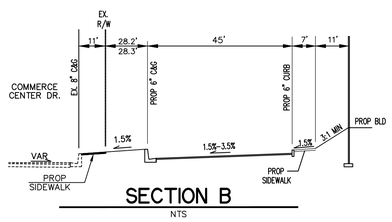
DESCRIPTION	QUANTITY
8" CURB & GUTTER	198 LF
DRIVEWAY APPROACH	2,942 SF
3.5"/8" H.D. PAVEMENT	31,900 SF
SIDEWALK	4,826 SF
STREET LIGHTS	2 EA
DEMO-CURB & GUTTER	55 LF
DEMO-AC PAVEMENT	12,270 SF

SIGHT DIST LIMITED USE AREA





SECTION A
NTS



SECTION B
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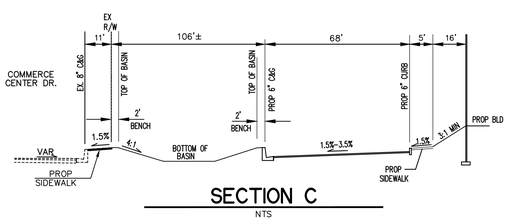

SECTION C
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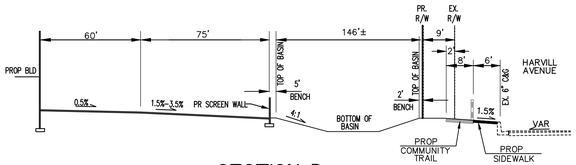

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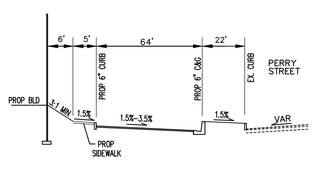

SECTION E
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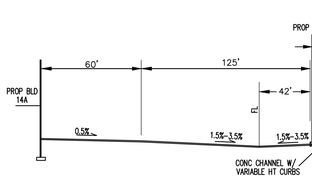
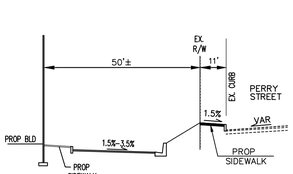


SECTION F
NTS



SECTION G
NTS

SITE AREA
GROSS = 854,226 sq. ft. (19.61 acres)
NET = 825,941 sq. ft. (18.96 acres)

GRAPHIC SCALE
50 0 25 50 50 150
(IN FEET)
1 inch = 50 ft.

NOTE: SITE IS NOT SUBJECT TO LIQUIFACTION OR ANY OTHER GEOLOGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD INUNDATION.

TOPOGRAPHY DATE: 7-19-18

LEGAL DESCRIPTION	ASSESSOR'S PARCEL NUMBERS
LOT 14 OF PERRY RESUBDIVISION AS SHOWN BY MAP ON FILE BOOK 7, PAGE 45 OF MAPS, INCLUDING THE WEST 1/2 OF LOT 6 ON FILE BOOK 1 OF MAPS PAGES 6 AND 7.	314-280-001 & 002 314-270-009 thru 014

May 13 2022

PREPARED FOR:
COMMERCE CONSTRUCTION CO., LP.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

PREPARED BY:
PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
1809 E. DYER ROAD, SUITE 301
SANTA ANA, CALIF. 92705
(888) 714-9642 • (714)389-9191 FAX

CONCEPT GRADING PLAN MFBC-BUILDING 14A & 14B

DATE	BY	REVISION
1-21-22	JM	1st Release

WO 100-102

Sht. 1 of 2

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Russell Brady at (951) 922-3025.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1527MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220015 (Plot Plan). A proposal to construct two manufacturing buildings totaling 337,698 square feet on 20.34 acres, located northerly of Perry Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Commerce Center Drive (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1526MA22 Date Submitted: 6/14/2022

AIA: March Zone: C2 Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John Semcken

Applicant Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Phone: 562-948-4306 **Email:** jsemcken@majesticrealty.com

Representative/ Property Owner Contact Information

Representative: T&B Planning, Inc. **Email:** tzinn@tbplanning.com

Tracy Zinn Phone: 714-505-6360 ext. 350

Address: 3200 El Camino Real Suite 100, Irvine, CA 92602

Property Owner: Majestic Freeway Business Center, LLC. **Email:** jsemcken@majesticrealty.com

John Semcken Phone: 562-948-4306

Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Local Jurisdiction Agency

Agency Name: Riverside County Phone: 951-955-3025

Staff Contact: Russell Brady **Email:** rbrady@rivco.org

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Local Agency Case No.: PPT220008

Project Location

Street Address: No address yet - "S.W. corner of Perry and Harvill" Gross Parcel Size.: 18.33

Assessor's Parcel No.: 314-130-015, -23, -024, -026, -027

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Note: Solar panels will be tenant specific; applicant will resubmit to ALUC when panel specifications are known.

Data

Site Elevation:(above mean sea level) 1527.5 ft

Height of Building or structures: 45 feet (request to review at 50 feet to allow flexibility up to 50 feet)

What type of drainage basins are being proposed and the square footage: Water Detention basin, 33,671 square feet

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.3
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1528MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	PPT220009 (Plot Plan)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Zones C2
Noise Levels:	Below 60 CNEL contour
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the proposed Plot Plan CONDITIONALLY CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: A proposal to construct a 256,148 square foot manufacturing building on 15.77 acres.

PROJECT LOCATION: The site is located northerly of America's Tire Drive, westerly of the I-215 freeway, easterly of Harvill Avenue, and southerly of Oleander Avenue, approximately 4,098 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average 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 C2, where Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included in the March ALUCP, the following rates were used to calculate the occupancy for the proposed project:

- Manufacturing – 1 person per 200 square feet, and
- Office – 1 person per 200 square feet.

The project proposes to construct a 256,148 square foot manufacturing building, which includes 236,148 square feet of manufacturing area, and 20,000 square feet of office area, accommodating a total occupancy of 1,281 people, resulting in an average intensity of 81 people per acre, which is consistent with Zone C2 average intensity criterion of 200 people per acre.

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 and 1.0 persons per trailer truck space). Based on the number of parking spaces provided (217 standard vehicles, 44 truck spaces), the total occupancy would be estimated at 370 people for an average intensity of 24 people per acre, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 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 include 33,560 square feet of manufacturing area, and 10,000 square feet of office area, resulting in a single acre occupancy of 218 people which is consistent with the Compatibility Zone C2 single acre criterion of 500.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones C2 (children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being below the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 4,098 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,529 feet AMSL. The site's finished floor elevation is 1,536 feet AMSL and proposed building height is 50 feet, resulting in a top point elevation of 1,586 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-12609-OE to this project. Its status is currently a "work in progress".

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of

the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 4,098 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 30,165 square foot bioretention basin. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such limited basins are permissible with the appropriate criteria: the basin is used in conjunction with appropriate landscaping for such uses as adjacent to structures, parking islands, medians, site entrances, planter boxes, and vegetation is selected carefully so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

    (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

    (e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major

spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(f) Other Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

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

6. The project has been evaluated to construct a 256,148 square foot manufacturing building. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

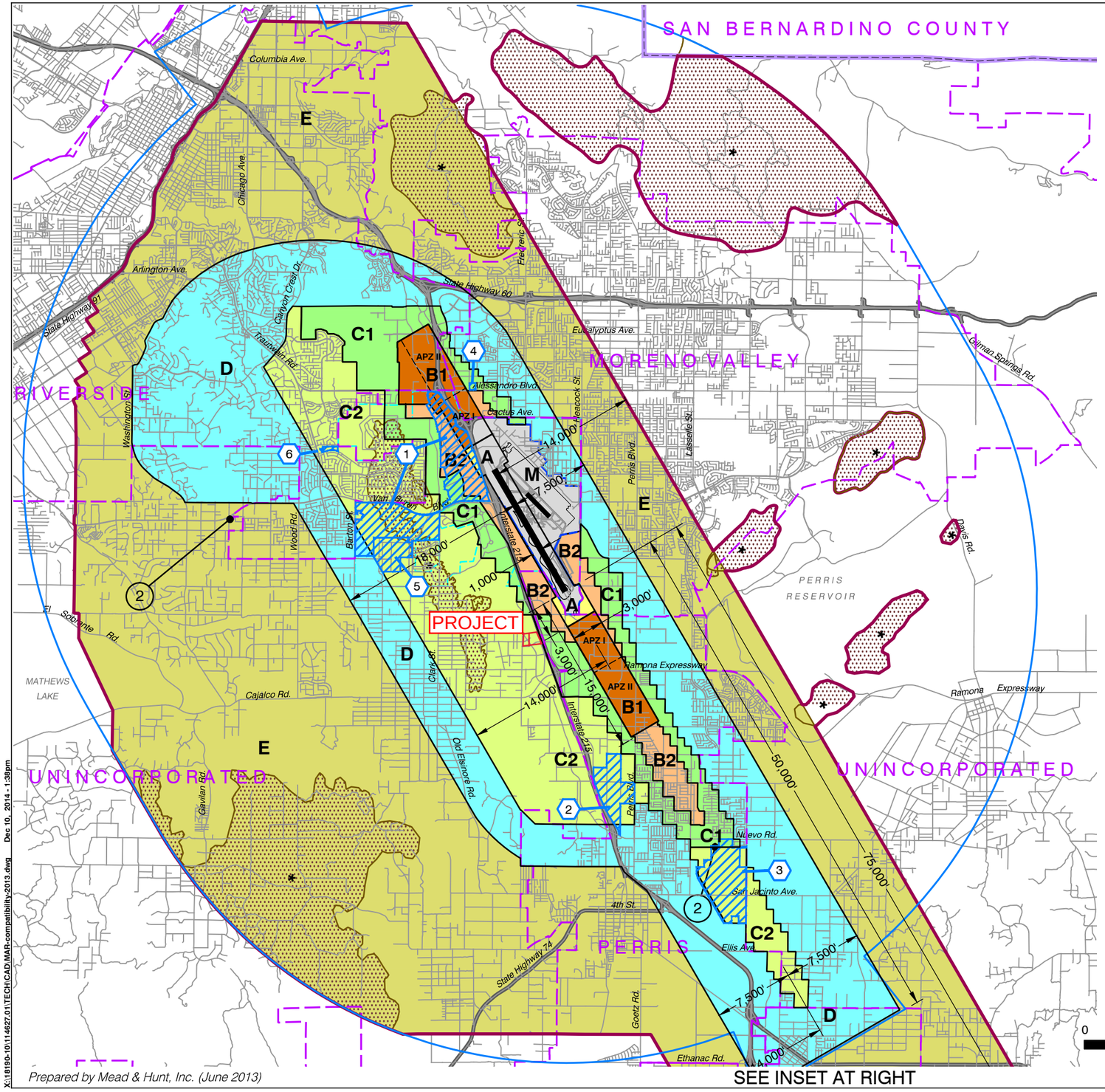
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



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

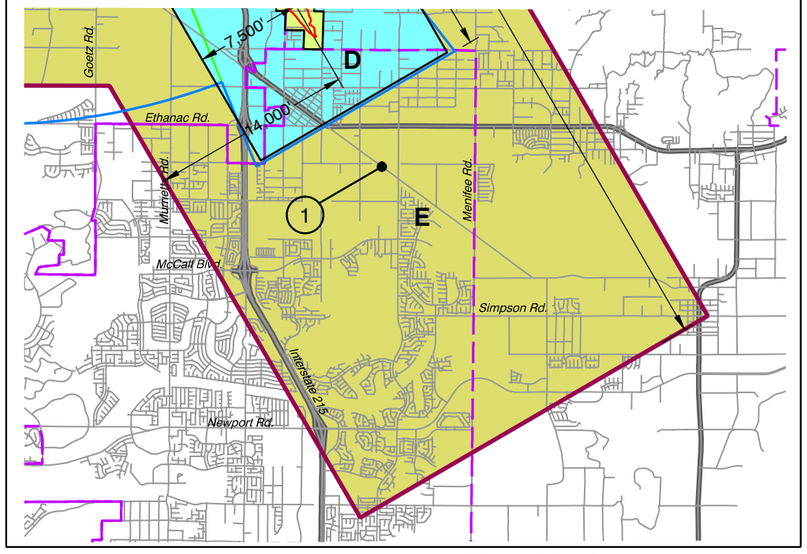
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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.

INSET



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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility2013.dwg Dec 10, 2014 - 1:38pm

Riverside County
Airport Land Use Commission

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

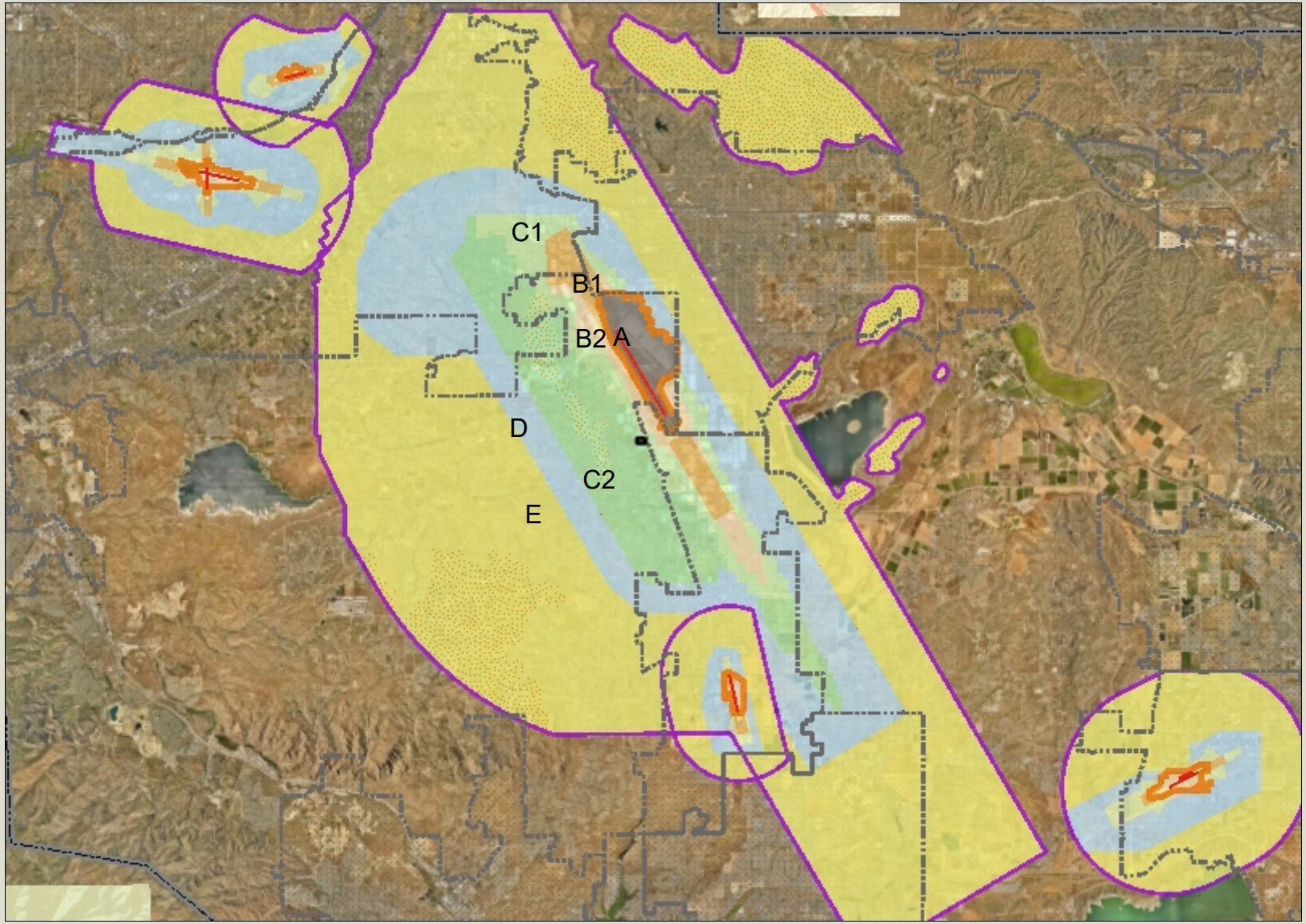
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

0 24,629 49,257 Feet

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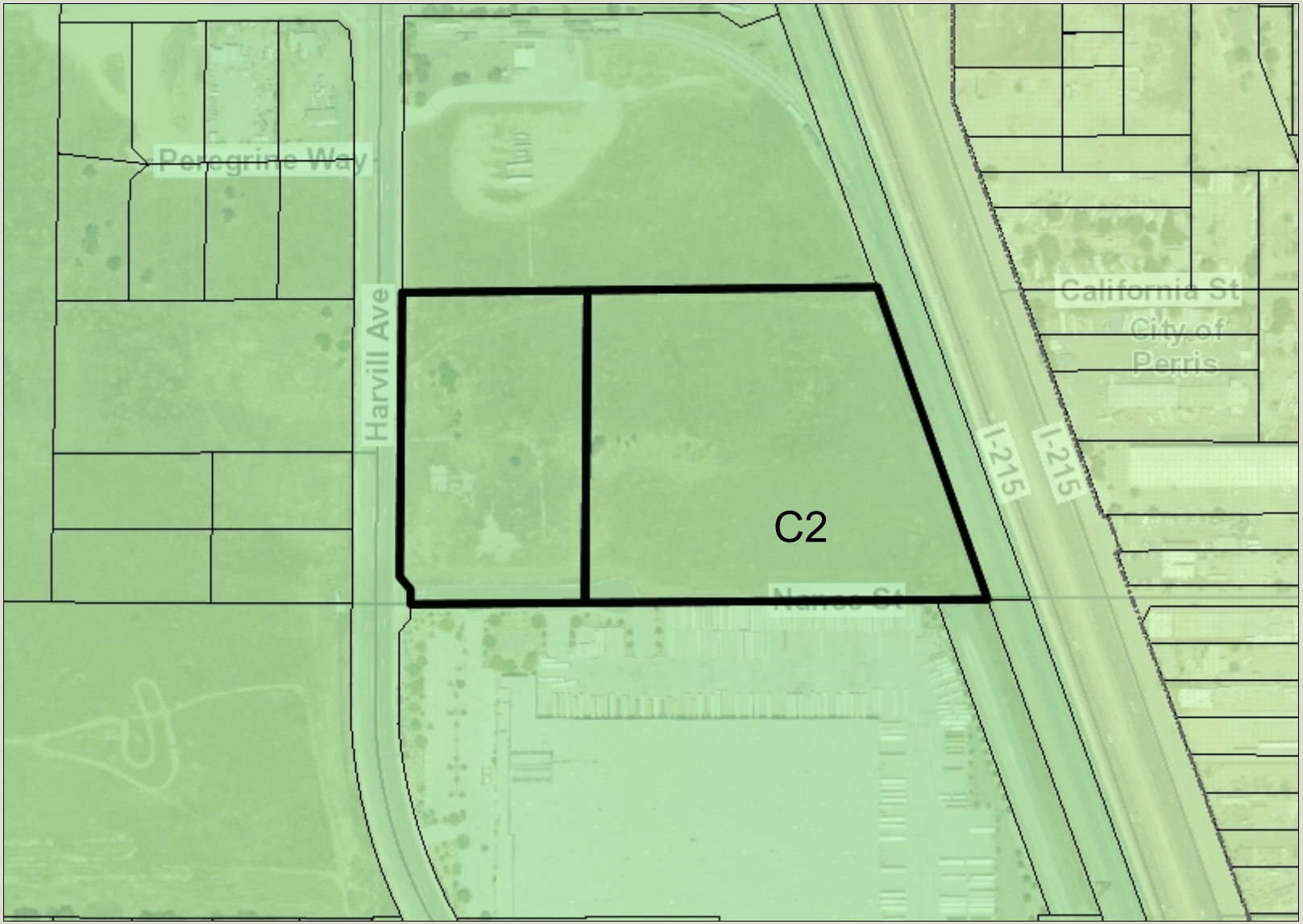
Notes

Map My County Map



Legend

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

0 385 770 Feet

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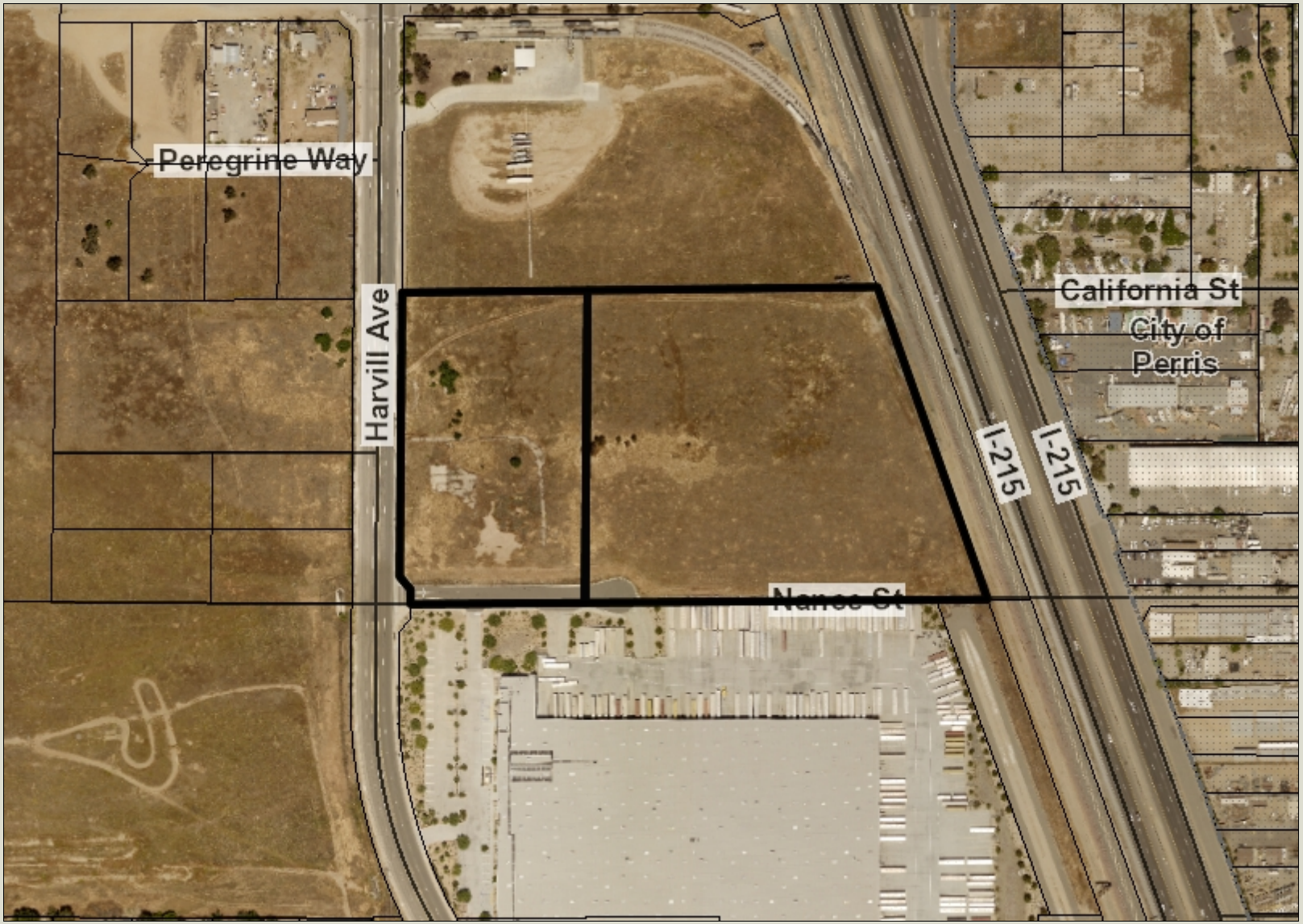
Notes

Map My County Map



Legend

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

0 385 770 Feet

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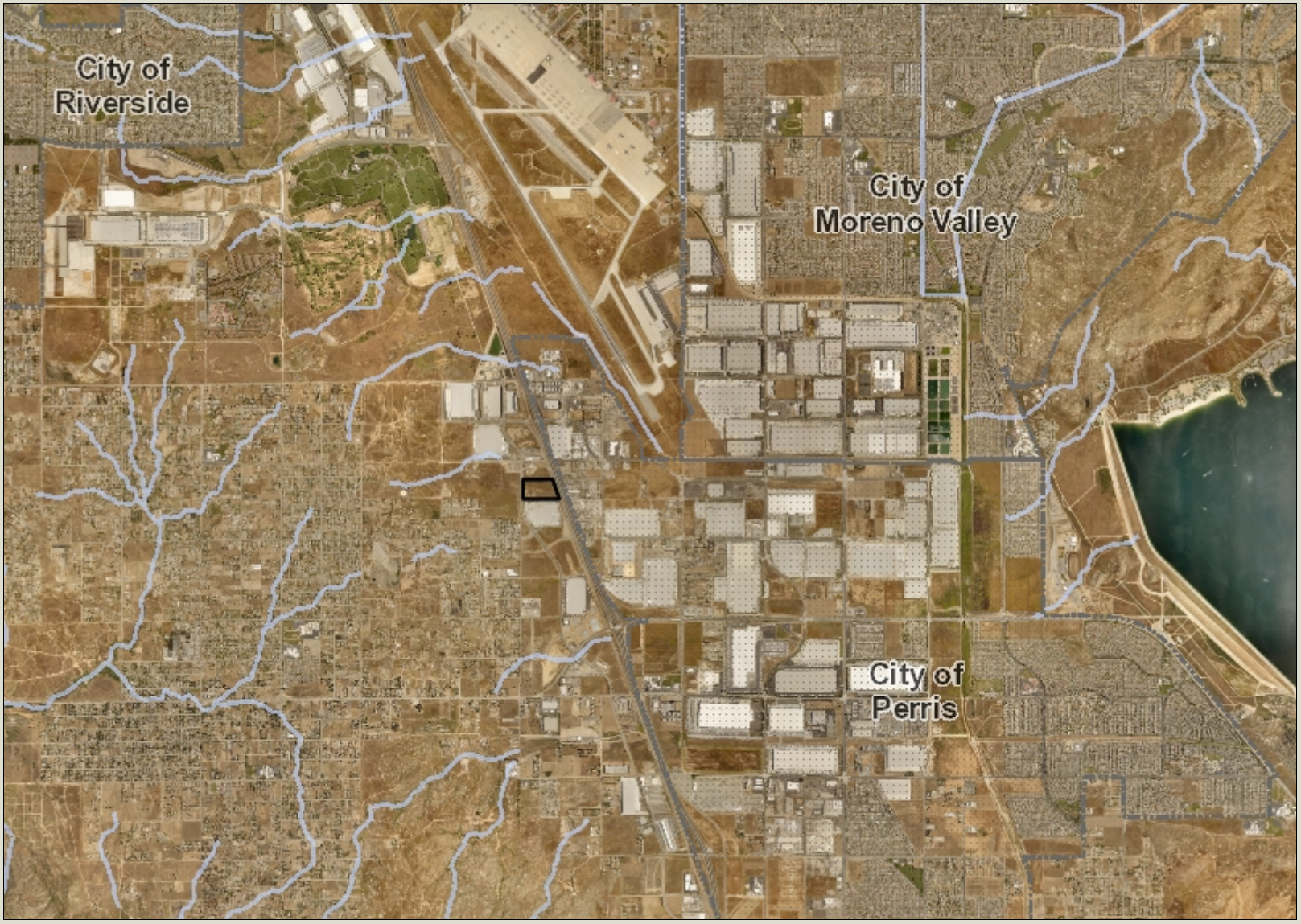
Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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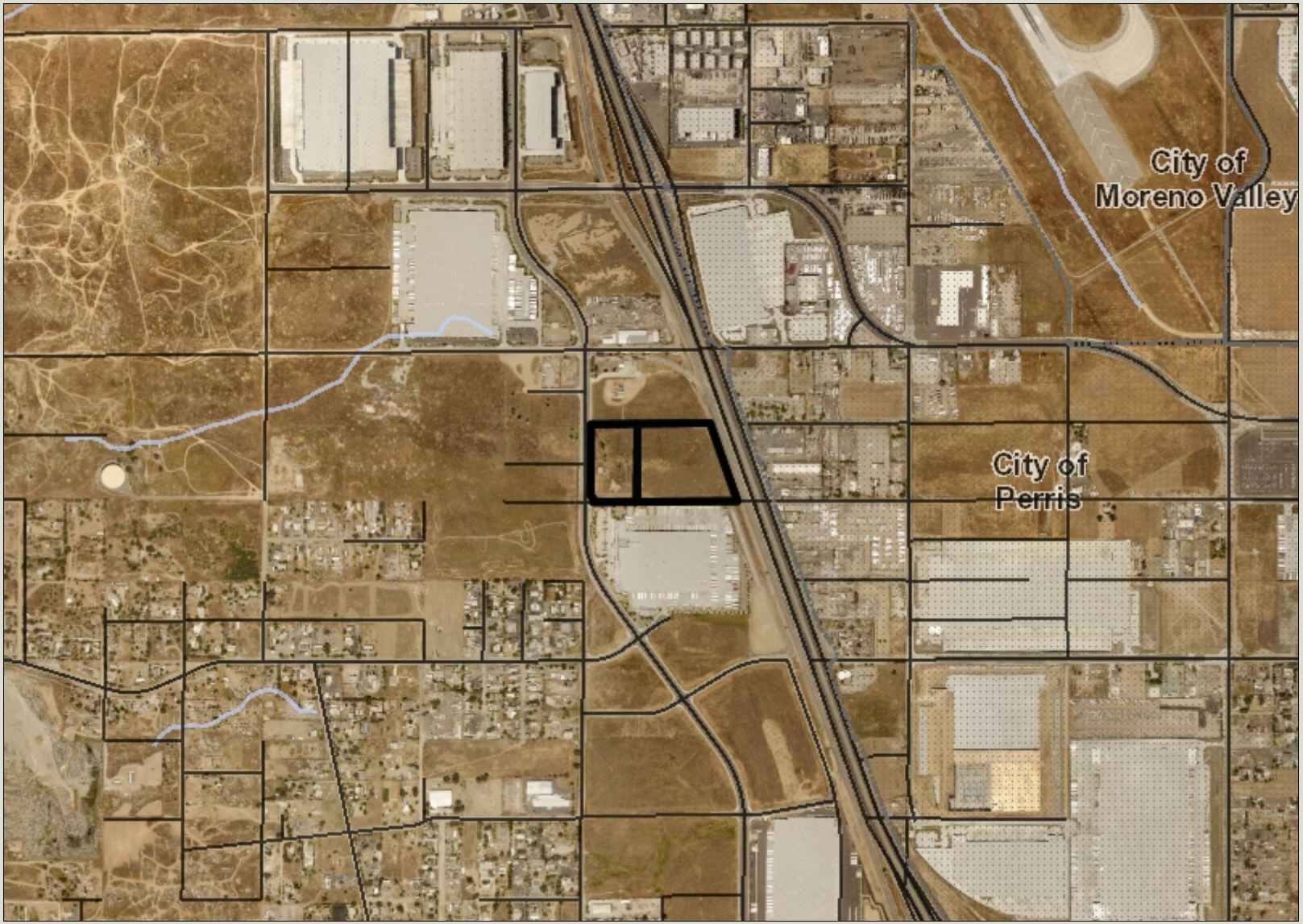
Notes

Map My County Map



Legend

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

0 1,539 3,079 Feet

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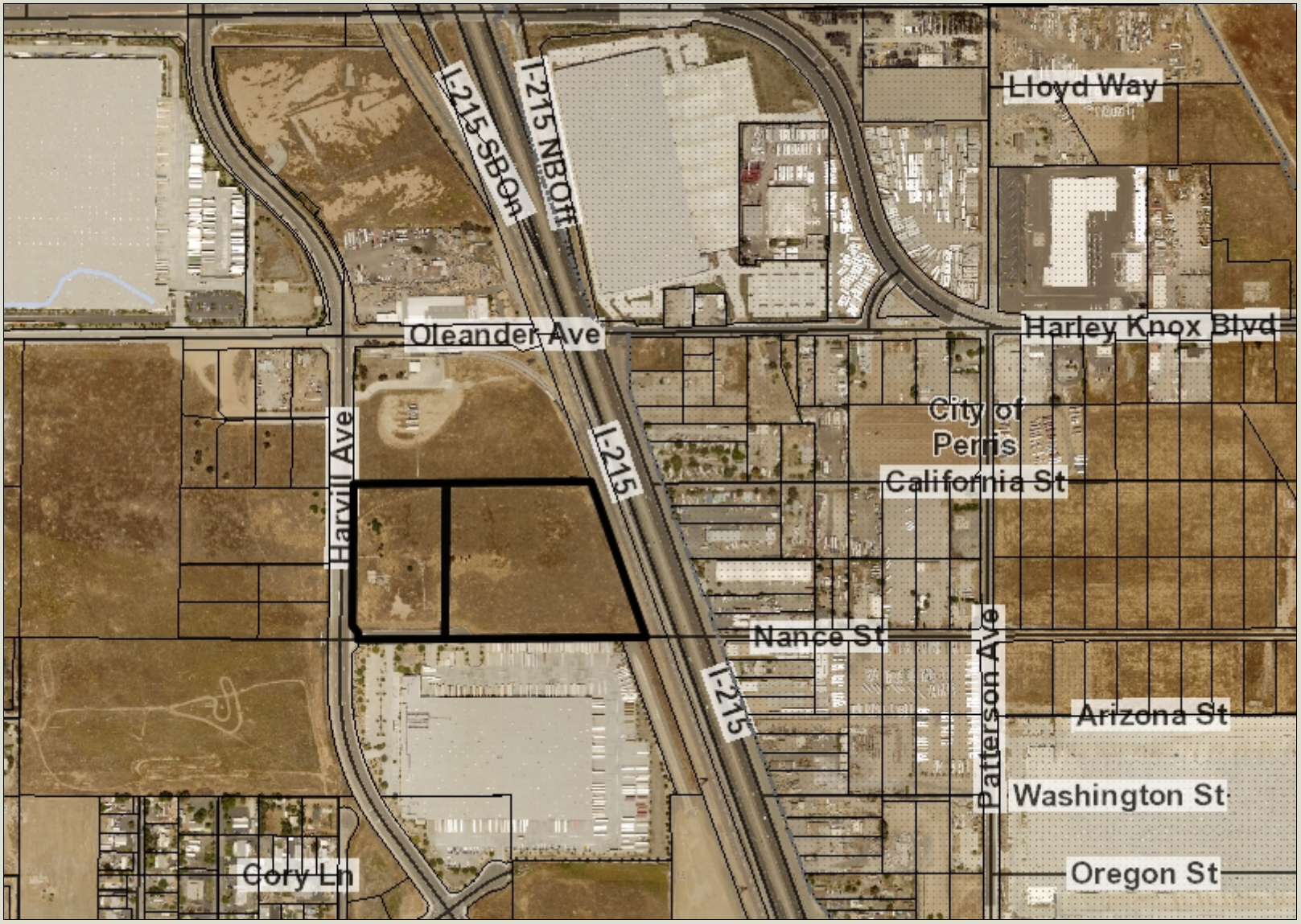
Notes

Map My County Map



Legend

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

0 770 1,539 Feet

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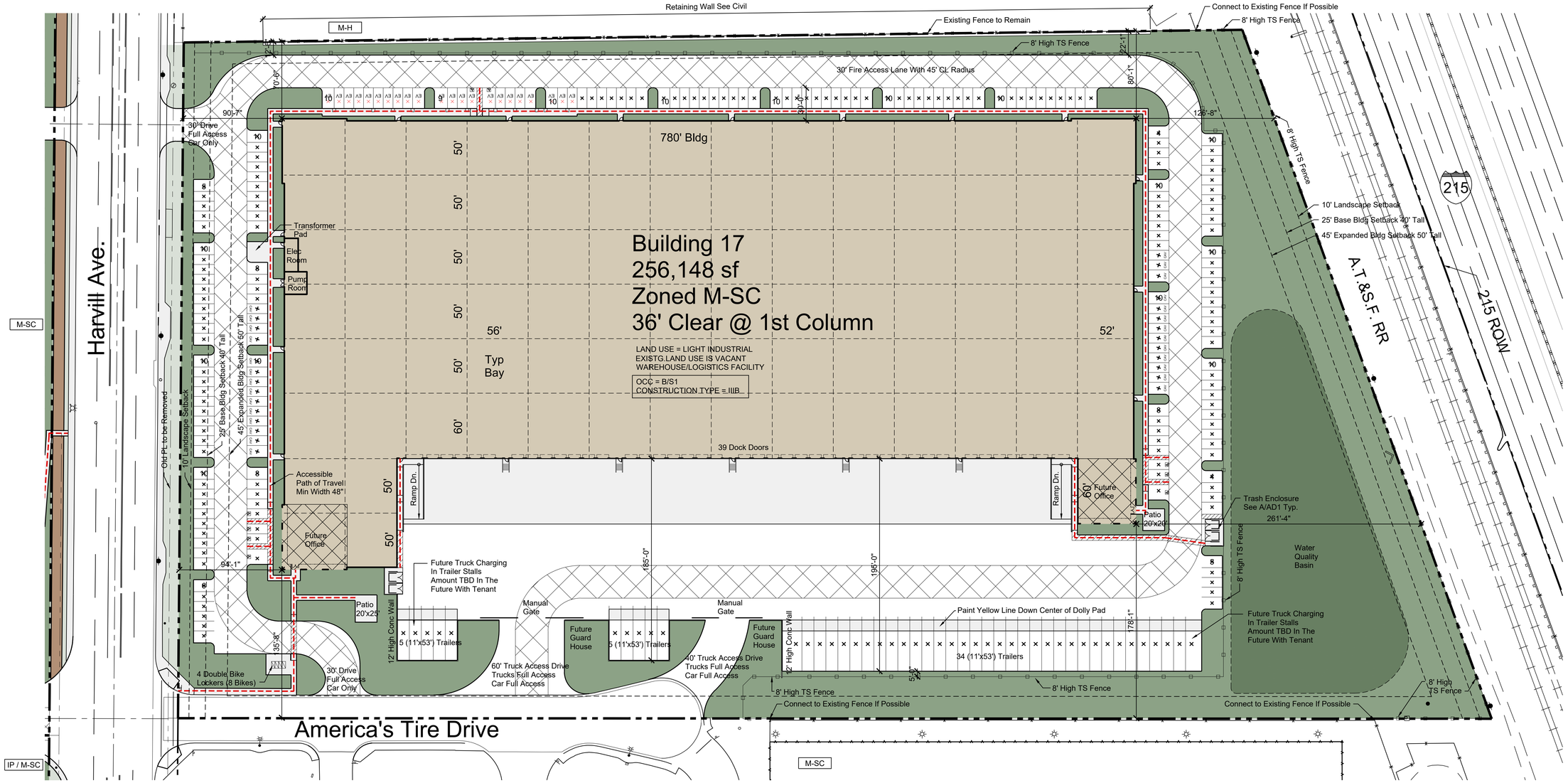
Notes



	Site Area Gross (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscape Required (SF)	Landscape Required (%)	Landscape Provided (SF)	Landscape Provided (%)	Dock Doors Provided (9'x10')	Trailer Parking Provided (11'x53')	Car Parking Required (See Parking Chart)	Car Parking Provided	Bike Parking Required (1:25 Car Stalls)	Bike Parking Provided
Building 17	15.7750	15.6344	256,148	37.61%	68,104	10.00%	166,691	24.48%	39	44	198	217	8	8

	Riverside County, Ca. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd (10%)	EV Charging Stations Prov'd	Clean Air Vehicle Req'd (12%)	Clean Air Vehicle Provided	Over / Under
Building 17												
	Office		20,000	/	250	80.00						
	Warehouse Balance		236,148	/	2,000	118.07						
	Total		256,148			198	217	22	22	27	27	19

Parking Stalls:

All Parking Stalls Are 9'x19' Minimum With End Stalls Being 11'x19' Minimum. Stalls Against Planters Have a 1' Wide Concrete Walkway. Integrated With Curb. All Accessible Stalls Follow ADA Guidelines.

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

For Truck Queue Plan
See Sheet A1.17A

APPLICANT/OWNER:
MAJESTIC FREEWAY BUSINESS CENTER LLC
C/0 MAJESTIC REALTY CO. ATTN. JOHN SEMCKEN
13191 CROSSROADS PKWY. , NO., 6TH FLR.
CITY OF INDUSTRY, CA. 91746-3497
(562) 699-0453

PREPARER:
COMMERCE CONSTRUCTION CO.
13191 CROSSROADS PKWY. NO. 6TH FLR.
CITY OF INDUSTRY, CA 91746-3497
(562) 699-0453

SOUTHERN CALIFORNIA EDISON:
Attn: Map Request Bldg D
(714) 796-9999
maprequests@sce.com

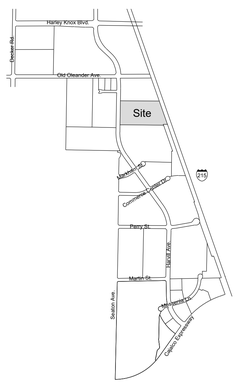
SC GAS
Geary Ambers
(909) 335-7955
gambers@semprautilities.com

EASTERN MUNICIPAL WATER DISTRICT:
Cameron Valenzuela
(951) 928-6107
valenzuc@emwd.org

TIME WARNER CABLE
Cozette Miles
(909) 975-3398
cozette.miles@twcable.com

ATT TRANSMISSION
Joseph Forkert
(714)963-7964
jeff@forkertengineering.com

VAL VERDE UNIFIED SCHOOL DISTRICT:



Vicinity Map
Scale: NTS

ZONING & LAND USE INFORMATION:

COUNTY OF RIVERSIDE GENERAL PLAN :
"LIGHT INDUSTRIAL"
EXISTING ZONING IS "M-SC"
EXISTING LAND USE IS LIGHT INDUSTRIAL,

Install Knox Box at All Gates and Office Entries.

Assessor Parcel Maps:

Parcel: 314-010-082 & 084

Legal Description:

PARCEL A:
THE EAST 10.00 ACRES OF LOT(S) 5 IN BLOCK 2 OF VAL VERDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 6 AND 7, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED BY DEED TO CHARLOTTE STEWART RECORDED FEBRUARY 10, 1903 IN BOOK 160 PAGE 162, OF DEEDS. TOGETHER WITH THAT PORTION OF NANCE STREET VACATED BY RESOLUTION NO. 2012-172, RECORDED ON DECEMBER 19, 2012 AS INSTRUMENT NO. 618727 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL B:
THE WEST 5.25 ACRES OF LOT 5 IN BLOCK 2 OF VAL VERDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 6 AND 7, OF MAPS, RIVERSIDE COUNTY RECORDS. EXCEPTING ANY PORTION THEREOF INCLUDED WITHIN THE EAST TO ACRES OF SAID LOT 5. TOGETHER WITH THAT PORTION OF NANCE STREET VACATED BY RESOLUTION NO. 2012-172, RECORDED ON DECEMBER 19, 2012 AS INSTRUMENT NO. 618727 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Thomas Brothers:

Page: 777 Grid: C1, C2, D1, D2

Project / Case Information:

Case Number: PPT: 220009

40 0 40 80
SCALE IN FEET (1" = 40')

SUBMITTAL - 02 (2022 06 03)

SITE PLAN | SCALE: 1" = 40'-0" | A

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REVISIONS	DATE	BY
REVISIONS	DATE	BY

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

SITE PLAN
BUILDING 17
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

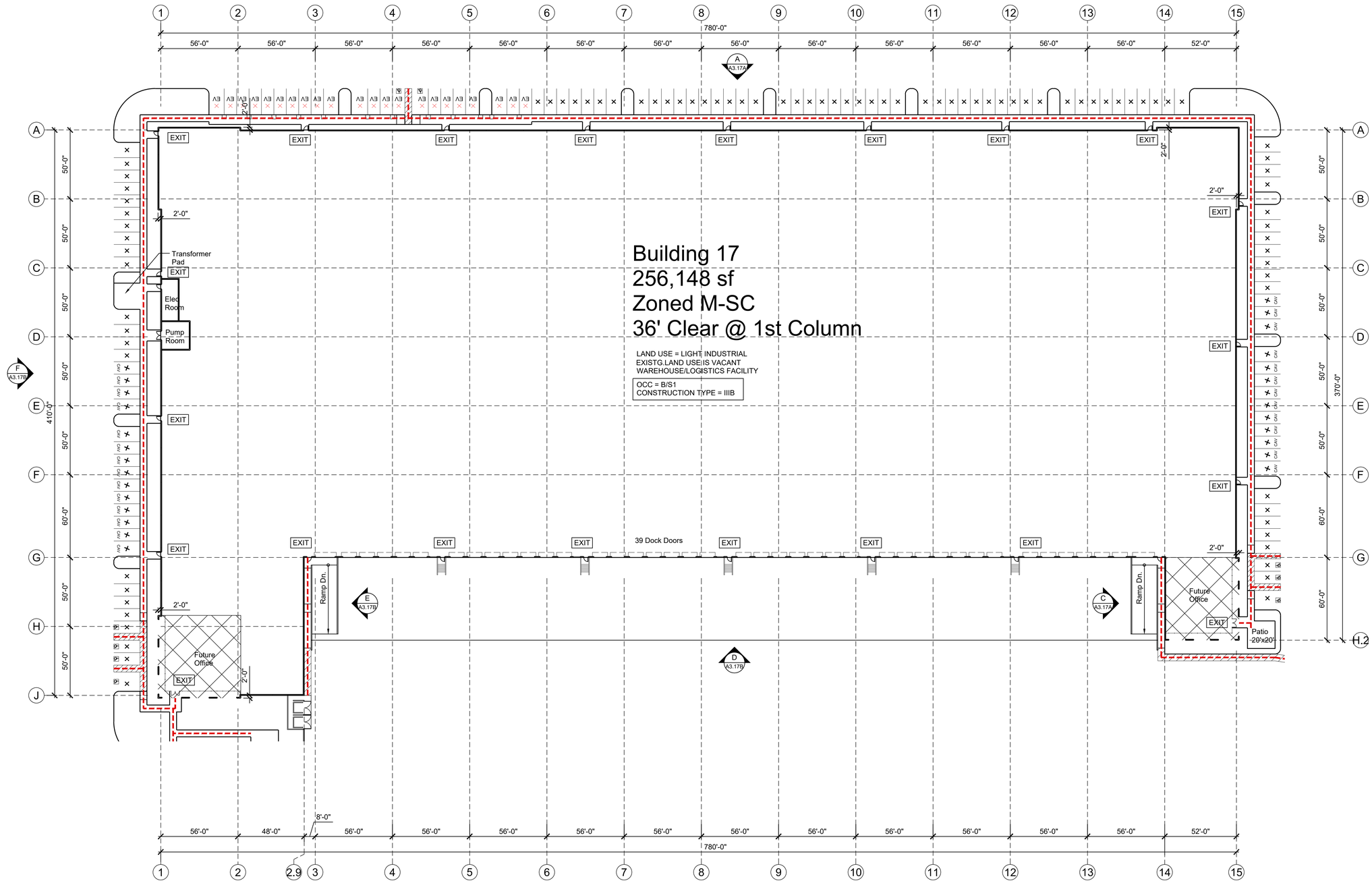
1"
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DATE
JN

CCC JOB NO.
13501

A1.17

M:\Architectural\13501 MFBC Phase 2\Architectural\Submittal\13501-bldg-17.dwg



	Riverside County, Ca. Parking Requirement			Per # SF	Spaces Required	Spaces Provided	EV Chaging Stations Req'd (10%)	EV Charging Stations Prov'd	Clean Air Vehicle Req'd (12%)	Clean Air Vehicle Provided	Over / Under
Building 17											
	Office	20,000	/	250	80.00						
	Warehouse Balance	236,148	/	2,000	118.07						
	Total	256,148			198	217	22	22	27	27	19

The parking is calculated for 20,000 sf of office in the building that can be split up between the 2 locations or anywhere else the tenants want office. Max Office to Current Max Parking is 25,400 sf

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

Project / Case Information:

Case Number: PPT: 220009

30 0 30 60

SCALE IN FEET

SUBMITTAL - 02 (2022 06 03)

FLOOR PLAN

SCALE: 1" = 30'-0"

A

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BY	DATE	REVISIONS

BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

FLOOR PLAN
BUILDING 17
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

1"
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DATE
JN

CCC JOB NO.
13501

A2.17

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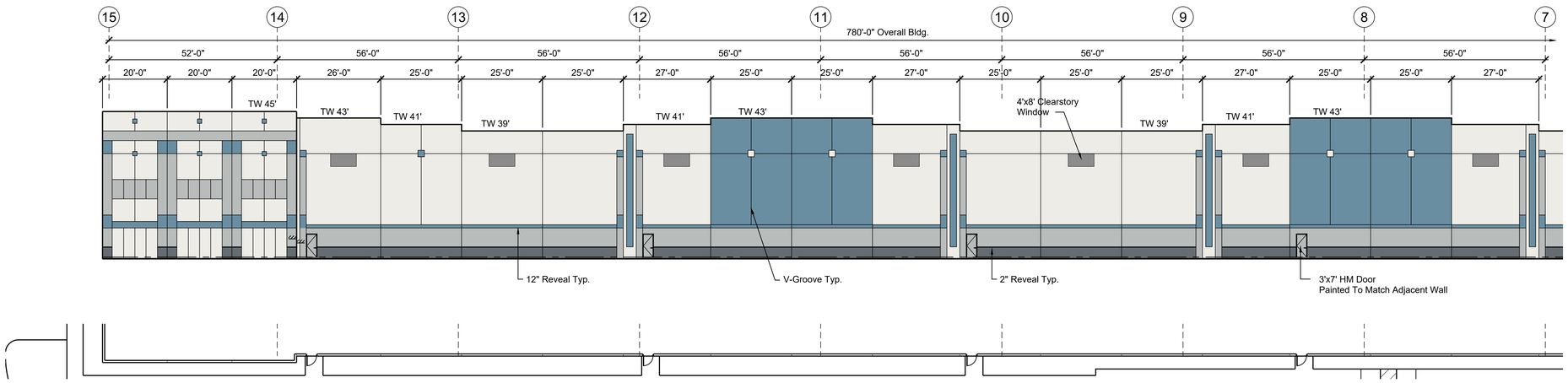


Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

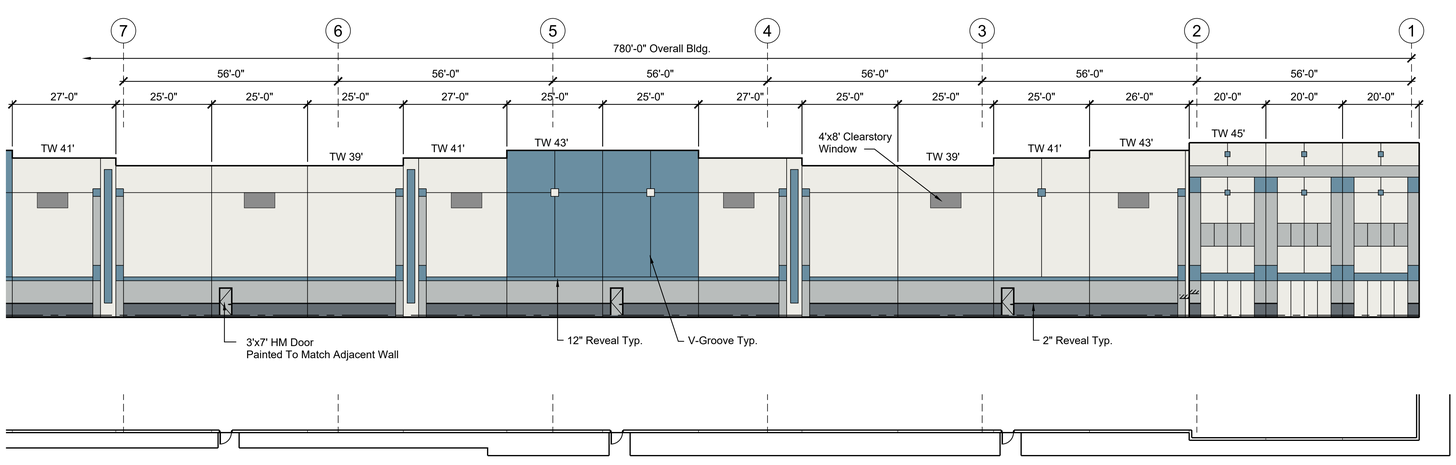
COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 PURE WHITE
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 6515 LESIURE BLUE

Building is Tilt Up Concrete Panels

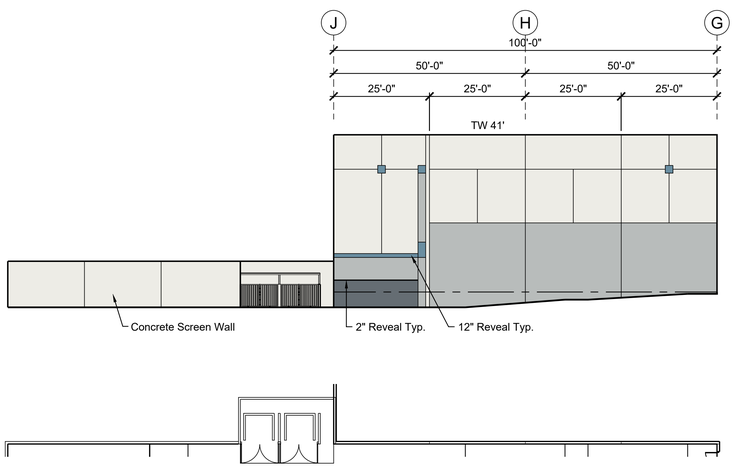
16 0 16 32
SCALE IN FEET

NORTH ELEVATION | A | SCALE: 1/16" = 1'-0"

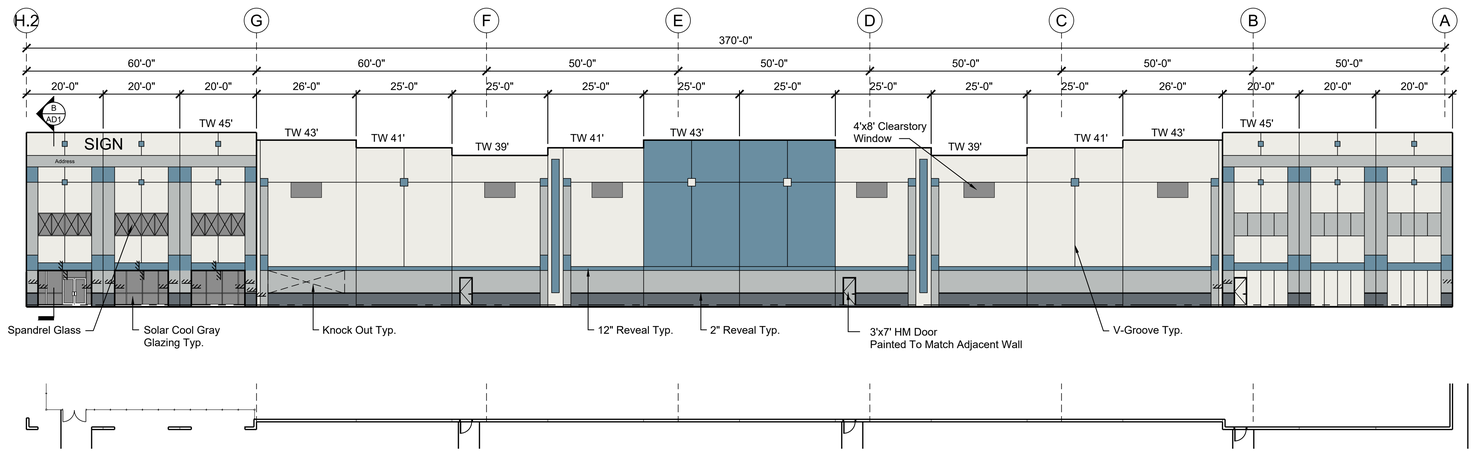


16 0 16 32
SCALE IN FEET

NORTH ELEVATION | A | SCALE: 1/16" = 1'-0"



TRUCK COURT WEST ELEVATION | C | SCALE: 1/16" = 1'-0"



Project / Case Information:
Case Number: PPT: 220009

16 0 16 32
SCALE IN FEET

SUBMITTAL - 02 (2022 06 03)

EAST ELEVATION | B | SCALE: 1/16" = 1'-0"

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DATE	BY	REVISIONS

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13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

ELEVATIONS
BUILDING 17
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

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DATE
JN

CCC JOB NO.
13501

A3.17A

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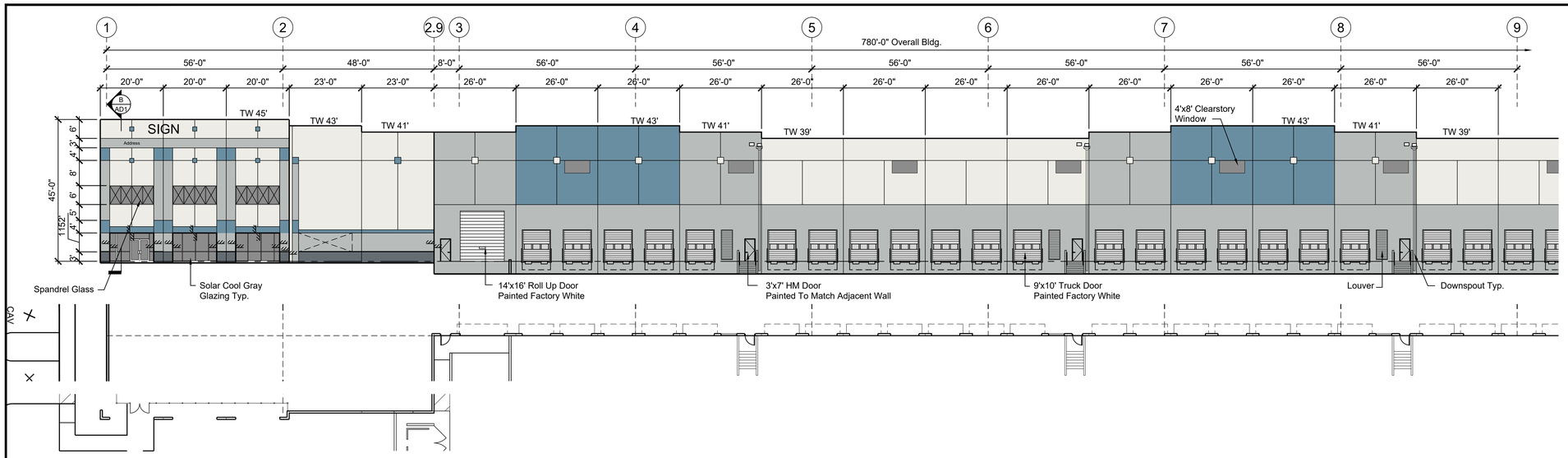

Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

COLOR LEGEND

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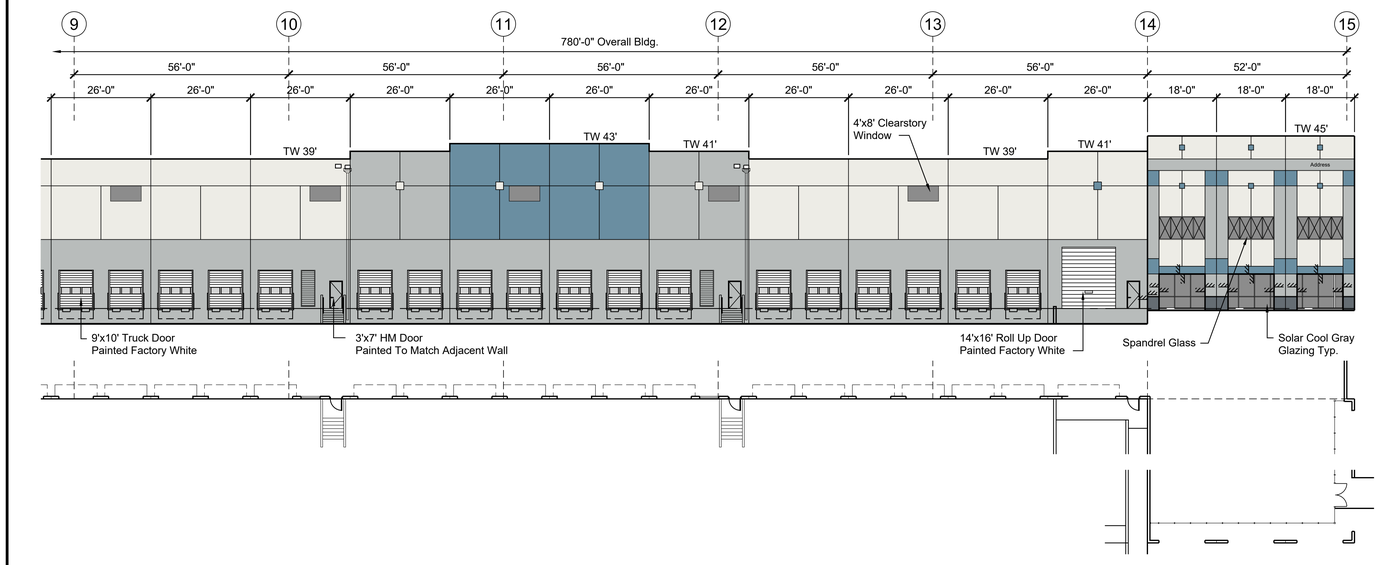
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 6515 LESIURE BLUE

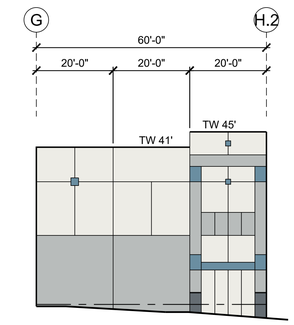
Building is Tilt Up Concrete Panels

16 0 16 32
SCALE IN FEET

SOUTH ELEVATION | D | SCALE: 1/16" = 1'-0"

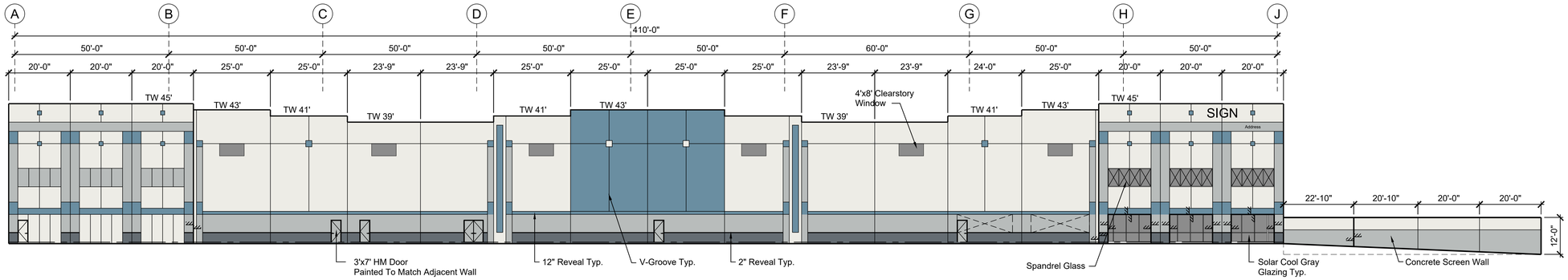


SOUTH ELEVATION | D | SCALE: 1/16" = 1'-0"



16 0 16 32
SCALE IN FEET

TRUCK COURT EAST ELEVATION | E | SCALE: 1/16" = 1'-0"



Project / Case Information:
Case Number: PPT: 220009

16 0 16 32
SCALE IN FEET

SUBMITTAL - 02 (2022 06 03)

WEST ELEVATION | F | SCALE: 1/16" = 1'-0"

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BY	DATE	REVISIONS
BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

ELEVATIONS
BUILDING 17
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DATE
JN

CCC JOB NO.
13501

A3.17B

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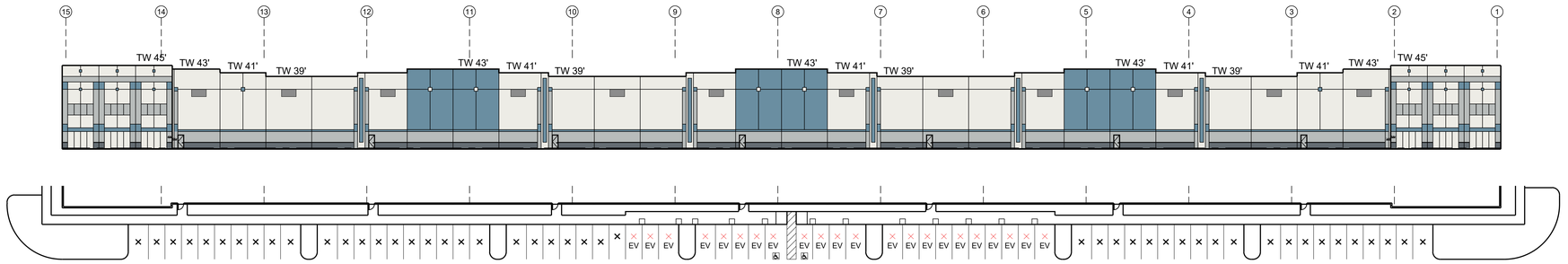
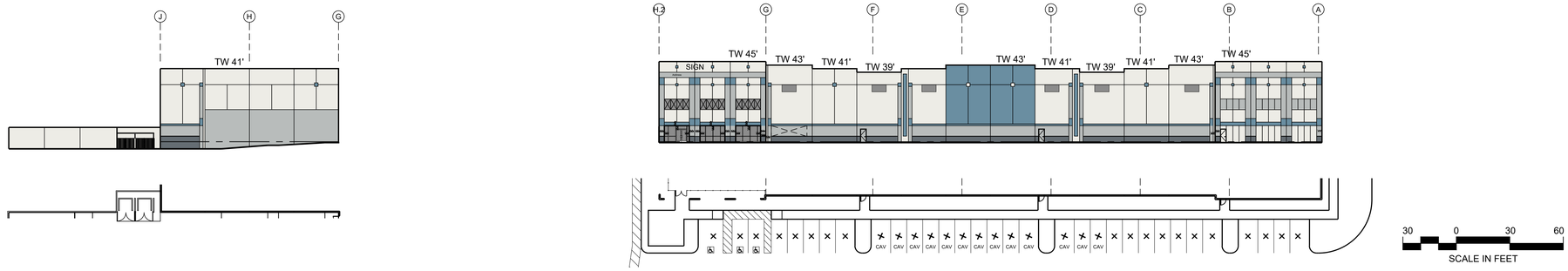


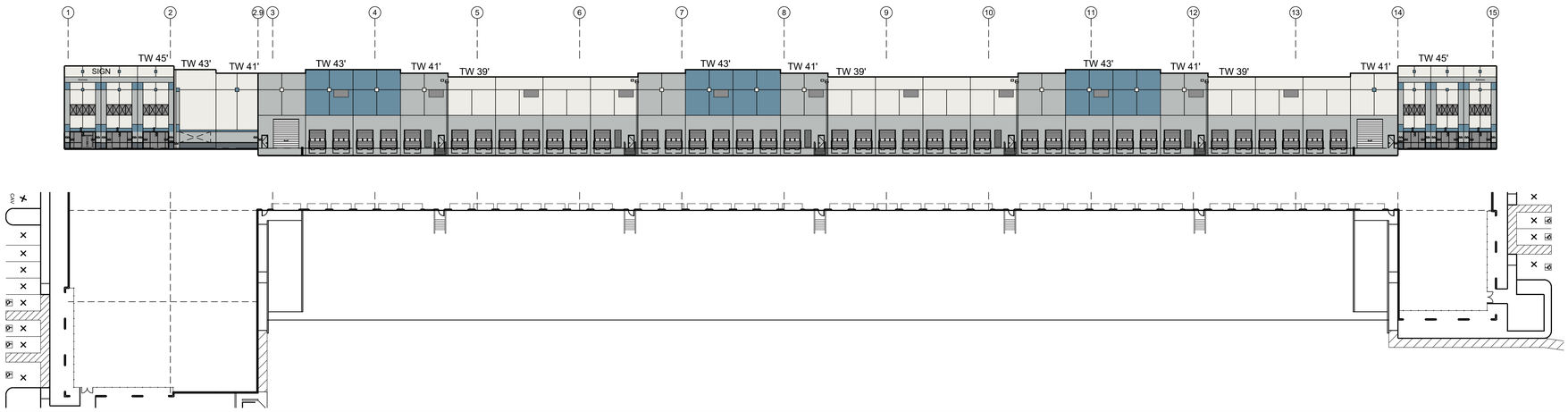
30 0 30 60
SCALE IN FEET

NORTH ELEVATION | A | SCALE: 1" = 30'-0"



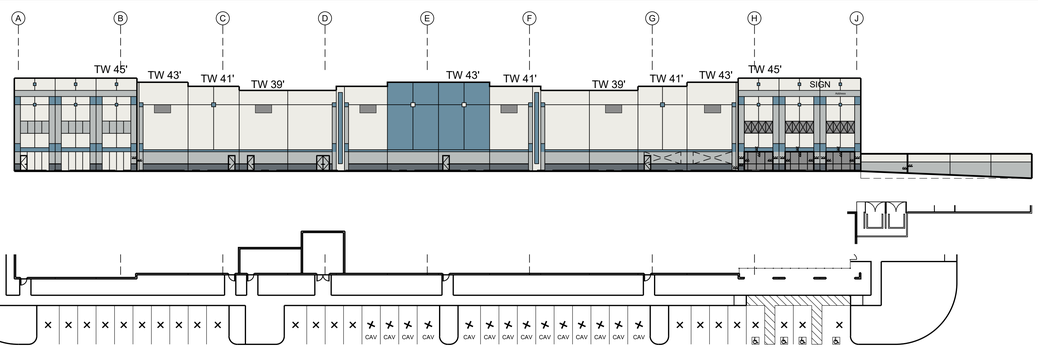
30 0 30 60
SCALE IN FEET

EAST ELEVATION | B | SCALE: 1" = 30'-0"



30 0 30 60
SCALE IN FEET

SOUTH ELEVATION | C | SCALE: 1" = 30'-0"



Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Total Maximum Height is 45' Above Finished Floor.

Mullions to be Clear Anodized Aluminum

30 0 30 60
SCALE IN FEET

COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 PURE WHITE
- SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7665 WALL STREET
- GLAZING SOLAR COOL GRAY
- SHERWIN WILLIAMS SW 6515 LESIURE BLUE

Building is Tilt Up Concrete Panels

Project / Case Information:
Case Number: PPT: 220009
SUBMITTAL - 02 (2022 06 03)

WEST ELEVATION | D | SCALE: 1" = 30'-0"

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A3.17

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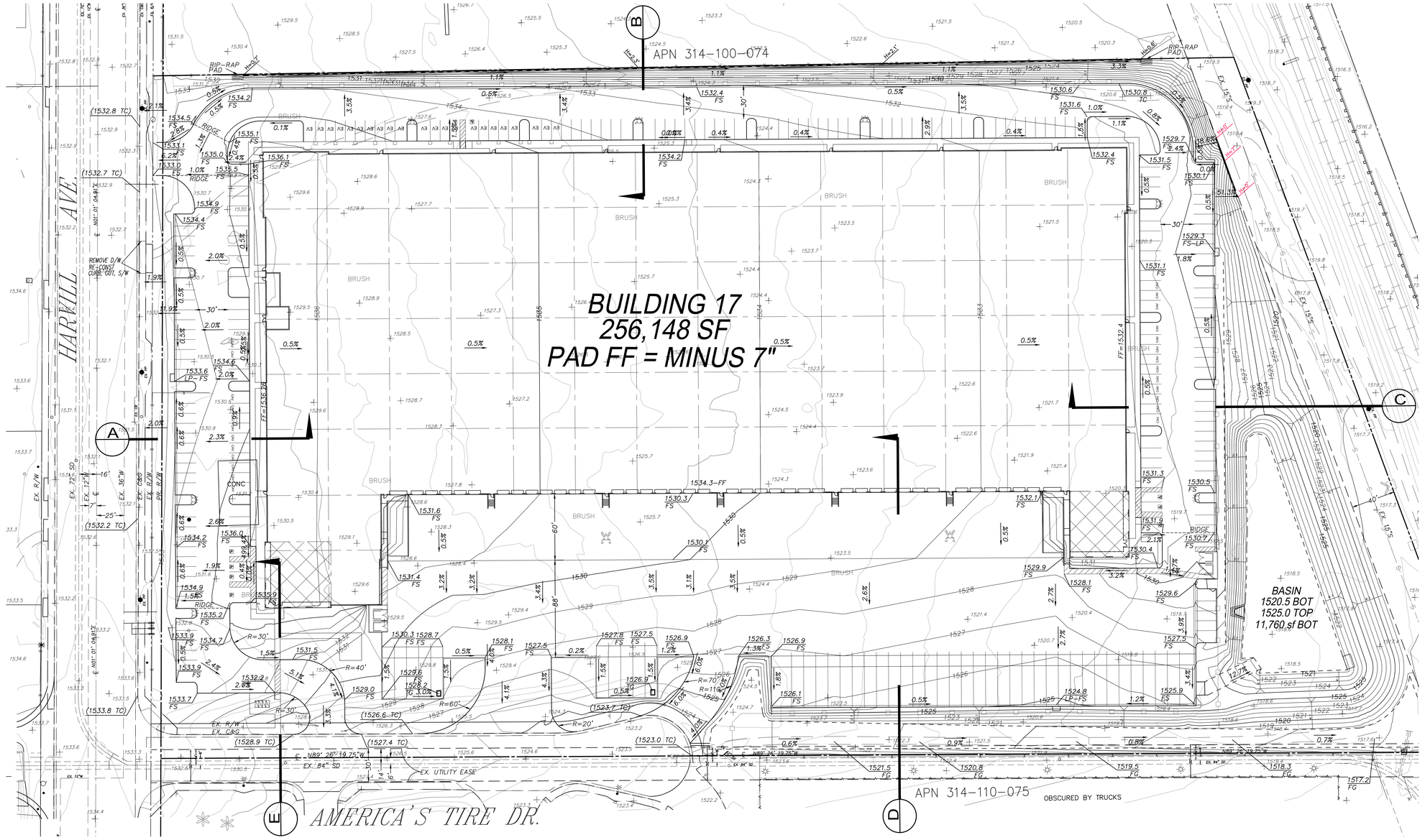
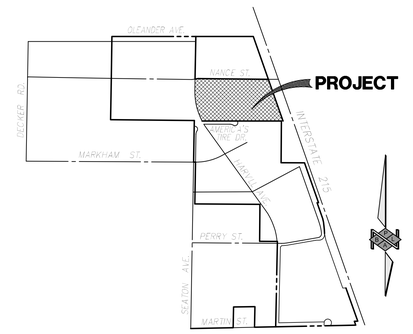
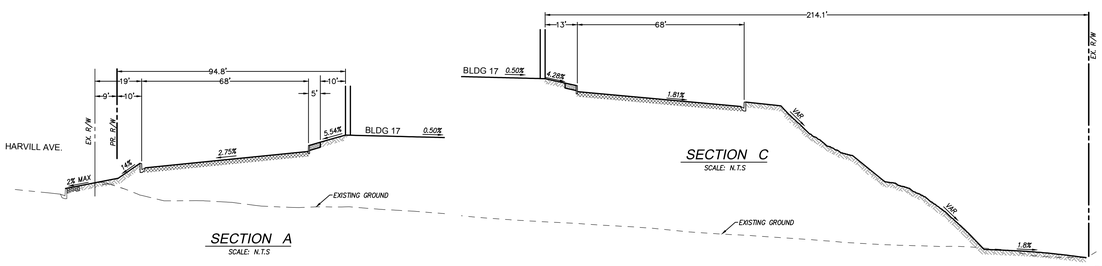
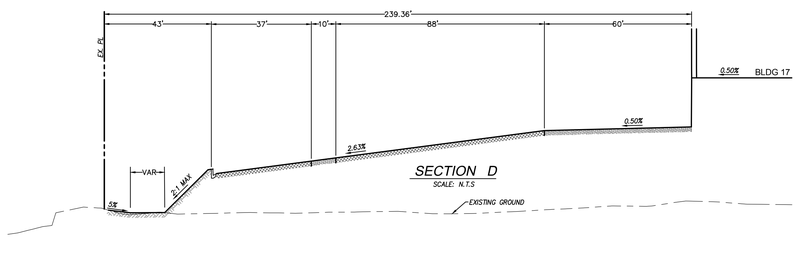


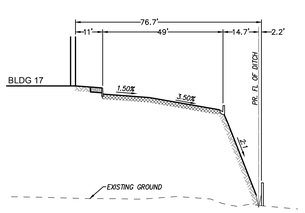


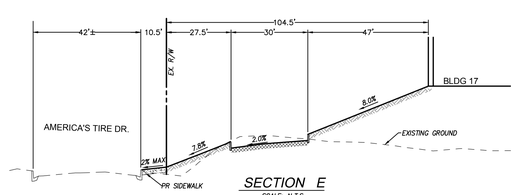
VICINITY MAP
NOT TO SCALE

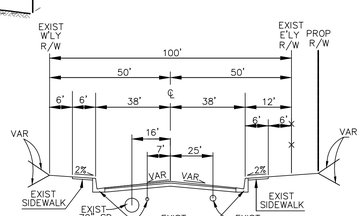
SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST
THOMAS BROS. PAGE 777, GRID D1 & D2











HARVILL AVENUE
NORTH OF MARKAM ST.
TYPICAL SECTION
(LOOKING NORTH)

OVERALL SITE EARTHWORK QUANTITIES

DESCRIPTION	CUT (CY)	FILL (CY)
RAW QUANTITIES	516	154,448
BLDG OVER EX (3')	29,206	29,206
PARKING OVER EX (18")	12,430	12,430
HEAVY DUTY PAVING (5"/11")	6,304	0
LIGHT DUTY PAVING (3"/4")	806	0
TRAILER PARKING (4"/5")	524	0
BUILDING SLAB (6")	4,691	0
APRON SLAB (8")	782	0
CONC PARKING (7")	168	0
SHRINKAGE 7%	0	10,811
SUBSIDANCE 0.1'	0	2,352
RETENTION BASIN BOTTOM EX (3')	1,157	0
TOTAL ADJUSTMENT	54271	209247
IMPORT	154976	

OVERALL SITEWORK QUANTITIES

DESCRIPTION	QUANTITY
CONC DRIVEWAY APPROACH	2,458 SF
CURB	4,575 LF
CURB & GUTTER	2,082 LF
TRAILER PARKING	18,863 SF
4"/4.5" H.D. PAVEMENT	127,980 LF
3"/4" L.D. PAVEMENT	37,531 SF
RETAINING WALLS	907 LF
CONCRETE APRON	31,527 SF
CONCRETE PARKING	7,831 SF
2'W x 1'D INTERCEPTOR DITCH	814 LF

OVERALL PRIVATE UTILITY QUANTITIES

DESCRIPTION	QUANTITY
18" STORM DRAIN	1,187 LF
24" STORM DRAIN	551 LF
36" STORM DRAIN	117 LF
6" SEWER	1,5319 LF
1-1/2" DOMESTIC WATER	1,010 LF
10" FIRE WATER MAIN	2,803 LF
6" FIRE WATER LATERAL	177 LF
FIRE HYDRANT	10 EA
10" DETECTOR CHECK VALVE	2 EA
STORM DRAIN OUTLET	1 EA
STORM DRAIN INLET INLET STRUCTURE	4 EA

PROJECT AREA

GROSS ACREAGE = 15.77 AC
NET ACREAGE = 15.63 AC

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

NOTE: SITE IS NOT SUBJECT TO LIQUIFACTION OR ANY OTHER GEOLOGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD INUNDATION.

TOPOGRAPHY DATE: 3-7-05

Jun 02 2022

LEGAL DESCRIPTION	ASSESSOR'S PARCEL NUMBERS
THE ELY 10 AC AND WLY 5.25 AC OF LOT 5, BLK 2 VAL VERDE TRACT, BK 1 PG 6-7 OF MAPS, O.R. OF RIVERSIDE COUNTY.	314-100-082, 084

CONCEPT GRADING PLAN
MFBC-BUILDING 17

PREPARED FOR:
COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

PREPARED BY:
PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
1809 E. DYER ROAD, SUITE 301
SANTA ANA, CALIF. 92705
(888) 714-9642 • (714)389-9191 FAX

DATE	BY	REVISION

WO 100-103

Sht. 1 of 2

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Russell Brady at (951) 922-3025.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1528MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220009 (Plot Plan). A proposal to construct a 256,148 square foot manufacturing building on 15.77 acres, located northerly of America's Tire Drive, westerly of the I-215 freeway, easterly of Harvill Avenue, and southerly of Oleander Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1526MA22 Date Submitted: 6/14/2022

AIA: March Zone: C2 Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John Semcken

Applicant Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Phone: 562-948-4306 **Email:** jsemcken@majesticrealty.com

Representative/ Property Owner Contact Information

Representative: T&B Planning, Inc. **Email:** tzinn@tbplanning.com

Tracy Zinn Phone: 714-505-6360 ext. 350

Address: 3200 El Camino Real Suite 100, Irvine, CA 92602

Property Owner: Majestic Freeway Business Center, LLC. **Email:** jsemcken@majesticrealty.com

John Semcken Phone: 562-948-4306

Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Local Jurisdiction Agency

Agency Name: Riverside County Phone: 951-955-3025

Staff Contact: Russell Brady **Email:** rbrady@rivco.org

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Local Agency Case No.: PPT220008

Project Location

Street Address: No address yet - "S.W. corner of Perry and Harvill" Gross Parcel Size.: 18.33

Assessor's Parcel No.: 314-130-015, -23, -024, -026, -027

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Note: Solar panels will be tenant specific; applicant will resubmit to ALUC when panel specifications are known.

Data

Site Elevation:(above mean sea level) 1527.5 ft

Height of Building or structures: 45 feet (request to review at 50 feet to allow flexibility up to 50 feet)

What type of drainage basins are being proposed and the square footage: Water Detention basin, 33,671 square feet

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.4
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1529MA22 – Henry Chiao (Representative: Tien Chu)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	GPA210112 (General Plan Amendment), CZ200021 (Change of Zone), PPT200029 (Plot Plan), TTM37924 (Tentative Tract Map)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base/Inland Port Airport
Land Use Policy:	Compatibility Zone D
Noise Levels:	Below 60 CNEL from aircraft
MAJOR ISSUES:	None

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

PROJECT DESCRIPTION: A proposal to divide 11.29 acres into a 137-unit multi-family townhome development. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential and change the site's zoning from R-R (Rural Residential) to the R-3 (General Residential).

PROJECT LOCATION: The site is located on the southeast corner of Dunlap Drive and Sunset Avenue, approximately 27,979 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base, and 14,631 feet northeasterly of the northerly end of Runway 15-33 at Perris Valley Airport.

BACKGROUND:

Residential Density: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone D, which does not restrict residential density.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at Perris Valley Airport is approximately 1,413 feet above mean sea level (AMSL) at its southerly terminus. At a distance of 14,631 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,559 feet AMSL. The site elevation is 1,442 feet AMSL, and the proposed building height is 40 feet, resulting in a top point elevation of 1,482 feet AMSL. Therefore, FAA OES review for height/elevation was not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

General Plan Amendment/ Change of Zone: The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from R-R (Rural Residential) to the R-3 (General Residential). The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict intensities.

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (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, wastewater management facilities, artificial marshes, trash transfer stations that are

open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight

3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

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

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

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

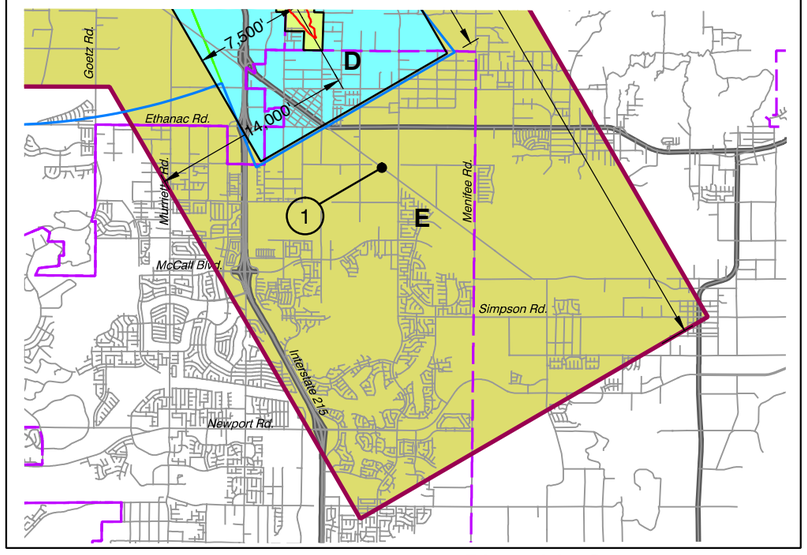
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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.

INSET



SEE INSET AT RIGHT

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

N

0 2 4 MILES

Base map source: County of Riverside 2013

Riverside County
Airport Land Use Commission

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

(Adopted November 13, 2014)

Map MA-1

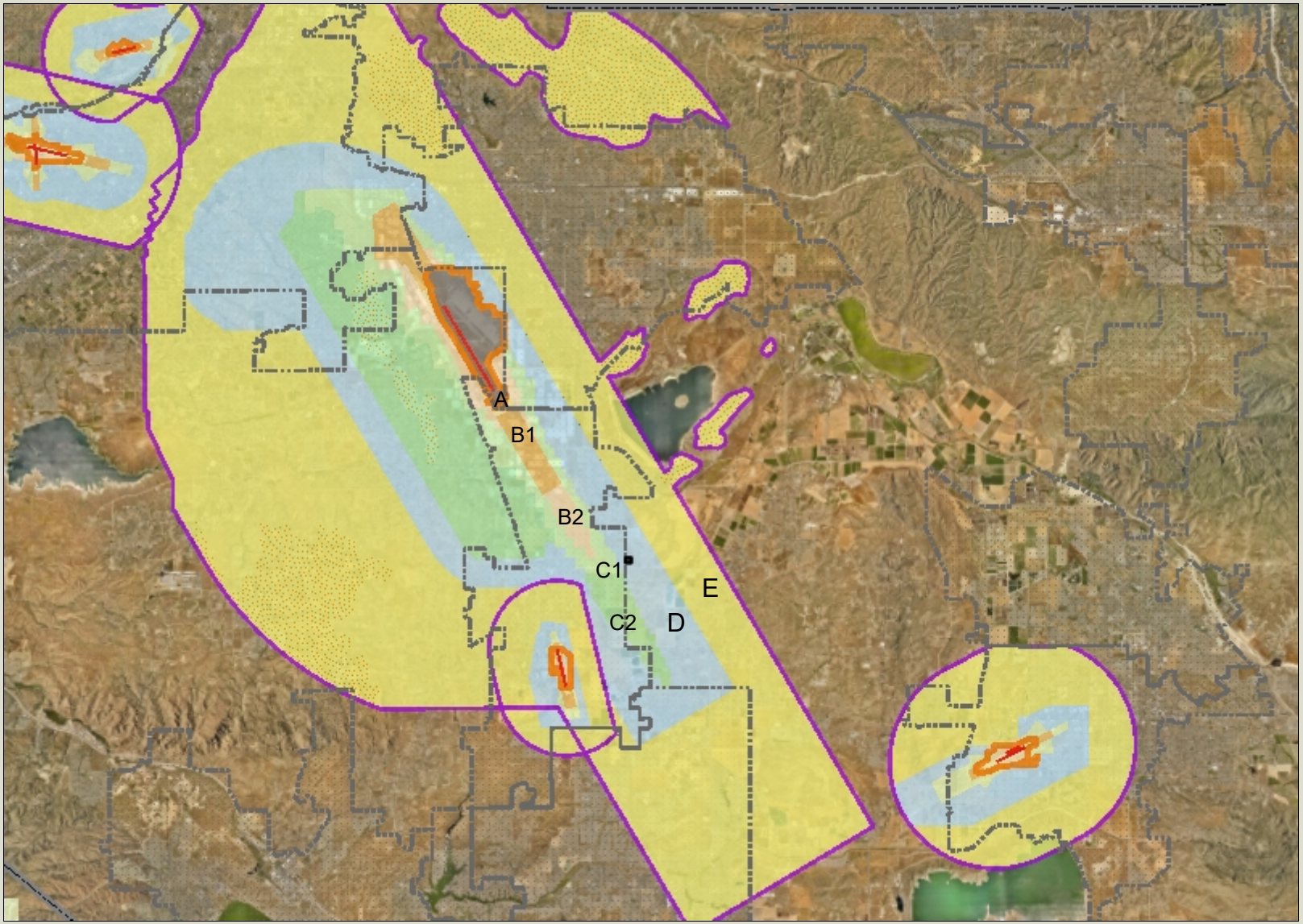
Compatibility Map

March Air Reserve Base / Inland Port Airport

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility2013.dwg Dec 10, 2014 - 1:38pm

Map My County Map



Legend

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

0 24,629 49,257 Feet

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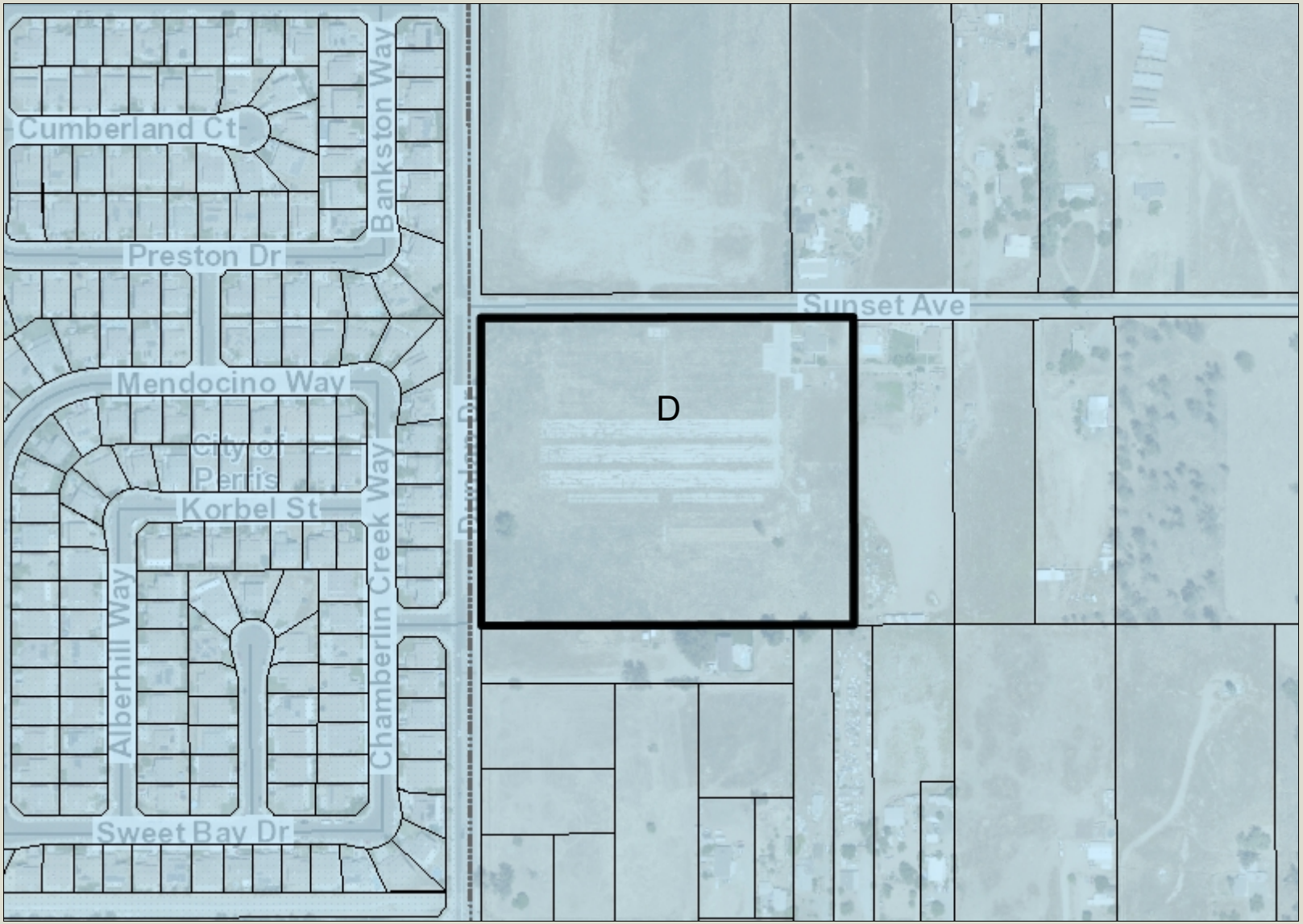

Legend

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

0 385 770 Feet

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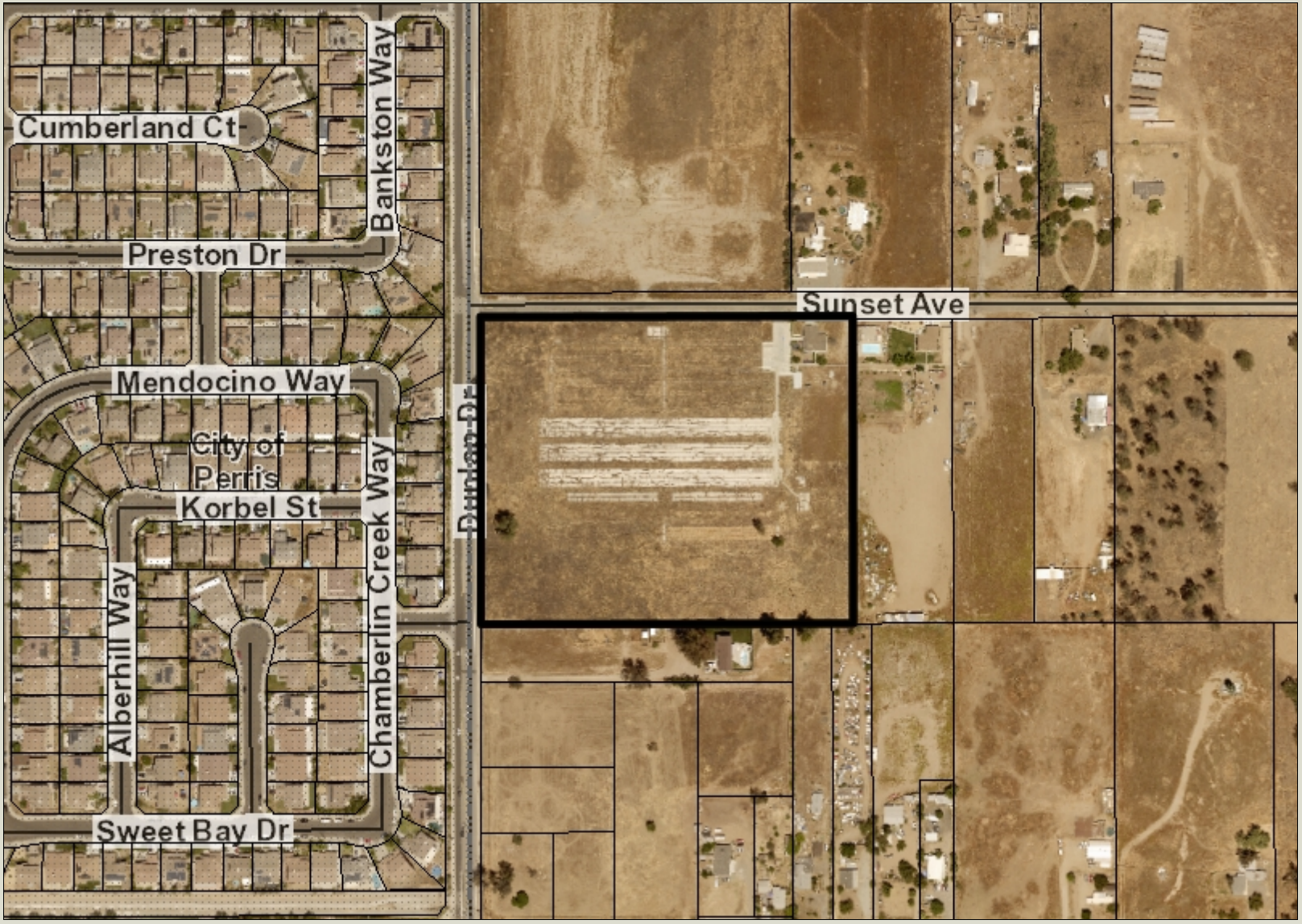

Legend

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

0 385 770 Feet

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Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6, 12,314 Feet
157

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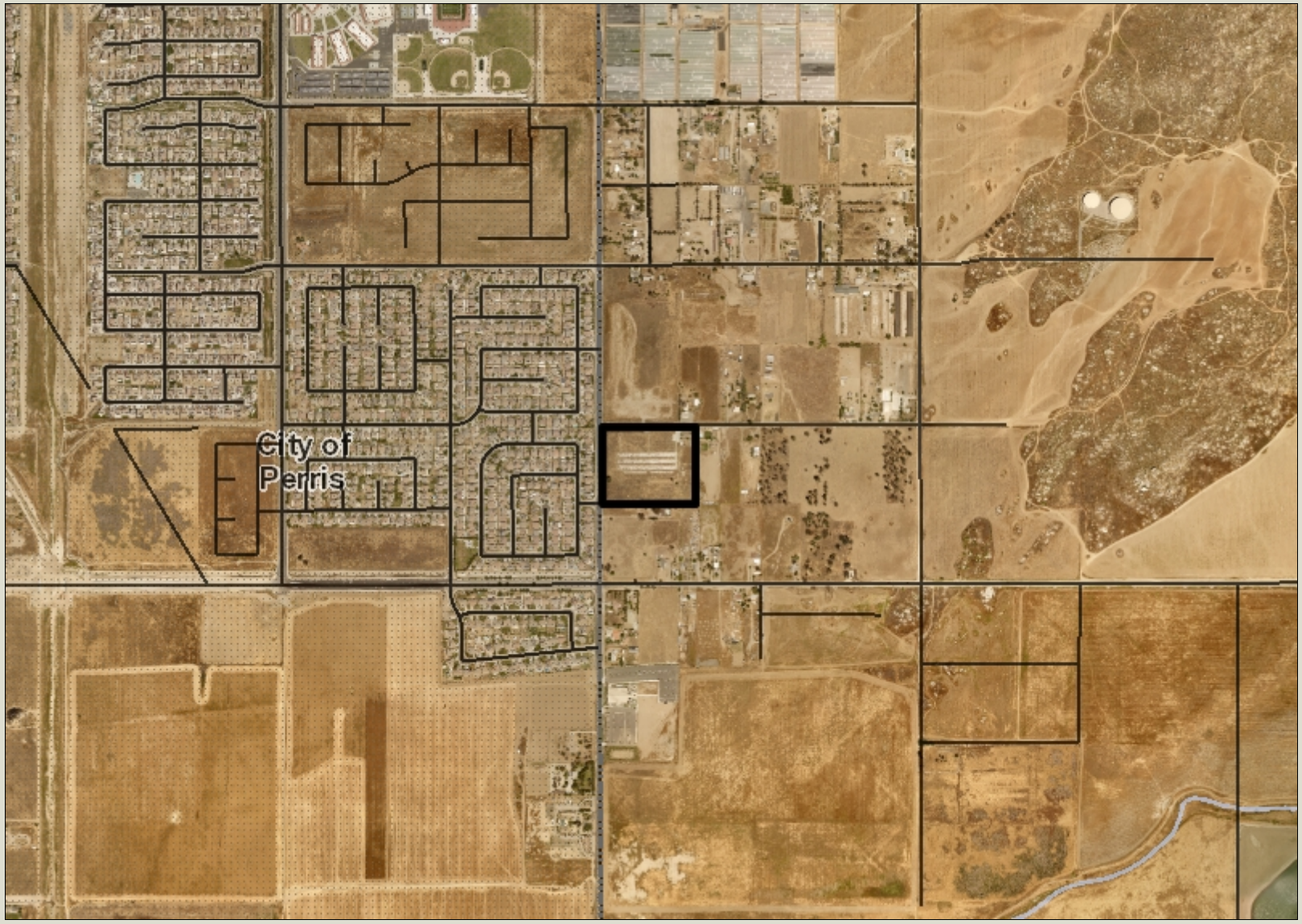

Legend

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

0 1,539 3,079 Feet

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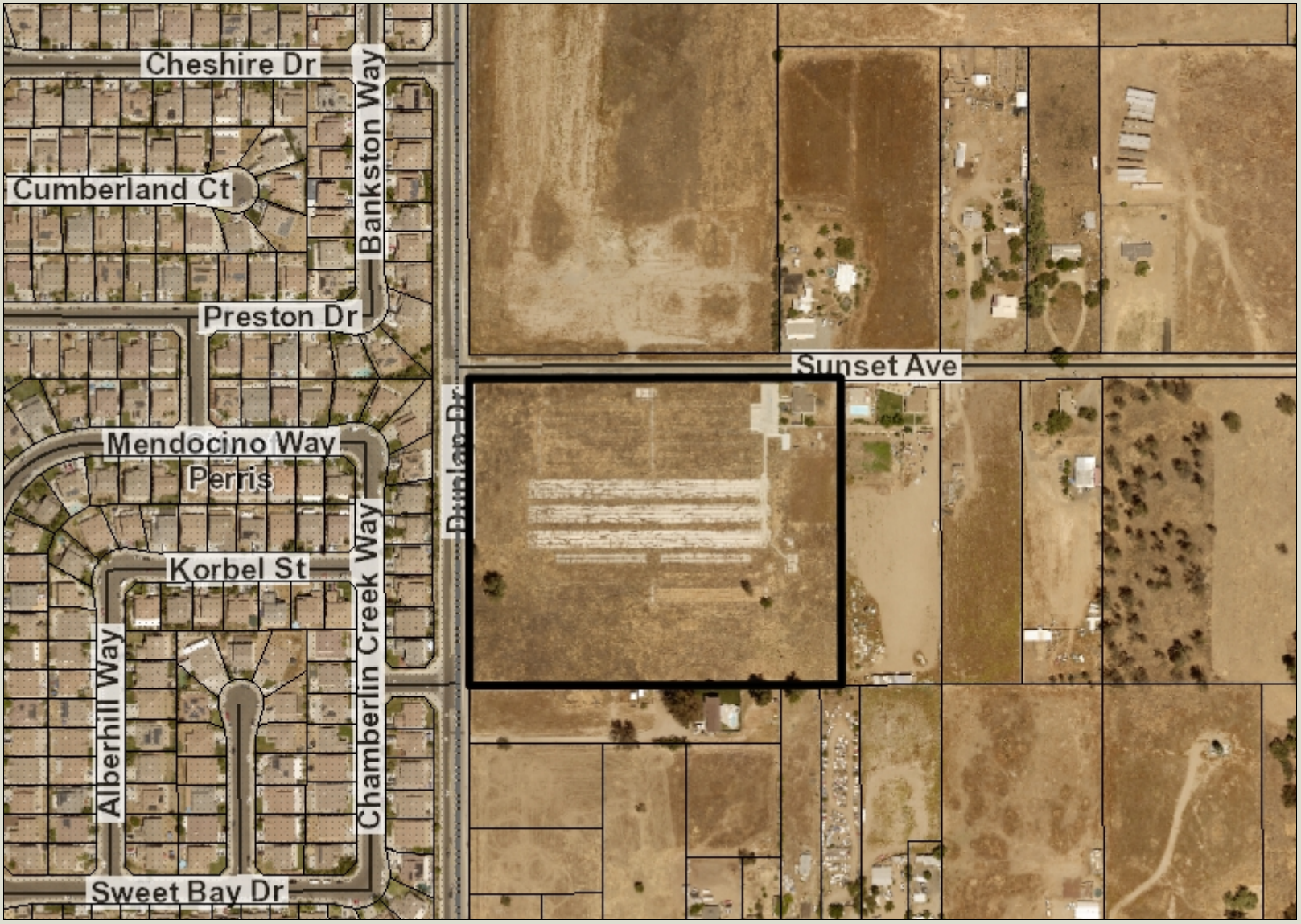

Legend

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

0 385 770 Feet

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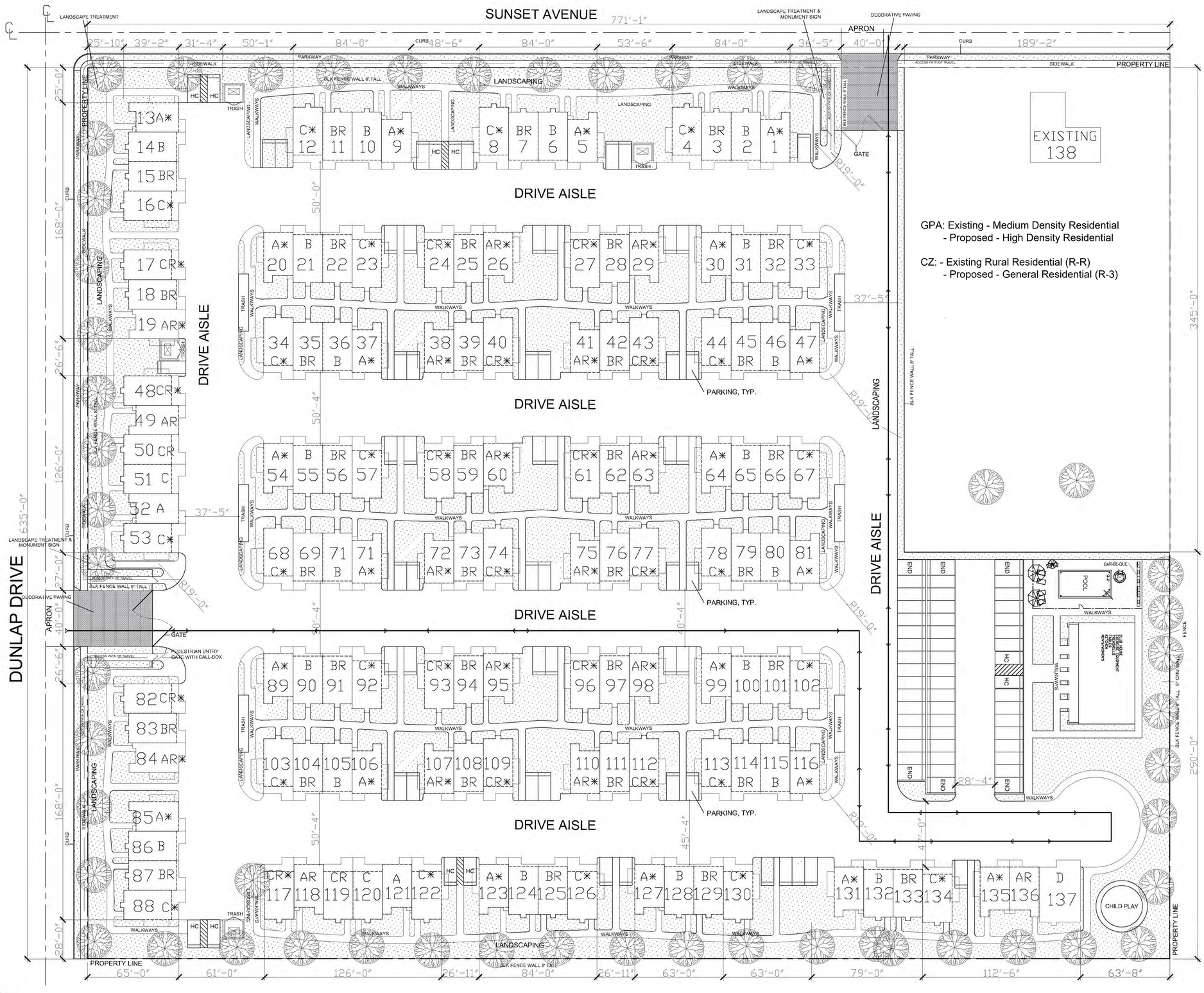

GPA: Existing - Medium Density Residential
- Proposed - High Density Residential

CZ: - Existing Rural Residential (R-R)
- Proposed - General Residential (R-3)

SITE PLAN

SCALE: 1/32" = 1'-0"

JTHC
PLANNING
ARCHITECTURE &
ENGINEERING

3354 E. COLORADO BOULEVARD
PASADENA, CA 91107
(626)440-1688

ESTATE DE PERRIS

27157 SUNSET AVENUE,
PERRIS, CA 92571

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SHEET TITLE
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PROJECT NUMBER 19547
DRAWN

SHEET NUMBER
A-1

PROJECT INFO:

PROJECT NAME
ESTATE DE PERRIS

JOB ADDRESS
27157 Sunset Avenue, Perris, CA 92571

LEGAL DESCRIPTION
APN 307-270-001

PROJECT SUMMARY

Lot Size	489,636 S.F.
Proposed Zoning	R-7 HDR
Density Ratio	14 DU/AC
Proposed Project	**A** - 137 unit town homes of varies Bedrooms / Bathrooms, varies heights and Elevation designs | Floor Area 267,872 S.F. **B** - Community Park 22,923 S.F. with pool, club house, BBQ and child play.
LC	0.21
FAR	54.7 %
Building Height	31'-6
Parking Required	374 (SEE A-3 FOR CALCULATION)
Parking Provided	401 (SEE A-3 FOR CALCULATION)

R-7 Common Area Required	100sqft x 137 unit = 13,700 S.F.
R-7 Common Area Provided	22,923 S.F.

DEVELOPER
Henry Chiao
20300 Carrey Road, Walnut, CA 91789
(626) 890-0692

VICINITY MAP

CONSULTANTS:

CIVIL ENGINEER
TRANS AMERICAN ENGINEERING
5341 LA MADERA AVENUE,
EL MONTE, CA 91732
(626)258-9330

LANDSCAPE ARCHITECT
ED SIRIBOHDI
422 PARK ROSE AVENUE,
MONROVIA, CA 91016
(626)780-2020

STRUCTURAL ENGINEER
JZ Structural, Inc.
205 S. Chapel Avenue, #C2
Alhambra, Ca 91801
(626) 552-5933
Julian Zhuang

MECHANICAL, ENERGY, ELECTRICAL&PLUMBING
TRI COLOR Engineering
1217 E. Las Tunas Drive, San Gabriel, Ca 91776
(626) 692-1221
Yong H. Chen

ENVIRINMENTAL CONSULTANTS
SWCA
51 W. Dayton Street
Pasadena, Ca 91105
(626) 240-0587
Jackie Worden

ABBREVITION

ABV	Above
A/C	Air Conditioning
ALUM	Aluminum
A.B.	Anchor Bolt
ANOD	Anodized
APPROX	Approximate
ARCH	Architect (ural)
A.D.	Area Drain
BM	Beam
BLKG	Blocking
BRD	Board
BLDG	Building
CAB	Cabinet
CPT	Carpet
C.B.	Catch Basin
CLG	Ceiling
CEM	Cement
C.C.	Center to Center
CLR	Clear (ance)
CL	Closet
COL	Column
CONC	Concrete
CONT	Continuous
CONTR	Contractor
DTL	Detail
DIM	Dimension
DO	Ditto
DR	Door
DBL	Double
D.F.	Douglas Fir
DN	Down
DS	Downspout
D	Drain
DWG	Drawing
E.W.M.	Electric Welded Mesh
EL	Elevation
EQ	Equal
EXH	Exhaust
EXIST	Existing
EXP	Exposed
EXT	Exterior
F.A.U.	Force Air Unit
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Studs
F.F.	Factory Finish
FIN	Finish (ed)
F.F.L.	Finished Floor Line
FL	Floor (ing)
F.D.	Floor Drain
FTG	Footing
GALV	Galvenized
GA	Gauge
GL	Glass, Glazing
GYP. BRD.	Gypsum Board
HT	Height
H.C.	Hollow Cord
H.B.	Hose Bibb
INCL	Include (d) (ing)
INS	Insulate (d) (tion)
INT	Interior
JT	Joint
LAM	Laminate (d)
LAV	Lavatory
L	Length
LT	Light
MAX	Maximum
M.C.	Medicine Cabinet
MET	Metal
MIN	Minimum
MISC	Miscellaneous
N.I.C.	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
OPNG	Opening
PNT	Paint (ed)
PLAS	Plaster
PL	Plate
PWD	Plywood
PT	Point
P.L.	Property Line
REF	Reference
REINF	Reinforce (d) (ing)
R	Riser
R.D.	Roof Drain
RM	Room
R.O.	Rough Opening
SEC	Section
SHT	Sheet
SIM	Similar
S.C.	Solid Core
SPEC	Specification
STD	Standard
ST	Steel
S.D.	Storm Drain
STRUCT	Structural
SUS	Suspended
THK	Thick (ness)
T&G	Tongue & Grooved
T.C.	Top of Curb
T.W.	Top of Wall
T	Tread
TYP	Typical
VENT	Water Closet
WP	Waterproofing
WT	Weight
W	Width, Wide
W.M.	Wire Mesh
W/	With
WD	Wood

LEGENDS

- EARTH
- SAND/MORTAR/PLASTER
- CONCRETE CAST IN PLACE OR PRECAST
- CMU WALL
- STONE OR MARBLE
- STEEL
- ALUMINUM
- METAL IN ELEVATION
- METAL LATH
- FINISHED WOOD
- DIMENSION LUMBER AND BLOCKING
- WOOD SHIM OR BLOCKING
- PLYWOOD
- GLASS
- GLASS IN ELEVATION
- ACOUSTIC TILE
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID
- CARPET AND PAD

CODES

CBC California Building Code	1- 2019 California Building Code-Title 24, Part 2
CRC California Residential Code	2- 2019 California Residential Code-Title 24, Part 2.5
CALGreen California Green Building Standards Code	3- 2019 California Green Building Standards Code-title 24, Part 11
CEC California Energe Code	4- 2019 California Energy Code-Title 24, Part6
	5- 2019 LA County Ammendments

RESIDENTIAL GREEN BUILDING STANDARDS CODE

PLANNING AND DESIGN
Blueprint and sign attachment A to building plans and show compliance with Best Management Practices for Construction Activities. (4.106.2)

WATER EFFICIENCY AND CONSERVATION
Plumbing fixtures and fixture fittings on the plans comply with the following flow rates:
a. Water Closets-1.28 GPF
b. Urinals-0.5 GPF
c. Single showerhead-2.0 GPM at 80 psi
d. Multiple showheads-2.0 GPM at 80psi for all combined showerheads
e. Lavatory faucets-1.5 GPM at 60 pas
f. Lavatory faucets in public use areas-0.5 GPM at 60 pas
g. Metering faucets-0.25 gallons per cycle
h. Kitchen faucets-1.8 GPM at 60 psi (4,303.1)

MATERIAL CONSERVATION & RESOURCE EFFICIENCY
annular spaces around pipes, electric cables, conduits or other openings in soles/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods. (4.406.1)
The attached Building Operations and Maintenance Manual must be completed and provided at the time of final inspection and placed in the building. (4.410.1)

ENVIRONMENTAL QUALITY

a. At the time of rough installation, or during storage on the construction site and until final startup of the heating, cooling, and ventilating equipment openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris which may enter the system. (4.504.1)
b. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content, insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)

SYMBOLS

- SPACE NUMBER
- DOOR OPENING NUMBER
- GATE NUMBER
- BUILDING SECTION NUMBER / SHEET ON WHICH SECTION OCCURS
- DETAIL SECTION NUMBER / SHEET ON WHICH SECTION OCCURS
- DETAIL NUMBER / SHEET ON WHICH SECTION OCCURS
- INTERIOR ELEVATION NUMBER / SHEET ON WHICH ELEVATION OCCURS
- L / 15.2 — COLUMN GRID LINES
- NORTH ARROW
- WINDOW NUMBER
- MATCH LINE
- REVISION NUMBER
- PROPERTY LINE
- CENTER LINE
- EX — ILLUMINATED EXIT SIGN WITH DIRECTION
- S — SMOKE DETECTOR
- STANDPIPE
- CM — CARBON MONOXIDE DECTECTOR

SHEET INDEX

A-0	TITLE
C-0	TOPOGRAPHIC SURVEY
C-1	PRELIMINARY SITE PLAN;
C-2	SECTIONS;
C-3	TENTATIVE TRACT MAP;
A-1	SITE PLAN;
A-1.1	ENLARGED SITE PLAN - SOUTHEAST;
A-1.2	ENLARGED SITE PLAN - SOUTHWEST;
A-1.3	ENLARGED SITE PLAN - NORTHEAST;
A-1.4	ENLARGED SITE PLAN - NORTHWEST;
A-1a	OPEN SPACE DIAGRAM;
A-2	SITE DETAILS;
A-2.1	SITE DETAILS;
A-3	MATRIX
A-4.1	TOWN HOME 3-UNIT FLOOR PLANS;
A-5	TOWN HOME4-UNIT FLOOR PLANS;
A-5.1	TOWN HOME4-UNIT FLOOR PLANS;
A-6	TOWN HOME6-UNIT FLOOR PLANS;
A-6.1	TOWN HOME6-UNIT FLOOR PLANS;
A-7	CLUBHOUSE PLAN;
A-8	CLUBHOUSE ELEVATIONS;
A-9	GATE AND SIGN ELEVATION;
A-10	TOWN HOME 3-UNIT ELEVATIONS SCHEME 1;
A-10.1	TOWN HOME 3-UNIT ELEVATIONS SCHEME 2;
A-11	TOWN HOME 4-UNIT ELEVATIONS SCHEME 1;
A-11.1	TOWN HOME 4-UNIT ELEVATIONS SCHEME 2;
A-12	TOWN HOME 6-UNIT ELEVATIONS SCHEME 1;
A-12.1	TOWN HOME 6-UNIT ELEVATIONS SCHEME 2;
A-12	CLUBHOUSE, MONUMENT SIGN ELEVATIONS;
A-13	MOTIFS OPTION;
A-14	UNIT A/AR PLANS;
A-14.1	UNIT A*/AR* PLANS;
A-15	UNIT B PLANS;
A-16	UNIT C/CR PLANS;
A-16.1	UNIT C*/CR* PLANS;
A-17	UNIT D PLANS;
L-1	CONCEPTUAL LANDSCAPING PLAN;
L-2	LANDSCAPE DETAILS;
L-3	LANDSCAPE SPECIFICATIONS;
L-4	LANDSCAPE MATERIAL;

GENERAL NOTES

1- The architect dose not guarantee the contractor's performance, and no provisions of the contract documents shall relieve the contractor from any liability due to negligence, incompetence or errors or omissions of commission of the contractor.
2- All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city and county building, zoning electrical, mechanical, plumbing and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and construction document to the attention of the architect.
3- Errors and omissions, which may occur in contract documents, shall be brought to the attention of the architect in writing and written instructions shall be obtained before construction and/or fabrication of the work.
4- The constructor and sub-constructor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work. All dimensions are to the face of finish unless otherwise noted. Dimensions shall have preference over scale.
5- It is purpose of these plans and specifications to describe a complete and finished project other then items marked "N.I.C." (not in contract).
6- The contractor shall maintain the premises clean and free of all trash, debris and shall project all adjacent work from damage, soiling, paint over spray, etc. All fixtures, equipment, glazing, floors, etc. Shall be left clean and ready for occupancy upon completion of the project.
7- Exit doors shall be openable from the inside without the use of a key, or any special knowledge or effort.
8- Provide a visible, durable sign on or adjacent to the door stating "this door to remain unlocked during business hours".
9- Exits shall be illuminated at any time the building is occupied with light having intensity of not less than 1 foot-candle at floor level. The power supply for exit illumination shall normally be provided by the premises wiring system. In the event of its failure, illumination shall be automatically provide from an emergency system (storage batteries).
10- Provide pedestrian protection as required for workmen's use per CBC.
11- Provide temporary sanitary facilities for workman's use per CBC.
12- Do not disrupt existing services and/or utilities without obtaining owner's prior approval and instructions.
13- Provide first aid fire extinguishers as required by city fire department.
14- Building address numbers to be provided on the front of all buildings and shall be visible and legible from the street fronting the property. The numbers shall be a minimum of three inches in height and shall contrast with their background.

JTHC
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ARCHITECTURE &
ENGINEERING

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PASADENA, CA 91107
(626)440-1688

ESTATE DE PERRIS

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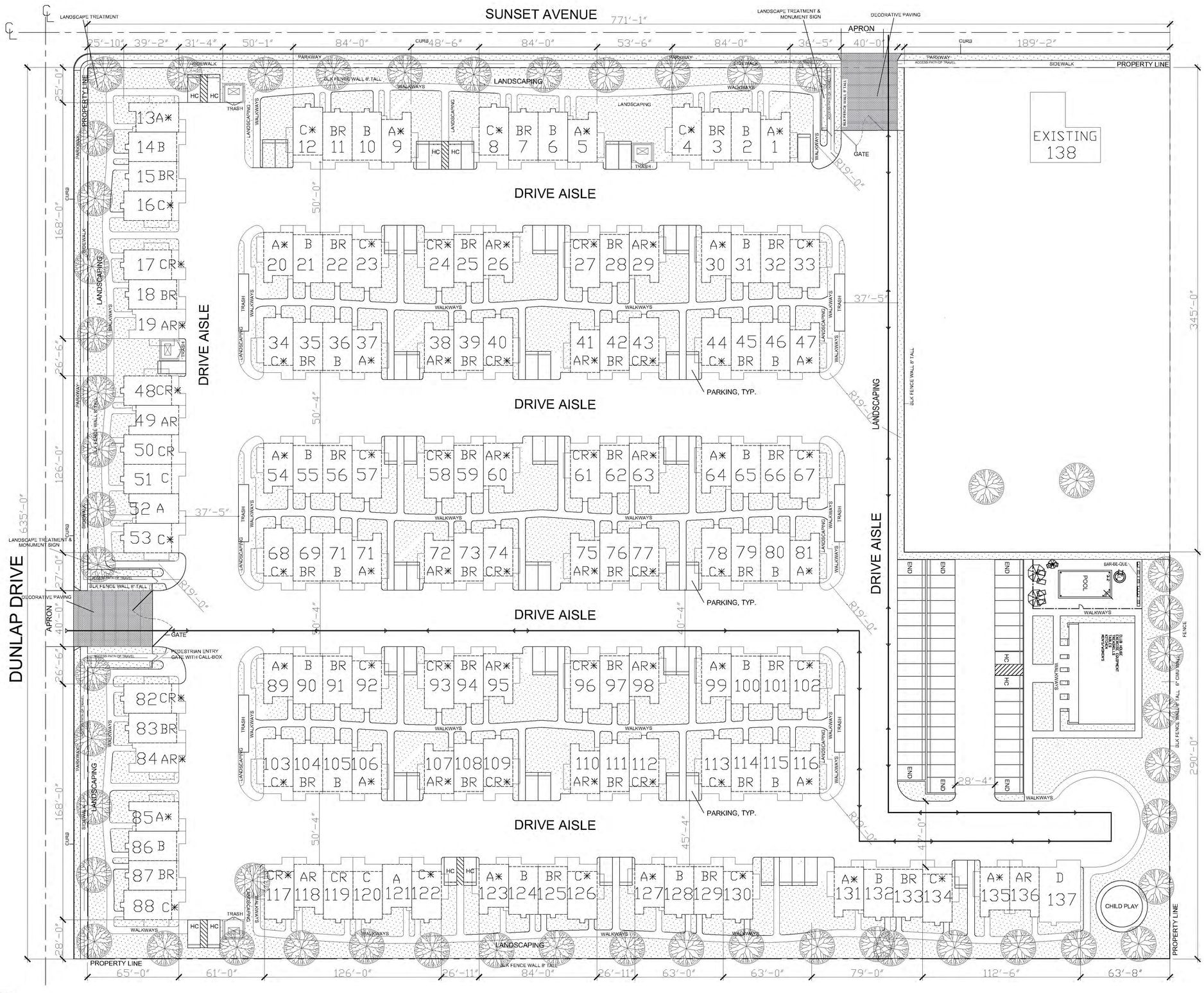

SITE PLAN

SCALE: 1/32" = 1'-0"

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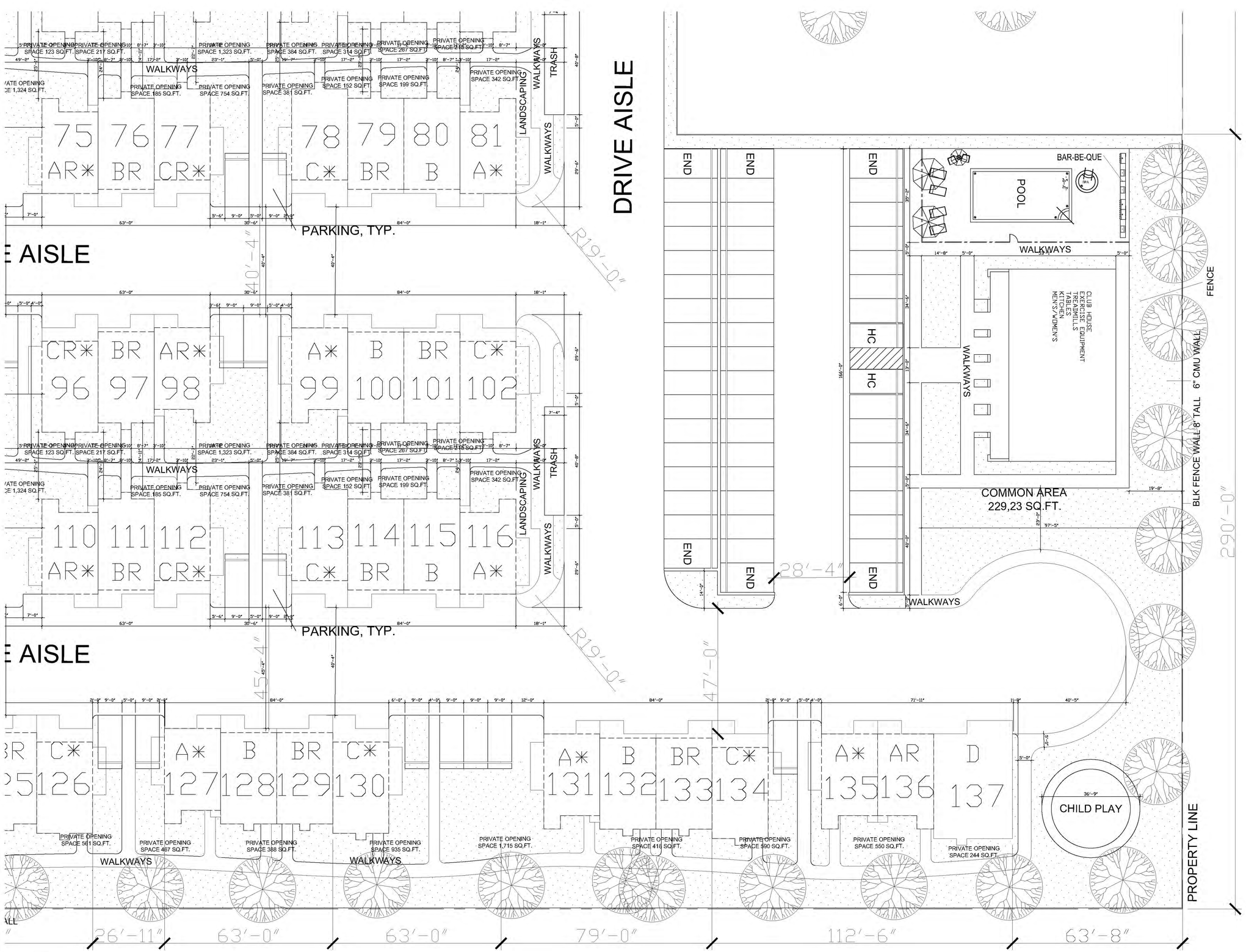
DRAWN

SHEET NUMBER

A-1



SITE PLAN

SCALE: 1/16" = 1'-0"

JTHC
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ARCHITECTURE &
ENGINEERING

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PASADENA, CA 91107
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ENLARGED SITE PLAN (SOUTHEAST CORNER)

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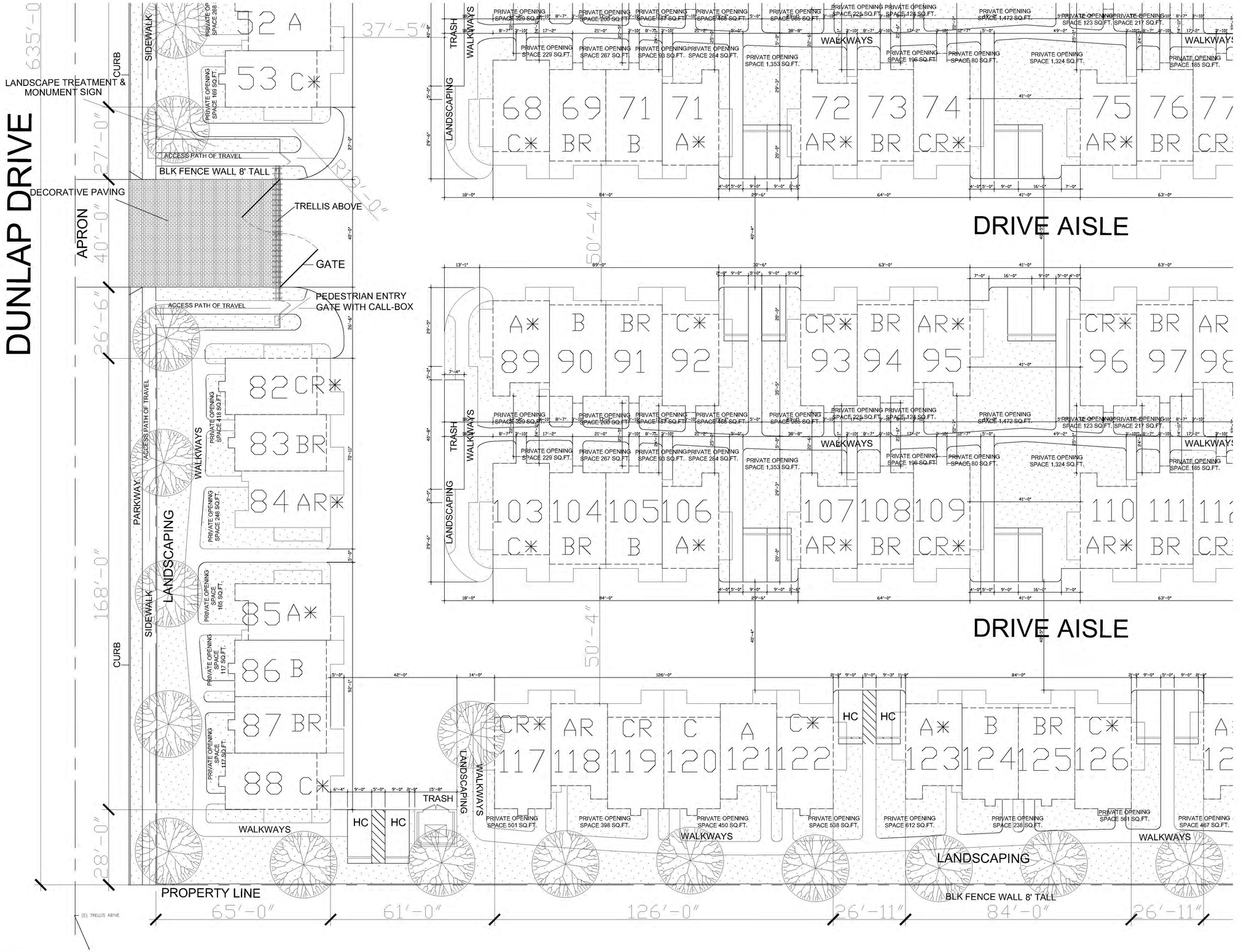
SHEET NUMBER
A-1.1



SITE PLAN

SCALE: 1/16" = 1'-0"

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ARCHITECTURE &
ENGINEERING

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PASADENA, CA 91107
(626)440-1688

ESTATE DE PERRIS

27157 SUNSET AVENUE,
PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE
ENLARGED SITE PLAN (SOUTHWEST CORNER)

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PROJECT NUMBER 19547
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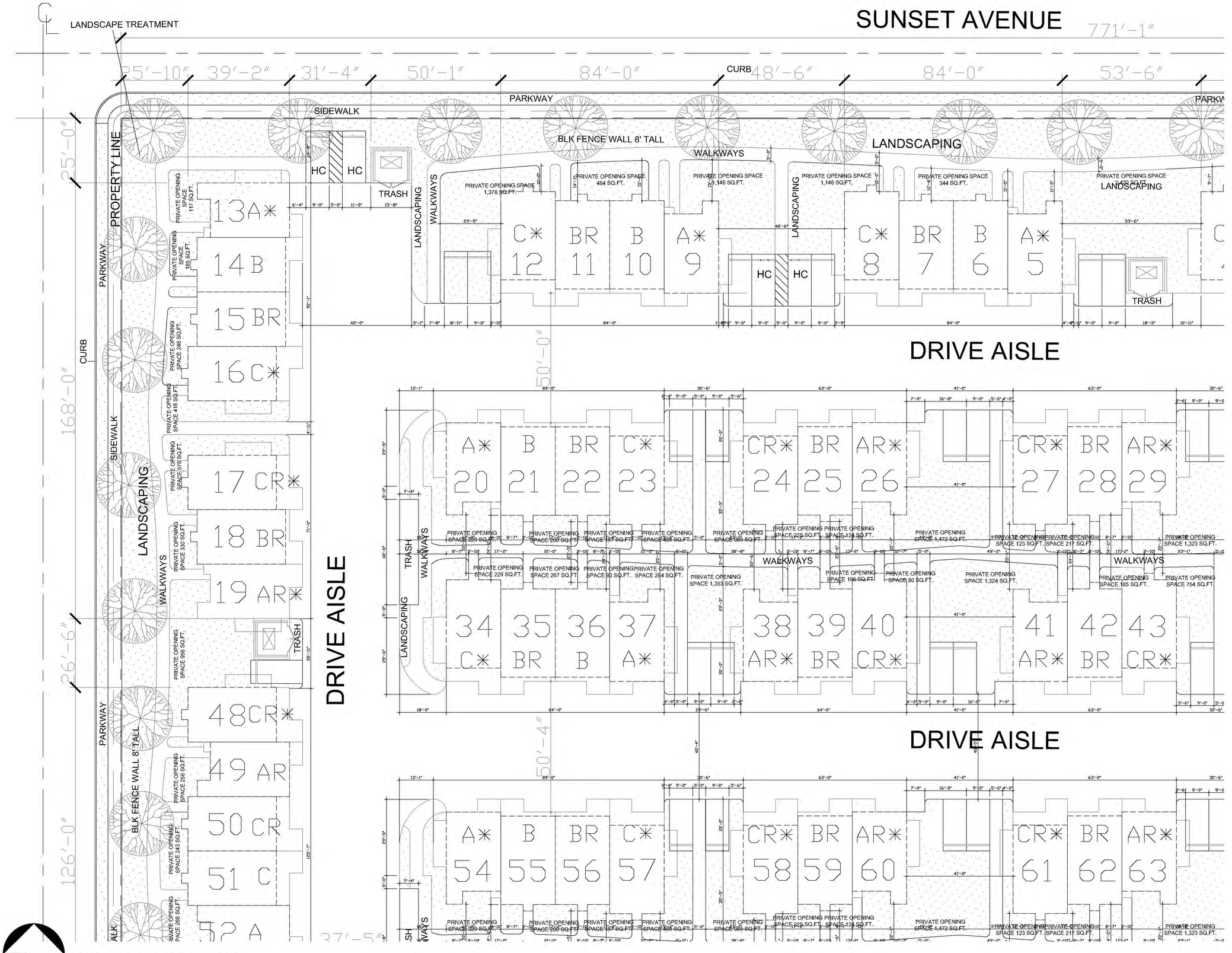
SHEET NUMBER
A-1.2



SITE PLAN

SCALE: 1/16" = 1'-0"

JTHC
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ARCHITECTURE &
ENGINEERING

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PERRIS, CA 92571

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SHEET TITLE
ENLARGED SITE PLAN (NORTHWEST CORNER)

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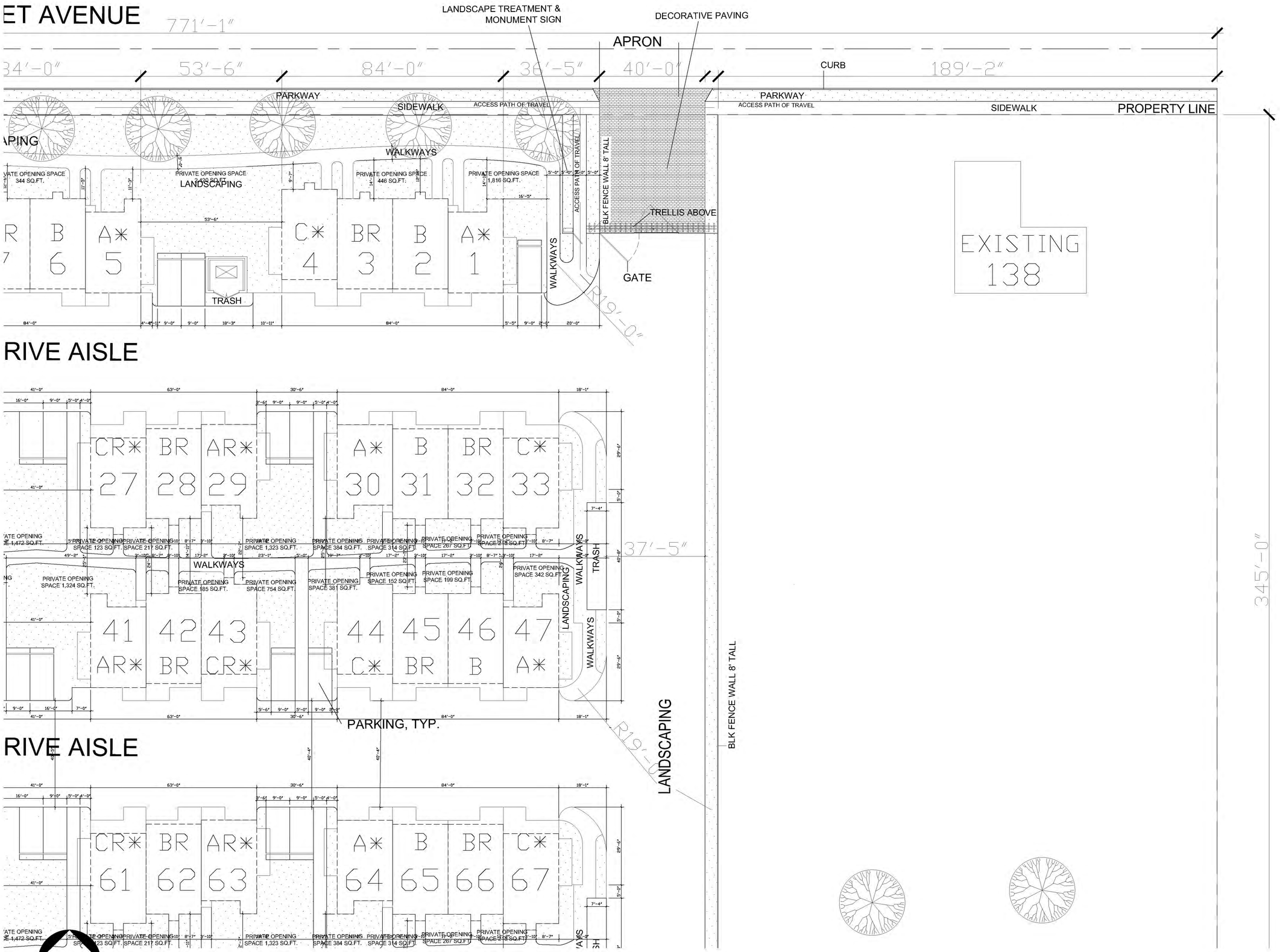
PROJECT NUMBER 19547
DRAWN

SHEET NUMBER
A-1.3



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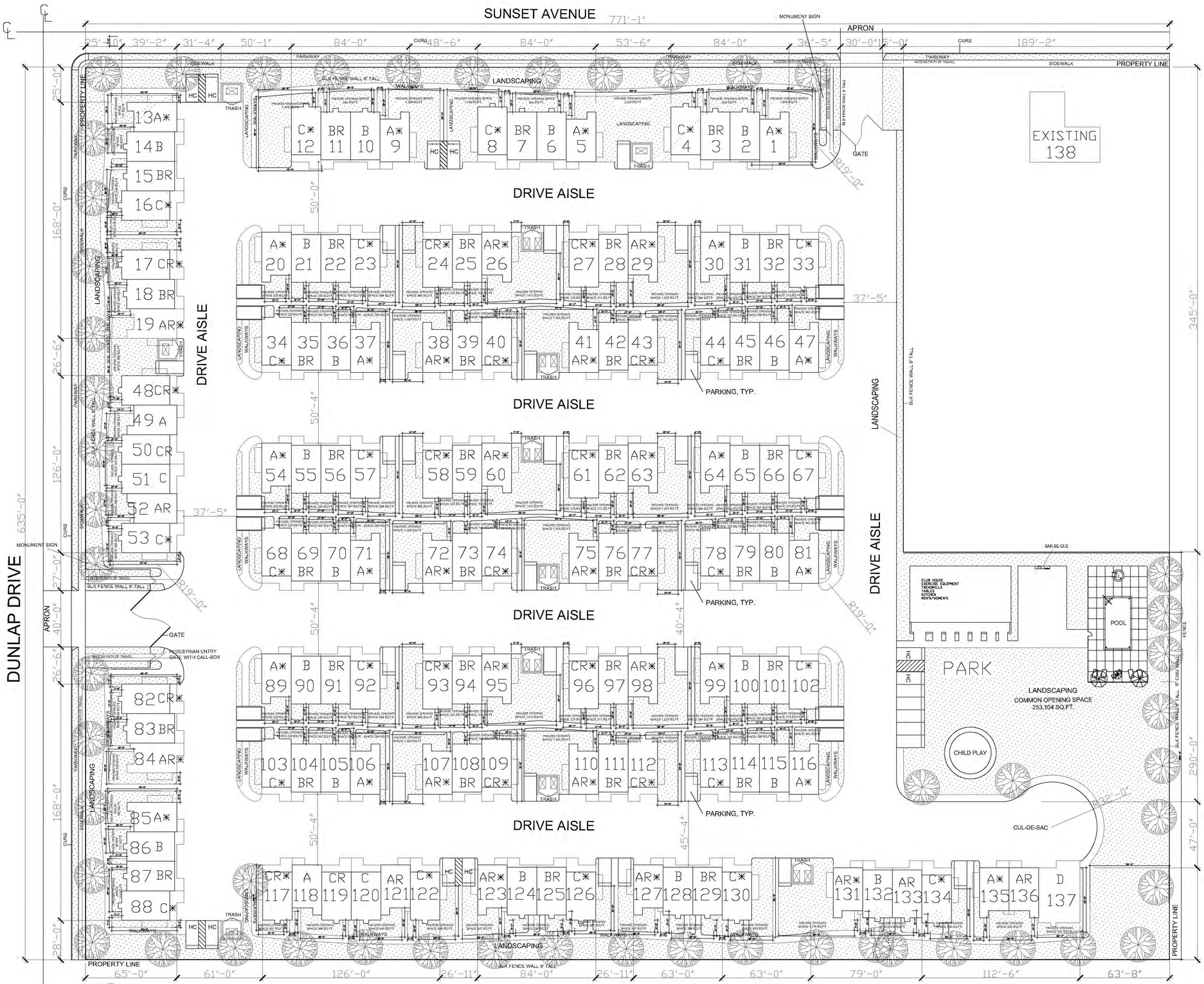
A-1.4



OPEN SPACE DIAGRAM

SCALE: 1/32" = 1'-0"

OPEN SPACE DIAGRAM

	UNITS	REQUIREMENT	PROPOSED
COMMON SPACE	137	137 X 100 =13,700 SQFT	253,104 SQFT
PRIVATE SPACE	137	137 X 200 =27,400 SQFT	60,555 SQFT

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OPEN SPACE DIAGRAM

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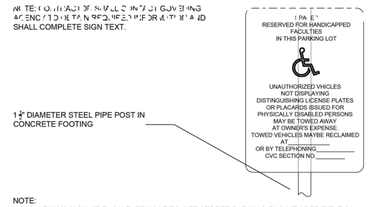
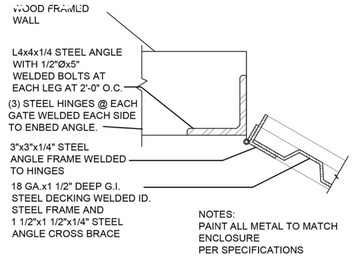
DRAWN

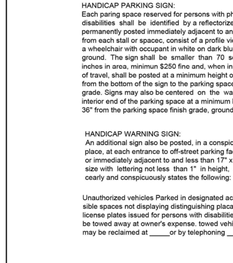
SHEET NUMBER
A-1a



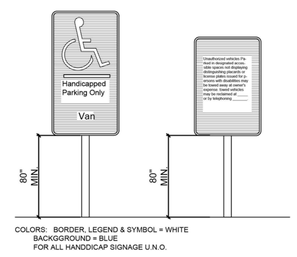
19 HANDICAPPED ENTRY SIGN NTS



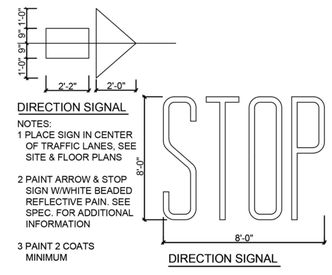
15 TRASH ROOM JAMB NTS



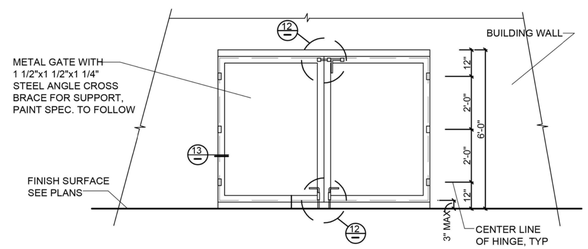
11 HANDICAP SIGNS NTS



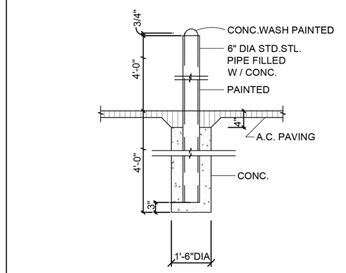
6 HANDICAP SIGNS NTS



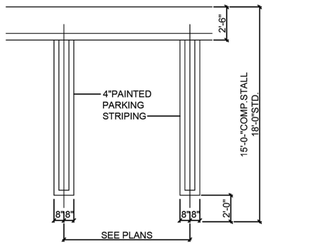
1 DIRECTION SIGNAL NTS



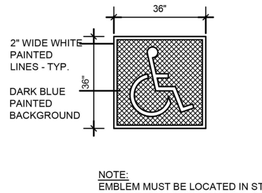
16 TRASH GATE ELEVATION NTS



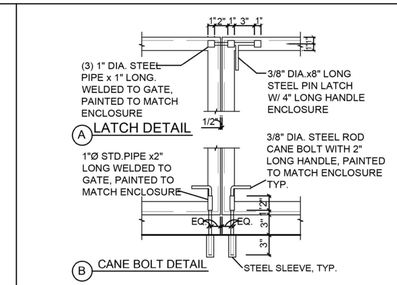
7 PIPE STANCHION NTS



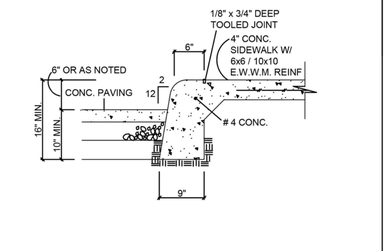
2 PARKING STRIPING NTS



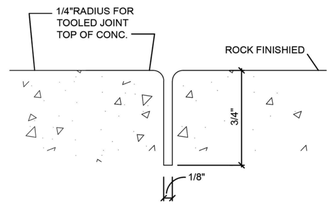
17 A/C PARKING SIGNAGES NTS



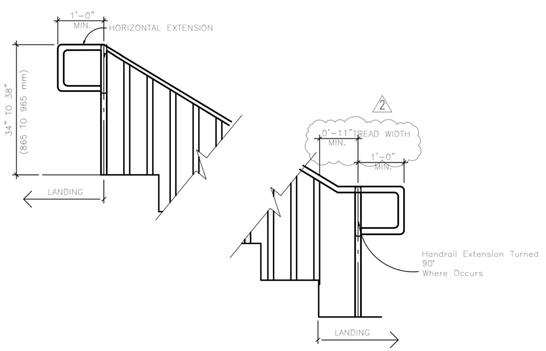
12 TRASH ROOM DETAILS NTS



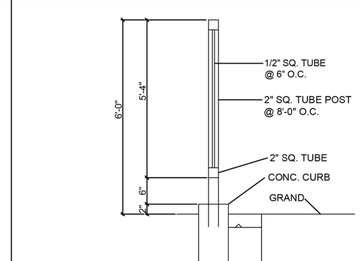
8 CURB AT SIDEWALK NTS



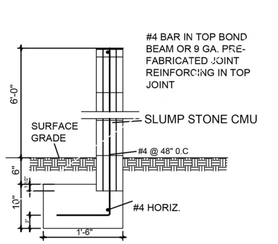
3 TOOL JOINT NTS



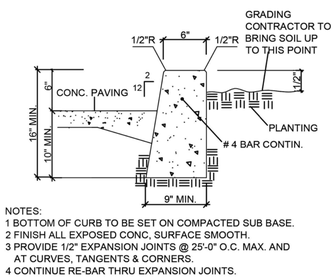
18 Typical STAIR HANDRAIL NTS



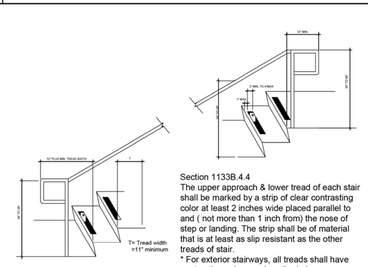
13 WROUGHT IRON FENCE NTS



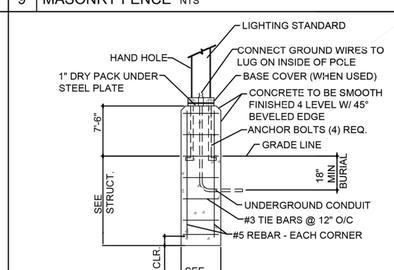
9 MASONRY FENCE NTS



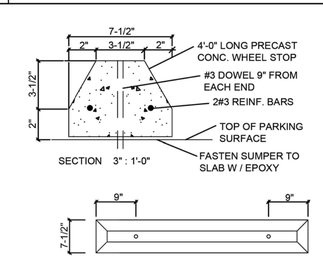
4 CURB PLANTER NTS



14 STAIR DETAIL NTS



10 LIGHT STANDARD NTS



5 PRECAST CONC. WHEEL STOP NTS

DWG 12x36 (Z) Typical Details Drawings\A-2 Details.DWG To PDF.pc3

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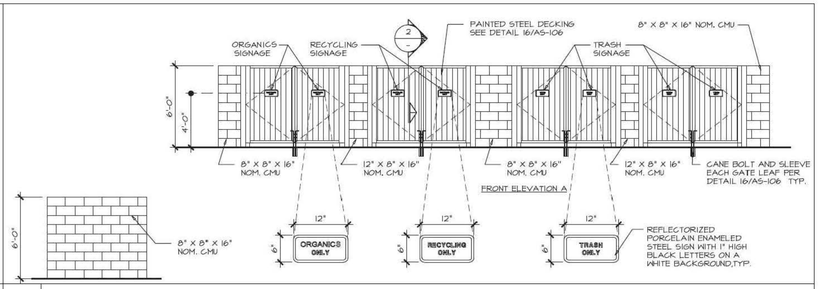
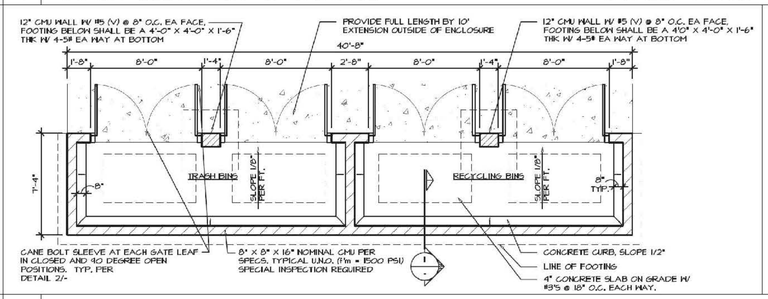
SHEET NUMBER
A-2



1 TRASH ELEVATION & SIGNAGE SCALE: N.T.S.



1 TRASH PLAN SCALE: N.T.S.

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A-2.1

LOT	TYPE	AREA (SQFT)
1	A*	1818
2	B	1858
3	BR	1858
4	C	1998
5	A*	1818
6	B	1858
7	BR	1858
8	C	1998
9	A*	1818
10	B	1858
11	BR	1858
12	C	1998
13	A*	1818
14	B	1858
15	BR	1858
16	C	1998
17	CR*	2198
18	BR	1858
19	AR	1618
20	A*	1818
21	B	1858
22	BR	1858
23	C	1998
24	CR*	2198
25	BR	1858
26	AR*	1818
27	CR*	2198
28	BR	1858
29	AR*	1818
30	A*	1818
31	B	1858
32	BR	1858
33	C	1998
34	C*	2198
35	BR	1858
36	B	1858
37	A*	1818
38	AR*	1818
39	BR	1858
40	CR*	2198
41	AR*	1818
42	BR	1858
43	CR*	2198
44	C*	2198
45	BR	1858
46	B	1858
47	A*	1818
48	CR*	2198
49	AR	1618
50	CR	1998
51	C	1998
52	A	1618
53	C*	2198
54	A*	1818
55	B	1858
56	BR	1858
57	C	1998
58	CR*	2198
59	BR	1858
60	AR*	1818
61	CR*	2198
62	BR	1858
63	AR*	1818
64	A*	1818
65	B	1858
66	BR	1858
67	C	1998
68	C*	2198
69	BR	1858
70	B	1858
71	A*	1818
72	AR*	1818
73	BR	1858
74	CR*	2198
75	AR*	1818
76	BR	1858
77	CR*	2198
78	C*	2198
79	BR	1858
80	B	1858
81	A*	1818
82	CR*	2198
83	BR	1858
84	AR*	1818
85	A*	1818
86	B	1858
87	BR	1858
88	C*	2198
89	A*	1818
90	B	1858
91	BR	1858
92	C	1998
93	CR*	2198
94	BR	1858
95	AR*	1818
96	CR*	2198
97	BR	1858
98	AR*	1818
99	A*	1818
100	B	1858
101	BR	1858
102	C	1998
103	C*	2198
104	BR	1858
105	B	1858
106	A*	1818
107	AR*	1818
108	BR	1858
109	CR*	2198
110	AR*	1818
111	BR	1858
112	CR*	2198
113	C*	2198
114	BR	1858
115	B	1858
116	A*	1818
117	CR*	2198
118	AR	1618
119	CR	1998
120	C	1998
121	A	1618
122	C*	2198
123	A*	1818
124	B	1858
125	BR	1858
126	C*	2198
127	A*	1818
128	B	1858
129	BR	1858
130	C*	2198
131	A*	1818
132	B	1858
133	BR	1858
134	C*	2198
135	A*	1818
136	AR	1618
137	D	3048
-	CLUBHOUSE	3456
TOTAL SQFT		267,872

TYPE	Count	Size	Total
A*	21	1818	38178
B	20	1858	37160
BR	34	1858	63172
C	12	1998	23976
CR*	16	2198	35168
AR	4	1618	6472
AR*	13	1818	23634
C*	12	2198	26376
CR	2	1998	3996
A	2	1618	3236
D	1	3048	3048
CLUBHOUSE	1	3456	3456
		Total # of Units	137
		Total Area s.f.	267,872

Type	S.F. w/ Garage	S.F. w/o Garage	# Bedroom	# Bath
Unit type | A/ AR	2018	1618	2	3
Unit type | A*/AR*	2218	1818	3	4
Unit type | B/ BR	2258	1858	4	4
Unit type | C/ CR	2398	1998	3	4
Unit type | C*/ CR*	2598	2198	4	4
Unit type | D	3448	3048	6	5

Type	# Bedroom	# Bath	Count	Parking Required	Garage Parking
Unit type | A/ AR	2	3	6	13.5	12
Unit type | A*/AR*	3	4	34	93.5	68
Unit type | B/ BR	4	4	54	148.5	108
Unit type | C/ CR	3	4	14	38.5	28
Unit type | C*/ CR*	4	4	28	77	56
Unit type | D	6	5	1	2.75	3
			Total Garaged Parking		275
			Outdoor Parking Provided		126
			Total # of Parking Required		373.75
			Total # of Parking Provided		401

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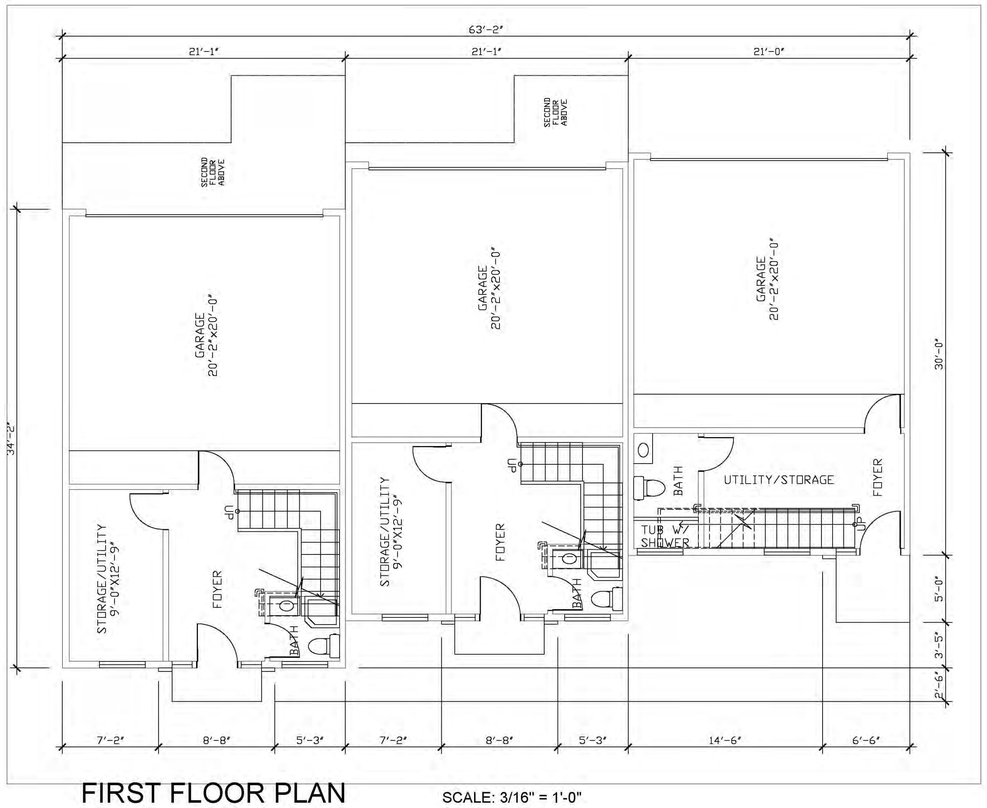
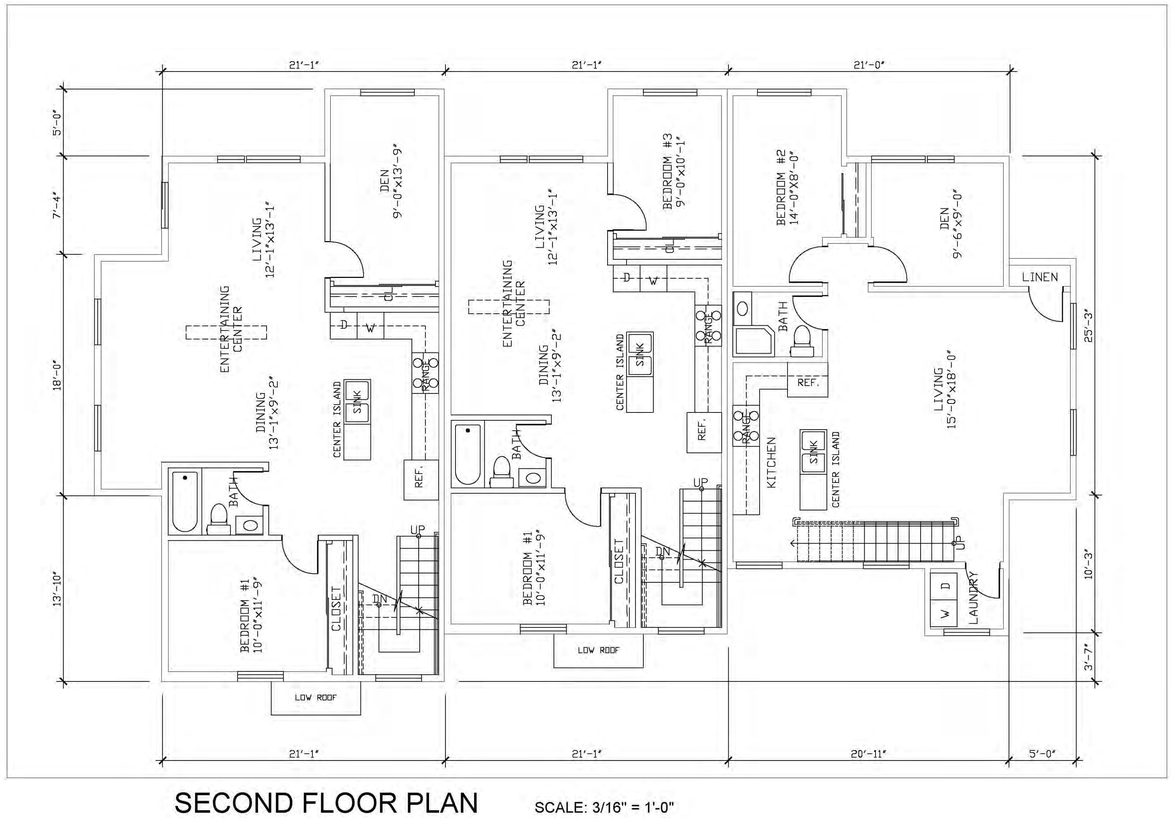
SHEET NUMBER

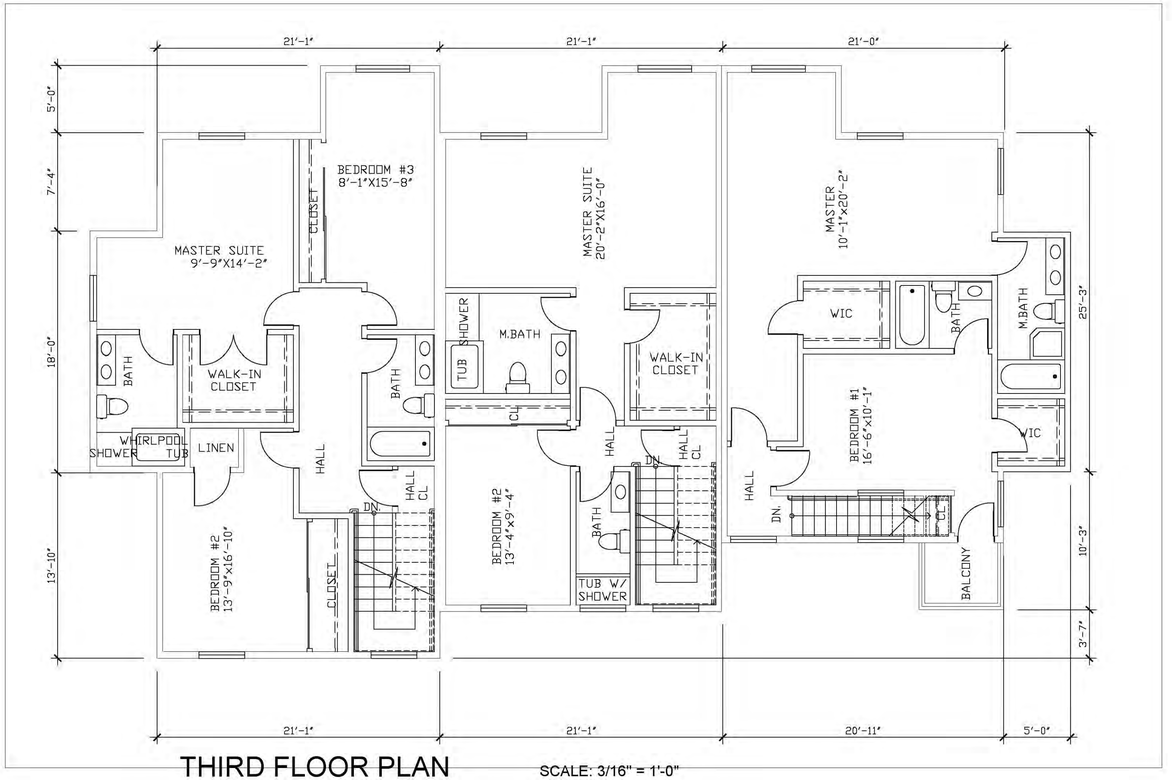
A-3



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



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



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

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SHEET TITLE

**3-UNIT
FLOOR PLANS
(CR* - BR - AR*)**

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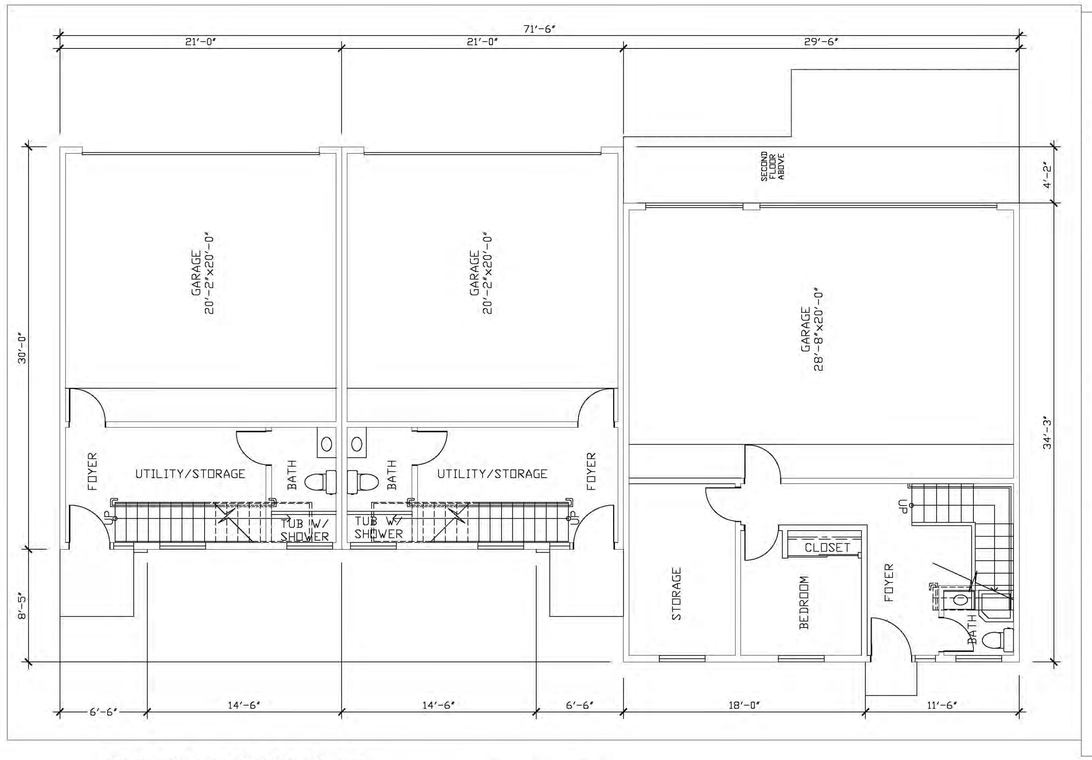
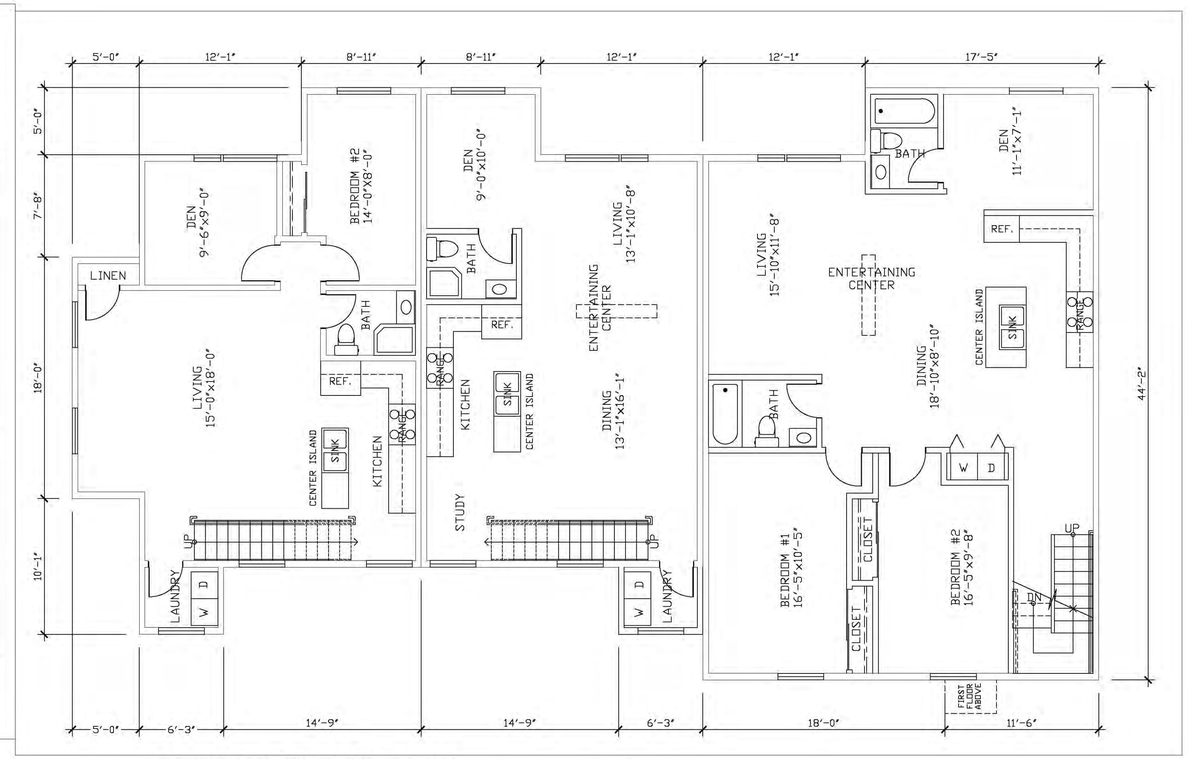
DRAWN

SHEET NUMBER

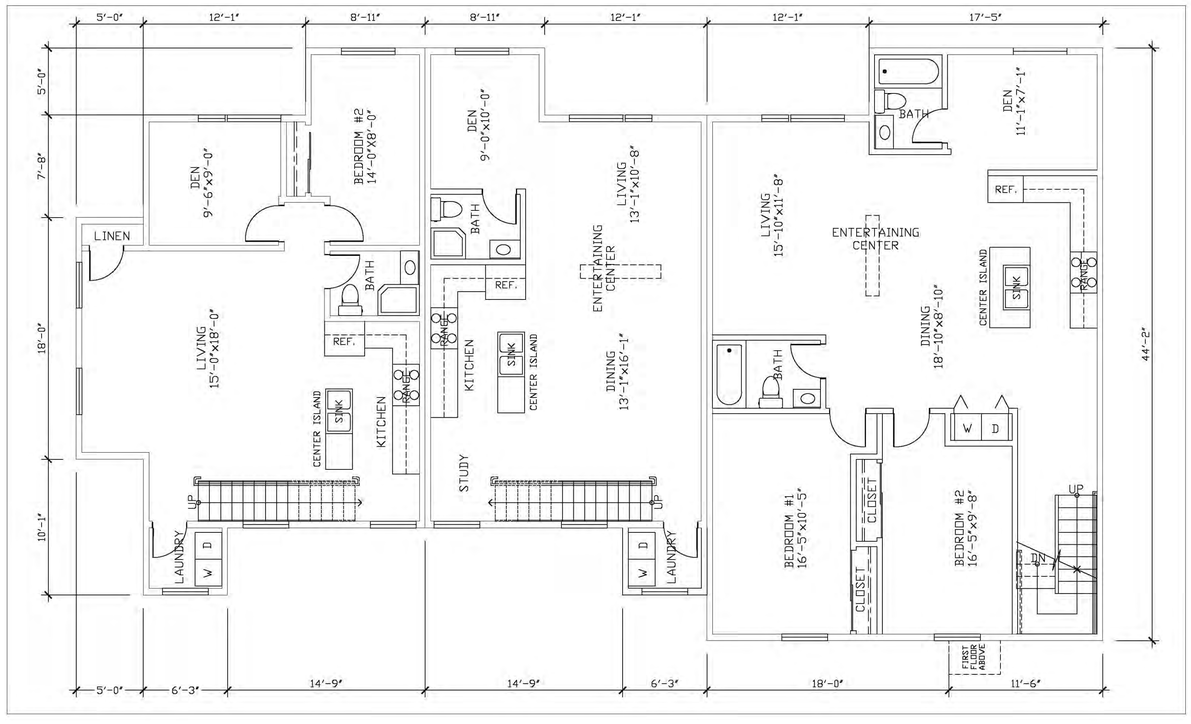
A-4



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



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



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

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SHEET TITLE

3-UNIT
FLOOR PLANS
(A* - AR - D)

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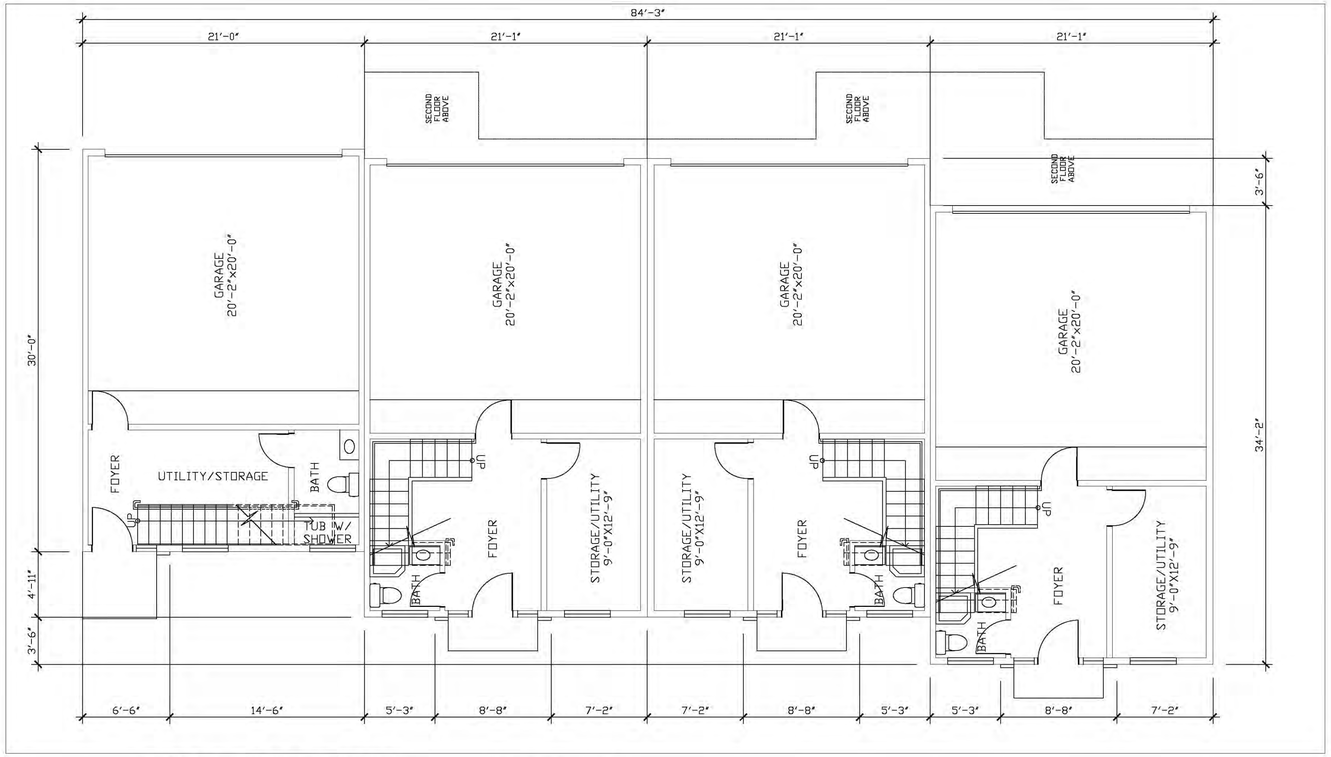
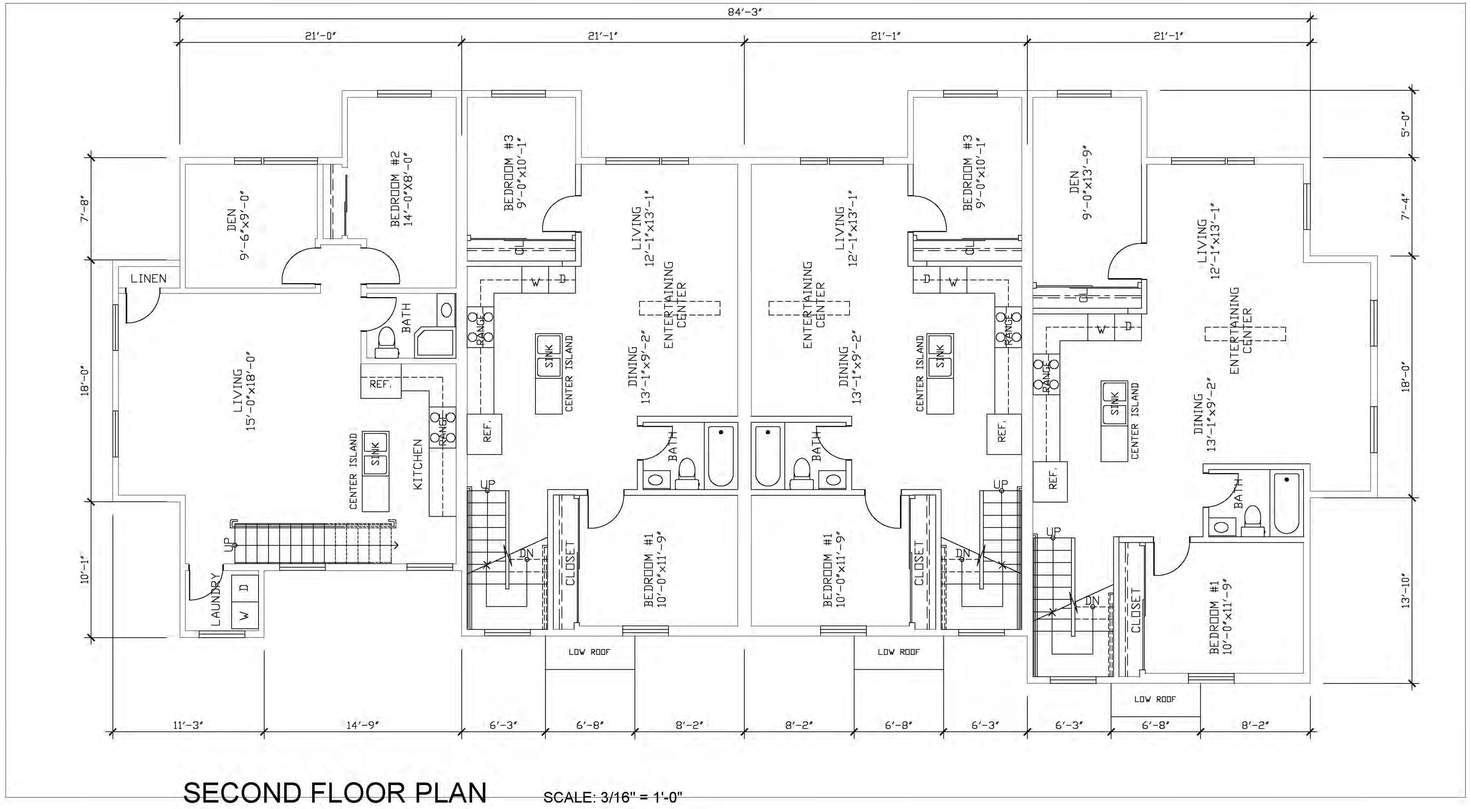
DRAWN

SHEET NUMBER

A-4.1



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



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

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SHEET TITLE

4-UNIT 1ST & 2ND FLOOR PLANS (A* - B - BR - C*)

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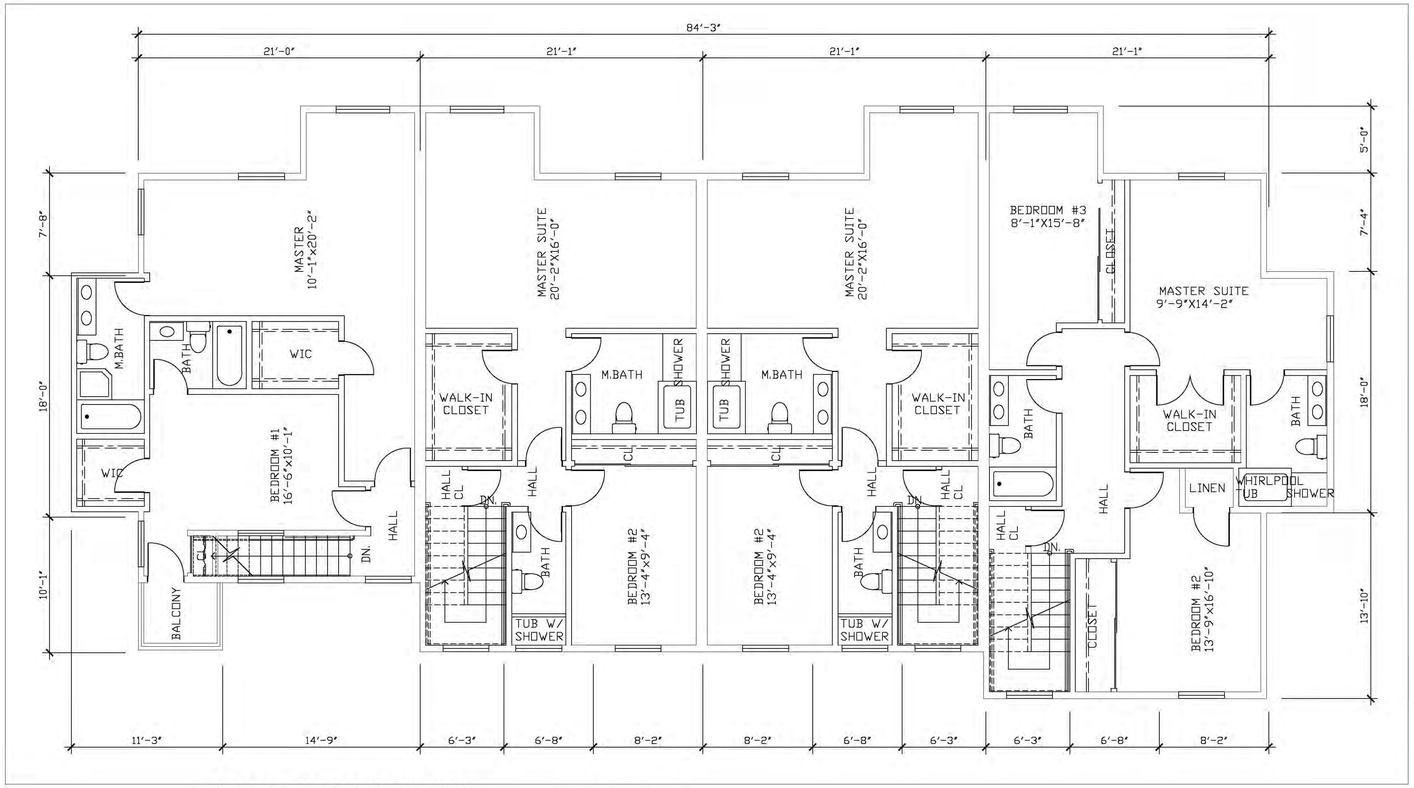
A-5



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

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

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SHEET TITLE

**4-UNIT 3RD
FLOOR PLANS
(A* - B - BR - C*)**

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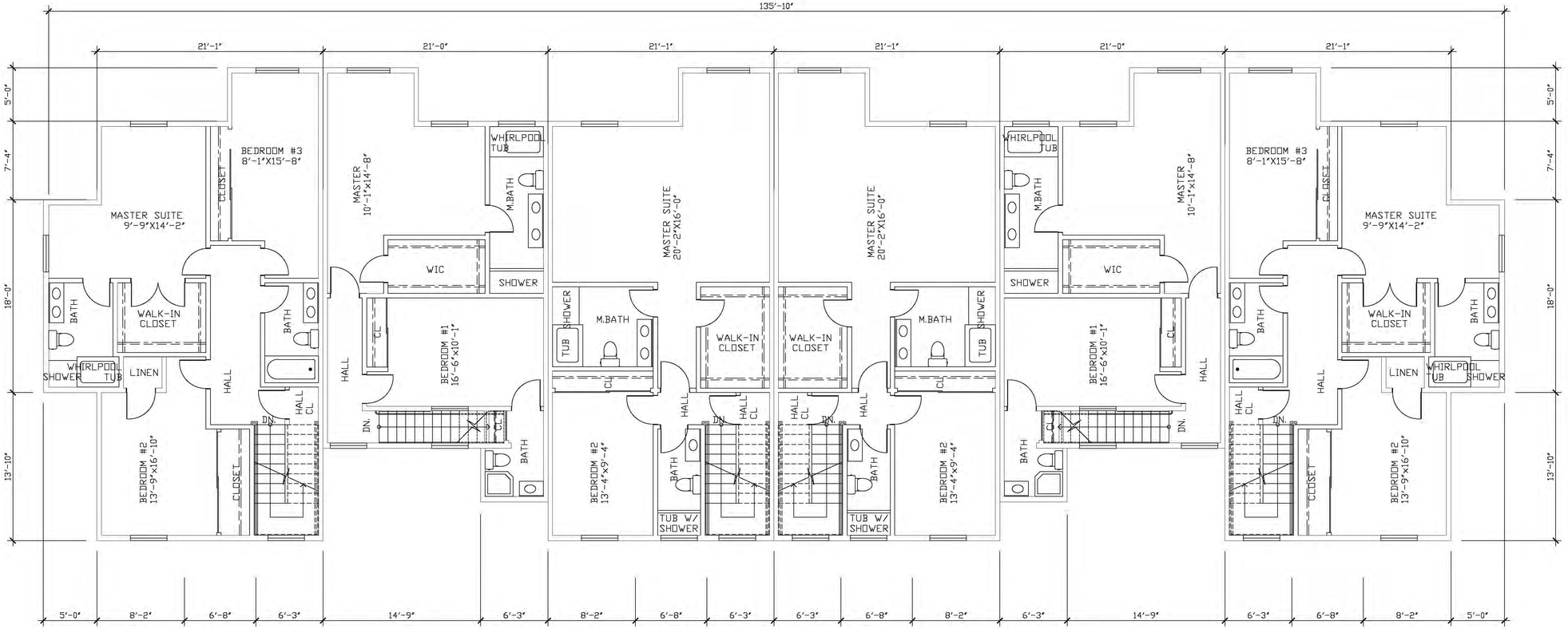
SHEET NUMBER

A-5.1



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

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SHEET TITLE

6-UNIT 1ST & 2ND FLOOR PLANS (C* - AR - CR - C - A - C*)

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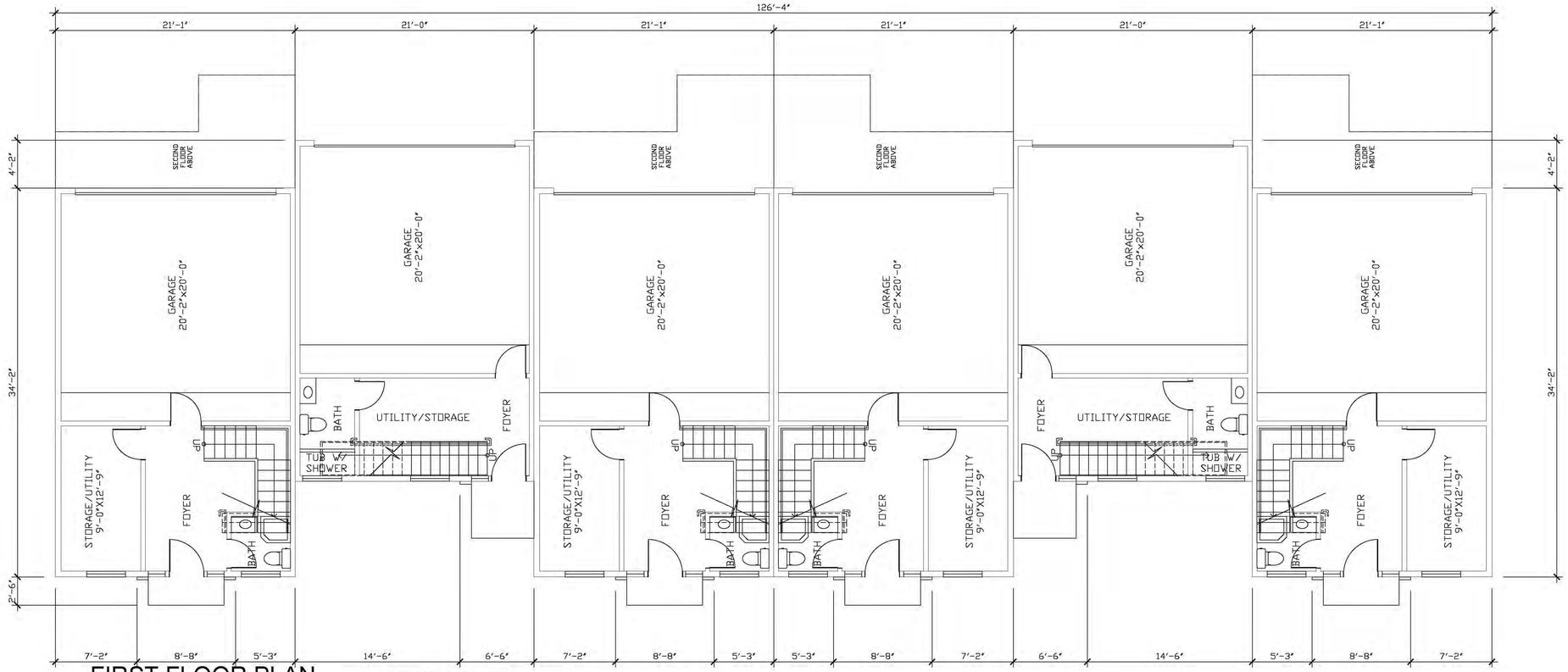
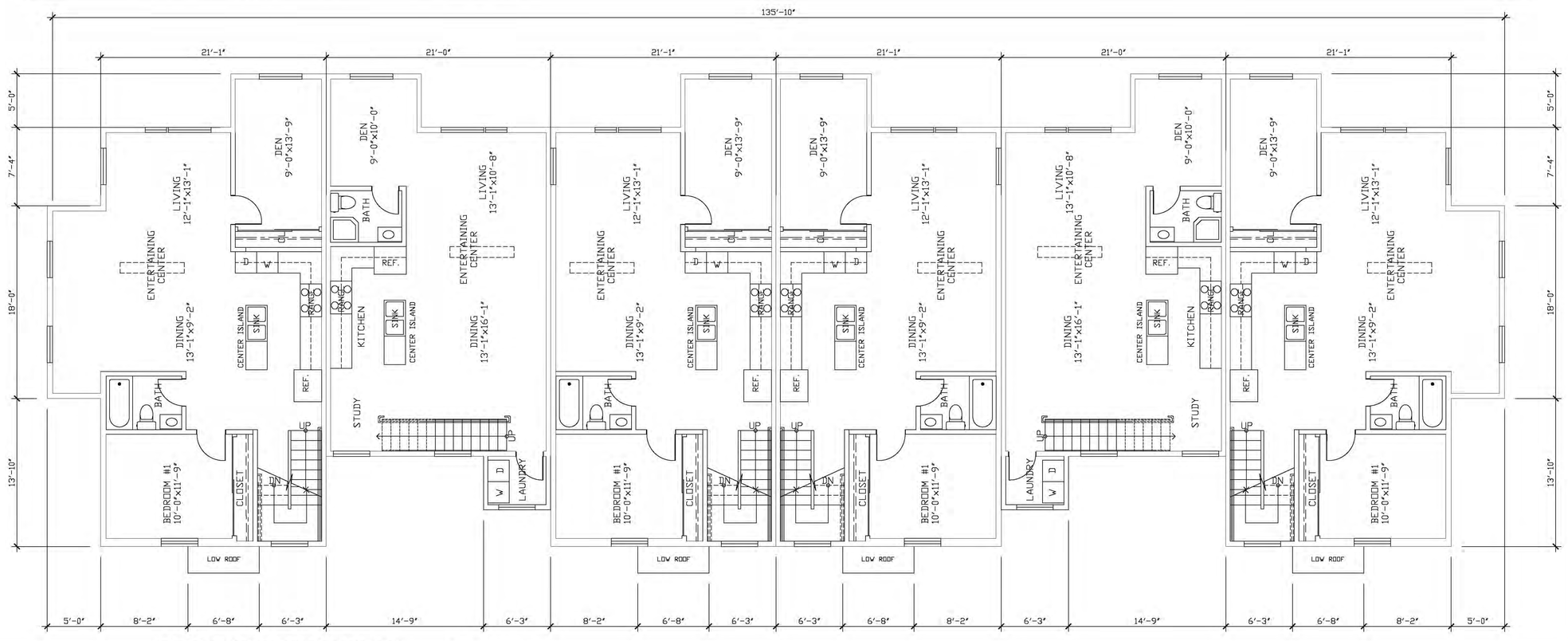
SHEET NUMBER

A-6



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



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

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SHEET TITLE

6-UNIT 1ST & 2ND FLOOR PLANS (C* - AR - CR - C - A - C*)

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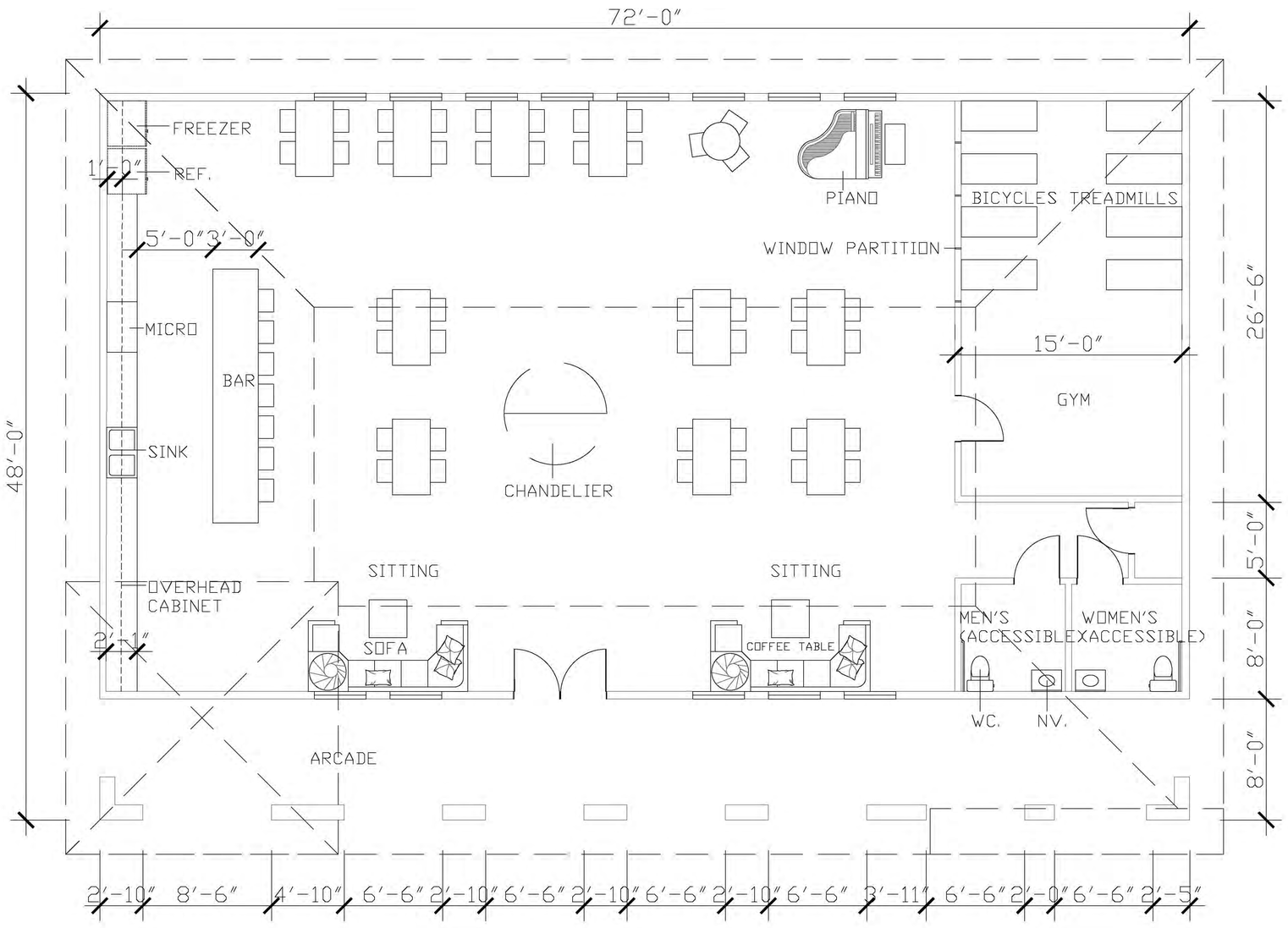
A-6.1



CLUBHOUSE PLAN SCALE: 1/4" = 1' - 0"

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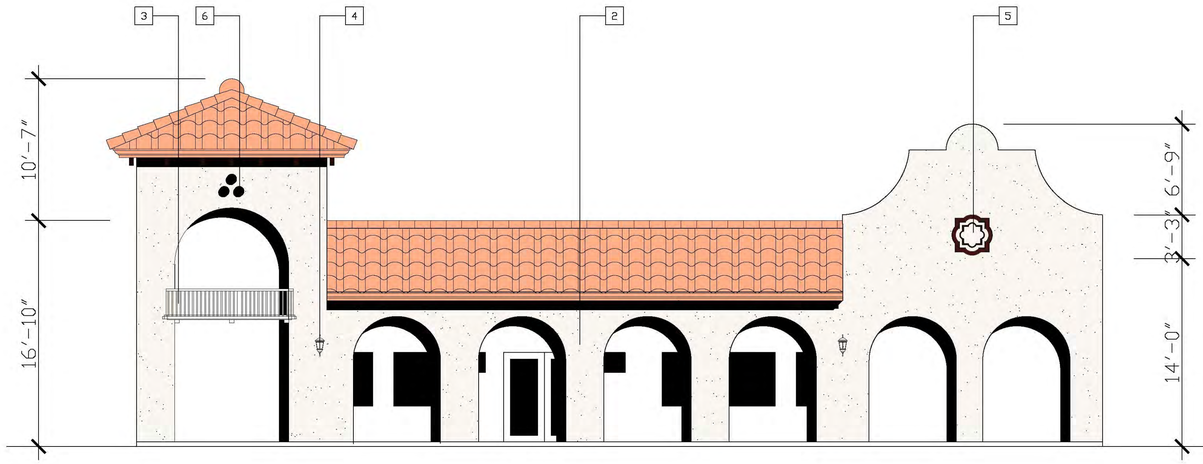
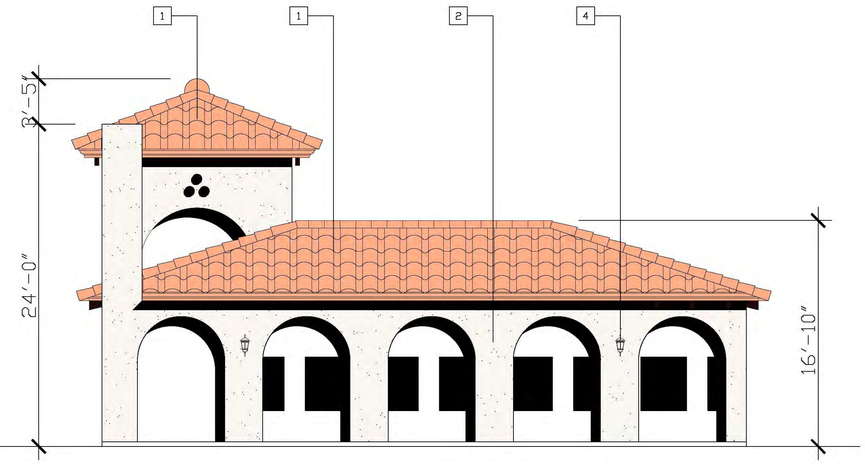
SHEET NUMBER

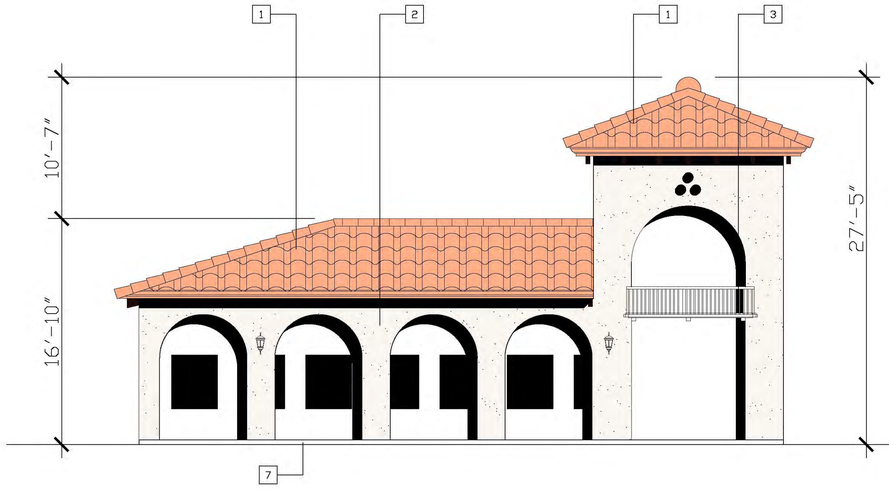
A-7



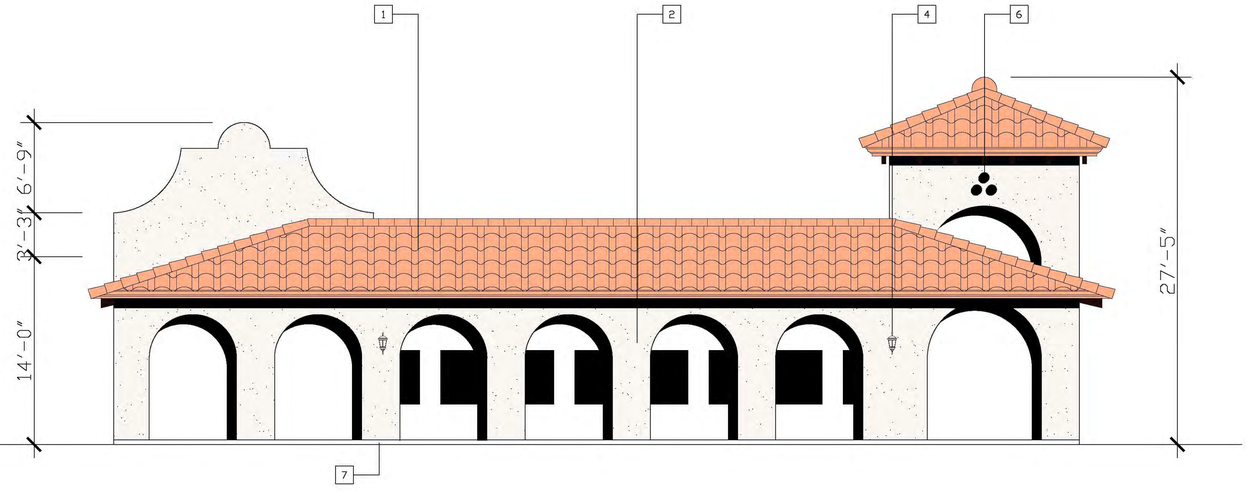
SOUTH ELEVATION SCALE: 3/16" = 1' - 0"



EAST ELEVATION SCALE: 3/16" = 1' - 0"



WEST ELEVATION SCALE: 3/16" = 1' - 0"



NORTH ELEVATION SCALE: 3/16" = 1' - 0"

ELEVATION NOTES
1. Tilted Roof
2. Stucco Wall
3. Wrought Iron Railing
4. Light Fixture
5. Quatrefoil
6. Vent
7. Weep Screed

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A-8

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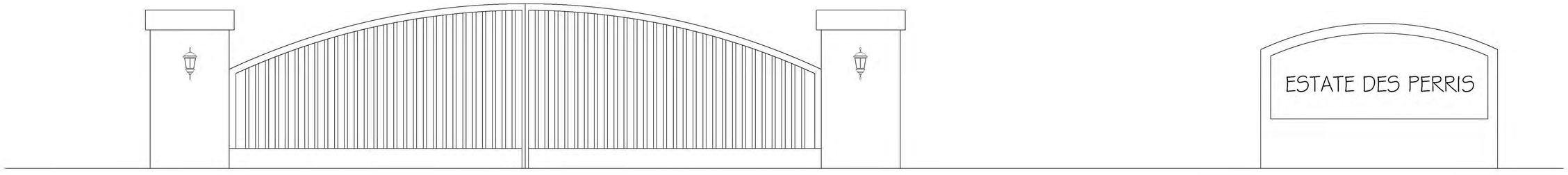

SHEET TITLE

GATE AND SIGN

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SHEET NUMBER

A-9

ROOF TILE
MONIERLIFE BUCK SKIN

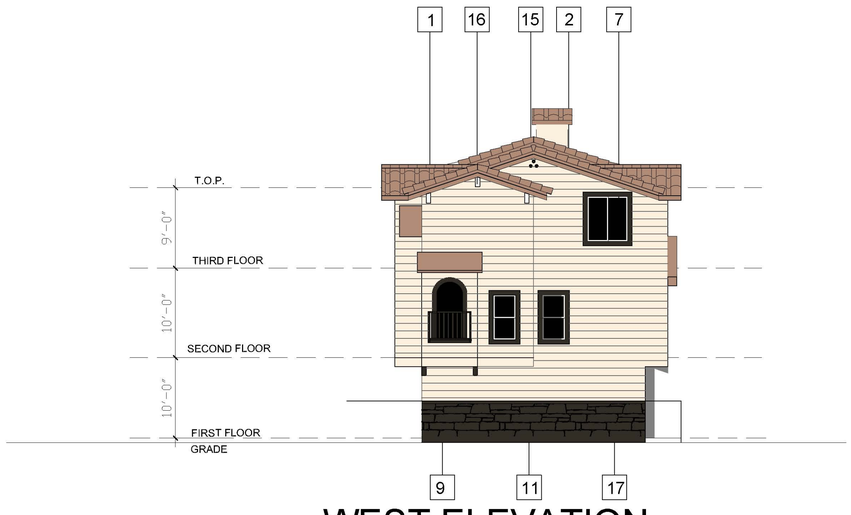
STUCCO ACRYLIC PAINT
DUNN EDWARDS Q5-18T

STAINED WOOD

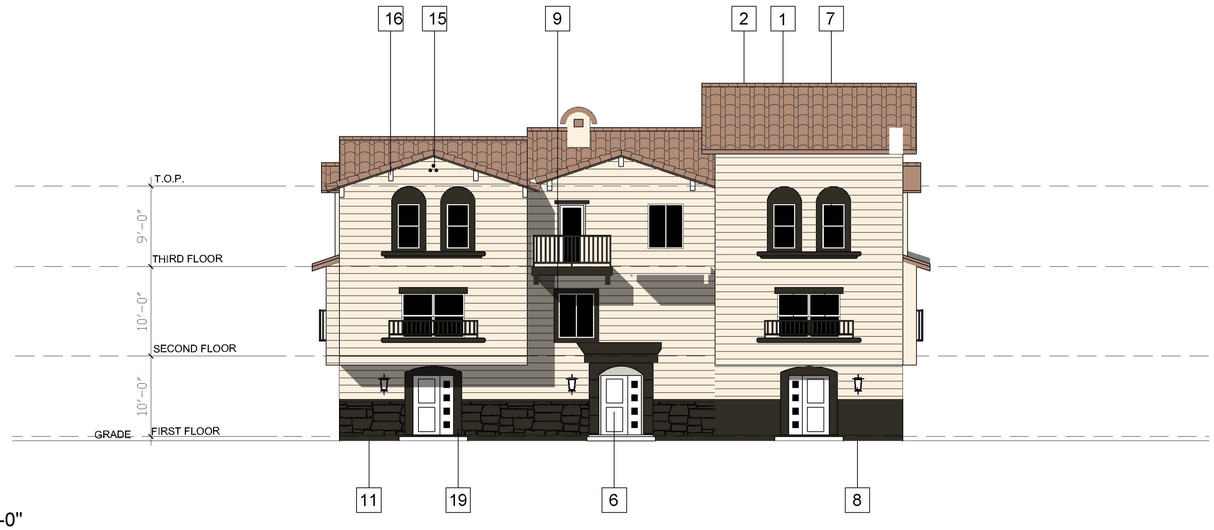
ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Wood Element;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing;
11. Galvanized Iron Weep Screed;
12. Tile Rake;

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



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



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

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SHEET TITLE

3-UNIT ELEVATIONS (COLOR SCHELE 1)

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SHEET NUMBER

A-10

ROOF TILE
MONIERLIFE BUCK SKIN

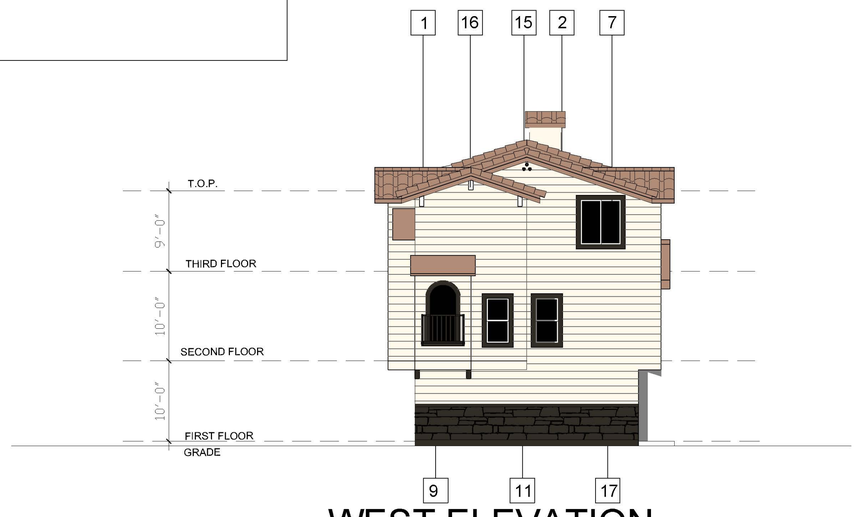
STUCCO ACRYLIC PAINT
DUNN EDWARDS
DE6127 FINEST SILK

STAINED WOOD
DUNN EDWARDS EXPRESSO

ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Wood Element;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing;
11. Galvanized Iron Weep Screed;
12. Tile Rake;

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



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

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

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SHEET TITLE

3-UNIT ELEVATIONS (COLOR SCHELE 2)

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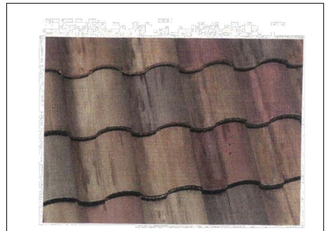
SHEET NUMBER

A-10.1



ROOF TILE
MONIERLIFE BUCK SKIN

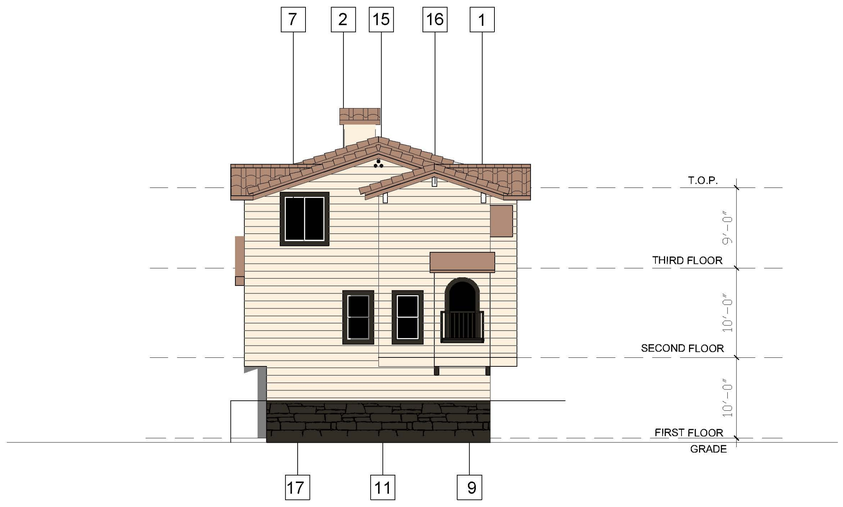
STUCCO ACRYLIC PAINT
DUNN EDWARDS Q5-18T

STAINED WOOD

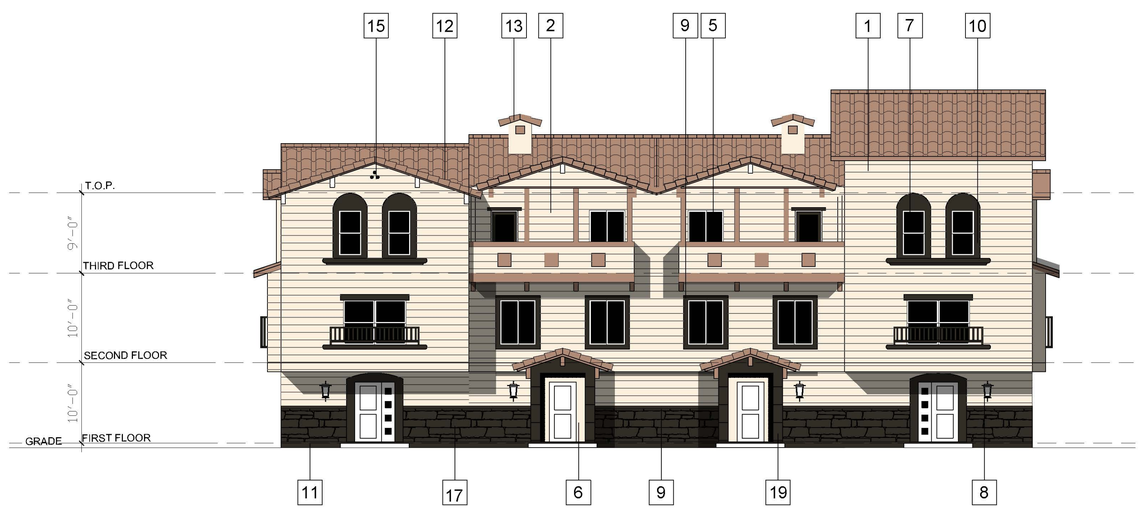
ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Canopy;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing, Pot Shelf;
11. Galvanized Iron Weep Screed;
12. Tile Rake;
13. False Chimney;
14. Spanish Motif;
15. Vent;
16. Exposed Beam End;
17. Stone Veneer;
18. Gable;
19. Door Surround;

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



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



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

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4-UNIT ELEVATIONS (COLOR SCHEME 1)

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SHEET NUMBER

A-11

ROOF TILE
MONIERLIFE BUCK SKIN

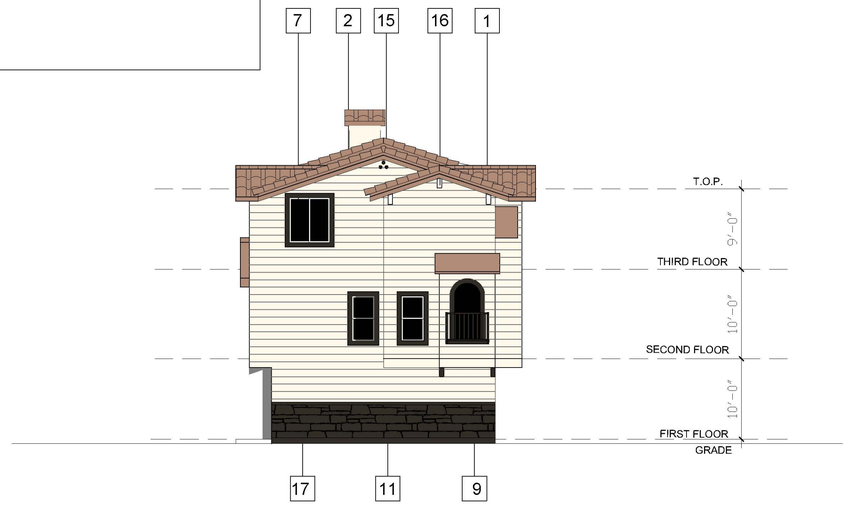
STUCCO ACRYLIC PAINT
DUNN EDWARDS
DE6127 FINEST SILK

STAINED WOOD
DUNN EDWARDS EXPRESSO

ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Canopy;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing, Pot Shelf;
11. Galvanized Iron Weep Screed;
12. Tile Rake;
13. False Chimney;
14. Spanish Motif;
15. Vent;
16. Exposed Beam End;
17. Stone Veneer;
18. Gable;
19. Door Surround;

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



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

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

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4-UNIT ELEVATIONS (COLOR SCHEME 2)

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SHEET NUMBER

A-11.1

ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Canopy;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing, Pot Shelf;
11. Galvanized Iron Weep Screed;
12. Tile Rake;
13. False Chimney;
14. Spanish Motif;
15. Vent;
16. Exposed Beam End;
17. Stone Veneer;
18. Gable;
19. Door Surround;

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

ROOF TILE
MONIERLIFE BUCK SKIN

STUCCO ACRYLIC PAINT
DUNN EDWARDS Q5-18T

STAINED WOOD

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

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6-UNIT ELEVATIONS (COLOR SCHEME 1)

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SHEET NUMBER

A-12

ELEVATION NOTES

1. Tile Roof;
2. La Habra Stucco;
3. Trellis;
4. Garage Door;
5. Canopy;
6. Door;
7. Milgard Viynl Window;
8. Lighting Fixtures;
9. Molding;
10. W.I. Railing, Pot Shelf;
11. Galvanized Iron Weep Screed;
12. Tile Rake;
13. False Chimney;
14. Spanish Motif;
15. Vent;
16. Exposed Beam End;
17. Stone Veneer;
18. Gable;
19. Door Surround;

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

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

ROOF TILE
MONIERLIFE BUCK SKIN

DE6127
Finest Silk

STUCCO ACRYLIC PAINT
DUNN EDWARDS
DE6127 FINEST SILK

STAINED WOOD
DUNN EDWARDS EXPRESSO

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6-UNIT ELEVATIONS (COLOR SCHEME 2)

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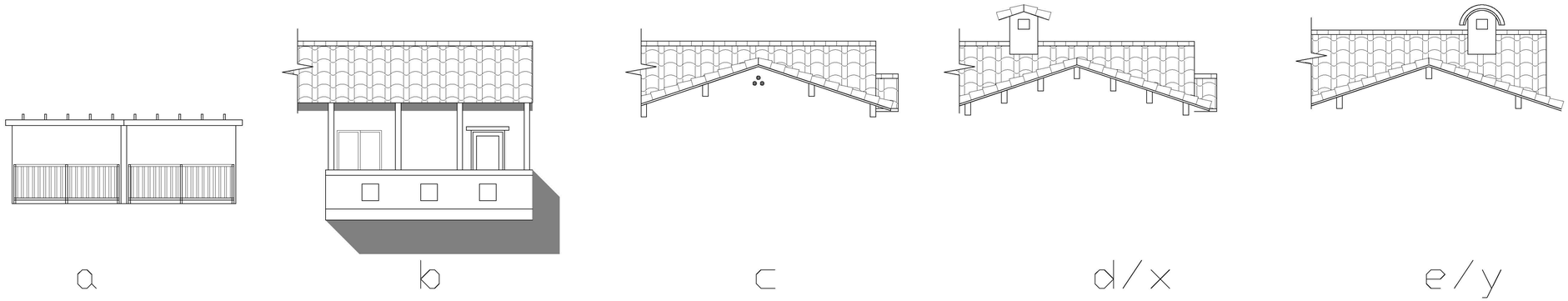
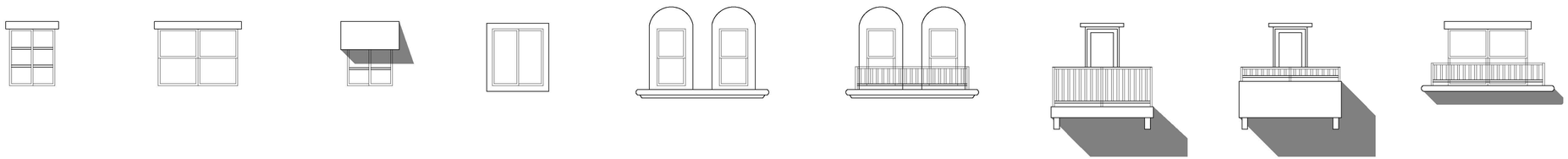
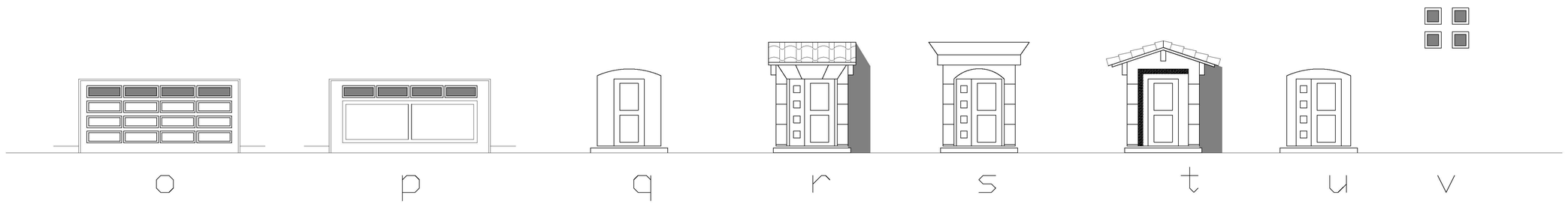
SHEET NUMBER

A-12







MOTIF LEGEND

a. Large Wrought Iron Balcony with Trellis;
b. Large Stucco Balcony with roof overhang;
c. Gable Roof with Tri-vent & Out-rigger;
d. Gable Roof with Out-rigger;
e. Gable Roof with simple Out-rigger;
f. Medium Window with Header;
g. Large Window with Header;
h. Medium Window with canopy;
i. Medium Window with Window Surround;
j. Small Window with Arch Surround;
k. Small Window with Arch Surround & Pot Shelf;
l. Small Balcony with Wrought Iron Guardrail;
m. Small Stucco Balcony with Wrought Iron Guardrail;
n. Medium Window with Header & Pot Shelf;
o. Sectional Garage Door;
p. Panel Garage Door;
q. Single Door with Surround;
r. Double Door with Sloped Roof ;
s. Single Door & Side-lite with Cobble Roof;
t. Single Door with Gable Roof;
u. Single Door & Side-lite with Surround;
v. Spanish Motif, Recessed Blocks;
x. False Fireplace Chimney;
y. False Fireplace Chimney;

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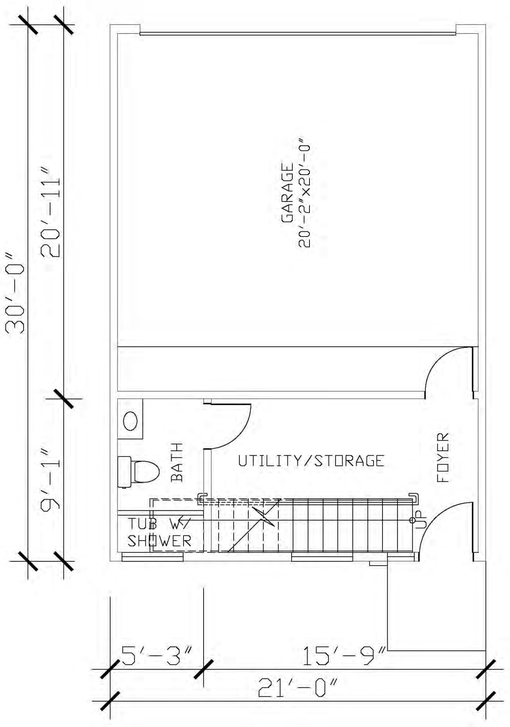
SHEET NUMBER

A-13



FIRST FLOOR

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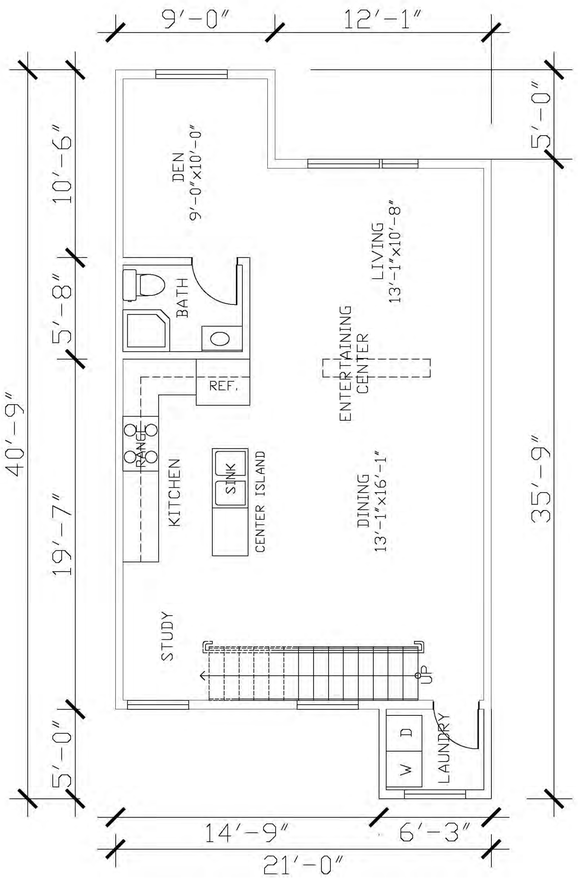

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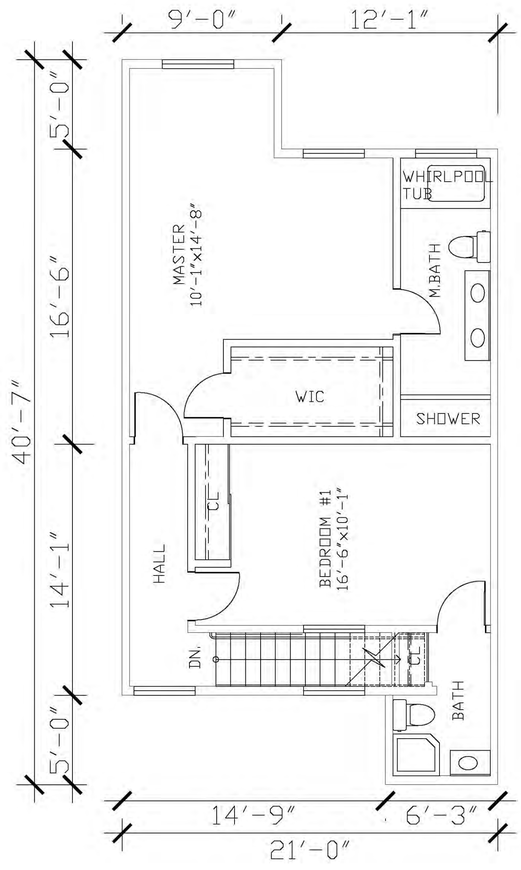

THIRD FLOOR

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

JTHC

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PASADENA, CA 91107
(626)440-1688

ESTATE DE PERRIS

27157 SUNSET AVENUE,
PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

UNIT A / AR
FLOOR PLANS
1,618 S.F.

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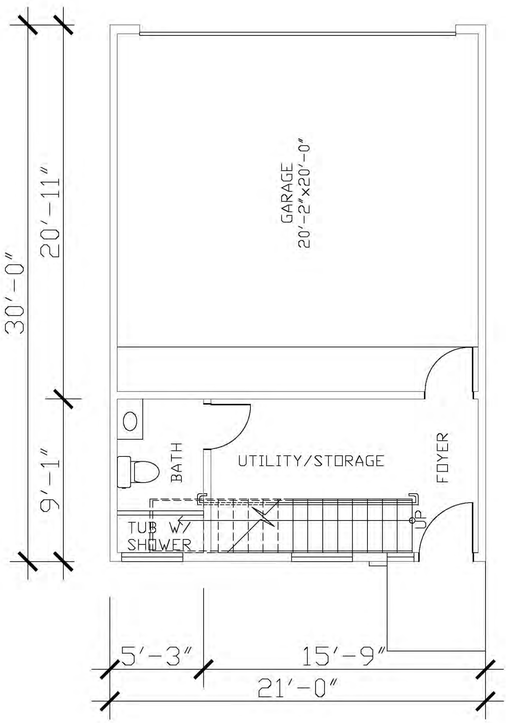
PROJECT NUMBER 19547
DRAWN

SHEET NUMBER

A-14



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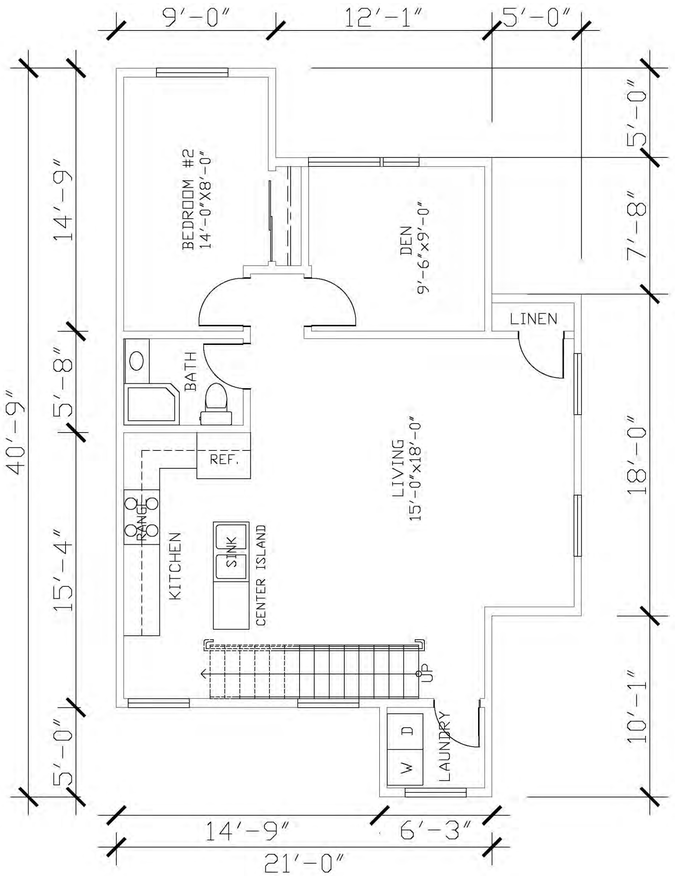

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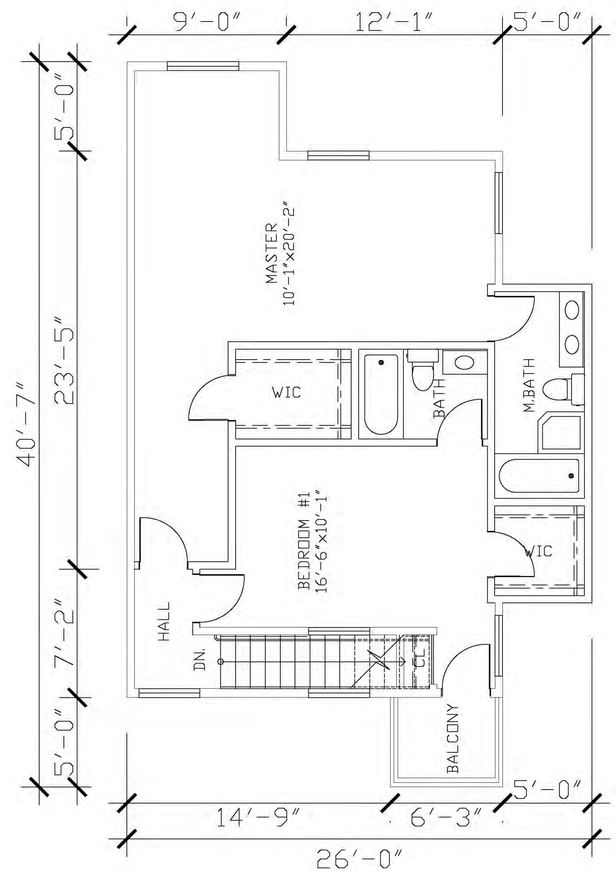

THIRD FLOOR

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

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ENGINEERING

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PASADENA, CA 91107
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PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

**UNIT A* / AR*
FLOOR PLANS
1.818 S.F.**

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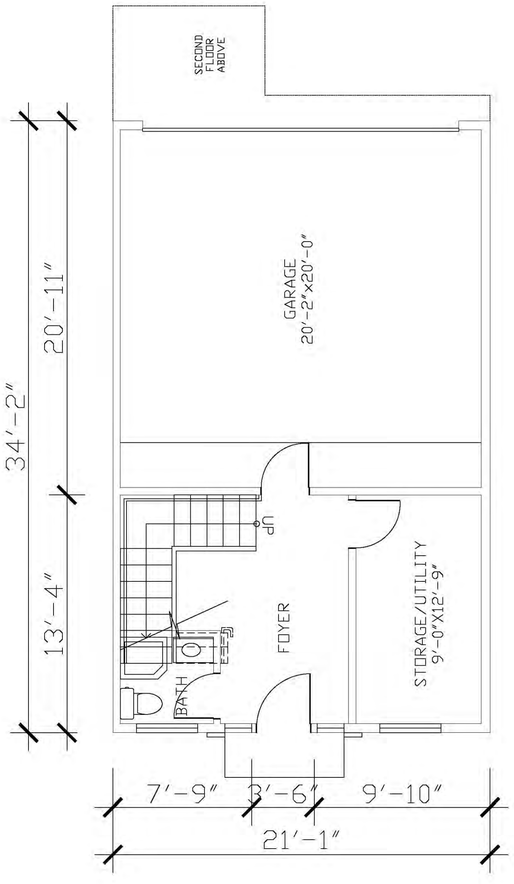
PROJECT NUMBER 19547
DRAWN
SHEET NUMBER

A-14.1



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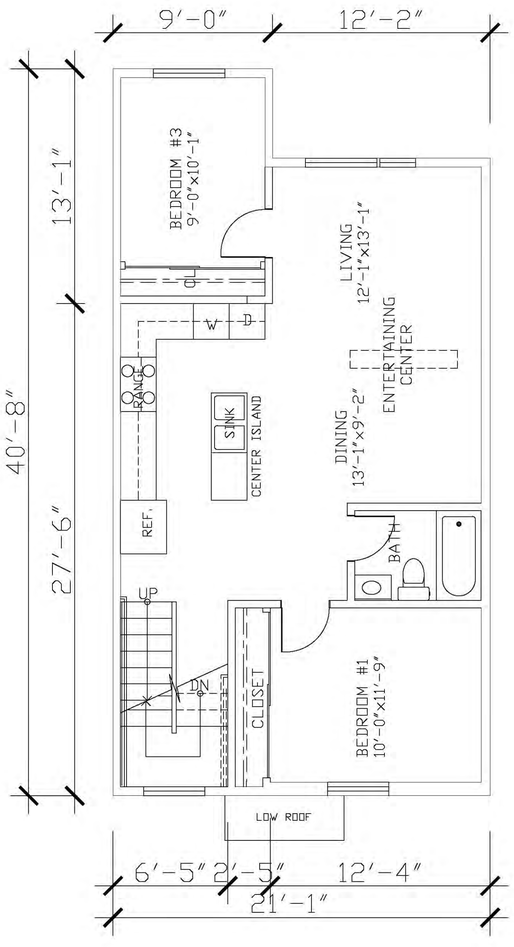

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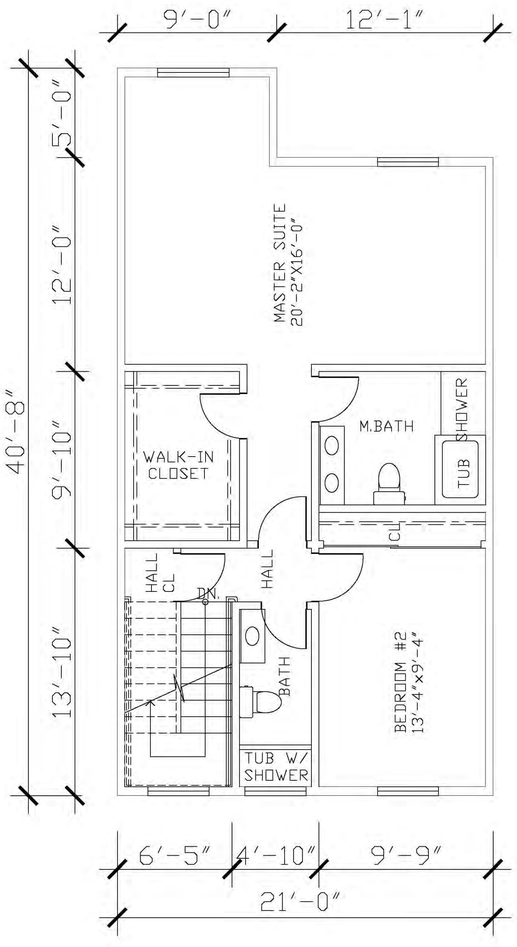

THIRD FLOOR

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

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ARCHITECTURE &
ENGINEERING

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PASADENA, CA 91107
(626)440-1688

ESTATE DE PERRIS

27157 SUNSET AVENUE,
PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

UNIT B / BR
FLOOR PLANS
1,858 S.F.

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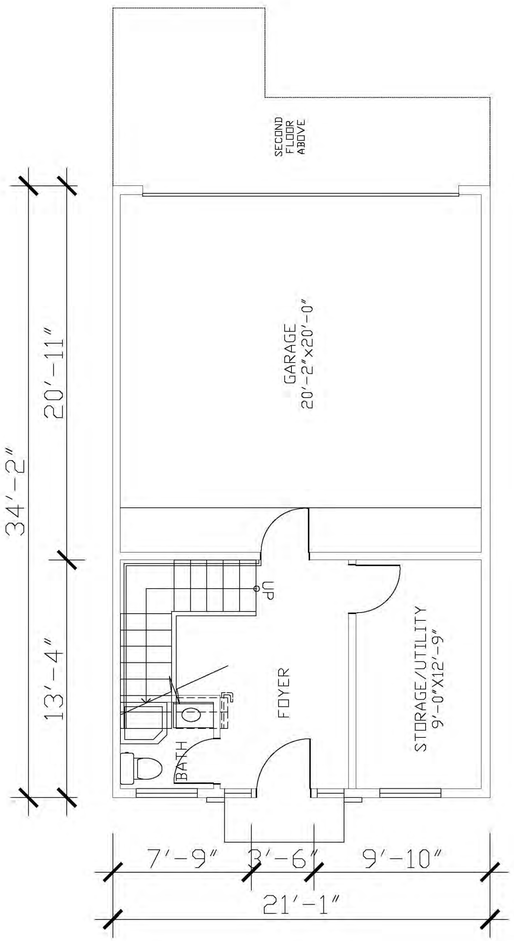
PROJECT NUMBER 19547
DRAWN

SHEET NUMBER

A-15



FIRST FLOOR

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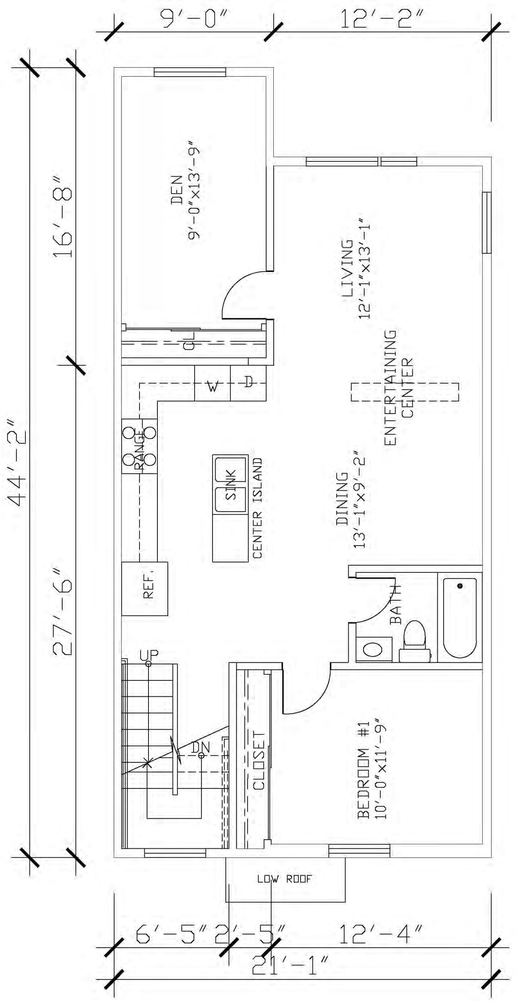

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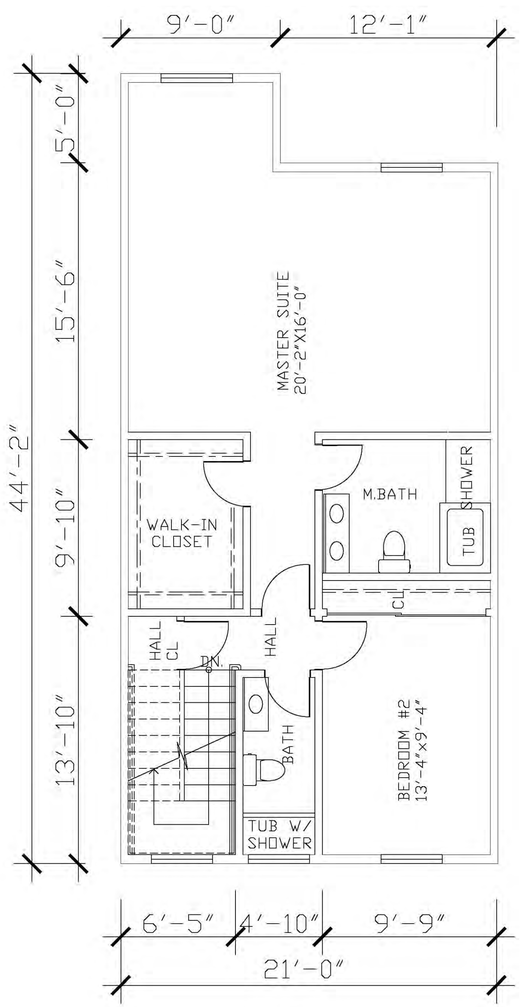

THIRD FLOOR

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

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(626)440-1688

ESTATE DE PERRIS

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PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

UNIT C / CR
FLOOR PLANS
1,998 S.F.

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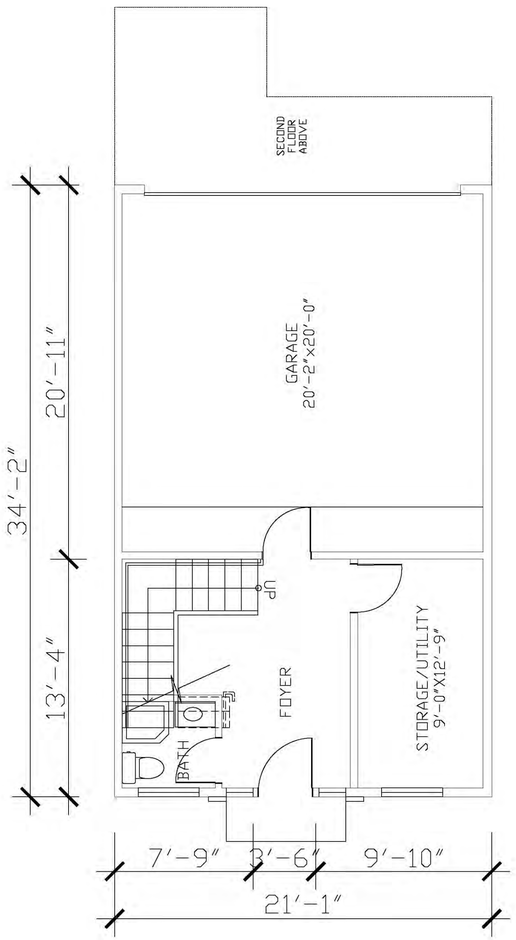
PROJECT NUMBER 19547
DRAWN

SHEET NUMBER

A-16



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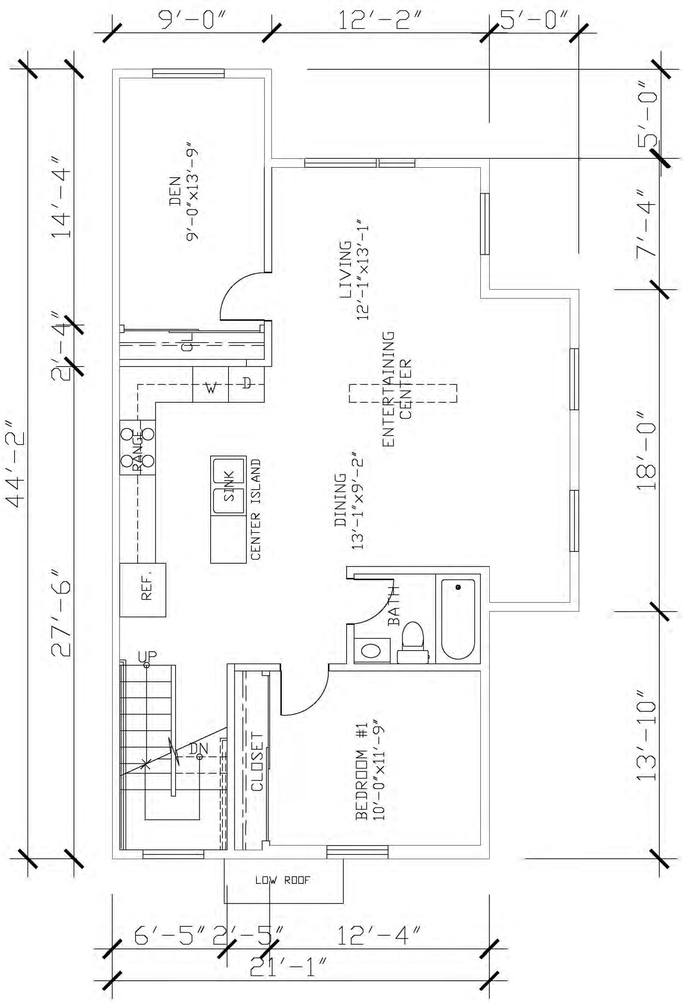

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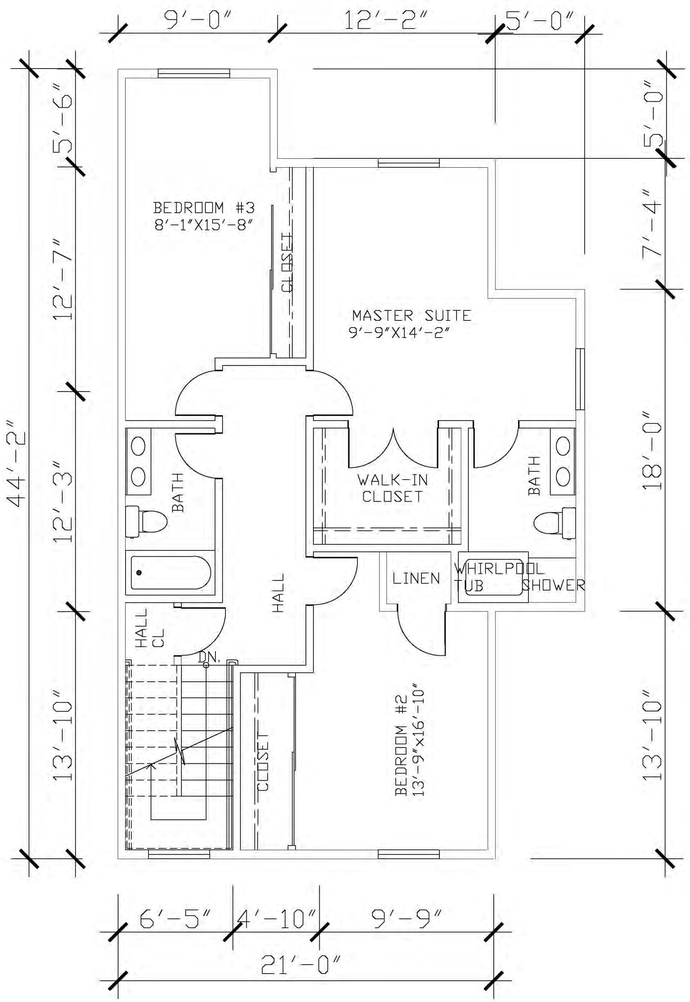

THIRD FLOOR

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

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ESTATE DE PERRIS

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PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

**UNIT C* / CR*
FLOOR PLANS
2,198 S.F.**

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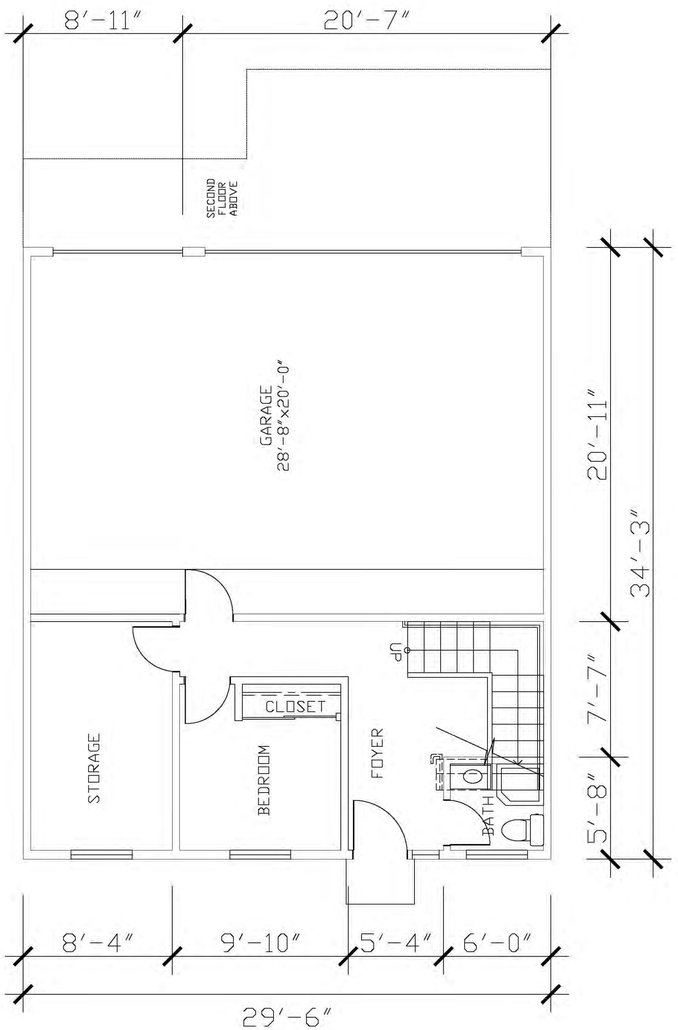
PROJECT NUMBER 19547
DRAWN

SHEET NUMBER

A-16.1



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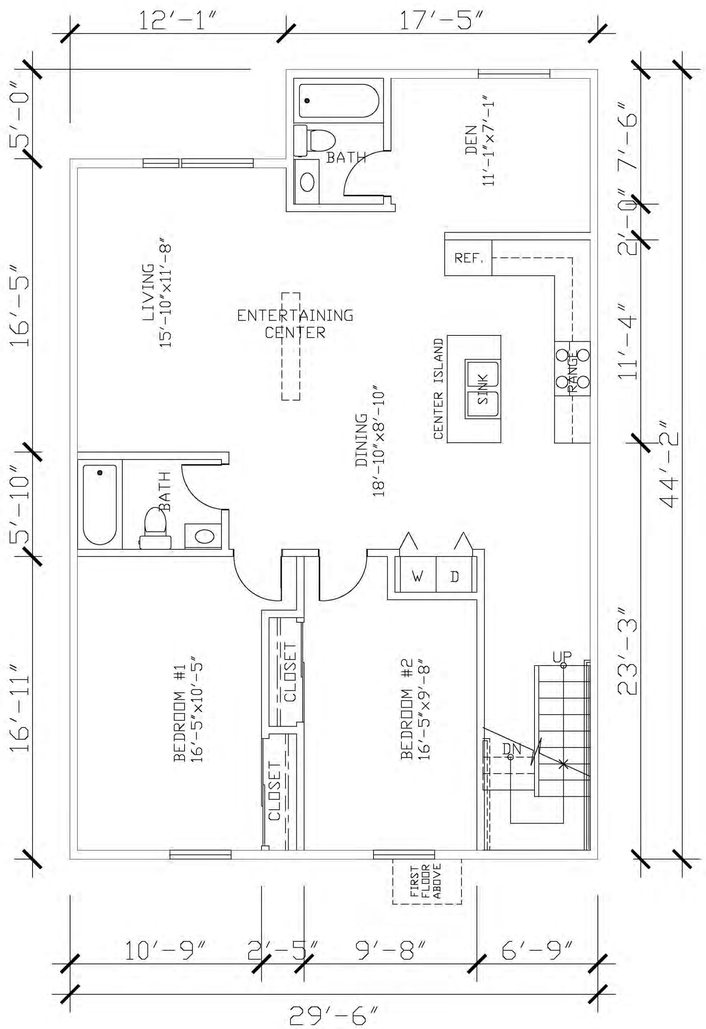

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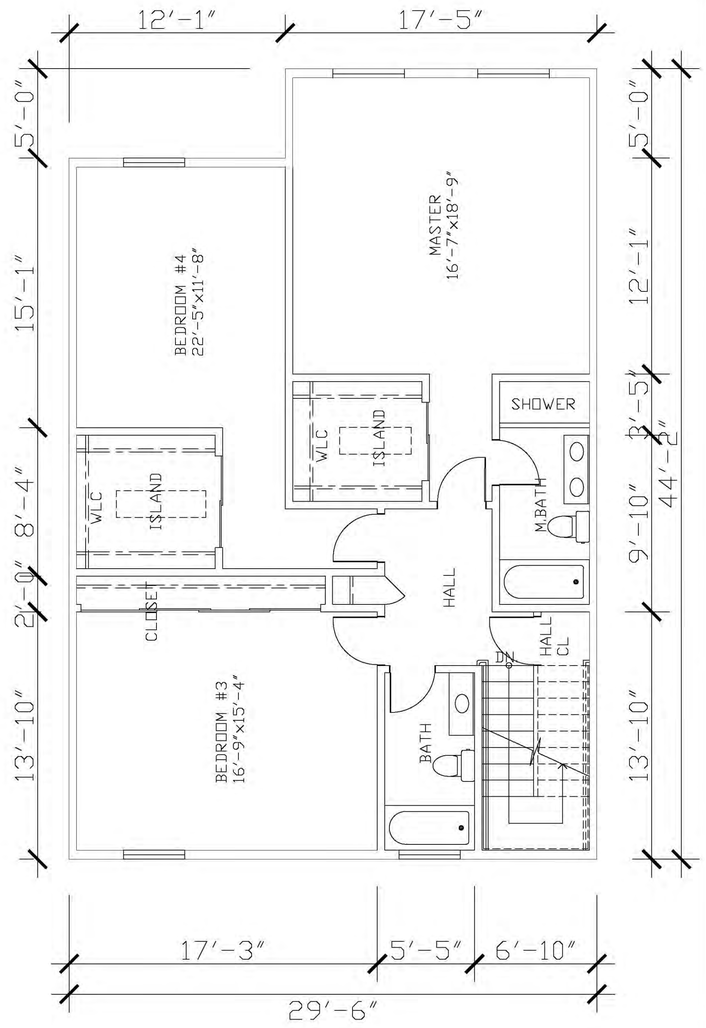

THIRD FLOOR

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

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ESTATE DE PERRIS

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PERRIS, CA 92571

ISSUES & REVISIONS

SHEET TITLE

UNIT D
FLOOR PLANS
3,048 S.F.

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PROJECT NUMBER 19547
DRAWN

SHEET NUMBER

A-17

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Evan Langan at (951) 955-3024.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1529MA22 – Henry Chiao (Representative: Tien Chu) – County of Riverside Case Nos. GPA210112 (General Plan Amendment), CZ200021 (Change of Zone), PPT200029 (Plot Plan), TTM37924 (Tentative Tract Map). A proposal to divide 11.29 acres into a 137-unit multi-family townhome development, located on the southeast corner of Dunlap Drive and Sunset Avenue. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from R-R (Rural Residential) to the R-3 (General Residential) (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

Airport Perris Valley Airport Zone FAA L65 ☐ ☐

Applicant Full Name: Henry Chiao

Applicant Address: 20300 Carrey Road, Walnut, Ca 91789

Phone: 626 Carrey Road Email: HenryC@yahoo.com

Representative: Tien Chu Email: jthcarch@gmail.com

Phone: 626 617-6410

Address: 3354 E. Colorado Boulevard, Pasadena, Ca 91107

Property Owner: Henry Chiao Email: henryCchiao@yahoo.com

Phone: 626 890-0692

Address: 20300 Carrey Road, Walnut, Ca 91789

Agency Name: Riverside County Phone: (951) 955-3024

Staff Contact: Evan Laggan Email: elangan@rivco.org

Address: 4080 Lemon Street, 12th fl,Riverside, Ca 92501

Local Agency Case No.: TTM37924 & PPT200029 GPA210112, CZ200021

Street Address: 27157 Sunset Avenue, Perris, Ca 92571

Gross Parcel Size.: 11.29 ACres

Assessor's Parcel No.: 307-270-001

Is the project proposing solar Panels? Yes ☐ No ☒ If yes, please provide solar glare study. (Only for zone C or higher.)

Site Elevation:(above mean sea level) 31.45 to 40.80'

Height of Building or structures: 40'

What type of drainage basins are being proposed and the square footage: ADS Stormtech

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of current and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing)

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.5
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1531MA22 – Richland Ventures, Inc., (Representative: Richland Investments)
APPROVING JURISDICTION:	City of Menifee
JURISDICTION CASE NO:	DEV2021-005 (Specific Plan Amendment), TTM38132 and TTM38133 (Tentative Tract Maps)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	Compatibility Zones D and E
Noise Levels:	Below 60 CNEL from aircraft
MAJOR ISSUES:	None

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

PROJECT DESCRIPTION: A proposal to amend the Menifee North Specific Plan (SP260) to modify the uses, configuration, acreages, unit counts, densities, and land use designations of Planning Areas 9, 22, and 23A. The applicant also proposes two separate tentative tract maps: TTM38132 (Planning Area 9) a proposal to divide 31.2 gross acres into 173 single family residential lots, 5 open space lots, and 1 water quality basin; and TTM38133 (Planning Area 22) a proposal to divide 28.8 gross acres into 149 single family residential lots, 6 open space lots, and 1 water quality basin

PROJECT LOCATION: The overall project site is generally located easterly of Palomar Road, southerly of Watson Road, westerly of Briggs Road, and northerly of Highway 74, approximately 46,623 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base, and 16,757 feet southeasterly of the southerly end of Runway 15-33 at Perris Valley Airport.

BACKGROUND:

Residential Density: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones D and E, which does not restrict residential density.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located 16,757 feet from the project site. At this distance, given the runway elevation of 1,549 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1581 feet AMSL. The site elevation is 1,549 feet AMSL, and the proposed maximum building height is 32 feet, resulting in a top point elevation of 1,581 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

Specific Plan Amendment: A proposal to amend the Menifee North Specific Plan (SP260) to modify the uses, configuration, acreages, unit counts, densities, and land use designations of Planning Areas 9, 22, and 23A, specifically:

Modifies the acreage, unit count, density, and designation of Planning Area 9 as follows:

a. Decreases the acreage by 1.1 acres (30.5 acres to 29.4 acres).
b. Increases the number of residential units by 67 units (from 106 to 173).
c. Decreases the minimum lot size from 7,200 square feet to 4,320 square feet.
d. Increases the density of the Planning Area from 3.5 du/acre (MDR) to 5.9 du/acre (MHDR).

Modifies the Planning Area boundary, acreage unit count, density and designation of Planning Area 22 as follows:

a. Consolidates previously approved Planning Areas 22 and 23A into one modified residential planning area (PA 22).
b. Decreases the number of residential units by 60 units (from 209 to 149 [56 units in PA 22, 153 in PA 23A]) on 26.5 acres at a density of 5.6 du/acre with a designation of Medium High Density Residential (MHDR 5-8) and a minimum lot size of 3,780 square feet.
c. Provides a water quality basin.

Redesignates planning area 23B as Planning Area 23 to reflect the consolidation of planning areas 22 and 23A into planning area 22.

The proposed amendments would be consistent with the Compatibility Plan as long as the underlying development is consistent with the compatibility criteria.

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

   (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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

   (e) Hazards to flight

3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

the stormwater basin.

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

6. The maximum height of the buildings, including all roof-mounted equipment, if any, shall be limited to 32 feet, and the maximum top point elevation shall not exceed 1,581 feet AMSL unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

X:\AIRPORT CASE FILES\March\ZAP1531MA22\ZAP1531MA22sr.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

UNINCORPORATED

UNINCORPORATED

PERRIS

PERRIS RESERVOIR

MATHEWS LAKE

Columbia Ave.
Chicago Ave.
Arlington Ave.
State Highway 91
Canyon Crest Dr.
Trautwein Rd.
Washington St.
Wood Rd.
Barton St.
Van Buren Blvd.
El Sobrante Rd.
Cajalco Rd.
Gavilan Rd.
Clark St.
Old Elsinore Rd.
Interstate 215
Frederic St.
State Highway 60
Eucalyptus Ave.
Alessandro Blvd.
Cactus Ave.
Heacock St.
Perris Blvd.
Lasselle St.
Oliman Springs Rd.
Davis Rd.
Ramona Expressway
Nuevo Rd.
San Jacinto Ave.
4th St.
Ellis Ave.
State Highway 74
Goetz Rd.
Ethanac Rd.

E
D
C1
C2
B1
B2
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M
APZ I
APZ II
14,000'
7,500'
18,000'
1,000'
3,000'
15,000'
50,000'
75,000'
4,000'

1 2 3 4 5 6

SEE INSET AT RIGHT

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

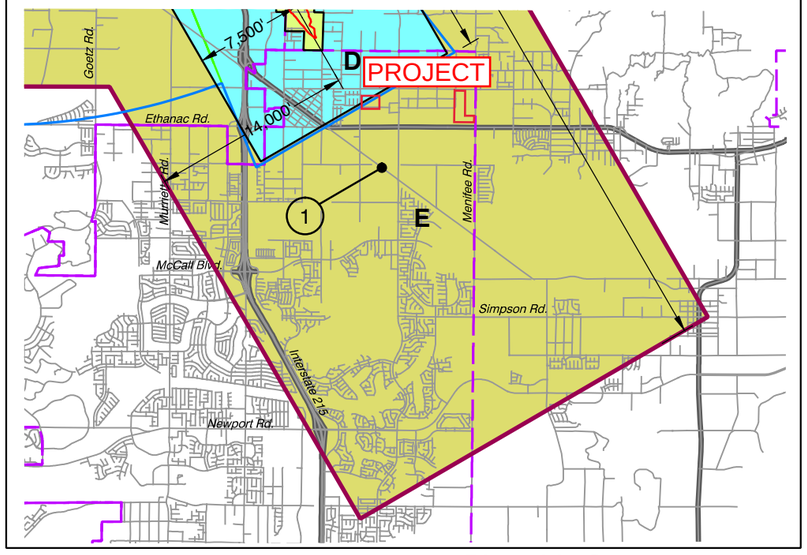
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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.

INSET



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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

X:\18190-10\114627.01\TECH\CAD\MAR-compatibility2013.dwg Dec 10, 2014 - 1:38pm

Riverside County
Airport Land Use Commission

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

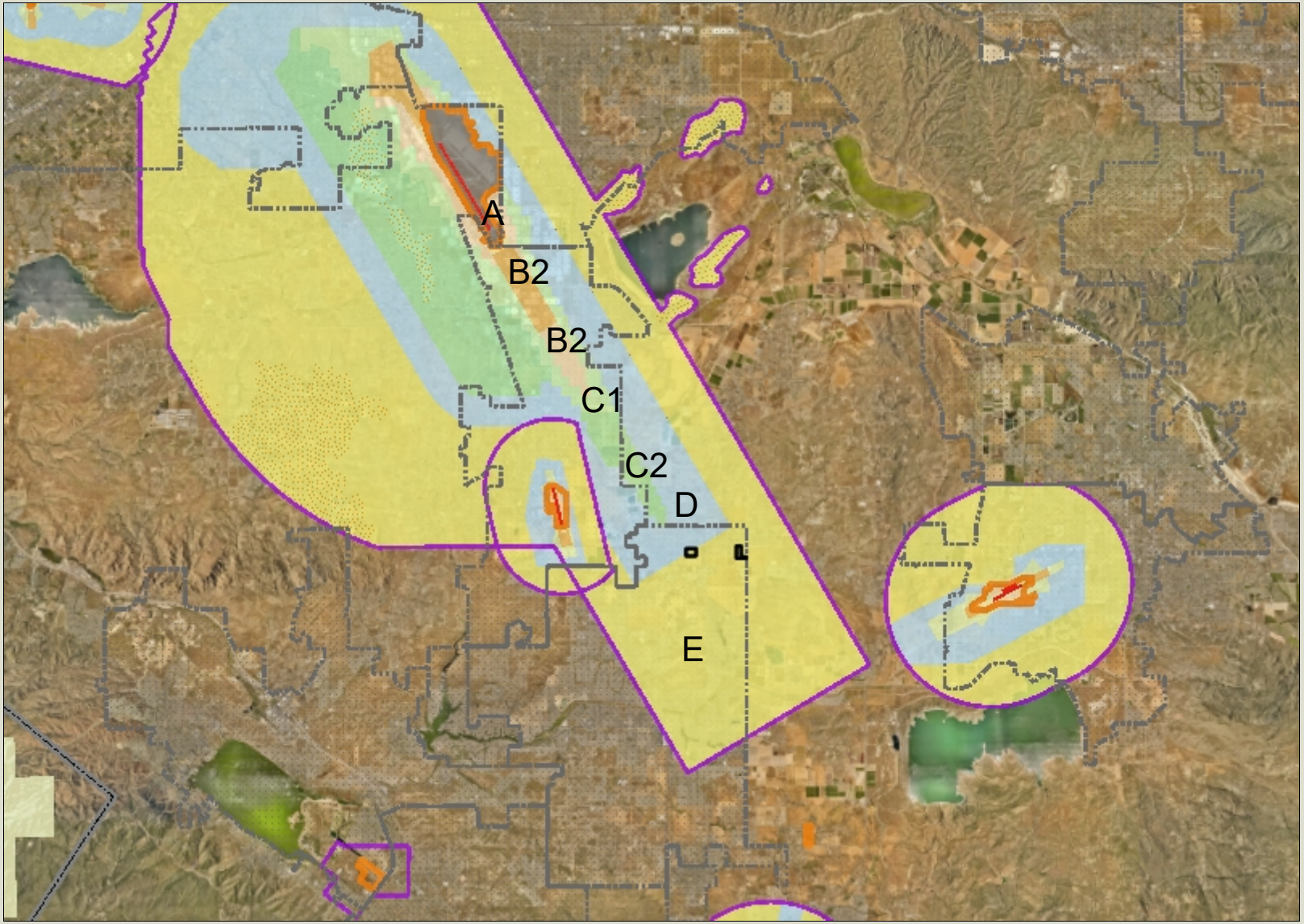
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

0 24,629 49,257 Feet

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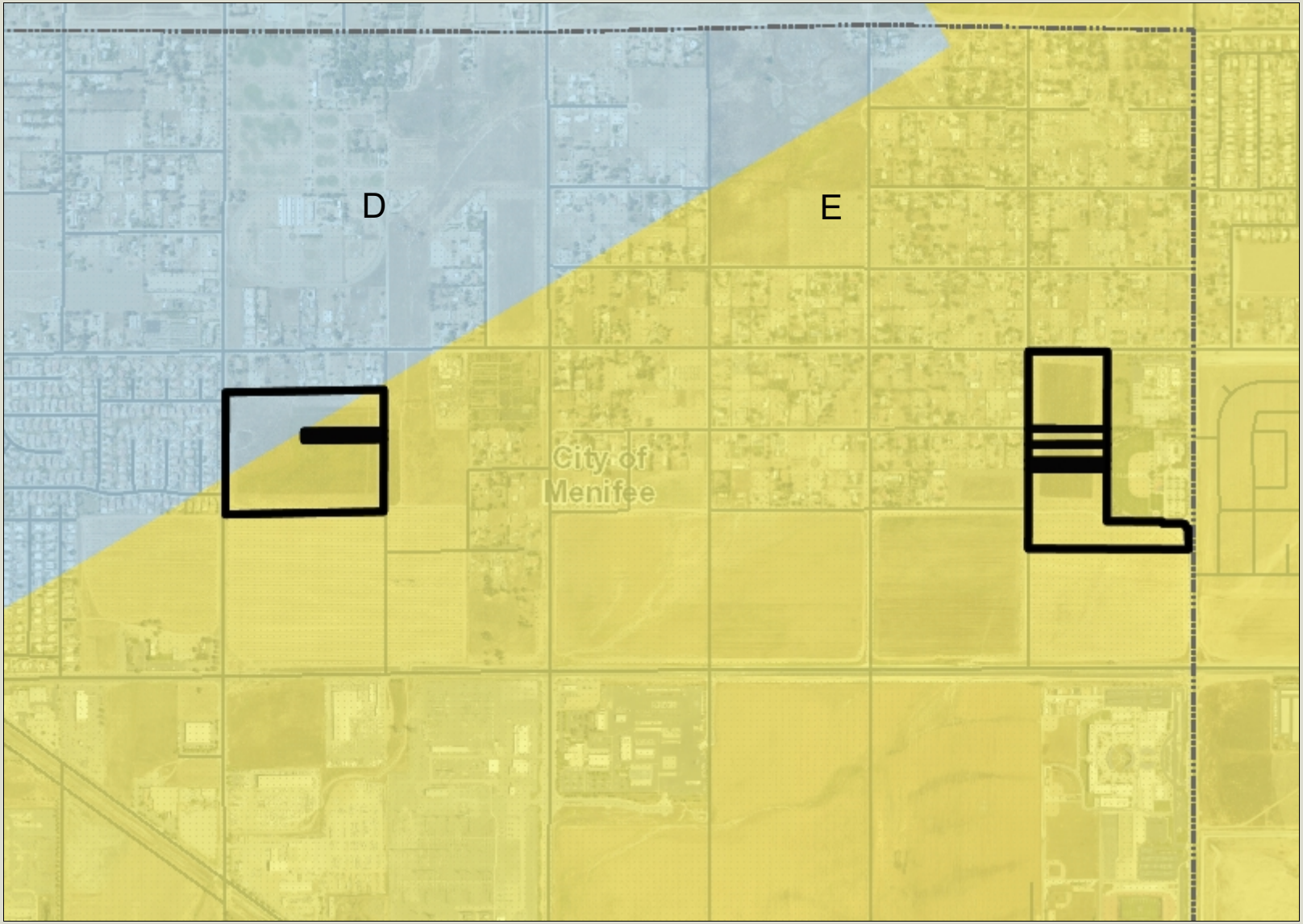
Notes

Map My County Map



Legend

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

0 1,539 3,079 Feet

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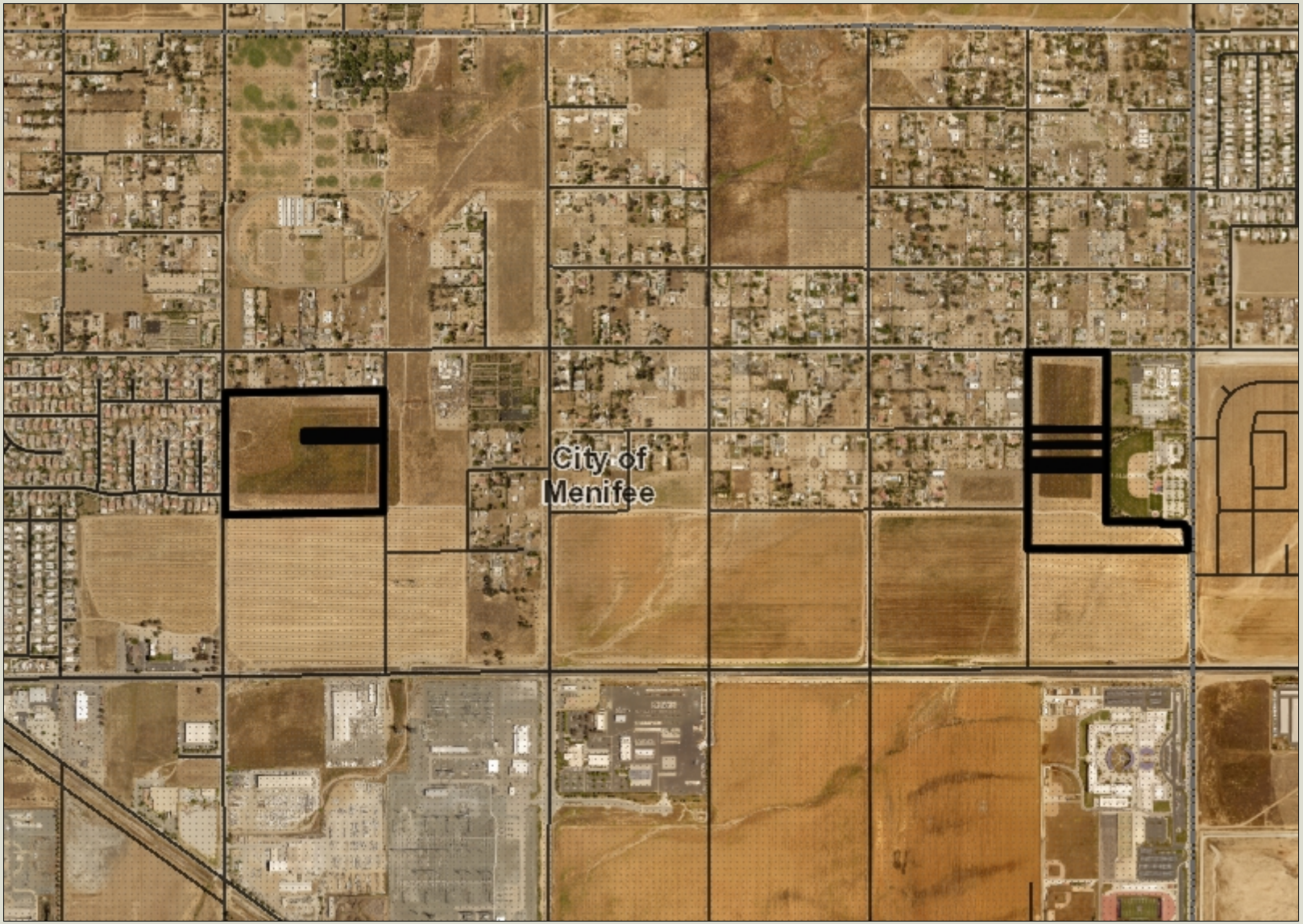
Notes

Map My County Map



Legend

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

0 1,539 3,079 Feet

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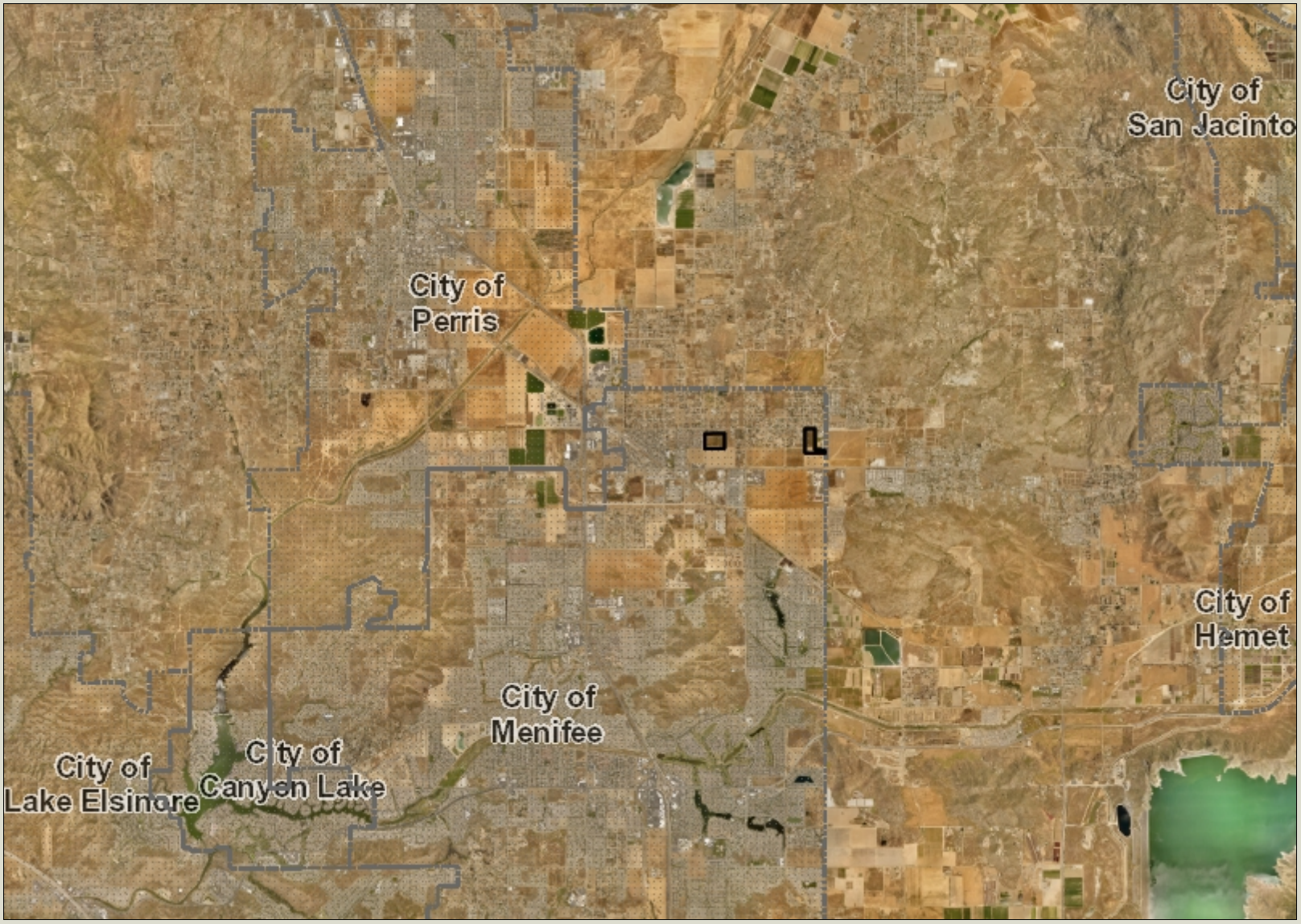
Notes

Map My County Map



Legend

City Areas

World Street Map

0 12,314 24,629 Feet

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Notes

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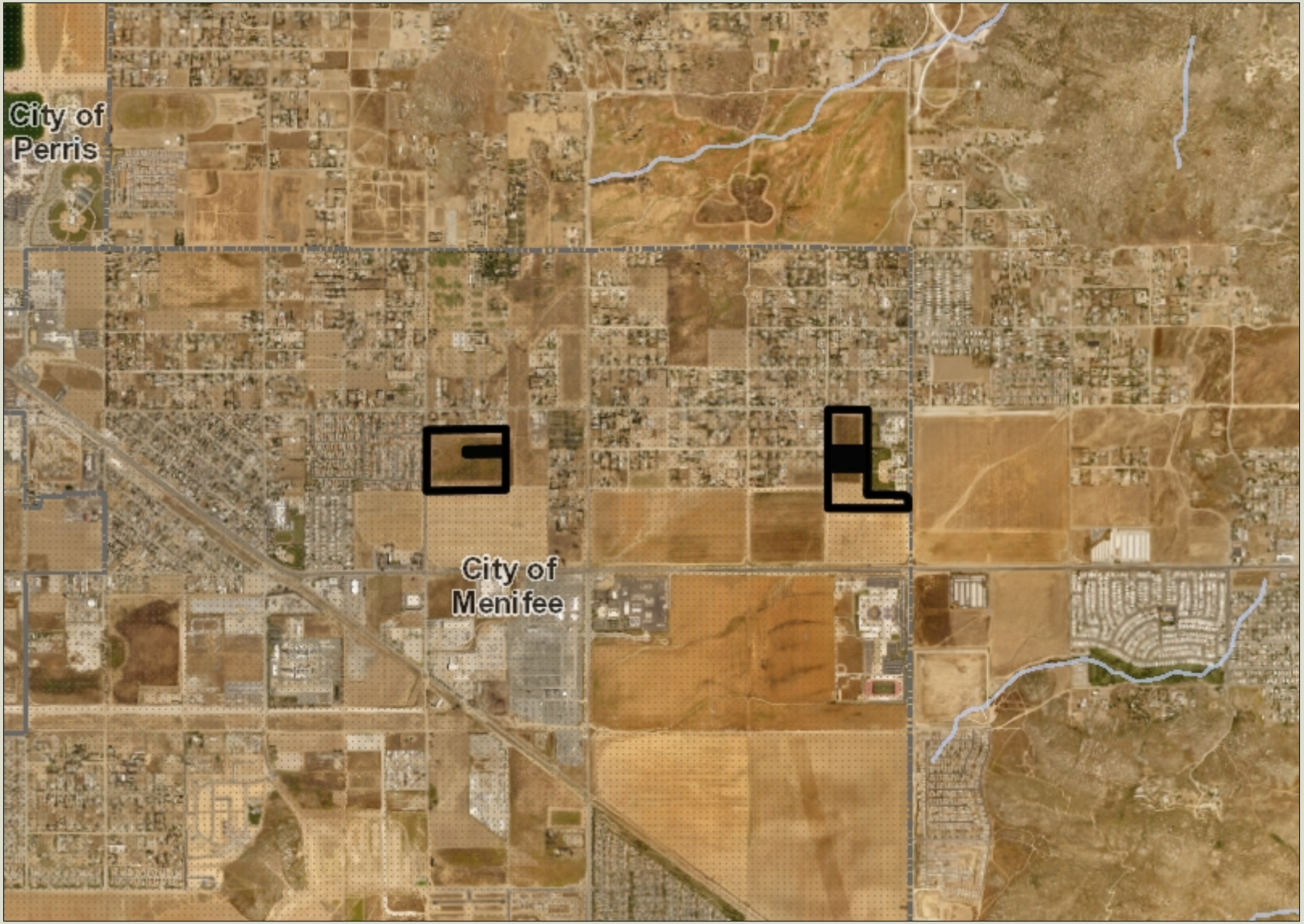

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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Notes

Map My County Map

Legend

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

0 385 770 Feet

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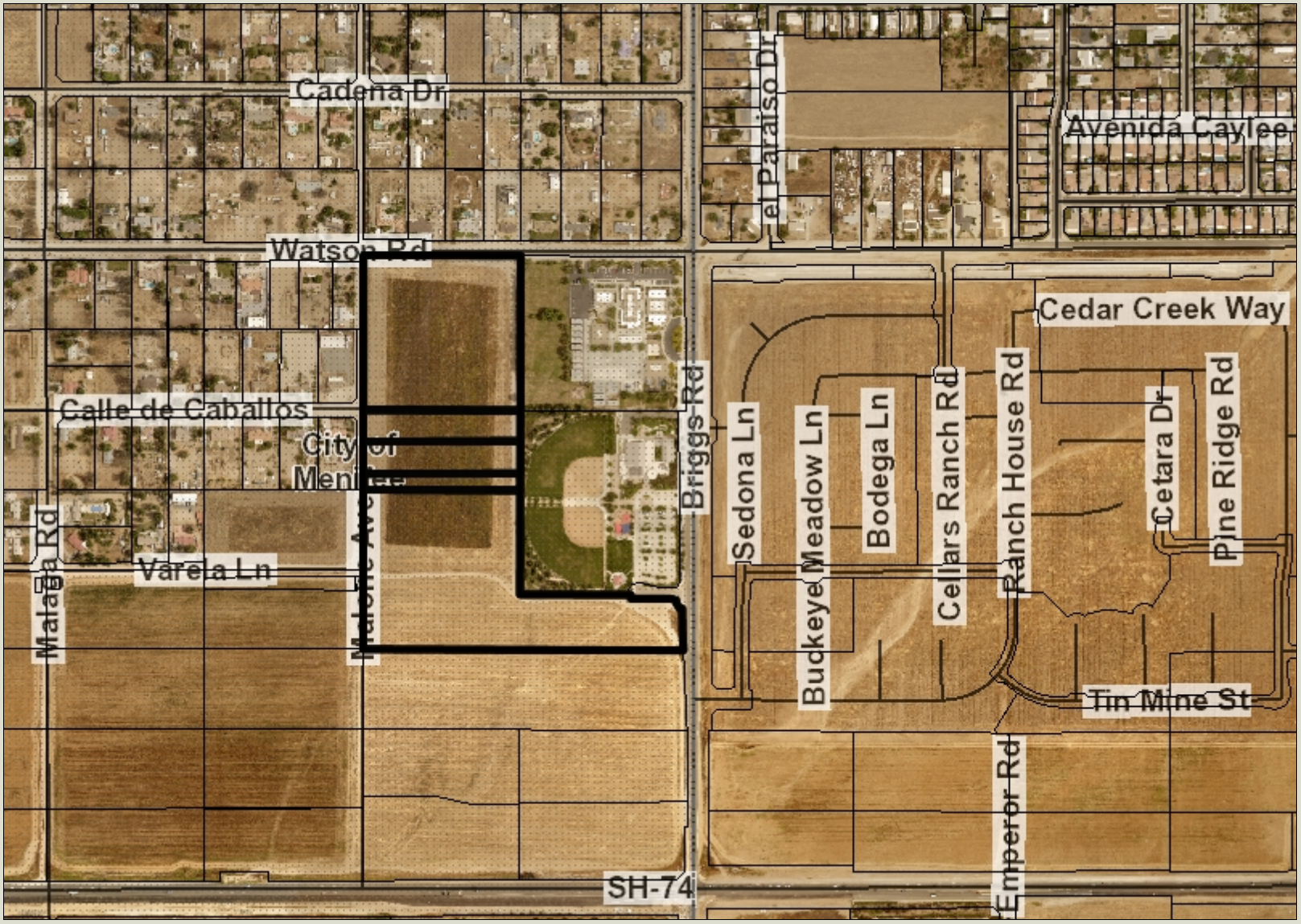
Notes

Map My County Map



Legend

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

0 770 1,539 Feet

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Notes

TENTATIVE TRACT MAP NO. 38132
CITY OF MENIFEE
LOTS 43, 44, 53, 54, 59 AND 60 OF ROMOLA FARMS IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

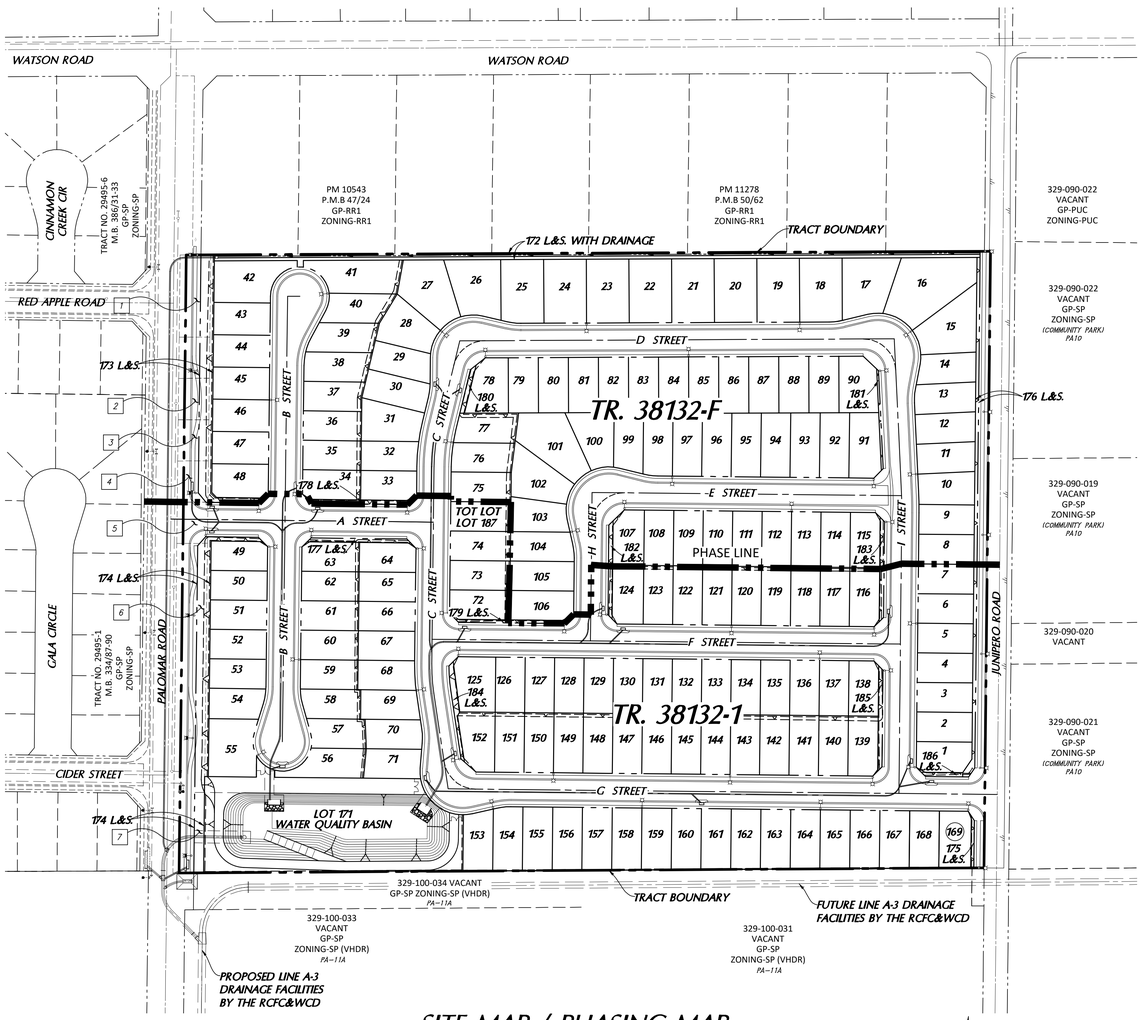
TRACT NO. 38132		
LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
1	4,326	4,301
2	4,359	4,359
3	4,359	4,359
4	4,359	4,359
5	4,359	4,359
6	4,359	4,359
7	4,386	4,386
8	4,386	4,386
9	4,386	4,386
10	4,777	4,777
11	4,585	4,585
12	4,719	4,719
13	4,810	4,810
14	4,513	4,513
15	7,661	7,661
16	11,801	11,801
17	7,625	7,625
18	7,212	7,212
19	7,228	7,228
20	7,228	7,228
21	7,228	7,228
22	7,228	7,228
23	7,228	7,228
24	7,228	7,228
25	7,219	7,219
26	7,364	7,364
27	7,801	7,801
28	5,761	5,761
29	5,038	5,004
30	5,040	5,040
31	5,773	5,773
32	4,400	4,400
33	4,334	4,304
34	4,530	4,181
35	4,562	4,226
36	4,562	4,219
37	4,635	4,286
38	5,074	4,721
39	5,028	4,675
40	4,882	4,461
41	7,244	6,884
42	7,210	7,210
43	4,839	4,839
44	4,839	4,839
45	4,839	4,839
46	4,839	4,914
47	4,839	4,839
48	5,003	4,981
49	4,384	4,365
50	4,416	4,416
51	4,416	4,416
52	4,416	4,416
53	4,416	4,416
54	4,323	4,323
55	7,181	7,181
56	5,285	5,054
57	4,364	4,081
58	4,540	4,260
59	4,512	4,262
60	4,512	4,250

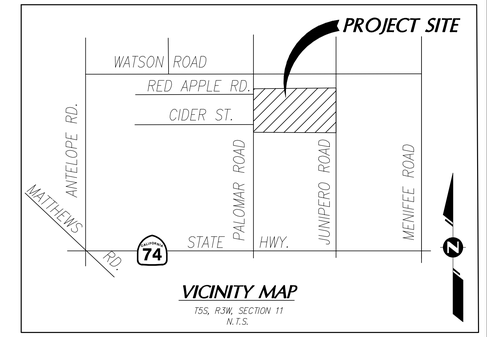
TRACT NO. 38132 CONT.		
LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
61	4,512	4,235
62	4,512	4,225
63	4,476	4,158
64	4,380	4,363
65	4,416	4,416
66	4,416	4,416
67	4,416	4,416
68	4,459	4,459
69	4,501	4,501
70	4,387	4,387
71	4,365	4,365
72	4,654	4,262
73	4,704	4,334
74	4,704	4,334
75	4,704	4,335
76	4,792	4,335
77	4,780	3,787
78	5,384	5,331
79	4,410	4,410
80	4,410	4,410
81	4,410	4,410
82	4,410	4,410
83	4,423	4,423
84	4,497	4,497
85	4,508	4,508
86	4,508	4,508
87	4,508	4,508
88	4,508	4,508
89	4,508	4,508
90	5,553	5,553
91	5,301	5,301
92	5,087	5,087
93	5,053	5,053
94	5,019	5,019
95	4,985	4,985
96	4,951	4,951
97	4,917	4,917
98	4,907	4,907
99	4,530	4,530
100	5,354	5,354
101	8,470	8,470
102	6,290	6,290
103	4,710	4,710
104	4,884	4,884
105	5,001	5,001
106	4,955	4,914
107	4,397	4,332
108	4,320	4,320
109	4,320	4,320
110	4,320	4,320
111	4,320	4,320
112	4,320	4,320
113	4,320	4,320
114	4,320	4,320
115	4,335	4,314
116	4,626	4,318
117	4,608	4,320
118	4,608	4,320
119	4,608	4,320
120	4,608	4,320

TRACT NO. 38132 CONT.		
LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
121	4,608	4,320
122	4,608	4,320
123	4,608	4,320
124	4,830	4,503
125	5,731	5,700
126	4,320	4,320
127	4,320	4,320
128	4,320	4,320
129	4,320	4,320
130	4,320	4,320
131	4,320	4,320
132	4,320	4,320
133	4,320	4,320
134	4,320	4,320
135	4,320	4,320
136	4,320	4,320
137	4,320	4,320
138	4,333	4,303
139	4,697	4,314
140	4,680	4,322
141	4,680	4,332
142	4,680	4,343
143	4,680	4,353
144	4,680	4,364
145	4,680	4,371
146	4,680	4,374
147	4,680	4,376
148	4,680	4,377
149	4,680	4,379
150	4,680	4,380
151	4,680	4,381
152	5,161	4,744
153	4,649	4,649
154	5,037	5,037
155	5,038	5,038
156	4,999	4,999
157	4,959	4,959
158	4,920	4,920
159	4,880	4,880
160	4,841	4,841
161	4,801	4,801
162	4,761	4,761
163	4,722	4,722
164	4,682	4,682
165	4,643	4,643
166	4,603	4,603
167	4,564	4,564
168	4,524	4,524
169	4,788	4,778
TOTAL	838,063	822,543

SUMMARY		
	LOT AREA SQ. FT.	PAD AREA SQ. FT.
TOTAL	838,063	822,543
AVERAGE	4,959	4,867
MIN LOT AREA SF	4,320	3,787

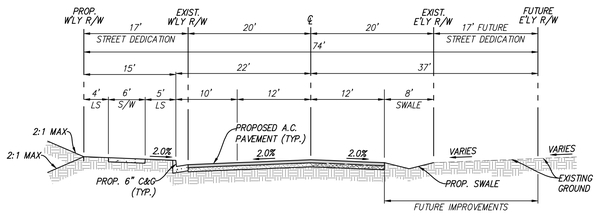
TRACT NO. 38132 CONT.		
NON-RESIDENTIAL LOTS / MAINTENANCE		
LOT NO.	LOT AREA SQ. FT.	USE / MAINTENANCE
171	62,335	WQ BASIN / CITY-CFD & VALLEY-WIDE
172	12,589	L&S. W/ DRAINAGE DITCH / VALLEY-WIDE OR HOA
173	9,457	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
174	11,582	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
175	404	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
176	4,426	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
177	1,051	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
178	1,141	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
179	886	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
180	552	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
181	487	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
182	1,071	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
183	1,177	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
184	1,168	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
185	1,152	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
186	449	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
187	4,704	TOT LOT/ VALLEY-WIDE OR HOA



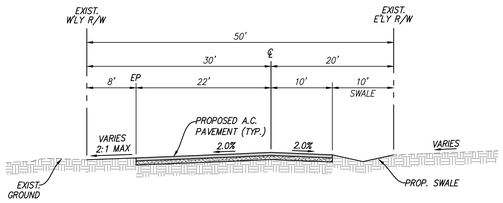


VICINITY MAP
T5S, R3W, SECTION 11
N.T.S.

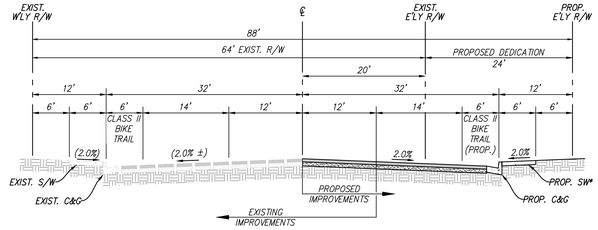
SITE MAP / PHASING MAP
SCALE: 1"=100'
0 100 200 300



COLLECTOR STREET
NTS
CITY OF MENIFEE STD. NO. 113
JUNIPERO ROAD

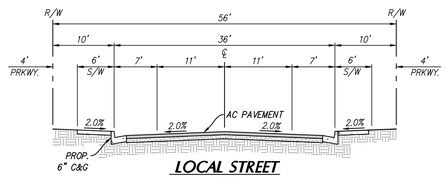


PARTIAL COLLECTOR STREET
NTS
CITY OF MENIFEE STD. NO. 113
JUNIPERO ROAD NORTH OF WATSON ROAD



PALOMAR ROAD
NTS
MODIFIED SECONDARY HIGHWAY

*NOTE: PROPOSED SIDEWALK TO MEANDER AROUND EXISTING POWER POLES (LOCATED APPROX. 3' E/O CF)



LOCAL STREET
NTS
CITY OF MENIFEE STD. NO. 115, MODIFIED
"A" THROUGH "I" STREETS

ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: JUSTIN SAKAKURA, P.E.

OWNER/ APPLICANT
WSI LAND HOLDINGS, LLC
3161 MICHELSON DR., SUITE 425
IRVINE, CA 92612
ATTN: BRIAN HARDY
PH: 949-698-2191

UTILITIES AND SERVICES

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE:	FRONTIER COMMUNICATIONS	YES
CABLE TV:	TIME WARNER	YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST:	ROMOLAND UNIFIED SCHOOL DISTRICT	--
SCHOOL DIST:	PERRIS UNIFIED SCHOOL DISTRICT	--

PROPERTY ACREAGE
GROSS AREA = 31.2 AC
NET AREA = 29.4 AC

ASSESSOR'S PARCEL NUMBER
329-100-003 AND 329-100-010

SECTIONS, TOWNSHIPS AND RANGES
A PORTION OF T.5S, R.3W, SECTION 11

THOMAS BROTHERS MAP
THOMAS GUIDE RIVERSIDE (2007) PAGES 808 F-8 AND 838 E-1

CONTIGUOUS OWNERSHIP
THIS PROJECT REPRESENTS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

GENERAL PLAN DESIGNATION
SPECIFIC PLAN

EXISTING USE
VACANT

PROPOSED USE
RESIDENTIAL/WATER QUALITY BASIN

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 43, 44, 53, 54, 59 AND 60 OF ROMOLA FARMS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS AS CONVEYED BY DEED FROM ALEXANDER HURSH IN FAVOR OF WATSON WATER COMPANY, DATED DECEMBER 27, 1926 AND RECORDED JANUARY 6, 1927 IN BOOK 699, PAGE 480 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ALSO EXCEPTING ONE-HALF OF ALL OIL AND PETROLEUM AS RESERVED BY CLARENCE M. THOMAS, VIVA G. THOMAS AND ALICE E. THOMAS, THEIR HEIRS OR ASSIGNS, BY DEED RECORDED JUNE 5, 1925 IN BOOK 644, PAGE 35 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ZONING - CURRENT
MENIFEE NORTH SPECIFIC PLAN (SP260) - PLANNING AREA 9 - MDR

ZONING - PROPOSED
MENIFEE NORTH SPECIFIC PLAN (SP260 - A4) - PLANNING AREA 9 - MHDR

PROPOSED DEVELOPMENT

	ACRES
RESIDENTIAL LOTS	19.2 AC
OPEN SPACE/LANDSCAPE SLOPE	1.2 AC
ROADWAYS	7.6 AC
WATER QUALITY BASIN	1.4 AC
NET TOTAL AREA = 29.4 AC	

PROPOSED RESIDENTIAL LOTS: 169
ALLOWABLE DENSITY:
HIGH DENSITY RESIDENTIAL 5.1-8 DU/AC
PROPOSED DENSITY:
HIGH DENSITY RESIDENTIAL 5.7 DU/AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY THE CITY OF MENIFEE

GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION
GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE

COMMUNITY SERVICES DISTRICT
THIS PROJECT IS LOCATED WITHIN COMMUNITY SERVICES DISTRICT - HOMELAND 43

WELLS
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

AERIAL TOPOGRAPHY
ARROWHEAD MAPPING CORP. - DATED 4/12/2021
P.O. BOX 9791
SAN BERNARDINO, CA 92427
PH: 909-889-2420

PROPOSED SUBSURFACE SEPTIC DISPOSAL
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

MOBILE HOME AND R.V. PARKING
THERE IS NO DESIGNATED MOBILE HOME OR R.V. PARKING PARKING FACILITIES PROPOSED FOR THIS PROJECT.

FLOOD PLAIN DESIGNATION
NOT WITHIN LIMITS OF STUDY PER FEMA PANEL NO. 06065C2060H

EARTHWORK QUANTITIES:
RAW CUT = 76,660 CY
RAW FILL = 25,800 CY
SUBTOTAL = 50,860 CY
ADJUSTMENTS = -10,480 CY
EXPORT = 40,380 CY

RECYCLED WATER NOTE:
RECYCLED WATER WILL NOT BE USED FOR ONSITE LANDSCAPE IRRIGATION. NOT A RECYCLED WATER CANDIDATE PER EMWD.

GENERAL NOTES:
1. NO EXISTING STRUCTURES ARE LOCATED WITHIN THE SITE
2. ALL PROPOSED SLOPES SHALL BE AT 2:1 MAX, UNLESS OTHERWISE SHOWN
3. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS
4. FINAL MAP CAN BE PHASED
5. PROJECT IS NOT WITHIN AN AGRICULTURAL PRESERVE

BENCHMARK:
A STANDARD C.&G.S. BRASS DISK AS DESCRIBED BY COAST AND GEODETIC SURVEY 1935 5.7 MI NW FROM WINCHESTER, 4.9 MILES NORTH AND WEST ALONG OILED ROADS FROM THE ATKINSON, TOPEKA AND SANTA FE RAILWAY STATION AT WINCHESTER, RIVERSIDE COUNTY, THENCE 0.8 MILE NORTH ALONG THE JUNIPER SPRINGS ROAD, 0.1 MILE WEST OF A CURVE NEAR A ROCKY POINT, 50 YARDS EAST OF THE JUNCTION OF A DIRT ROAD LEADING NORTH, 58 FEET NORTH OF THE CENTERLINE OF THE ROAD, AND IN THE TOP OF THE MIDDLE ONE OF THE THREE LARGE EMBEDDED BOULDERS. A STANDARD DISK, STAMPED S 311 1935.
COUNTY OF RIVERSIDE BENCHMARK I.D. M-108
ELEVATION: 1722.499 (NGVD 29')

EXISTING EASEMENT NOTES

		DISPOSITION
1	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 441 OF OFFICIAL RECORDS	TO REMAIN
2	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 448 OF OFFICIAL RECORDS	TO REMAIN
3	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 442 OF OFFICIAL RECORDS	TO REMAIN
4	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 11-20-1952 IN BOOK 1417, PAGE 341 OF OFFICIAL RECORDS	TO REMAIN
5	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 445 OF OFFICIAL RECORDS	TO REMAIN
6	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 11-20-1952 IN BOOK 1417, PAGE 264 OF OFFICIAL RECORDS	TO REMAIN
7	50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 444 OF OFFICIAL RECORDS	TO REMAIN
8	EASEMENT FOR PIPE LINES, DITCHES, FLUMES, AND INCIDENTAL PURPOSES IN FAVOR OF FLOYD WATSON RALPH WATSON AND LEO WATSON RECORDED 10-22-1925 IN BOOK 652, PAGE 452 OF DEEDS. (NOT PLOTTABLE)	TO REMAIN
9	EASEMENT FOR PIPES AND INCIDENTAL PURPOSE IN FAVOR OF WATSON WATER COMPANY, RECORDED IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS. (NOT PLOTTABLE)	TO REMAIN

REVISIONS			
REV	DATE	DESCRIPTION	APD

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF MENIFEE
TENTATIVE TRACT MAP NO. 38132
SCHEDULE "A"

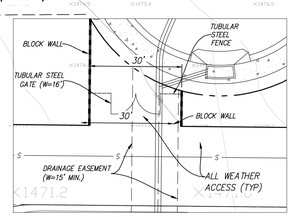
Drawn By: BB/BM
Checked By: KO
Scale: AS SHOWN

DWG. NO. _____
SHEET 1 OF 1 SHEET 2

TENTATIVE TRACT MAP NO. 38132

CITY OF MENIFEE

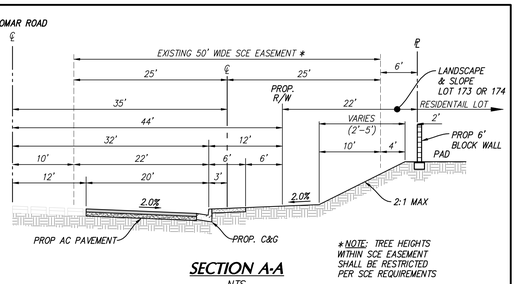
LOTS 43, 44, 53, 54, 59 AND 60 OF ROMOLA FARMS IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DETAIL "A"
SCALE: 1"=20'

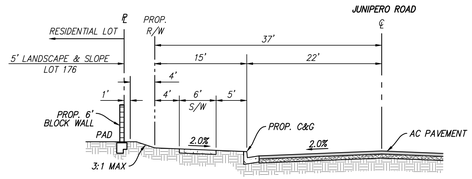
LEGEND

- TRACT BOUNDARY
- PROPOSED PARCEL
- PROP. R/W DEDICATION
- EXISTING EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT NUMBER (LOT 1)
- EXISTING POWER POLE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- RETAINING WALL

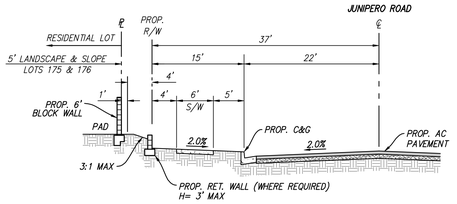


SECTION A-A
NTS

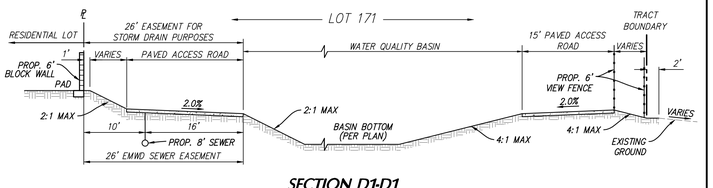
*NOTE: TREE HEIGHTS WITHIN SCE EASEMENT SHALL BE RESTRICTED PER SCE REQUIREMENTS



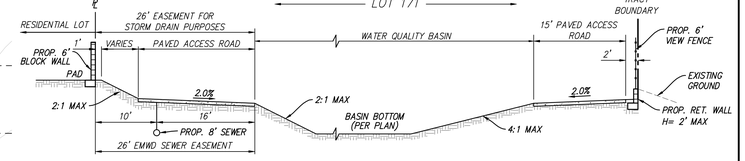
SECTION B-B
NTS



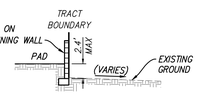
SECTION C-C
NTS



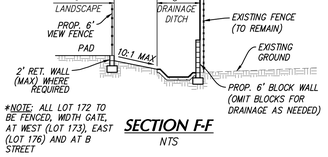
SECTION D1-D1
NTS



SECTION D2-D2
NTS



SECTION E-E
NTS



*NOTE: ALL LOT 172 TO BE FENCED, WIDTH GATE, AT WEST (LOT 173), EAST (LOT 176) AND AT B STREET

SECTION F-F
NTS

REVISIONS			
REV	DATE	DESCRIPTION	APD

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF MENIFEE
TENTATIVE TRACT MAP NO. 38132
SCHEDULE "A"

Drawn By:	BB/RM
Checked By:	KO
Scale:	AS SHOWN

DWG. NO. _____
SHEET 2 OF 2 SHEET

Drawing: R:\29096\PA 9 - TTM 38132\Preliminary\TTM 38132\967 - TTM 38132 - 002.dwg Layout: 30x42 L Saved: 4/25/2022 10:04 AM Plotted: 4/25/2022 10:05 AM Plot Scale: 1:2.93 By: Beverly Marinos

TENTATIVE TRACT MAP NO. 38133
CITY OF MENIFEE

LOTS 261, 262, 263, 264, 265 AND A PORTION OF LOT 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

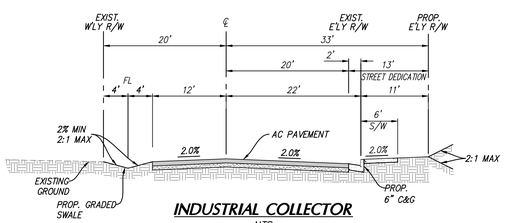
TRACT NO. 38133 LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
1	4,877	5,082
2	4,714	4,714
3	4,530	4,530
4	5,259	5,259
5	4,356	4,938
6	4,008	4,008
7	4,018	4,018
8	4,027	4,027
9	4,036	4,036
10	4,046	4,046
11	4,055	4,055
12	4,065	4,065
13	4,074	4,074
14	4,083	4,083
15	4,093	4,093
16	4,102	4,102
17	4,074	4,074
18	4,032	4,032
19	4,032	4,032
20	4,032	4,032
21	4,032	4,032
22	4,032	4,032
23	4,032	4,032
24	4,032	4,032
25	4,032	4,032
26	4,032	4,032
27	4,043	4,043
28	3,943	3,943
29	4,768	4,768
30	8,144	7,543
31	6,644	5,705
32	4,731	4,286
33	4,517	4,041
34	4,447	4,037
35	4,402	4,005
36	4,400	4,017
37	4,400	4,030
38	5,597	5,139
39	3,826	3,826
40	3,780	3,780
41	3,780	3,780
42	3,780	3,780
43	3,780	3,780
44	3,780	3,780
45	3,780	3,780
46	3,785	3,785
47	3,821	3,821
48	4,205	4,205
49	5,624	5,313
50	4,362	5,684
51	4,041	4,166
52	4,385	4,460
53	4,423	4,628
54	4,388	4,663
55	4,380	4,698
56	4,346	4,733
57	4,284	4,768
58	4,194	4,797
59	4,160	4,605
60	7,242	6,484

TRACT NO. 38133 CONT. LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
61	10,836	8,657
62	6,006	5,126
63	5,181	4,531
64	4,558	4,203
65	4,263	3,922
66	4,158	3,838
67	4,158	3,859
68	4,158	3,884
69	4,158	3,914
70	4,158	3,952
71	4,041	3,938
72	3,923	3,923
73	3,846	3,846
74	3,846	3,846
75	3,846	3,846
76	3,846	3,846
77	3,846	3,846
78	3,846	3,846
79	3,846	3,846
80	5,039	5,039
81	4,604	4,604
82	3,807	3,807
83	3,807	3,807
84	3,807	3,807
85	3,807	3,807
86	3,807	3,807
87	3,807	3,807
88	3,807	3,807
89	3,950	3,950
90	3,834	3,959
91	3,816	3,867
92	3,816	3,993
93	3,816	4,020
94	3,816	4,046
95	3,816	4,073
96	3,816	4,100
97	3,816	4,126
98	4,641	5,073
99	4,854	4,854
100	4,077	4,077
101	4,077	4,077
102	4,077	4,077
103	4,077	4,077
104	4,077	4,077
105	4,077	4,077
106	4,691	4,756
107	4,511	4,511
108	4,158	4,158
109	4,151	4,151
110	3,945	3,945
111	4,674	4,674
112	8,630	8,630
113	6,918	6,918
114	3,893	3,893
115	3,908	3,908
116	3,783	3,783
117	3,780	3,780
118	3,817	3,817
119	3,840	3,840
120	4,318	4,318

TRACT NO. 38133 CONT. LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
121	4,163	4,105
122	3,991	3,839
123	4,099	3,853
124	4,173	3,867
125	3,867	3,867
126	4,394	4,394
127	4,523	4,523
128	4,704	4,368
129	4,862	4,397
130	4,862	4,276
131	4,862	4,207
132	4,867	4,194
133	4,994	4,180
134	5,042	4,166
135	5,042	4,148
136	5,042	4,530
137	5,592	5,140
138	7,828	7,828
139	3,960	3,960
140	4,211	4,211
141	4,387	4,387
142	4,453	4,453
143	4,517	4,517
144	4,804	4,804
145	5,060	5,060
TOTAL	648,176	622,798

SUM	LOT AREA SQ. FT.	PAD AREA SQ. FT.
AVERAGE	4,470	4,295
MIN LOT AREA SF	3,780	3,780

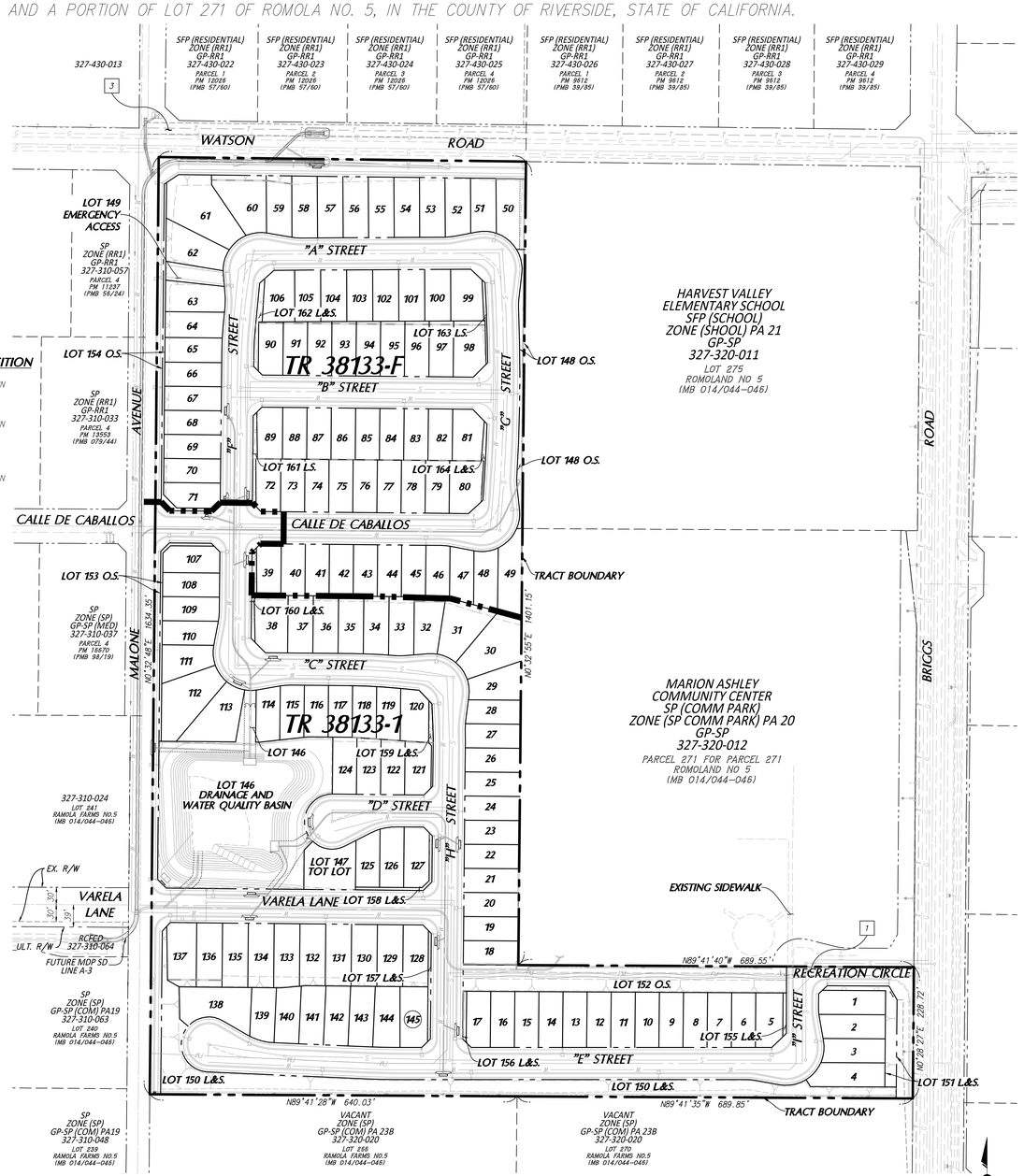
TRACT NO. 38133 CONT. NON-RESIDENTIAL LOTS / MAINTENANCE		
LOT NO.	LOT AREA SQ. FT.	USE / MAINTENANCE
146	73,579	DRAINAGE AND WATER QUALITY BASIN / CITY-CFD & VALLEY-WIDE OR HOA
147	6,826	TOT LOT / VALLEY WIDE OR HOA
148	3,962	OS WITH V-DITCH / VALLEY WIDE OR HOA
149	3,039	EMERGENCY ACCESS / VALLEY WIDE OR HOA
150	44,810	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
151	4,199	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
152	25,956	OPEN SPACE / VALLEY WIDE OR HOA
153	1,790	OPEN SPACE / VALLEY WIDE OR HOA
154	2,867	OPEN SPACE / VALLEY WIDE OR HOA
155	439	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
156	560	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
157	944	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
158	1,091	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
159	733	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
160	1,133	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
161	1,021	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
162	1,287	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
163	568	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
164	630	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA



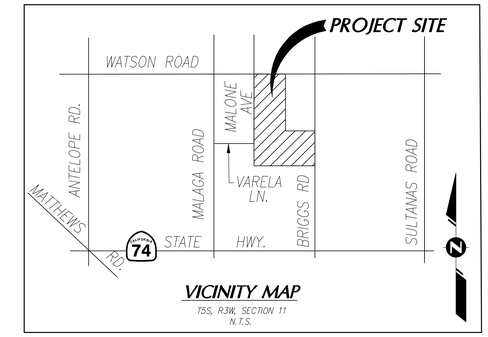
INDUSTRIAL COLLECTOR
NTS
CITY OF MENIFEE STD. NO. 112, MODIFIED
MALONE AVENUE (SOUTH OF VARELA LANE)

EXISTING EASEMENT NOTES

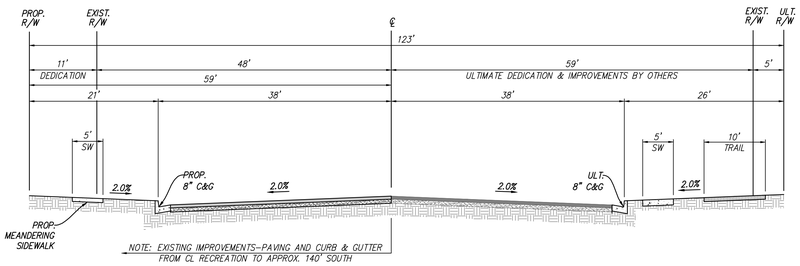
		DISPOSITION
1	AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES. RECORDED 2/25/2010 AS INSTR. NO. 10-0086883 OF O.R.	TO REMAIN
2	AN EASEMENT IN FAVOR OF SOUTHERN SIERRA POWERPRE DOC RECORDED 4/11/1928 IN BOOK 758 OF DEEDS PG 180. (OVER ALL STREETS, HIGHWAYS, ALLEY WAYS, AND PUBLIC PLACES. NOT PLOTTED.	TO REMAIN
3	20' EMWD PER INSTR. NO. 110409. RECORDED 12/6/1961.	TO REMAIN



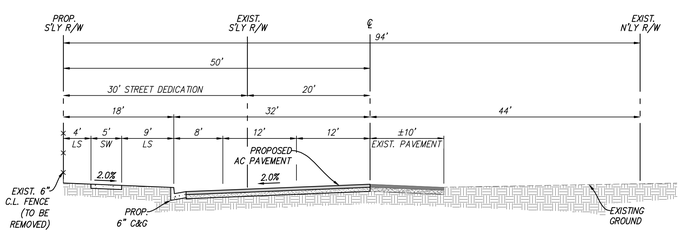
SITE MAP / PHASING MAP



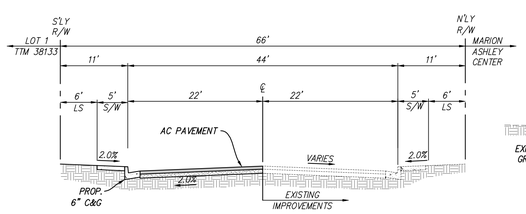
VICINITY MAP
T5S, R3W, SECTION 11
N.T.S.



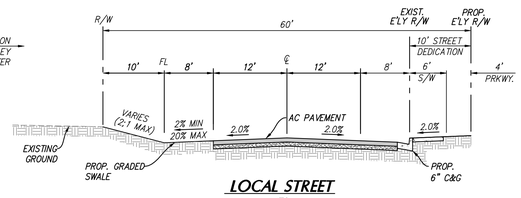
MAJOR HIGHWAY
NTS
COUNTY OF RIVERSIDE STD. NO. 93, MODIFIED
BRIGGS ROAD



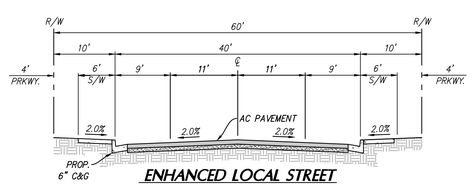
SECONDARY HIGHWAY
NTS
CITY OF MENIFEE STD. NO. 112, MODIFIED
WATSON ROAD



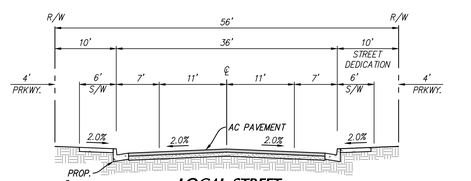
COLLECTOR STREET
NTS
CITY OF MENIFEE STD. NO. 113, MODIFIED
RECREATION CIRCLE



LOCAL STREET
NTS
CITY OF MENIFEE STD. NO. 115, MODIFIED
MALONE AVENUE (NORTH OF VARELA LANE)



ENHANCED LOCAL STREET
NTS
CITY OF MENIFEE STD. NO. 115, MODIFIED
VARELA LANE EAST OF MALONE AVENUE



LOCAL STREET
NTS
CITY OF MENIFEE STD. NO. 115, MODIFIED
"A" THROUGH "I" STREETS AND CALLE DE CABALLOS

ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: JUSTIN SAKAKURA, P.E.

OWNER/ APPLICANT
WSI LAND HOLDINGS, LLC
3161 MICHELSON DR., SUITE 425
IRVINE, CA 92612
ATTN: BRIAN HARDY
PH: 949-698-2191

UTILITIES AND SERVICES

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE:	FRONTIER COMMUNICATIONS	YES
CABLE TV:	TIME WARNER	YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST:	ROMOLAND UNIFIED SCHOOL DISTRICT	--
SCHOOL DIST:	PERRIS UNIFIED SCHOOL DISTRICT	--

PROPERTY ACREAGE
TOTAL AREA = GROSS 28.8 AC., NET AREA = 26.5 AC.

ASSESSOR'S PARCEL NUMBER
327-320-001, 327-320-014, 327-320-015, 327-320-017, 327-320-018

SECTIONS, TOWNSHIPS AND RANGES
A PORTION ON THE WESTERLY HALF OF NORTHWESTERLY QUARTER OF SEC. 36, T5S, R3W, S.B.M.

THOMAS BROTHERS MAP
THOMAS GUIDE RIVERSIDE (2007) PAGES 808 J7

CONTIGUOUS OWNERSHIP
THIS PROJECT REPRESENTS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

GENERAL PLAN DESIGNATION
SPECIFIC PLAN

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL/OPEN SPACE/WATER QUALITY AND DETENTION BASIN

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A: (APN: 327-320-001)

THAT PORTION OF LOT 263 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGES 44 THROUGH 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 263, 66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE FROM SAID POINT OF BEGINNING NORTH ON THE WEST BOUNDARY OF SAID LOT, 132 FEET;
THENCE EAST RUNNING PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, 640 FEET TO THE EAST BOUNDARY THEREOF;
THENCE SOUTH ON THE EAST BOUNDARY, 132 FEET;
THENCE WEST RUNNING PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, 640 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 327-320-018)

LOTS 264, 265 AND 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 46 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING FROM LOT 271 THAT PORTION CONVEYED TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1998 AS INSTRUMENT NO. 98-251793 OF OFFICIAL RECORDS.
PARCEL C: (APN: 327-320-014 (LOTS 261 AND 262), 327-320-015 (PORTION OF LOT 263) AND 327-320-017 (PORTION OF LOT 263))

LOTS 261, 262, AND 263, INCLUSIVE, OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 46 OF MAPS, RIVERSIDE COUNTY RECORDS.
EXCEPTING FROM LOT 263 THE NORTH 132 FEET OF THE SOUTH 198 FEET THEREOF.

ZONING - CURRENT
MENIFEE NORTH SPECIFIC PLAN (SP260) - PLANNING AREAS 22 (MHDR) AND 23A (HDR)

ZONING - PROPOSED
MENIFEE NORTH SPECIFIC PLAN (SP260, A4) PLANNING AREA 22 - MHDR

PROPOSED DEVELOPMENT

	ACRES
RESIDENTIAL LOTS	14.9 AC
OPEN SPACE/LANDSCAPE	2.3 AC
ROADWAYS	7.6 AC
WATER QUALITY BASIN	1.7 AC
TOTAL AREA =	26.5 AC

PROPOSED RESIDENTIAL LOTS: 145
ALLOWABLE DENSITY:
MEDIUM HIGH DENSITY RESIDENTIAL 5.1 TO 8 DU/AC
PROPOSED DENSITY:
MEDIUM HIGH DENSITY RESIDENTIAL 5.5 DU/AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.F.C. & W.D. OR CITY OF MENIFEE

GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE

COMMUNITY SERVICES DISTRICT
THIS PROJECT IS NOT WITHIN COMMUNITY SERVICES DISTRICT

WELLS
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

AERIAL TOPOGRAPHY
ARROWHEAD MAPPING CORP. - DATED 4/09/2021
P.O. BOX 9791
SAN BERNARDINO, CA 92427
PH: 909-889-2420

PROPOSED SUBSURFACE SEPTIC DISPOSAL
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

MOBILE HOME AND R.V. PARKING
THERE IS NO DESIGNATED MOBILE HOME OR R.V. PARKING PARKING FACILITIES PROPOSED FOR THIS PROJECT.

FLOOD PLAIN DESIGNATION
NOT WITHIN LIMITS OF STUDY PER FEMA PANEL NO. 06065C2060H

EARTHWORK QUANTITIES:
CUT = 55,000 CY
FILL = 87,000 CY

RECYCLED WATER NOTE:
RECYCLED WATER WILL NOT BE USED FOR ONSITE LANDSCAPE IRRIGATION

GENERAL NOTES:
1. NO EXISTING STRUCTURES ARE LOCATED WITHIN THE SITE.
2. ALL PROPOSED SLOPES SHALL BE AT 2:1 MAX
3. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS
4. FINAL MAP CAN BE PHASED.
5. PROJECT IS NOT WITHIN AN AGRICULTURAL PRESERVE

BENCHMARK:
A STANDARD C&GS. BRASS DISK AS DESCRIBED BY COAST AND GEODETIC SURVEY 1935 5.7 MI NW FROM WINCHESTER, 4.9 MILES NORTH AND WEST ALONG OILED ROADS FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY STATION AT WINCHESTER, RIVERSIDE COUNTY, THENCE 0.8 MILE NORTH ALONG THE JUNIPER SPRINGS ROAD, 0.1 MILE WEST OF A CURVE NEAR A ROCKY POINT, 50 YARDS EAST OF THE JUNCTION OF A DIRT ROAD LEADING NORTH, 58 FEET NORTH OF THE CENTERLINE OF THE ROAD, AND IN THE TOP OF THE MIDDLE ONE OF THE THREE LARGE EMBEDDED BOULDERS. A STANDARD DISK, STAMPED S 311 1935.
COUNTY OF RIVERSIDE BENCHMARK I.D. M-108
ELEVATION: 1722.499 (NGVD 29')

REVISIONS			
REV	DATE	DESCRIPTION	APD

K&A ENGINEERING
Engineering, Inc.
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF MENIFEE
TENTATIVE TRACT MAP NO. 38133
SCHEDULE "A"

Drawn By: BM/JS
Checked By: KO
Scale: AS SHOWN
DWG. NO. _____
SHEET 1 OF 1 SHEET 2

Drawing: R:\28096\TVA 22 - TTM 38133\Preliminary\TTM 38133\967 - TTM 38133 - 001.dwg Layout: 30x42 L Saved: 4/25/2022 9:14 AM Plotted: 4/25/2022 9:15 AM Plot Scale: 1:2.9348 By: Beverly Martinez

TENTATIVE TRACT MAP NO. 38133
CITY OF MENIFEE

LOTS 261, 262, 263, 264, 265 AND A PORTION OF LOT 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SP ZONE (SP) GP-SP (COM) PA19 327-310-048 — LOT 239 ROMOLA FARMS NO.5 (MB 014/044–046)

SP ZONE (SP) GP-SP (COM) PA19 327-310-063 — LOT 240 ROMOLA FARMS NO.5 (MB 014/044–046)

FUTURE MDP SD LINE A-3

RCFCD 327-310-064

EXIST. K/W

VARELA LANE

EXIST. K/W

327-310-024 — LOT 241 ROMOLA FARMS NO.5 (MB 014/044–046)

SP ZONE (SP) GP-SP (MED) 327-310-037 — PARCEL 4 PM 16670 (PMB 98/19)

CALLE DE CABALLOS

SP ZONE (RR1) GP-RR1 327-310-033 — PARCEL 4 PM 13553 (PMB 079/44)

SP ZONE (RR1) GP-RR1 327-310-057 — PARCEL 4 PM 11237 (PMB 56/24)

327-430-013

PROP. BYPASS SD

PROP. ENTRY MONUMENT

PROP. MDP SD LINE A-3

PROP. GRADED SWALE

REMOVABLE BOLLARDS (TYP)

LOT 149 EMERGENCY ACCESS (W/20' PAVED)

PROP. GRADED SWALE

MALONE AVENUE

LOT 153 O.S.

LOT 154 O.S.

PROP. GRADED SWALE

PROP. ENTRY MONUMENT

TRACT BOUNDARY

PROP. MDP SD LINE A-3

PROP. PARKWAY DRAIN WITH RIPRAP AT C&G

LOT 150 L&S.

DRAINAGE EASEMENT (15' MIN)

LOT 146 DRAINAGE & WATER QUALITY BASIN

DRAINAGE EASEMENT (15' MIN)

DRAINAGE EASEMENT (15' MIN)

16' WIDE GATE

16' WIDE GATE

LOT 147 TOT LOT

LOT 160 L&S.

LOT 161 L&S.

LOT 162 L&S.

"D" STREET

"C" STREET

"B" STREET

"A" STREET

"E" STREET

"H" STREET

"I" STREET

"F" STREET

LOT 156 L&S.

LOT 155 L&S.

LOT 157 L&S.

LOT 158 L&S.

LOT 159 L&S.

LOT 164 L&S.

LOT 163 L&S.

LOT 151 L&S.

LOT 152 O.S.

LOT 148 O.S.

LOT 154 O.S.

TRACT BOUNDARY

TRACT BOUNDARY

PROP. CONC. DITCH

PROP. ENTRY MONUMENT

RETAINING WALL H= 4' MAX

RETAINING WALL H= 3.5' MAX

PROP. BYPASS SD

CONCRETE V-DITCH

10' PRIVATE DRAINAGE EASEMENT

EXISTING SIDEWALK

RECREATION CIRCLE

BRIGGS ROAD

PROP. PARKWAY DRAIN WITH RIPRAP AT C&G

PROP. ENTRY MONUMENT

VACANT ZONE (SP) GP-SP (COM) PA 23B 327-320-020 — LOT 256 RAMOLA FARMS NO.5 (MB 014/044–046)

VACANT ZONE (SP) GP-SP (COM) PA 23B 327-320-020 — LOT 270 RAMOLA FARMS NO.5 (MB 014/044–046)

MARION ASHLEY COMMUNITY CENTER SP (COMM PARK) ZONE (SP COMM PARK) PA 20 GP-SP 327-320-012 — PARCEL 271 FOR PARCEL 271 ROMOLAND NO 5 (MB 014/044–046)

HARVEST VALLEY ELEMENTARY SCHOOL SFP (SCHOOL) ZONE (SHOOL) PA 21 GP-SP 327-320-011 — LOT 275 ROMOLAND NO 5 (MB 014/044–046)

SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-022 — PARCEL 1 PM 12026 (PMB 57/60)

SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-023 — PARCEL 2 PM 12026 (PMB 57/60)

SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-024 — PARCEL 3 PM 12026 (PMB 57/60)

SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-025 — PARCEL 4 PM 12026 (PMB 57/60)

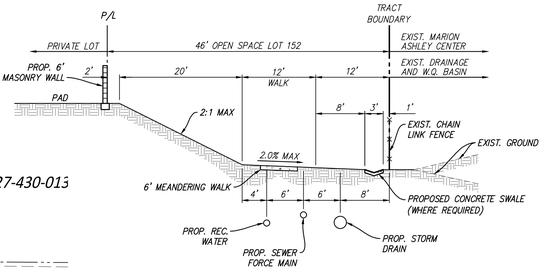
SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-026 — PARCEL 1 PM 9612 (PMB 39/85)

SFP (RESIDENTIAL) ZONE (RR1) GP-RR1 327-430-027 — PARCEL 2 PM 9612 (PMB 39/85)

LEGEND

TRACT BOUNDARY
PROPOSED PARCEL
PROP. R/W DEDICATION
EXISTING EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
LOT NUMBER — LOT 1
EXISTING POWER POLE
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED SEWER
PROPOSED SEWER FORCE MAIN
PROPOSED WATER
RETAINING WALL
SLOPE (2:1 MAX)
CONCRETE SIDEWALK

SCALE: 1"=60'



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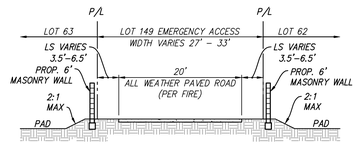
NTS



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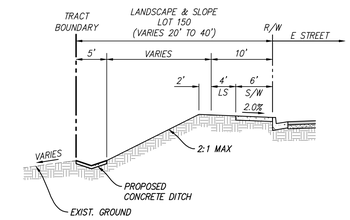

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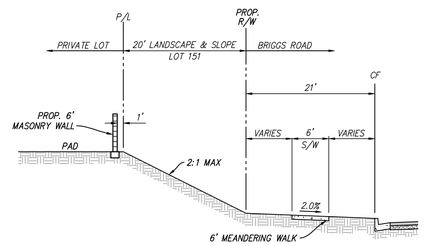

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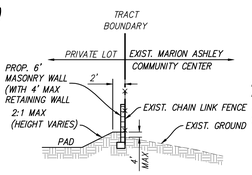

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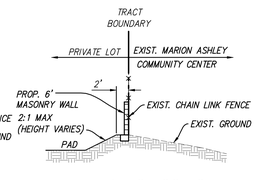

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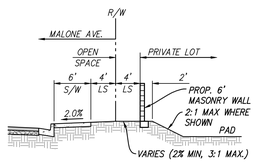

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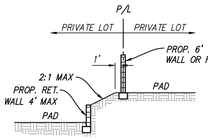

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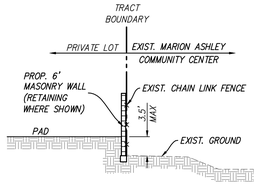

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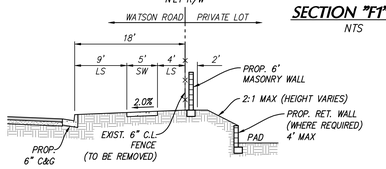

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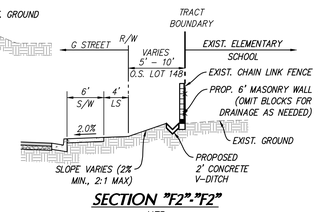

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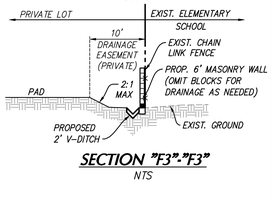

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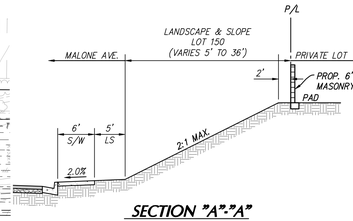

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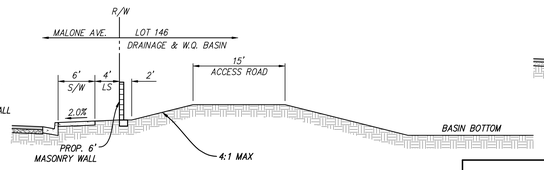


SECTION "B"-"B"
NTS

REVISIONS			
REV	DATE	DESCRIPTION	APD

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 278-1800
FAX (951) 279-4380

CITY OF MENIFEE
TENTATIVE TRACT MAP NO. 38133
SCHEDULE "A"

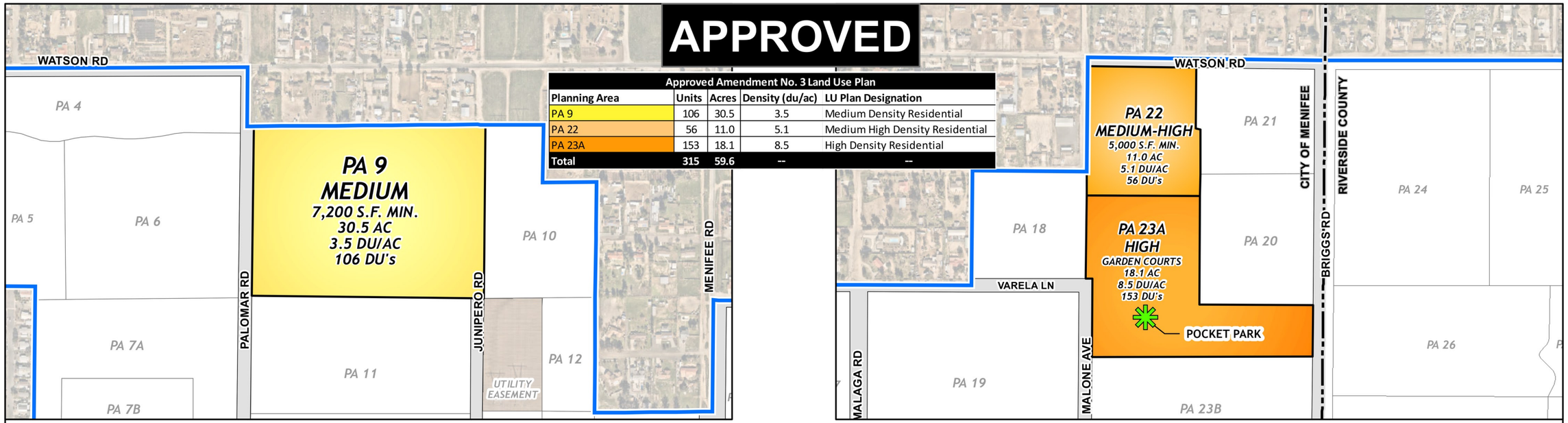
Drawn By: BM/JS
Checked By: KO
Scale: AS SHOWN

DWG. NO. _____
SHEET OF 2 SHEET 2

Drawing: R:\280967\PA 22 – TTM 38133\Preliminary\TTM 38133(1R7 – TTM 38133 – 002.dwg Layout: 30x42 L Saved: 4/25/2022 9:14 AM Plotted: 4/25/2022 9:15 AM Plot Scale: 1.2:0.5 By: Beverly Warinos

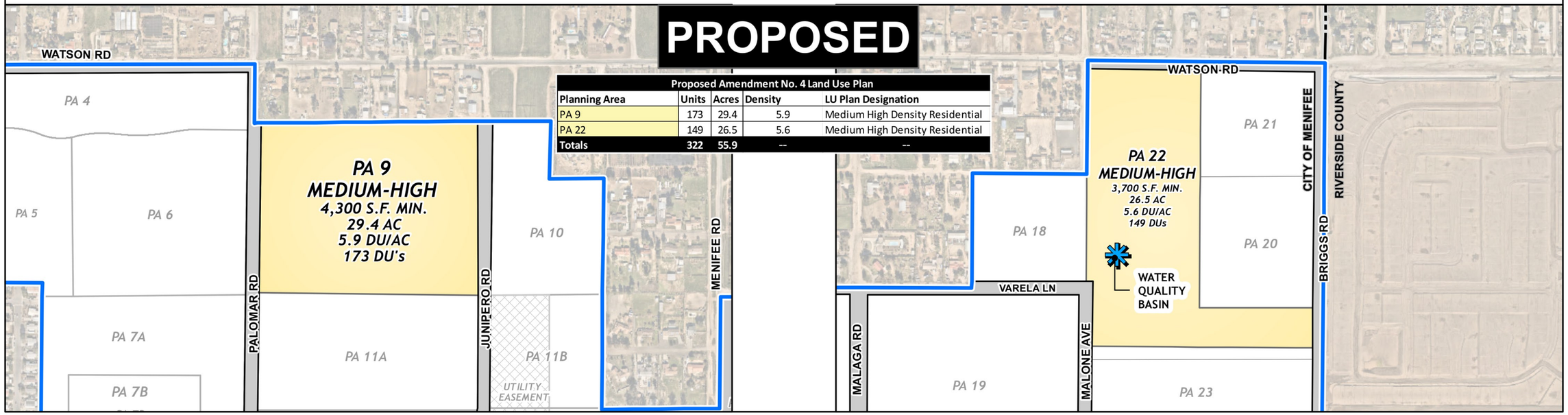
APPROVED

Approved Amendment No. 3 Land Use Plan				
Planning Area	Units	Acres	Density (du/ac)	LU Plan Designation
PA 9	106	30.5	3.5	Medium Density Residential
PA 22	56	11.0	5.1	Medium High Density Residential
PA 23A	153	18.1	8.5	High Density Residential
Total	315	59.6	--	--



PROPOSED

Proposed Amendment No. 4 Land Use Plan				
Planning Area	Units	Acres	Density	LU Plan Designation
PA 9	173	29.4	5.9	Medium High Density Residential
PA 22	149	26.5	5.6	Medium High Density Residential
Totals	322	55.9	--	--



Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2020)

0 150 300 600 Feet

Approved vs. Proprosed Areas of Change
Planning Area 9 (TTM 38132) and Planning Area 22 (TTM 38133)
Specific Plan Amendment and Tentative Tract Map Review
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

PERMITTED USES
PLANNING AREA 9 (RESIDENTIAL)

USE CATEGORY	PERMITTED USES	PLANNING AREA 9
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
RESIDENTIAL	Accessory Dwelling Units (ADU).	P(1)
	Bed and breakfast establishment.	C
	Congregate care facilities.	C
	Duplex (two-family dwellings).	~~P~~ NP
	Emergency Shelters	NP(2)
	Family day care home, large.	~~P~~(1) NP
	Family day care home, small.	P
	Groups residential facility, six or fewer residents.	P
	Groups residential facility , seven or more residents.	~~C~~ NP
	Guest house, accessory to single-family detached.	P(1)
	Home occupation.	P(1)
	Home-based businesses.	NP(3)
	Manufactured home.	~~P~~ NP
	Mobile home park.	~~C~~ NP
	Multiple family	~~P~~ NP
	Residential care facility.	~~C~~ NP
	Short-term rental.	NP
	Single-family detached.	~~NP~~ P
	Single-room occupancy units	NP
	Supportive housing.	~~C~~ NP
	Transitional housing.	~~C~~ NP
NON-RESIDENTIAL	Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals) Non-commercial commercial	~~P~~(1) NP NP
	Animals, Medium (e.g. sheep, goats, pigs, and similar sized animals) Non-commercial commercial.	NP
	Animals, Large (e.g. cows, horses, camels, llamas, and other similar sized animals) Non-commercial commercial.	NP
	Apiary (non-commercial).	NP
	Collection containers.	NP
	Educational institutions.	~~C~~ NP
	Farms and agricultural operations. Non-commercial commercial.	NP

USE CATEGORY	PERMITTED USES	PLANNING AREA 9
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Future Farmers of America and 4-H Programs.	~~P~~ NP
	Fowl, non-crowing.	NP
	Golf courses.	NP
	Governmental facilities.	~~C~~ NP
	Kennels and catteries.	NP
	Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, or marijuana processing.	NP
	Nurseries.	NP(4)
	Parks and recreation areas.	P
	Public utility facilities.	C
	Religious institutions.	~~C~~ NP
	Temporary real estate tract offices.	P
	Wireless communication facilities.	~~C~~ NP
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements.	P

NOTES:

1) Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.
~~2) Allowed in locations specified in the Housing Element.~~
~~3) Refer to provisions of Chapter 9.255 of the City Zoning Ordinance.~~
4) ~~Does not include cultivation of marijuana/cannabis.~~

BUILDING STANDARDS AND SETBACKS
PLANNING AREA 9 (MEDIUM-HIGH DENSITY RESIDENTIAL)

DEVELOPMENT STANDARD	APPROVED	PROPOSED
LOT DIMENSIONS (MINIMUM)		
Lot Area (Sq. Ft)	5,000	4,300
Lot Width (Feet)	50	48
Lot Depth (Feet)	80	90
Frontage (Feet)	45	40
Frontage for a flag lot (Feet)	20	20
Frontage for a cul-de-sac or knuckle (Feet)(1)	35	30
SETBACKS (MINIMUM)(3)		
Front Yard to Livable Space or Porch (Feet)(4)	12	15 to Living Space 10 to Porch
Corner Side Yard (Feet)	9	10 or 5, if corner side yard abuts a landscape and slope lot
Interior Side Yard (Feet)	4	4
Rear Yard (Feet)	10	10; or 15 to the ROW or back of sidewalk, if rear yard abuts a street
BUILDING HEIGHT (MAXIMUM)		
Building Height (Feet)	40	50
BUILDING COVERAGE (MAXIMUM)		
Building Coverage (Percent)	50% (One-story) 45% (Two-story)	60% (One-Story) 55% (Two-Story)
OPEN SPACE COVERAGE (MINIMUM)		
Open Space	See Quimby Parkland Calculation in Section III.5 of the Specific Plan.	Exempt (See Quimby Parkland Requirement in Section III.5 of the Specific Plan)
Private Open Space/Unit (Sq. Ft)	100	100
ADDITIONAL STANDARDS		
Required Parking	--	Automobile storage space shall be provided as required by Section 9.215 of the City of Menifee Zoning Code.

NOTES:

1) Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
2) Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030 of the City of Menifee Development Code.

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PERMITTED USES
PLANNING AREA 22 (RESIDENTIAL)

USE CATEGORY	PERMITTED USES	PLANNING AREA 22
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
RESIDENTIAL	Accessory Dwelling Units (ADU).	P(1)
	Bed and breakfast establishment.	C
	Congregate care facilities.	C
	Duplex (two-family dwellings).	~~P~~ NP
	Emergency Shelters	NP(2)
	Family day care home, large.	~~P~~(1) NP
	Family day care home, small.	P
	Groups residential facility, six or fewer residents.	P
	Groups residential facility , seven or more residents.	~~C~~ NP
	Guest house, accessory to single-family detached.	P(1)
	Home occupation.	P(1)
	Home-based businesses.	NP(3)
	Manufactured home.	~~P~~ NP
	Mobile home park.	~~C~~ NP
	Multiple family	~~P~~ NP
	Residential care facility.	~~C~~ NP
	Short-term rental.	NP
	Single-family detached.	~~NP~~ P
	Single-room occupancy units	NP
	Supportive housing.	~~C~~ NP
	Transitional housing.	~~C~~ NP
NON-RESIDENTIAL	Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals) Non-commercial commercial	~~P~~(1) NP NP
	Animals, Medium (e.g. sheep, goats, pigs, and similar sized animals) Non-commercial commercial.	NP
	Animals, Large (e.g. cows, horses, camels, llamas, and other similar sized animals) Non-commercial commercial.	NP
	Apiary (non-commercial).	NP
	Collection containers.	NP
	Educational institutions.	~~C~~ NP
	Farms and agricultural operations. Non-commercial commercial.	NP

USE CATEGORY	PERMITTED USES	PLANNING AREA 22
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Future Farmers of America and 4-H Programs.	~~P~~ NP
	Fowl, non-crowing.	NP
	Golf courses.	NP
	Governmental facilities.	~~C~~ NP
	Kennels and catteries.	NP
	Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, or marijuana processing.	NP
	Nurseries.	NP(4)
	Parks and recreation areas.	P
	Public utility facilities.	C
	Religious institutions.	~~C~~ NP
	Temporary real estate tract offices.	P
	Wireless communication facilities.	~~C~~ NP
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements.	P

NOTES:

1) Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.
~~2) Allowed in locations specified in the Housing Element.~~
~~3) Refer to provisions of Chapter 9.255 of the City Zoning Ordinance.~~
~~4) Does no include cultivation of marijuana/cannabis.~~

BUILDING STANDARDS AND SETBACKS
PLANNING AREA 22 (MEDIUM-HIGH DENSITY RESIDENTIAL)

DEVELOPMENT STANDARD	APPROVED	PROPOSED
LOT DIMENSIONS (MINIMUM)		
Lot Area (Sq. Ft)[1]	3,500	3,700
Lot Width (Feet)	40	42
Lot Depth (Feet)	75	90
Frontage (Feet)	40	40
Frontage for a flag lot (Feet)	20	20
Frontage for a cul-de-sac or knuckle (Feet)[2]	35	30
SETBACKS (MINIMUM)[3]		
Front Yard (Feet)[4]	12	15 to Living Space 10 to Porch
Corner Side Yard (Feet)	9	10 or 5, if corner side yard abuts a landscape and slope lot
Interior Side Yard (Feet)	4	4
Rear Yard (Feet)	10	10; or 15 to the ROW or back of sidewalk, if rear yard abuts a street
BUILDING HEIGHT (MAXIMUM)		
Building Height (Feet)	40	50
BUILDING COVERAGE (MAXIMUM)		
Building Coverage (Percent)	65% (One-story) 60% (Two-story)	60% (One-Story) 55% (Two-Story)
OPEN SPACE COVERAGE (MINIMUM)		
Open Space Required (Percent)	See Quimby Parkland Calculation in Section III.5 of the Specific Plan.	Exempt (See Quimby Parkland Requirement in Section III.5 of the Specific Plan)
Private Open Space/Unit (Sq. Ft)	100	100
ADDITIONAL STANDARDS		
Required Parking	--	Automobile storage space shall be provided as required by Section 9.215 of the City of Menifee Zoning Code.

NOTES:

~~1) The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.~~

2) Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

3) Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030 of the City of Menifee Development Code. ~~The face of the garage shall be setback eighteen feet (18'). In a side-entry~~

DEVELOPMENT STANDARD	APPROVED	PROPOSED
LOT DIMENSIONS (MINIMUM)		
~~garage condition, the front yard shall not be less than ten feet (10').~~		

MENIFEE NORTH

SPECIFIC PLAN NO. 260
AMENDMENT NO. 4

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AMENDMENT NO. 4 TO MENIFEE NORTH SPECIFIC PLAN NO. 260

SUMMARY OF CHANGES

Proposed Amendment No. 4 (SP 260-A4), modifies the Land Use Plan, along with text and graphics, of the approved Menifee North Specific Plan No. 260, Amendment No. 3 to reflect modifications to Planning Areas 9, 22 and 23A. SP260-A4 also incorporates, in redline (strike-out/underline), modifications in Amendment No. 3, which were not reflected in a final comprehensive document when approved in 2020. Refer to Figure I-3, *Approved vs. Proposed Areas of Change,* which depicts the proposed SP 260-A4 modifications to the Land Use Plan.

This SP 260-A4 increases the total number of residential units in the Specific Plan by 13 units (from 1,506 to 1,513 units) and decreases the residential acreage subtotal by 4.6 acres (from 202.6 acres to 198 acres). SP 260-A4 increases the acreage of Medium High Density (MHDR) Residential Land Use within the Specific Plan by 44.3 acres, from 26.8 to 71.1 acres, reduces the acreage of Medium Density Residential (MDR) Land Use by 30.4 acres (from 116 acres to 85.6 acres), reduces the acreage of High Density Residential (HDR) Land Use by 18.1 acres (from 30 acres to 11.9 acres), and reduces the acreage of Very High Density Residential (VHDR) Land Use by 0.7 acres (from 30.1 acres to 29.4 acres). Detailed descriptions of each proposed change within MENIFFE NORTH Specific Plan No. 260, Amendment No. 4 is provided on Table I-1, Table I-2, and Table I-3 of this document.

Specifically, SP 260-A4:

1. Modifies the acreage, unit count, density, and Land Use Designation of Planning Area 9, to provide a wider range of housing opportunities within the Specific Plan, as follows:
    a. Decreases the acreage by 1.1 acres (from 30.5 acres to 29.4 acres);
    b. Increases the number of residential units by 67 units (from 106 dwelling units to 173 dwelling units);
    c. Decreases the minimum lot size from 7,200 square feet to 4,300 square feet; and,
    d. Modifies the density from 3.5 du/ac (MDR) to 5.9 du/ac (MHDR).

2. Consolidates Planning Areas 22 and 23A into one modified residential Planning Area (PA 22), and modifies the acreage, unit count, density, and Land Use Designation, to provide a wider range of housing opportunities within the Specific Plan, as follows:
    a. Establishes the combined Planning Area acreage at 26.5;
    b. Decreases the combined total number of residential units in Planning Areas 22 and 23A by 60 units (from 209 dwelling units to 149 residential units);
    c. Establishes a density of 5.6 du/ac with a Land Use Designation of Medium High Density Residential (MHDR 5-8);
    d. Establishes a minimum lot size of 3,700 square feet; and,
    e. Incorporates a water quality basin.

3. Redesignates Planning Area 23B as Planning Area 23, to reflect the consolidation of Planning Areas 22 and 23A into Planning Area 22.

4. Removes acreage outside the City boundaries (Riverside County) from the descriptions and totals of "Major Roads" and Utility Easements/Existing Uses" as follows:

a. Decreases the "Major Roads" acreage by 74.8 acres (from 164.1 acres to 89.3 acres).
b. Decreases the "Utility Easements/Existing Uses" acreage by 9.8 acres (from 111.4 acres to 101.6 acres) to reflect the removal of County-portion of utility easements/existing uses (0.6 acres) and the incorporation of the SCE easement (9.2 acres) into Planning Areas 11B, 12B, and 13B.

5. Incorporates Development Standards and Permitted Uses in table form for all Planning Areas to reflect and consolidate the approved Amendment No. 2 Zoning Ordinance and approved Amendment No. 3 Development Standards and Permitted Uses tables.

6. Modifies the Circulation Plan as follows:
   a. Redesignates Watson Road, along the project frontage of Planning Area 22, from Secondary Highway (100 R.O.W.) to Modified Secondary Highway (94' R.O.W.).
   b. Redesignates Palomar Road, along the project frontage of Planning Area 9, from Industrial Collector (78' R.O.W.) to Modified ~~Collector~~ Secondary Road (88' R.O.W.).
   c. Redesignates Malone Avenue, north of Varela Lane, from Enhanced Local Road (66' R.O.W.) to a Local Road (60' R.O.W).
   d. Corrects the right-of-way widths for Local Roads (60' R.O.W.), in conformance with the adopted City of Menifee General Plan Roadway Cross-Sections, and removes Enhanced Local Roads (66' R.O.W.) from the key map to reflect the redesignation of Malone Avenue, north of Varela Lane, from Enhanced Local Road to Local Road.

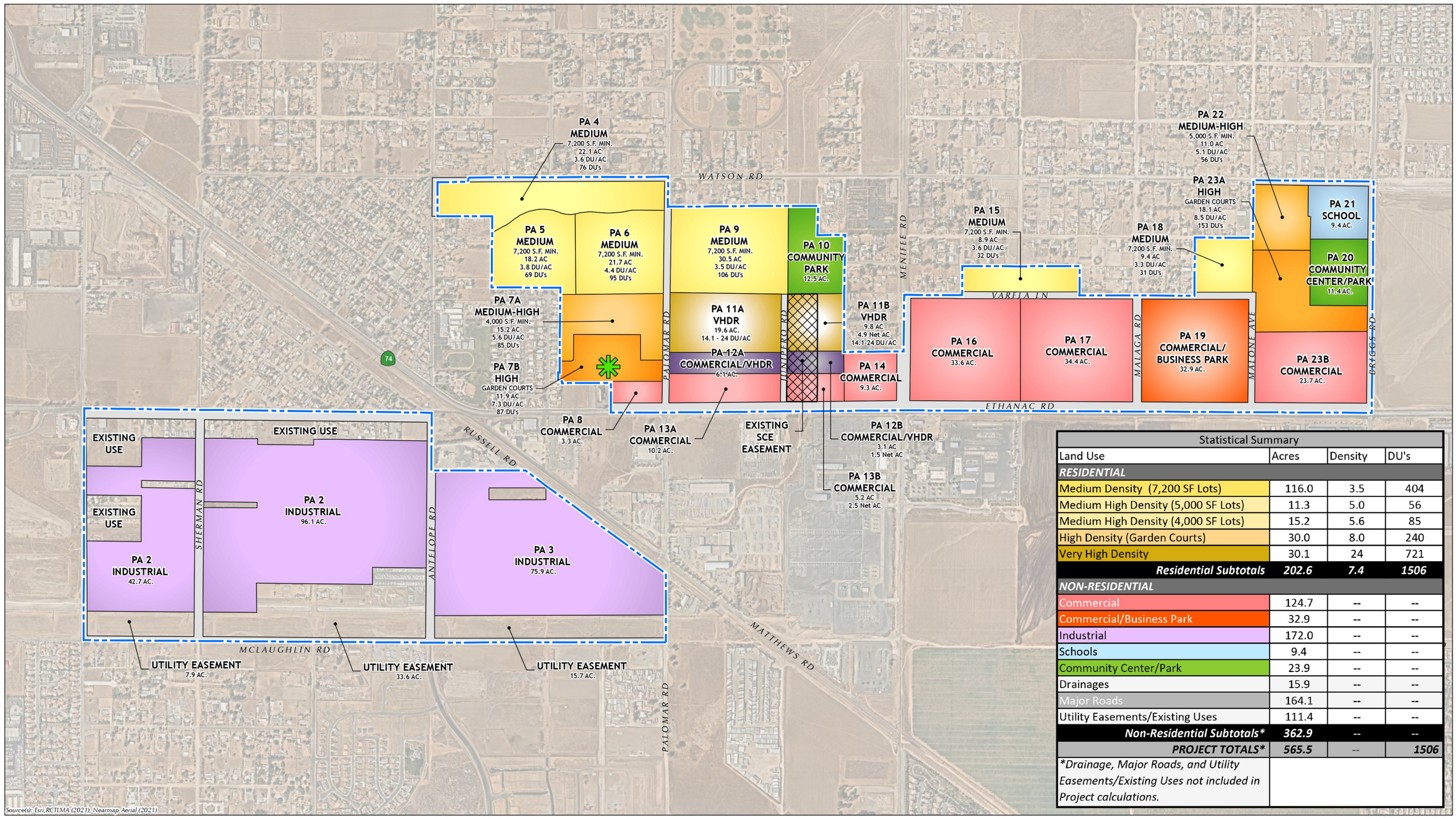
SP 260-A4 also incorporates technical changes to reflect approved Amendment No. 3, including:

1. Modifies the Land Use Designation of Planning Areas 12A and 12B from Very High Density/Commercial as follows:
   a. Establishes the Mixed-Use land use designation, which consists of Commercial and Very High-Density Residential land uses, to reflect the special conditions of commercial and residential development in PAs 12A/12B.
   b. Provides 9.2 acres with 135 units at a density of 14.7 du/ac.

2. Incorporates the Southern California Edison easement (9.2 acres) into Planning Areas 11B, 12B, and 13B to establish consistency within the comprehensive Specific Plan Land Use Plan. Acreages are modified as follows:
   a. The acreage of Planning Area 11B is increased from 4.9 net acres to 9.8 gross acres.
   b. The acreage of Planning Area 12B is increased from 1.6 net acres to 3.1 gross acres.
   c. The acreage of Planning Area 13B is increased from 2.5 net acres to 5.2 gross acres.

3. Modifies the Circulation Plan as follows:
   a. Provides technical correction to the designation for Junipero Road, north of Highway 74, from Industrial Collector (78' R.O.W.) to Collector (74' R.O.W.), in conformance with the previously approved Amendment No. 3.

Additionally, SP 260-A4 makes other ~~technical~~ non-substantive corrections throughout the document to accommodate the proposed substantive modifications.



Statistical Summary			
Land Use	Acres	Density	DU's
RESIDENTIAL			
Medium Density (7,200 SF Lots)	116.0	3.5	404
Medium High Density (5,000 SF Lots)	11.3	5.0	56
Medium High Density (4,000 SF Lots)	15.2	5.6	85
High Density (Garden Courts)	30.0	8.0	240
Very High Density	30.1	24	721
Residential Subtotals	***202.6***	***7.4***	***1506***
NON-RESIDENTIAL			
Commercial	124.7	--	--
Commercial/Business Park	32.9	--	--
Industrial	172.0	--	--
Schools	9.4	--	--
Community Center/Park	23.9	--	--
Drainages	15.9	--	--
Major Roads	164.1	--	--
Utility Easements/Existing Uses	111.4	--	--
Non-Residential Subtotals*	***362.9***	--	--
PROJECT TOTALS*	***565.5***	--	***1506***
**Drainage, Major Roads, and Utility Easements/Existing Uses not included in Project calculations.*			

FIGURE - I-1
APPROVED SPECIFIC PLAN LAND USE PLAN
I. SUMMARY OF CHANGES
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

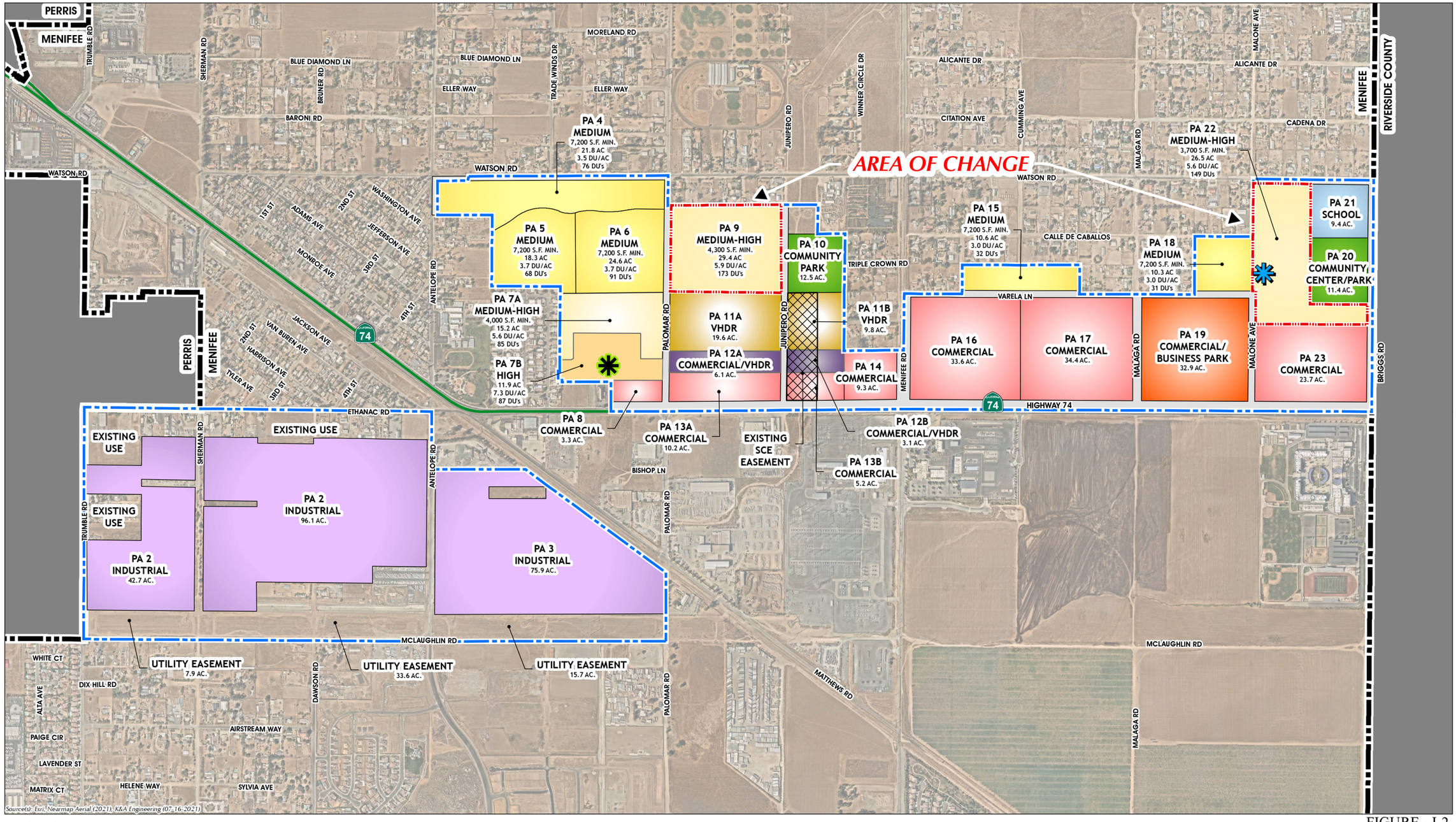


FIGURE - I-2
PROPOSED SPECIFIC PLAN LAND USE PLAN (AREAS OF CHANGE)
I. SUMMARY OF CHANGES

TABLE I-1
LAND USE SUMMARY OF CHANGES

LAND USE	ADOPTED SPECIFIC PLAN NO. 260, AMENDMENT NO. 3			PROPOSED SPECIFIC PLAN NO. 260 AMENDMENT NO. 4		
	ACREAGE	DENSITY (DU/AC)	MAX DWELLING UNITS	ACREAGE	DENSITY (DU/AC)	MAX DWELLING UNITS
RESIDENTIAL						
Medium Density Residential	116.0	3.5	404	85.6	3.5	298
Medium High Density Residential	26.5	5.3	141	71.1	5.7	407
High Density Residential	30.0	8.0	240	11.9	7.3	87
Very High Density Residential	30.1	24.0	721	29.4	19.9	135
RESIDENTIAL SUBTOTAL	**202.6**	**7.2**	**1,506**	**198.0**	**7.0**	**1,378**
MIXED-USE						
Commercial/ Very High Density Residential	-	-	-	9.2	14.7	135
MIXED-USE SUBTOTAL	-	-	-	**9.2**	**14.7**	**135**
NON-RESIDENTIAL						
Commercial	124.7	-	-	119.7	-	-
Commercial/Business Park	32.9	-	-	32.9	-	-
Industrial	172.0	-	-	214.7	-	-
Schools	9.4	-	-	9.4	-	-
Community Center/Community Park	23.9	-	-	23.9	-	-
Drainage Channels	15.9	-	-	15.9	-	-
Major Roads	164.1[(1)]	-	-	89.3[(2)]	-	-
Easements/Existing Uses	111.4 [(1)]	-	-	101.6[(2)]	-	-
NON-RESIDENTIAL SUBTOTAL	**362.9**	-	-	**607.4**	-	-
PROJECT TOTAL	**565.5**	-	**1,506**	**814.6**	-	**1,513**

Notes:

[1] The calculated acreage for Major Roads and Easements/Existing Uses in Specific Plan No. 260, Amendment No. 3 include both City and County acreages and therefore were not included in Non-Residential Subtotal or Project Total calculation in Amendment No. 3.

[2] Only Major Roads and Easements/Existing uses within the City of Menifee are accounted for in Amendment No. 4.

Detailed descriptions of the substantive changes proposed by MENIFEE NORTH Specific Plan No. 260, Amendment No. 4 are provided below.

❑ AREA OF CHANGE - PLANNING AREA 9

Amendment # 4 proposes to: 1) redesignate Planning Area 9 from Medium Density Residential to Medium High Density Residential; 2) decrease the Planning Areas size from 30.5 acres to 29.4 acres and 3) increase the number of residential units from 106 to 173 residential units. The abovementioned changes are summarized in Table I-2 and depicted in Figure I-3.

TABLE I-2
PLANNING AREA 9– STATISTICAL COMPARISON

ADOPTED AMENDMENT NO. 3				PROPOSED AMENDMENT NO. 4			
P. A.	LAND USE	ACRES	DU'S	P. A.	LAND USE	ACRES	DU'S
9	Medium Density Residential	30.5	106	9	Medium High Density Residential	29.4	173

❑ AREA OF CHANGE - PLANNING AREAS 22 AND 23A

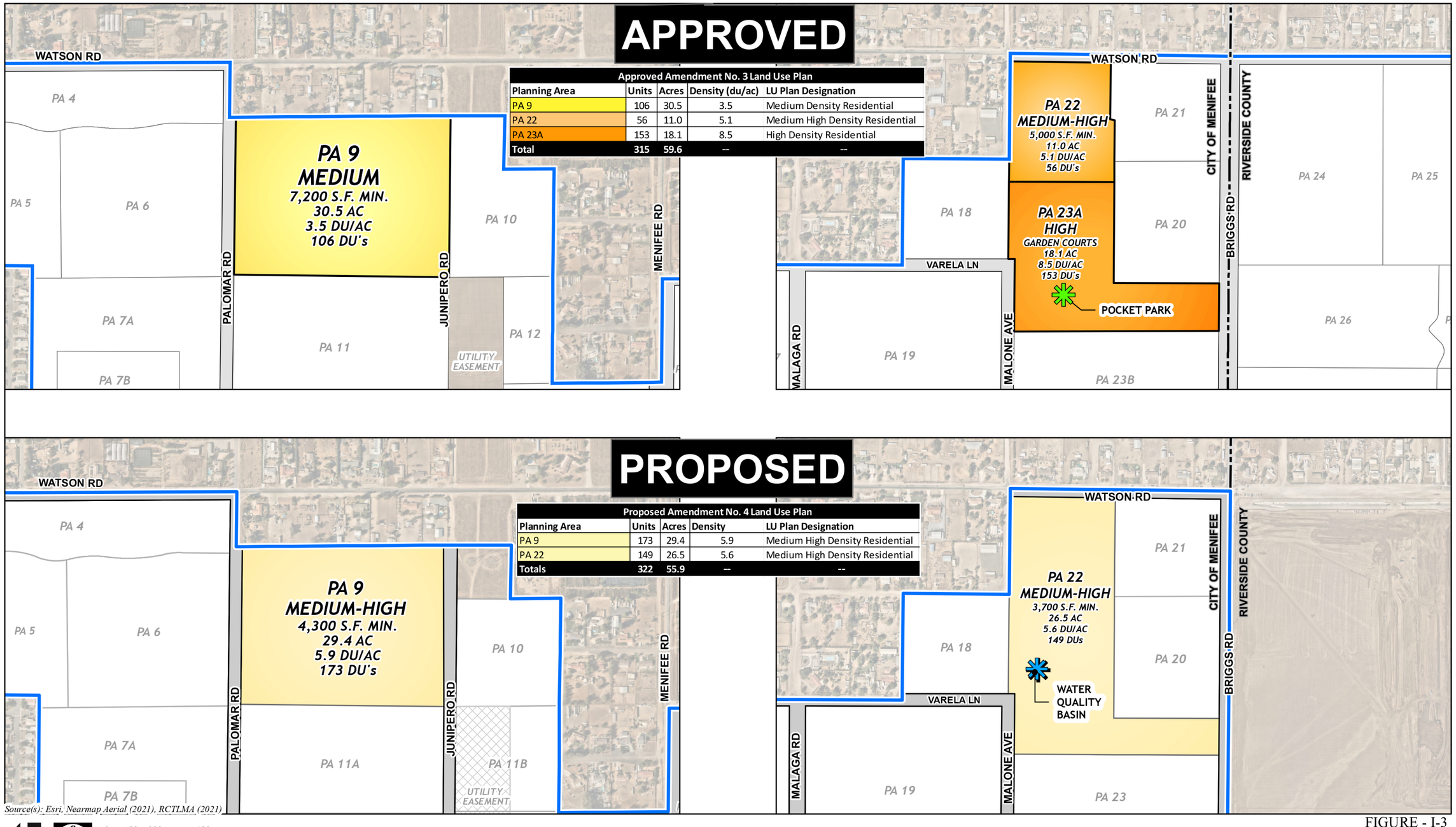
Amendment #4 proposes to combine Planning Areas 22 (Medium-High Density Residential) and 23A (High Density Residential) into a single residential planning area (proposed Planning Area 22), designated Medium High Density Residential. Amendment No. 4 proposes to: 1) redesignate the proposed consolidated Planning Area 22 as Medium High Density Residential; 2) decrease the proposed Planning Area size from 29.1 acres to 26.5 acres; 3) decrease the number of residential units from 209 (56 units in PA 22 and 153 units in PA 23A) to 149 units; and 4) redesignate Planning Area 23B as Planning Area 23, to reflect the consolidation of Planning Areas 22 and 23A into PA 22. The abovementioned changes are summarized in Table I-3 and graphics depicted in Figure I-3.

TABLE I-3
PROPOSED PLANNING AREA 22 – STATISTICAL COMPARISON

ADOPTED AMENDMENT NO. 3				PROPOSED AMENDMENT NO. 4			
P. A.	LAND USE	ACRES	DU'S	P. A.	LAND USE	ACRES	DU'S
22	Medium High Density Residential	11.0	56	22	Medium High Density Residential	26.5	149
23A	High Density Residential	18.1	153				
23B	Commercial	23.7	--	23	Commercial	23.7	--

APPROVED

Approved Amendment No. 3 Land Use Plan				
Planning Area	Units	Acres	Density (du/ac)	LU Plan Designation
PA 9	106	30.5	3.5	Medium Density Residential
PA 22	56	11.0	5.1	Medium High Density Residential
PA 23A	153	18.1	8.5	High Density Residential
Total	315	59.6	--	--



PROPOSED

Proposed Amendment No. 4 Land Use Plan				
Planning Area	Units	Acres	Density	LU Plan Designation
PA 9	173	29.4	5.9	Medium High Density Residential
PA 22	149	26.5	5.6	Medium High Density Residential
Totals	322	55.9	--	--

Source(s): Esri, Nearmap Aerial (2021), RCTLMA (2021)

0 150 300 600 Feet

FIGURE - I-3
APPROVED VS. PROPOSED AREAS OF CHANGE
I. SUMMARY OF CHANGES
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

LIST OF FIGURES MODIFIED OR CREATED FOR THIS AMENDMENT

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II. INTRODUCTION

A. PROJECT LOCATION AND SETTING

The *MENIFEE NORTH* community consists of a combination of undeveloped land, existing scattered residential and institutional land uses, surrounded by either fragmented residential, commercial, or limited forms of professional office land uses, as noted on the *Regional Map* (Figure I-1) and illustrated on the *Vicinity Map* (Figure I-2). When fully developed, the *MENIFEE NORTH* Specific Plan will provide a combination of land uses including residential, commercial, industrial, business park, recreation, institutional uses.

Amendment No. 4 to the *MENIFEE NORTH* Specific Plan, (SP 260-A4) creates a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of this community. All standards included within Amendment No. 4 are reflective of City of Menifee requirements. Amendments to the *MENIFEE NORTH* Specific Plan and implementing projects are processed, reviewed, and considered by the City of Menifee in accordance with the City's General Plan and Ordinances.

SP 260-A4 creates a community which offers a unique living and working environment, comprised of a range of residential densities and housing types, schools, commercial and industrial uses, along with park and open space amenities consistent with the City of Menifee's vision for the city. The variety of housing types provide housing opportunities for residents in a variety of economic circumstances and lifestyle preferences, creating a vibrant community consisting of individual neighborhoods and public spaces.

SPECIFIC PLAN HISTORY

In 1994, the County of Riverside Board of Supervisors approved the *MENIFEE NORTH* Specific Plan No. 260 and certified its' Environmental Impact Report (EIR No. 329). The adopted Specific Plan provided for the development of 2,390 residential units on 1,635.3 acres between the communities of Homeland and Romoland in Southwestern Riverside County. EIR No. 329 was intended to serve as the project-wide Master Environmental Document for the *MENIFEE NORTH* Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. EIR No. 329 analyzed 2,654 dwelling units, although the project was approved for only 2,309 units.

In 2004, Amendment No. 1 was approved by the County of Riverside, which increased the number of residential units to 2,602 and deleted Planning Area 1, which was originally designated for 18 acres of Commercial/Business Park use, to reflect its annexation into the City of Perris. In 2007, Amendment No. 2 and Environmental Assessment No. 40275 was approved by the County of Riverside. Amendment No. 2 reduced the Specific Plan acreage by approximately 30 acres (from 1,635.3 acres to 1,604.6 acres), increased the number of residential units by 213 units (from 2,602 to 2,815), modified the Land Use Designations and unit counts in Planning Areas 7, 8, 10, 20, 23, and 48, and modified the Circulation Plan to reflect the Circulation Element of the Riverside County General Plan adopted in 2003.

In 2008, the City of Menifee was incorporated and establishment of the City's boundary at Briggs Road resulted in the portion of the adopted Specific Plan, west of Briggs Road, remaining within the City's jurisdiction.

On January 16, 2020, Amendment No. 3 to the *MENIFEE NORTH* Specific Plan and its accompanying EIR (SCH #2019029123) was adopted by the City of Menifee. Amendment No. 3 modified Planning Areas 11, 12, 13, and 14 and formally removed those portions of the Specific Plan outside the City boundaries from the document, however a final comprehensive document reflecting the approved modifications was not created.

B. SPECIFIC PLAN FORMAT

Amendment No. 4 to the *MENIFEE NORTH* Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan.

Section 65450 through 65454 of the California Government Code grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. While a General Plan examines an entire City, a Specific Plan will concentrate on the individual development issues of a particular project. Amendment No. 4 to the *MENIFEE NORTH* Specific Plan has been created to provide a comprehensive development plan for the 814.6-acre site that is consistent with the recommendations and requirements set forth by Section 9.100 of the City of Menifee Development Code.

C. PROJECT SUMMARY

MENIFEE NORTH, is located on approximately 814.6 acres along Highway 74, between Trumble Road and Briggs Road, in the City of Menifee. Amendment No. 4 addresses modifications to Planning Area 9 and Planning Area 22. Planning Area 9 is located in the western portion of the Specific Plan, between Palomar Road and Junipero Road. Planning Area 22, is located in the eastern portion of the Specific Plan, between Malone Avenue and Briggs Road. Amendment No. 4 introduces residential lot sizes into these Planning Areas which create compact neighborhoods that were not previously available within the community, to provide more housing choices for residents of the City of Menifee.

In response to changing market conditions in the project area, this fourth amendment to Specific Plan 260, *MENIFEE NORTH*, is proposed to incorporate the following changes, which are summarized in Section 1, *Summary of Changes*, and reflected in Table II, *Land Use Summary*:

Table II
LAND USE SUMMARY

LAND USE	ACREAGE	DWELLING UNITS / ACRE	MAXIMUM DWELLING UNITS
RESIDENTIAL			
7,200 SF Medium (1)	~~116~~85.~~60~~	~~3.5~~3.5	298~~404~~
~~6,000 SF Medium~~	~~44.6~~	~~5.8~~	~~258~~
4,~~5,000~~000 SF Medium High	~~11.3~~15.2	~~5.0~~5.6	~~56~~85
4,300 SF Medium High	29.4	5.9	173
~~4,000~~3,700 SF Medium High	~~15.2~~26.5	5.6	~~85~~149
High Density (Garden Courts)	~~30.0~~11.9	~~8.0~~7.3	~~240~~87
Very High Density	29.4	19.9	586
RESIDENTIAL SUBTOTAL	**~~202~~198.0~~.6~~**	**~~7.4~~7.0**	**1,378~~06~~**
MIXED-USE			
Commercial/Very High Density Residential(2)	9.2	14.7	135
MIXED-USE SUBTOTAL	**9.2**	**14.7**	**135**
NON-RESIDENTIAL			
~~Business Park~~	~~-~~	~~-~~	~~-~~
Commercial	~~124.~~119.7	-	-
~~Mixed Use/Neighborhood Commercial~~	~~-~~	~~-~~	~~-~~
Commercial/Business Park	32.9	-	-
Industrial	214.7	-	-
Schools	9.4	-	-
Community Center/Park(3)	23.9	-	-
Drainage Channels~~Open Space~~	-15.9	-	-
Major Roads~~Fire Station~~	-89.3	-	-
Easements/Existing Uses	101.6		
NON-RESIDENTIAL SUBTOTAL	~~362.9~~607.4	-	-
PROJECT TOTAL	**~~502.5~~814.6**	--	**-1,513**

Notes:

(1) The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5 and 6, in either of the following two circumstances:

(a) The project is designed for and restricted to senior citizen housing; or

(b) The project is a mobile home park or mobile home subdivision.

If this option is elected, the maximum number of dwelling units shown in Table II may be exceeded up to a new maximum which is listed in Planning Area description for the relevant Planning Areas. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 1,513.

(2) PA 12A can be either maximum 67% residential or 100% commercial. PA 12B can be either maximum 100% residential or 100% commercial.

(3) A 2.5-acre portion of Planning Area 10 (12.5 total acres) is fee-owned by Southern California Edison and is excluded from park programming and amenities.

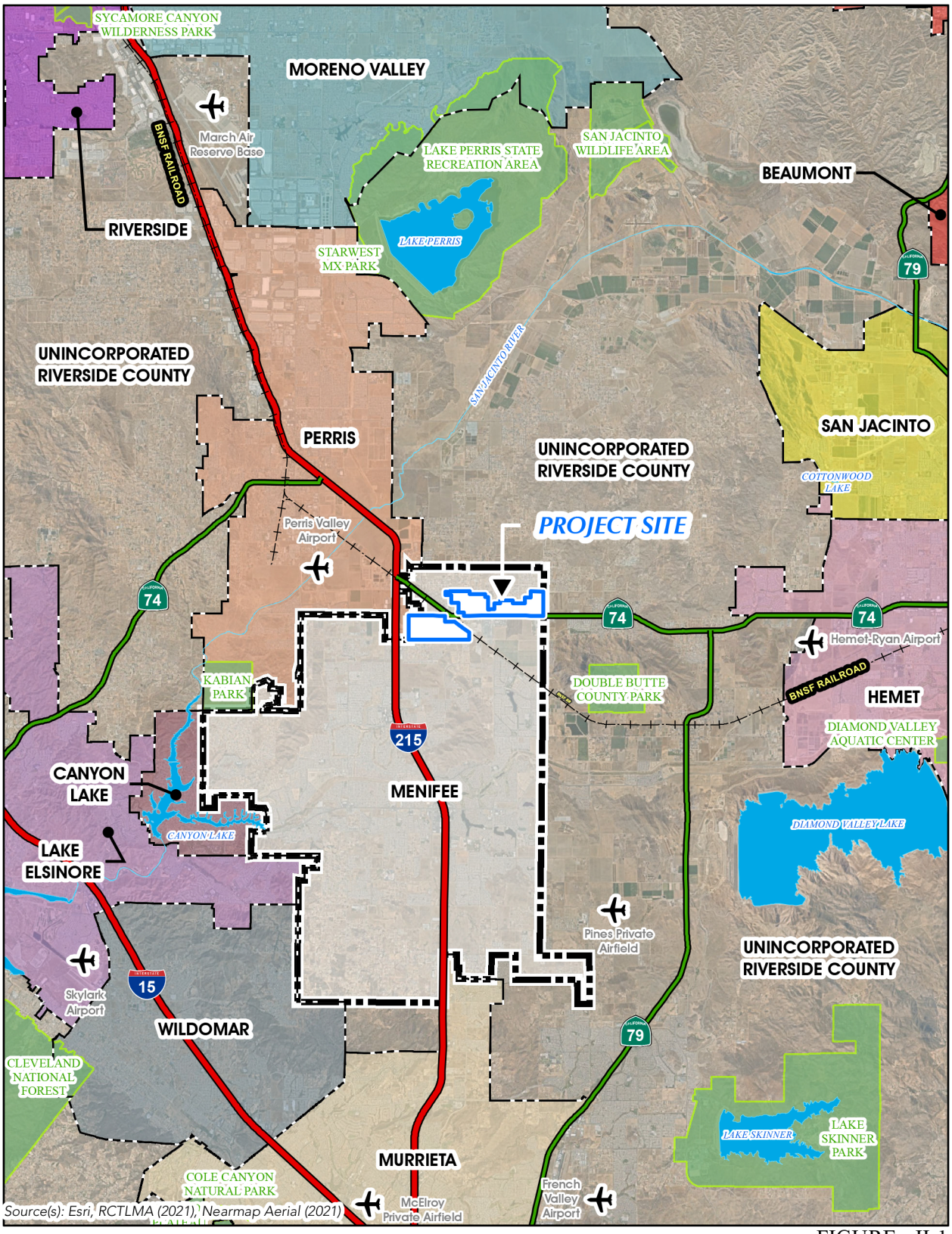


FIGURE - II-1
REGIONAL MAP
II. SUMMARY

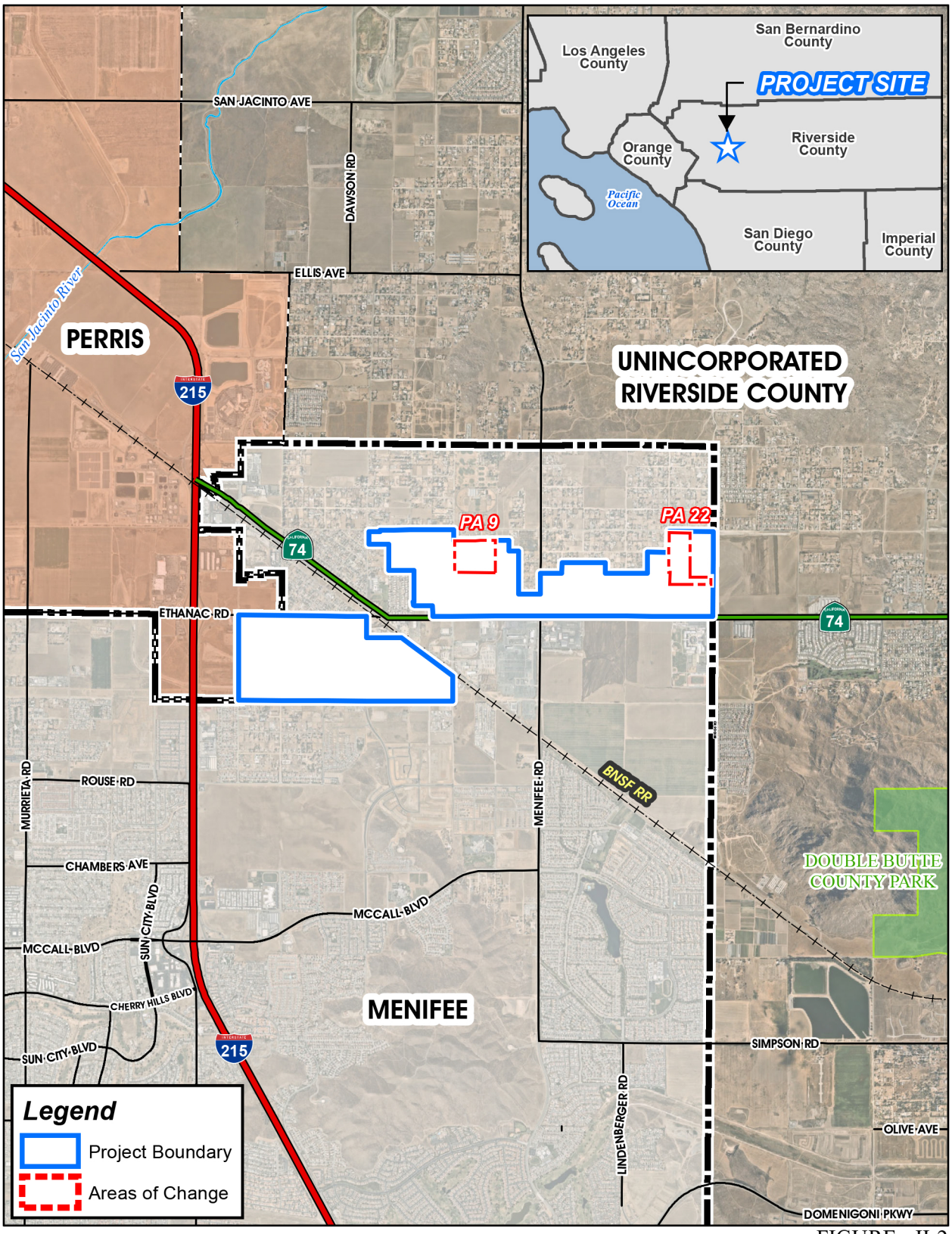


FIGURE - II-2
VICINITY MAP
II. SUMMARY

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

✣ PLANNING OBJECTIVES

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, City of Menifee General Plan goals and objectives, development phasing and local community goals have been fully examined and considered. To further ensure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives were identified. With this analysis and the specific project goals and objectives in mind, the *MENIFEE NORTH* Specific Plan:

- Provides a development plan of superior environmental sensitivity including a high quality of visual aesthetics, suppression of noise, protection of health and safety, and the promotion of the community and region.

- Considers topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible.

- Reflects anticipated market needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of the City of Menifee.

- Provides residential uses with particular emphasis on employing natural and created open space for a heightened aesthetic environment.

- Provides direct and convenient access to neighborhoods via a convenient and efficient circulation system.

- Provides additional employment opportunities for the current and future residents of the City of Menifee and surrounding communities.

- Creates a unique residential character that provides for a distinct environment through architectural treatment, viewshed, and natural terrain.

1. SPECIFIC LAND USE PLAN

a. Project Description

When completed, the *MENIFEE NORTH* project area will be composed of a high-quality mix of residential uses varying in density from 3.5~~0~~ du/ac to ~~24.0~~19.9 du/ac, as summarized in Table III-1, *Detailed Land Use Summary*. These residential uses will be constructed in compliance with a site design that is consistent with the City of Menifee General Plan. The residential products to be provided will meet a market need in the urbanizing City of Menifee. When fully developed, a maximum of 1,~~506~~ 513 homes will be constructed in

MENIFEE NORTH. In order to create a full service, balanced community, the Specific Plan also will provide commercial, business park, industrial, recreation, public facility, and community~~, and natural open space~~ land uses.

The project site has been divided into 26~~5~~ planning areas on the basis of logical, separate units of development. Information on each of the planning areas within *MENIFEE NORTH* is provided in Table III-A, *Detailed Land Use Summary*, within Section III.B, ~~;~~ *Planning Area Development Standards*, and in Planning Area Exhibits (Figures III-144~~A~~ through III-3014~~M~~).

The proposed land uses within the *MENIFEE NORTH* Specific Plan include:

- RESIDENTIAL - The Specific Plan was formulated based on the goal of providing a variety of housing types, styles, sizes and values to attract a variety of homebuyers. The residential and mixed use element of the plan accounts for ~~202.6~~204.1207.2 acres of the project site, containing 1,5131~~06~~ dwelling units. The housing mix will be spread over four density ranges varying from Medium Density Residential to Very High Density Residential, as described below.

  - Medium Density Residential (3.5~~3.5~~ du/ac) - consists of ~~404~~ 298 dwelling units on ~~116~~85.6 acres in Planning Areas 4, 5, 6, ~~9,~~ 15, and 18. Lot sizes in these areas are a minimum of 7,200 square feet.

  - Medium-High Density Residential (5.7~~0~~ du/ac) - consists of ~~56~~ 407 dwelling units on ~~11.3~~71.1 acres in Planning Areas 7A, 9, and 22. The minimum lot sizes in these Planning Areas range from 3,700 to 4,300 square feet.

  - High Density Residential (7.3 du/ac) – consisting of ~~240~~ 87 dwelling units on ~~30~~ 11.9 acres in Planning Area~~s~~ 7B ~~and 23A~~. Residential uses in these areas consist of Garden Court homes.

  - Very High Density Residential (14.7~~1~~ – 19.9 ~~24.0~~du/ac) – consists of 586 ~~721~~ dwelling units on ~~30.1~~29.4 acres in Planning Areas 11A and 11B. Under special conditions, Planning Areas 12A and 12B may consist of 135 dwelling units on 9.2 acres. See Section III, *Planning Area Development Standards*, for detailed descriptions. Residential uses in these areas consist of Multi-Family homes.

The maximum density of Planning Areas 5 and~~,~~ 6~~, and 9~~ may be increased to 6.0 du/ac with a 5,000 square foot lot minimum if the planning area is designed for and restricted to senior citizen housing or if the planning area is a mobile home park or mobile home subdivision.

- COMMERCIAL - *MENIFEE NORTH* will contain several commercial sites totaling ~~122.8~~119.7 acres,proposed for Planning Areas 8, ~~12B,~~ 13A, 13B, 14, 16, 17, and 23~~B~~. The commercial uses proposed will serve residents of *MENIFEE NORTH*, off-site users and persons employed in the area. The commercial sites are located to provide easy access for both on-site residents and the regional population. The provision of commercial uses is important not only for convenience, but also to satisfy commercial needs of the future population in this region.

- COMMERCIAL/BUSINESS PARK - The Commercial/Business Park use, totaling 32.9 acres of land, is proposed for Planning Area 19. This land use is intended to provide areas for wholesale

commercial, business/office, support commercial and possibly some light industrial uses, as allowed in the City's Business Park (~~IP~~ BP) zone.

- INDUSTRIAL - The Industrial uses are located in Planning Areas 2 and 3 and total ~~172~~ 214.7 acres of land. This land use is intended to support the commercial uses in the region and to blend in with the adjacent industrial uses.

- SCHOOLS – An elementary school site is planned within *MENIFEE NORTH*, containing a total of 9.4 acres, located in Planning Area 21. The Specific Plan satisfies the standards of the Perris Union and Romoland School Districts for the reservation of school sites~~ as the project is implemented over the phasing period.~~ .

- CO~~O~~MMUNITY PARKS/CENTER - The *MENIFEE NORTH* project offers various active recreational opportunities. A 10-acre park is proposed in Planning Area 10 and an 11.4-acre community center/park ~~is proposed for~~exists in Planning Area 20, adjacent to the school site.

- ROADS - Major roadways totaling ~~164.1~~89.3 acres ~~(County and City roads)~~ will be developed in conjunction with the proposed project. On-site traffic will be handled by a hierarchical roadway system consisting of Expressway, Urban Arterial Highway, Arterial Highway, Major Highway, Secondary Highway, Industrial Collector, Collector, Rural, and Local roadways ranging in right-of-way width from 48~~56~~ feet to 216~~20~~ feet.

b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the land proposed for *MENIFEE NORTH*, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions among neighboring land uses.

In addition to these specific techniques, project-wide development standards also have been prepared which complement the unique conditions within each planning area. These general standards are:

1) The total Specific Plan area shall be developed with a maximum of 1,~~506~~ 513 dwelling units on 814.6 acres, as illustrated on the *Specific Plan Land Use Plan* (Figure III-1). General uses permitted will include residential, commercial, business park, industrial, a school facility~~s~~, recreation, and circulation as delineated on the *Specific Plan Land Use Plan* and in the individual planning areas (Figures III-1~~44A~~ through III-30~~14M~~).

2) Uses and development standards will be in accordance with the City of Menifee Zoning Ordinance and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.

3) Standards relating to signage, landscaping, parking and other related design elements will conform to the City of Menifee Development Code. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan.

4) All project lighting shall be in accordance with applicable City of Menifee standards, including Chapter 9.205 of the Development Code regarding~~,~~ Lighting Standards.

5) Development of the property shall be in accordance with the mandatory requirements of all City of Menifee ordinances, including Grading and Subdivision Ordinances. Development shall conform substantially with adopted Amendment No. 4 to Specific Plan No. 260, ~~-~~as filed in the office of the City of Menifee Community Development Department, unless otherwise amended. This Specific Plan conforms with state laws.

6) Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.

7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application provided that if the maintenance organization is a property owner's association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.

8) Common areas identified in the specific plan shall be owned and maintained as follows:

   a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, and landscaped areas (including those in commercial, commercial/business park, business park, and industrial areas). The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

   b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

   c) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division or issuance of any building permit for any approved development permit (use permit, plot plan, etc.). The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.

9) The permittee shall defend, indemnify, and hold harmless the City of Menifee or its agents, officers, and employees from any claim, action, or proceeding against the City of Menifee or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Menifee, its advisory agencies, appeal boards or legislative body concerning Specific Plan No. 260. The City of Menifee will promptly notify the permittee of any such claim, action, or proceeding against the City of Menifee and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action, or proceeding or fails to

cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Menifee.

10) Prior to issuance of building permits for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the City of Menifee Community Development Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

11) An environmental assessment shall be conducted for each Tract, Plot Plan, Specific Plan Amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the certified EIR No. 329 prepared for this Specific Plan.

12) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the specific plan zone herein applied to the property.

13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or bicycle.)

14) Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

15) If necessary, roadways, infrastructure and open space will be coordinated by and paid for through an assessment or community services district to facilitate construction, maintenance and management.

16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified, based upon but not limited to the following:

    a) Adequate availability of services.
    b) Adequate access and circulation.
    c) Sensitivity to landforms.
    d) Innovation in housing types and design.
    e) Density transfer.
    f) Sensitivity to neighborhood design through lot and street layouts.
    g) Lot sizes as proposed in this Specific Plan.
    h) Density bonuses for affordable or senior citizen housing.

17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.

18) Prior to the issuance of building permits, improvement plans for developed common open space areas, including irrigation plans, shall be submitted for Community Development Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.

19) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:

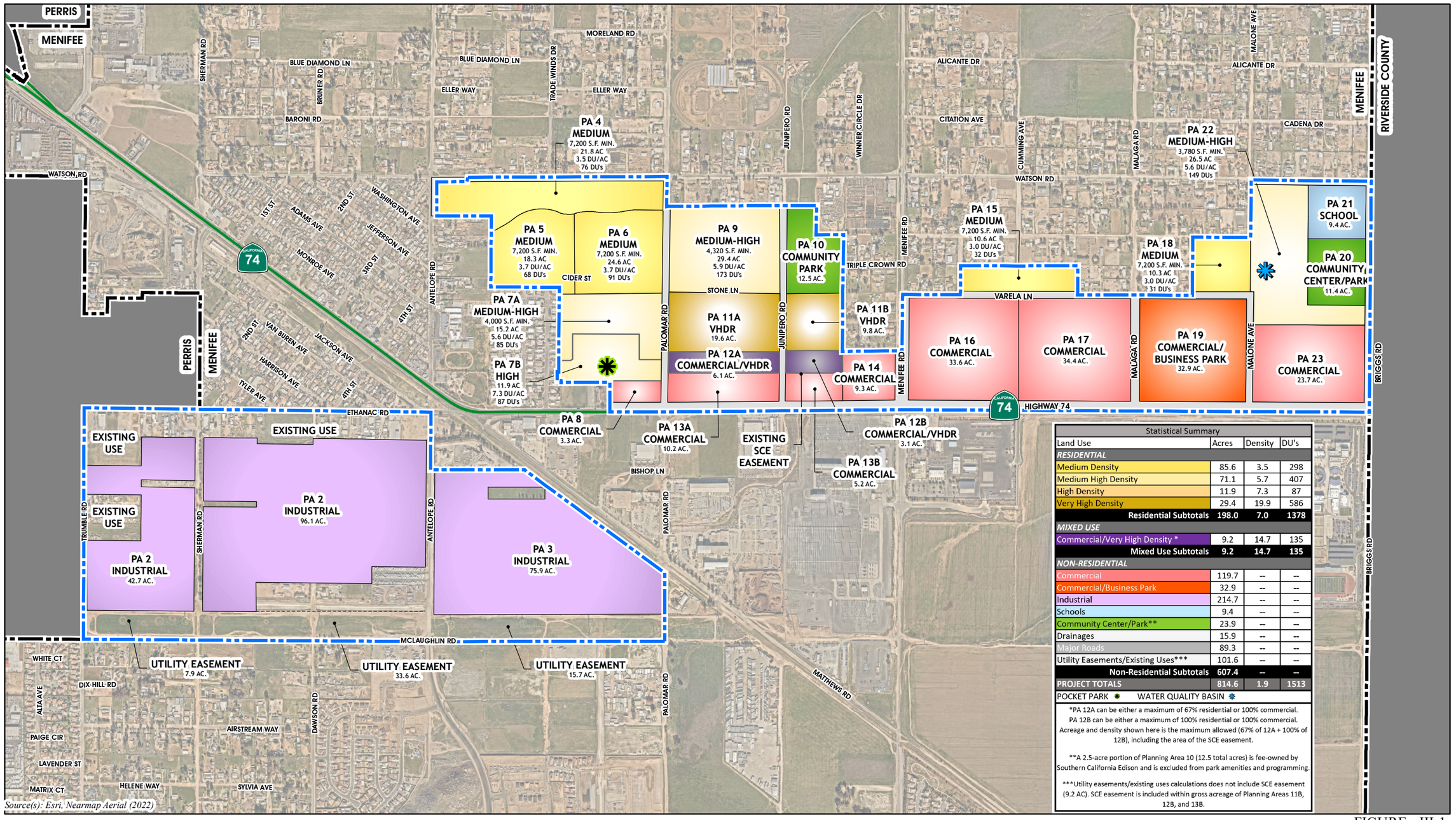
a) Circulation for pedestrians, vehicles and police patrols.
b) Lighting of streets, walkways and bikeways.
c) Visibility of doors and windows from the street and between buildings, where practical.
d) Fencing heights and materials.

20) It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owner's association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owner's association shall be responsible for private roads, parking, open space area, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

21) Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels.

22) Designation and/or dedication of parkland and open space acreage, necessary to satisfy both City and State requirements, will be based on the final number of dwelling units and subsequent population generated by the *MENIFEE NORTH* Specific Plan as adopted by the Menifee City Council, unless otherwise amended.



Statistical Summary			
Land Use	Acres	Density	DU's
RESIDENTIAL			
Medium Density	85.6	3.5	298
Medium High Density	71.1	5.7	407
High Density	11.9	7.3	87
Very High Density	29.4	19.9	586
Residential Subtotals	**198.0**	**7.0**	**1378**
MIXED USE			
Commercial/Very High Density *	9.2	14.7	135
Mixed Use Subtotals	**9.2**	**14.7**	**135**
NON-RESIDENTIAL			
Commercial	119.7	--	--
Commercial/Business Park	32.9	--	--
Industrial	214.7	--	--
Schools	9.4	--	--
Community Center/Park**	23.9	--	--
Drainages	15.9	--	--
Major Roads	89.3	--	--
Utility Easements/Existing Uses***	101.6	--	--
Non-Residential Subtotals	**607.4**	**--**	**--**
PROJECT TOTALS	**814.6**	**1.9**	**1513**

POCKET PARK WATER QUALITY BASIN

*PA 12A can be either a maximum of 67% residential or 100% commercial. PA 12B can be either a maximum of 100% residential or 100% commercial. Acreage and density shown here is the maximum allowed (67% of 12A + 100% of 12B), including the area of the SCE easement.

**A 2.5-acre portion of Planning Area 10 (12.5 total acres) is fee-owned by Southern California Edison and is excluded from park amenities and programming.

***Utility easements/existing uses calculations does not include SCE easement (9.2 AC). SCE easement is included within gross acreage of Planning Areas 11B, 12B, and 13B.

Source(s): Esri, Nearmap Aerial (2022)

0 275 550 1,100 Feet

FIGURE - III-1
SPECIFIC PLAN LAND USE PLAN
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

Table III-1
MENIFEE NORTH
DETAILED LAND USE SUMMARY

DESIGNATION	PLANNING AREA	ACREAGE ~~WITHIN CITY OF MENIFEE~~	TARGET DENSITY ~~WITHIN MENIFEE~~	DWELLING UNITS ~~WITHIN MENIFEE~~
RESIDENTIAL				
Medium - 7,200 SF min.	4	~~21.8~~21.8	3.5	76
	5~~[1]~~	18.3	3.7	68
	6~~(1)~~	24.6	3.7	91
	15	10.6	3.0	32
	18	10.3	3.0	31
	SUBTOTAL - MEDIUM - 7,200 SF MIN.	**~~116.0~~85.6**	**3.~~5~~5**	**~~404~~298**
Medium High – 4,300 SF min.	~~2~~59	29.4	~~4.5~~5.9	173
	SUBTOTAL - MEDIUM HIGH – ~~6,000~~4,300 SF MIN.	**29.4**	**~~4.5~~5.9**	**173**
Medium High - ~~4~~5,000 SF min.	~~22~~7A	~~11.3~~15.2	5.~~0~~6	~~56~~85
	SUBTOTAL - MEDIUM HIGH - ~~4~~5,000 SF MIN.	**~~11.3~~15.2**	**5.0**	**~~56~~85**
Medium High – ~~4,000~~3,700 SF min	~~7A~~22	~~15.2~~26.5	5.6	~~85~~149
	SUBTOTAL - MEDIUM HIGH – 3,700 SF MIN.	**26.5**	**5.6**	**149**
High Density – Garden Courts	7B	11.9	7.3	87
	SUB-TOTAL HIGH DENSITY	**~~30.0~~11.9**	**~~8.0~~7.3**	**~~240~~87**
Very High Density ~~– 14.1-24 DU/AC~~	11A	~~24.4~~19.6~~3~~	19.9~~24~~	586~~586~~
	11B~~12~~[3]	~~5.6~~9.8~~3~~		~~135~~
	SUB-TOTAL VERY HIGH DENSITY	**~~32~~9.4~~0.06~~**	**19.9**	**~~721~~586**
	~~RESIDENTIAL~~ RESIDENTIAL SUBTOTALS	**~~202.6~~198.0**	**~~451.8~~7.0**	**~~1506~~1,378**
~~NON-RESIDENTIAL~~MIXED-USE				
Commercial/Very High Density	12A	6.1	14.7	135
	12B	3.1		
	SUBTOTAL MIXED- USE	**9.2**	**14.7**	**135**
NON-RESIDENTIAL				
	8	3.3	—	—
	13A~~2~~[4]	~~7.~~10.2~~66~~	—	—

Table III-1
MENIFEE NORTH
DETAILED LAND USE SUMMARY

DESIGNATION	PLANNING AREA	ACREAGE ~~WITHIN CITY OF MENIFEE~~	TARGET DENSITY ~~WITHIN MENIFEE~~	DWELLING UNITS ~~WITHIN MENIFEE~~
Commercial	~~13~~13B[4]	~~12.~~5.2~~76~~	—	
	14	9.3~~27~~	—	—
	16	33.6	—	—
	17	34.4	—	—
	23~~B~~	23.7	—	—
SUBTOTAL - COMMERCIAL		**~~124.~~119.7~~69~~**	**—~~58.2~~**	**—**
~~Mixed Use/ Neighborhood Commercial~~	~~31A~~	~~18.5~~		—
Commercial/Business	19	32.9	—	—
SUBTOTAL - COMMERCIAL/BUSINESS PARK		**32.9**	**—~~48.2~~**	**—**
Industrial	2	138.8	—~~96.1~~	—
	3	75.9	—~~75.9~~	—
SUBTOTAL - INDUSTRIAL		**214.7**	**—~~172~~**	**—**
Schools	21	9.4	—	—
SUBTOTAL - SCHOOLS		**9.4**	**—~~19.3~~**	**—**
Community Parks/Center	10	12.5	—	—
	20	11.4	—	—
SUBTOTAL - COMMUNITY PARKS/CENTER		**23.9**	**—~~5.5~~**	**—**
~~Open Space~~	~~36~~	~~112.0~~		—
~~Fire Station~~	~~—~~	~~1.7~~		—
Drainage Channels/Basin	--	15.9	—~~164.1~~	
Utility Easements/Existing Uses			—	—
Major Roadways	--	~~111.4~~101.6	—	—
		89.3		—
	--			
NON-RESIDENTIAL SUBTOTALS		**~~362.9~~607.4**	**—~~183.0~~**	**—**
PROJECT TOTALS		**~~502.5~~814.6**	**—~~748.5~~**	**~~150~~61,513**

2. CIRCULATION PLAN

a. Circulation Plan Description

The primary goal of the Circulation Plan is to provide direct and convenient access to individual residential neighborhoods, schools, recreation areas, and commercial, business park and industrial facilities through a safe and efficient hierarchy of roadways. Non-vehicular circulation will be promoted through the provision of bicycle lanes and sidewalks.

As illustrated in the *Conceptual Circulation Plan* (Figure III-2), the Specific Plan requires the construction of approximately 89.3 acres of roads. Amendment No. 4 has modified the Circulation Plan in conformance with the City of Menifee General Plan Circulation Element.

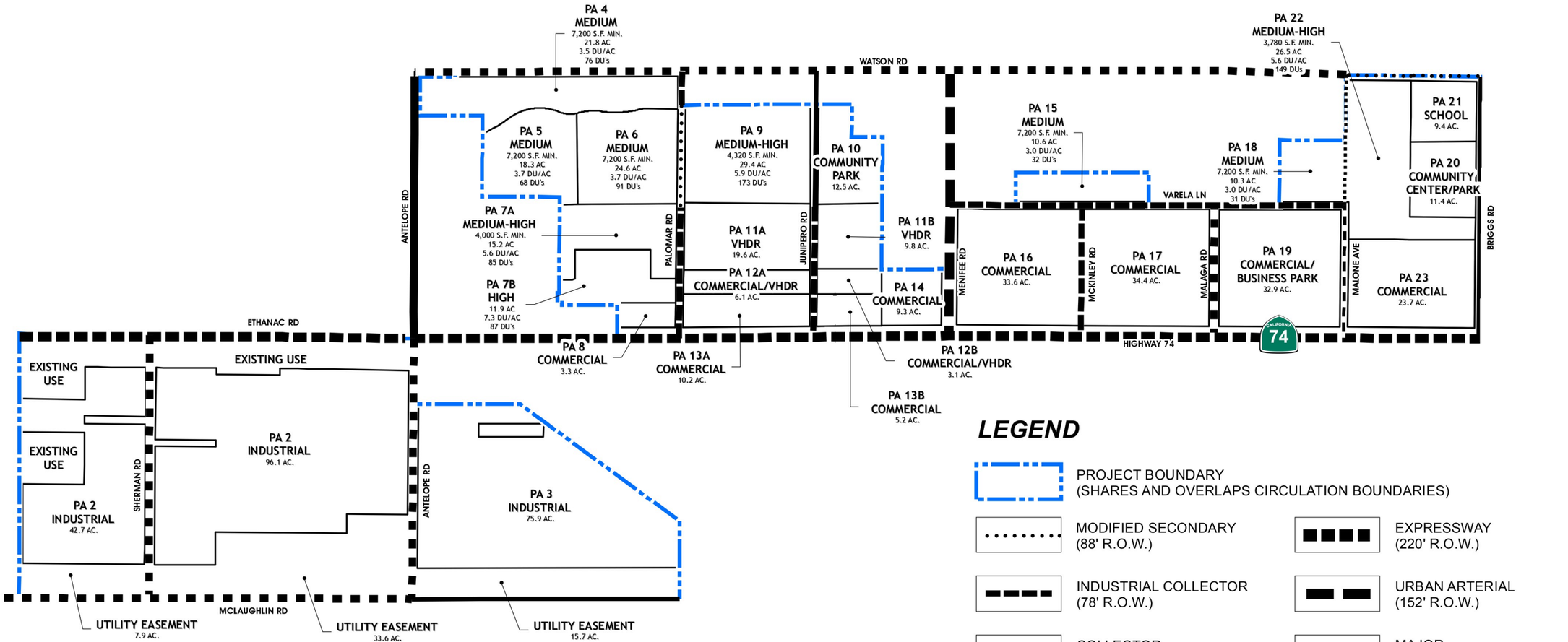
Principal east-west roadway access to and through the site will be provided by the existing Highway 74 and the improved Ethanac Road Corridor. Primary north-south traffic through the project site will be conveyed via Menifee Road, proposed on-site as an Urban Arterial with a 152' ROW, and Antelope Road (north of Highway 74), and Briggs Road, both proposed on-site as Major Roadways with 118' ROWs. Antelope Road, south of Highway 74, is proposed as a Secondary Roadway with a 100' ROW. On-site circulation will be accommodated by a network of public and private roadways. Each major roadway's location and size are designed, as illustrated on Figure III-2 and summarized on Table III-2, to facilitate the efficient movement of traffic throughout the site.

b. Circulation Development Standards

1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the community. The on-site system depicted on the *Conceptual Circulation Plan* (Figure III-2) will serve as the composite Circulation Plan for the *MENIFEE NORTH* Specific Plan. The illustrated, on-site roadway improvements will be phased in accordance with this plan.

2) Heavy through-traffic should be eliminated from residential neighborhoods. Major roadways should be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.

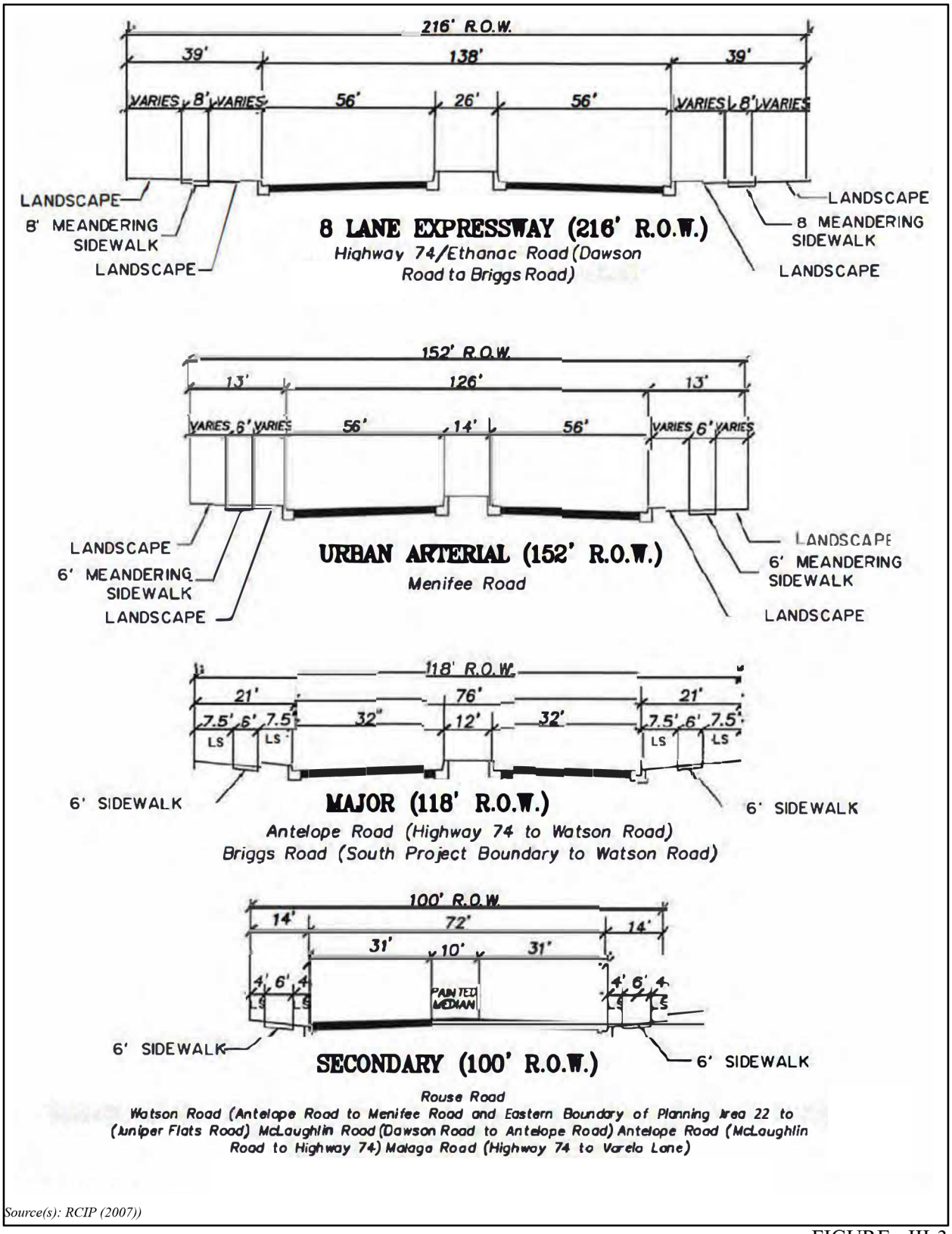
3) On-site roads will be constructed as:
   - Expressway (216' ROW)
   - Urban Arterial (152' ROW)
   - Modified Major (123' ROW)
   - Major (118' ROW)
   - Secondary (100' ROW)
   - Modified Secondary (88' - 94' ROW)
   - Industrial Collector (78' ROW)
   - Modified Industrial Collector (66' ROW)
   - Collector (74' ROW)
   - Local Streets (56' – 60' ROW)



Source: ESRI, RCTLMA (2021)

FIGURE - III-2
CIRCULATION PLAN
III. SPECIFIC PLAN

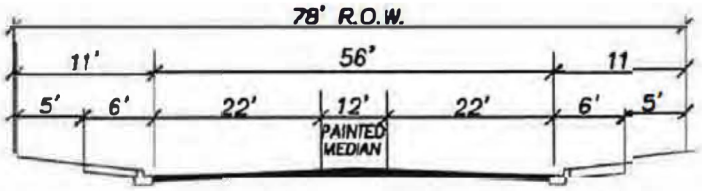
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4



Source(s): RCIP (2007))

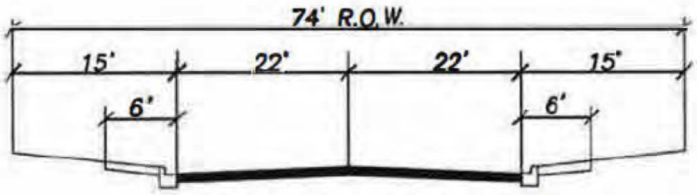
Not To Scale

FIGURE - III-3
TYPICAL ROADWAY CROSS SECTIONS (1 OF 3)
III. SPECIFIC PLAN



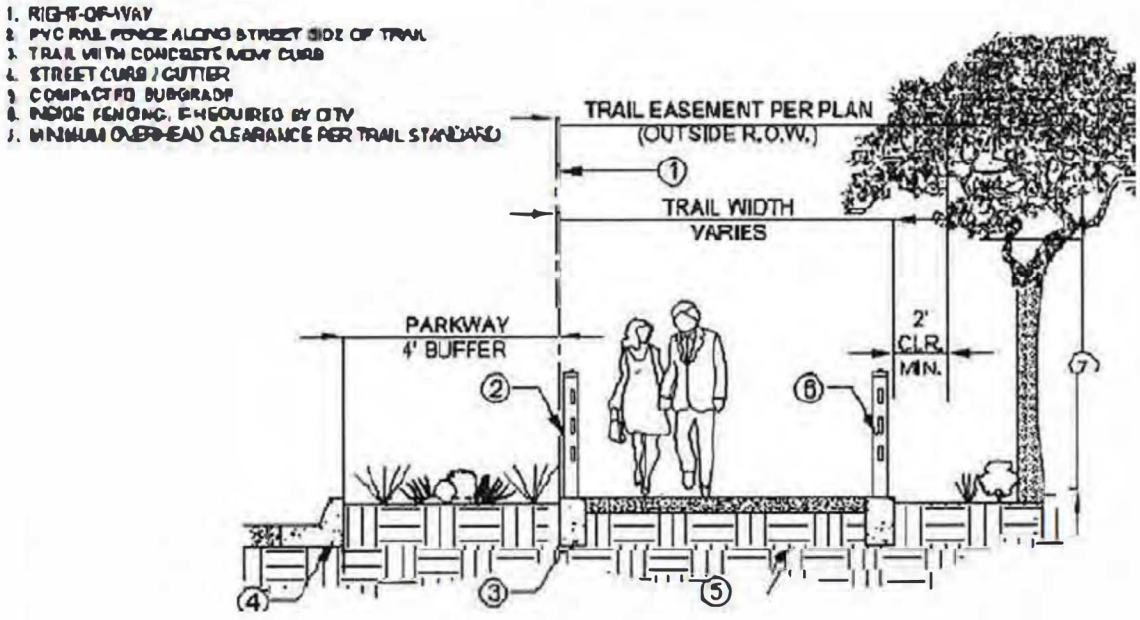
INDUSTRIAL COLLECTOR (78' R.O.W.)

Varela Lane, Pierson Road and McKinley Road Malone Aw. (Highway 74 to Varela Lane) Palomar Road (North of Highway 74 to Southern Planning Area 9 and North of Highway 74)



COLLECTOR (74' R.O.W.)

McLoughlin Road (Antelope Road to Palomar Road) Junipero Road (North of Highway 7

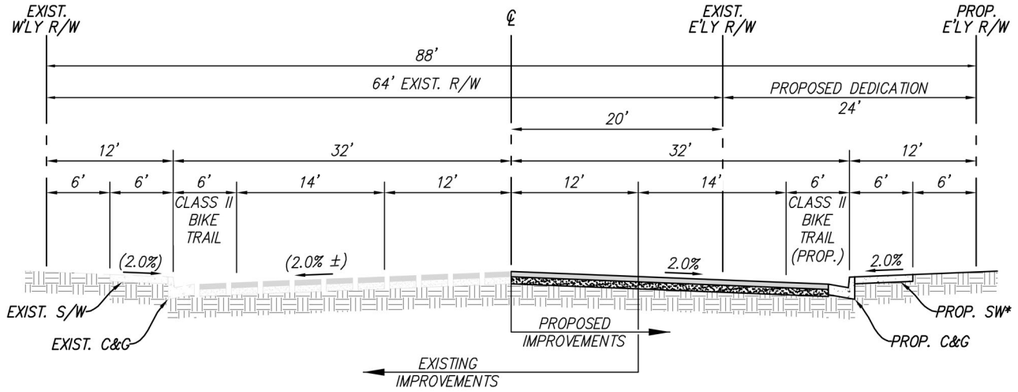


TRAIL OPTION

Source(s): RCIP (2007))

Not To Scale

FIGURE - III-4
TYPICAL ROADWAY CROSS SECTIONS (2 OF 3)
III. SPECIFIC PLAN

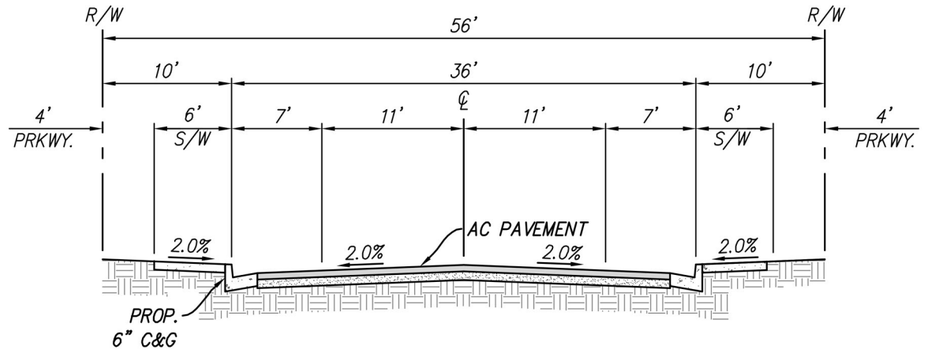


MODIFIED SECONDARY (88' R.O.W.)

PALOMAR ROAD

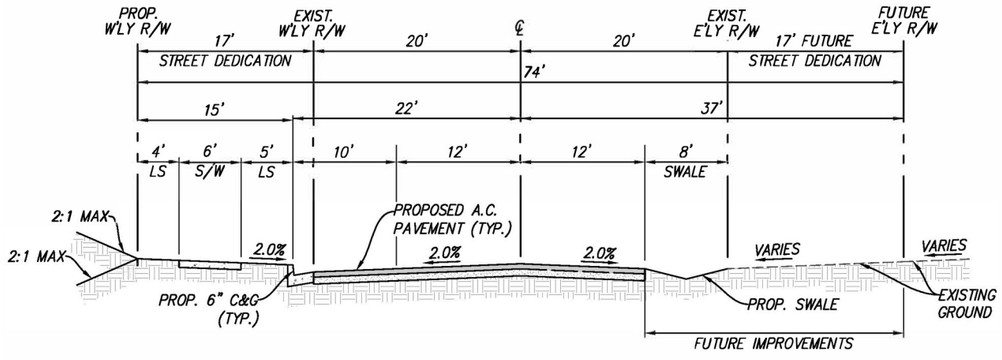
CITY OF MENIFEE STD NO. 112, MODIFIED

**Note: Proposed sidewalk to meander around existing power poles (located approx. 3' E/O CF)*



LOCAL STREET (56' R.O.W.)

CITY OF MENIFEE STD NO. 115, MODIFIED



COLLECTOR STREET (74' R.O.W.)

CITY OF MENIFEE STD NO. 113

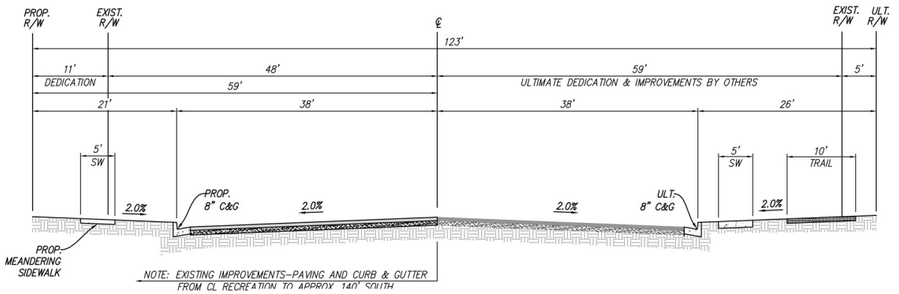
JUNIPERO ROAD

Source(s): K&A Engineering INC (02-22-2022)

Not To Scale

FIGURE - III-5A

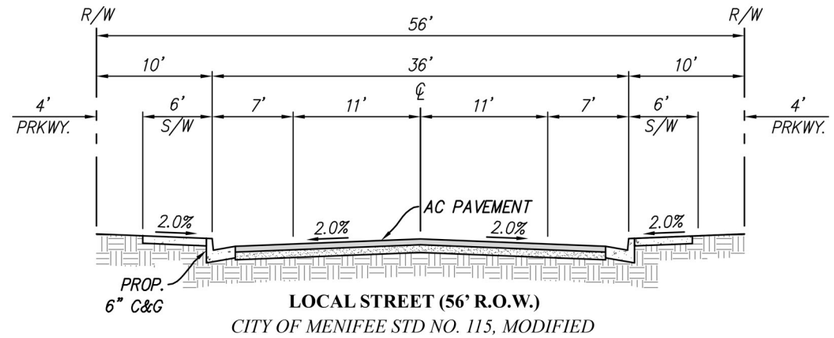
TYPICAL ROAD CROSS SECTIONS - PLANNING AREA 9 (3 of 4)



MAJOR HIGHWAY (123' R.O.W.)

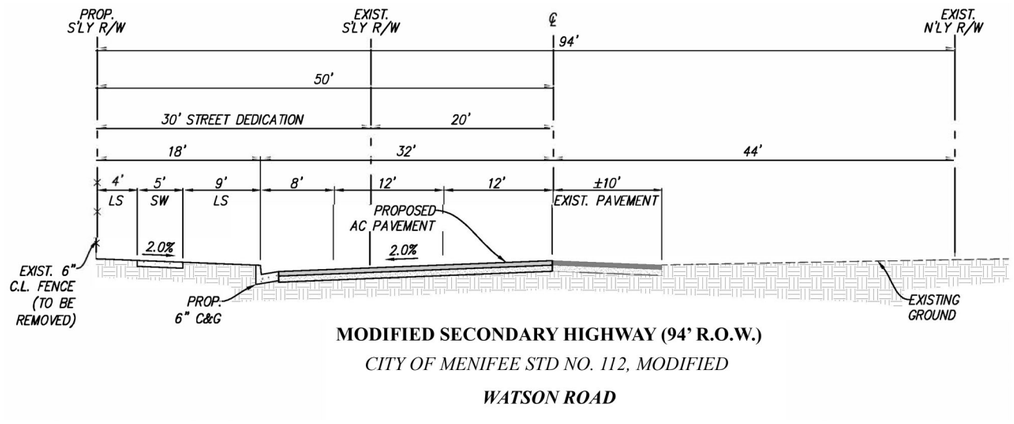
COUNTY OF RIVERSIDE STD NO. 93 MODIFIED

BRIGGS ROAD



LOCAL STREET (56' R.O.W.)

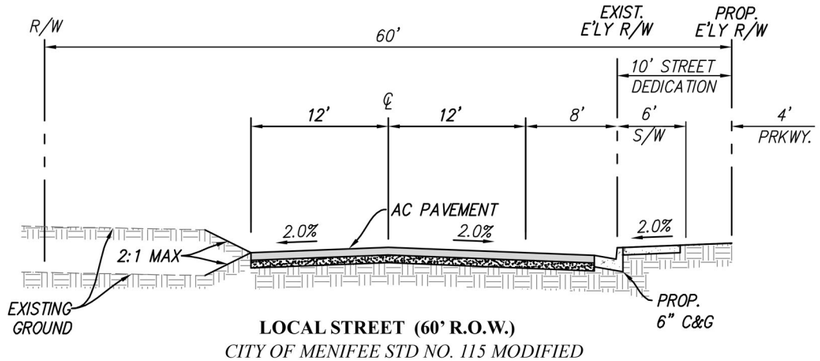
CITY OF MENIFEE STD NO. 115, MODIFIED



MODIFIED SECONDARY HIGHWAY (94' R.O.W.)

CITY OF MENIFEE STD NO. 112, MODIFIED

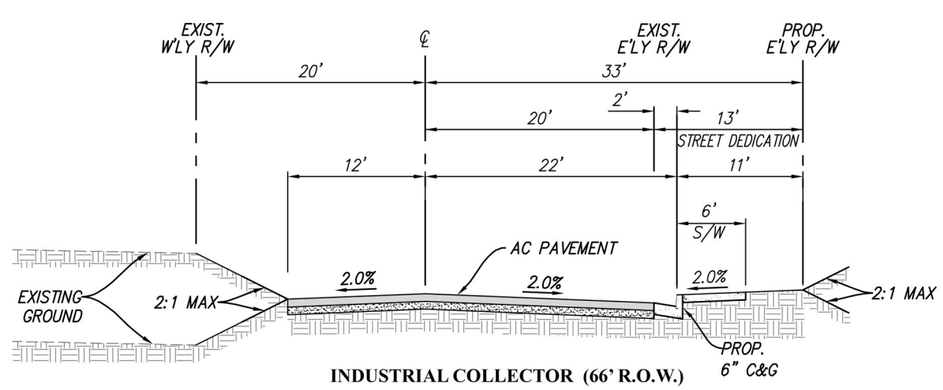
WATSON ROAD



LOCAL STREET (60' R.O.W.)

CITY OF MENIFEE STD NO. 115 MODIFIED

MALONE AVENUE (NORTH OF VARELA LANE)



INDUSTRIAL COLLECTOR (66' R.O.W.)

CITY OF MENIFEE STD NO. 112 MODIFIED

MALONE AVENUE (SOUTH OF VARELA LANE)

Source(s): K&A Engineering INC (02-22-2022)

Not To Scale

FIGURE - III-5B

TYPICAL ROAD CROSS SECTIONS - PLANNING AREA 22 (4 of 4)

~~4) On-site roads will be constructed as:~~

- ~~Expressway (216' ROW)~~
- ~~Urban Arterial (152' ROW)~~
- ~~Major (118' ROW)~~
- ~~Secondary (100' ROW)~~
- ~~Industrial Collector (78' ROW)~~
- ~~Collector (74' ROW)~~
- ~~Local streets (56' ROW)~~
- ~~Palomar Rd. (78' ROW North of Hwy 74) with 88' ROW provided at intersection of Hwy 74 and Palomar Road to accommodate turning movements.~~

4a) The minimum interior local street width may be reduced from the 60-foot standard to no less than 56 feet for the purpose of providing more landscaped area as approved by Public Works Director/City Engineer.

4b) A reduction in the width of a local street may be appropriate to reduce traffic speeds on internal residential streets as determined by the City approved Transportation Impact Analysis. ~~Such~~ reduction in pavement width must be utilized to accomplish other design objectives, e.g., ~~-~~enhancing the buffer treatment of reverse frontage lots, providing for sheltered parking opportunities, or incorporating bus stop turnouts.

4c) The minimum interior local street width in Planning Area 9 and Planning Area 22 may be reduced from the 60-foot standard to no less than 56 feet as approved by the Public Works Director/City Engineer. Interior local streets in these planning areas consist of 32 - 40 feet of paving (curb-to-curb), a 6-foot curb-adjacent sidewalk, and 4-foot-wide landscaped parkway at the edge of the right-of-way on both sides of the street.

5) Landscape requirements shall be in accordance with the 2020 City Adopted Design Guidelines as depicted in Section IV, Design Guidelines.

6) Major roadway improvements shall be financed through an assessment district or similar financing mechanism.

7) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the City.

8) All projects, including subdivisions and plot plans within this Specific Plan, shall be subject to the Development Monitoring Program as described in the Development Monitoring Program (Section II.C) of this Specific Plan.

9~~9~~) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section.

10~~10~~) All roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with City-adopted Standard Details (2019) and~~,~~ adopted City General Plan.

11~~1~~) All typical sections shall be per City-adopted Standard Details (2019), or as approved by the Public Works – Engineering Department.

12~~2~~) All intersection spacing and/or access openings shall be per City Resolution 19-770, or as approved by the Public Works – Engineering Department.

13~~3~~) No textured pavement accents will be allowed within any City right-of-way.

14~~4~~) Mid-block crosswalks are not approved.

15~~5~~) No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to City standards for access spacing, depending upon the street's classification.

16~~7~~) Per the Commercial Site Design Guidelines (p. 11) in the 2020 City-Adopted Design Guidelines, "~~"~~*Corner cutbacks or cutoffs shall be included at all intersections of General Plan roads classified as Secondary Highway or higher with all designated tract entrances*".

17~~8~~) The Public Works – Engineering Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66' right-of-way (Standard 103).

18~~19~~) Any landscaping within public road rights-of-way will require approval by the Public Works – Engineering Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Public Works – Engineering Department.

19~~20~~) All bike trails developed as part of this Specific Plan should be designated accordingly per Exhibit C-4, *Proposed Bikeway and Community Pedestrian Network*, of the 2012 City of Menifee Adopted General Plan.

~~22) Where the project site boundary abuts Paradise Palm Drive, access to the adjacent golf course will be re-established at no cost to Highland Palms residents as right-of-way improvements in this area proceed.~~

Table III-2B
CIRCULATION ELEMENT ROADWAYS

ROADWAY NAME	CURRENT AMENDMENT NO. 3 CIRCULATION ELEMENT CLASSIFICATION	PROPOSED AMENDMENT NO. 4 CIRCULATION ELEMENT CLASSIFICATION
Highway 74/Ethanac Road	Expressway 220' ROW	Expressway 216' ROW
Watson Road (Antelope to Western boundary of Planning Area 22)	Secondary 100' ROW	Secondary 100' ROW
Watson Road (Malone Avenue to Briggs Road)	Secondary 100' ROW	Modified Secondary 94' ROW
McLaughlin Road (Trumble Road to Antelope Road)	Secondary 100' ROW	Secondary 100' ROW
McLaughlin Road (Antelope Road to Palomar Road)	Collector 74' ROW	Collector 74' ROW
Sherman Road (McLaughlin to Highway 74)	Major 118' ROW	Major 118' ROW
Antelope Road (McLaughlin to Highway 74)	Secondary 100' ROW	Secondary 100' ROW
Antelope Road (Highway 74 to Watson)	Major 118' ROW	Major 118' ROW
Palomar Road (McLaughlin to Mathews and (Mathews to Highway 74)	Secondary 110' ROW	Secondary 110' ROW
Palomar Road (Highway 74 to Cider Street)	Industrial Collector 78' ROW	Industrial Collector 78' ROW
Palomar Road (Southern boundary of Planning Area 9 to Northern boundary of Planning Area 9)	Industrial Collector 78' ROW	Modified Secondary 88' ROW
Menifee Road (Highway 74 to Watson)	Arterial 152' ROW	Arterial 152' ROW
Malaga Road (Highway 74 to N. project boundary Street "A")	Secondary 100' ROW	Secondary 100' ROW
Briggs Road	Major 118' ROW	Major 118' ROW
Briggs Road (Along Planning Area 22)	Major 118' ROW	Modified Major 123' ROW
Malone Avenue (North of Varela Lane)	Enhanced Local Road 66' ROW	Local Road 60' ROW
Malone Avenue (South of Varela Lane)	Industrial Collector 78' ROW	Modified Industrial Collector 66' ROW

3. DRAINAGE PLAN

a. Drainage Plan Description

The *MENIFEE NORTH* Specific Plan is located within the boundaries of the Riverside County Flood Control and Water Conservation District's (RCFCD) Homeland/Romoland Area Drainage Plan (see Figure III-6, *Regional Drainage Plan*). A southern portion of the project site is outside of this area drainage plan, and there are no area drainage plans developed at this time to address drainage issues in this portion.

The master drainage plan suggests a combination of master drainage lines proposed by the RCFCD Area Regional Drainage Plan, and new or revised lines per the *MENIFEE NORTH* Specific Plan to be utilized to address off-site drainage issues relative to the site. Figure III-7, *Master Drainage Plan*, outlines the proposed storm drain system within the project site.

Off-site flows will be intercepted at existing drainage courses where possible, and if necessary, drainage swales will be constructed to concentrate all off-site drainage at proposed inlets on the north project boundary.

The Romoland/Homeland Area Drainage Plan anticipates the construction of storm drain facilities north of *MENIFEE NORTH* to reduce some of the run-off tributary to the north boundary of the project. Since these off-site facilities are not constructed yet, *MENIFEE NORTH* development is responsible to intercept the run-off at its existing conditions. Due to increased run-off in Lines A-3 and A-1, on-site retention basins are proposed in order to reduce flows to designed run-off per the Romoland/Homeland Drainage Plan. Lines 1 and 4 will be constructed per the Homeland/Romoland Area Drainage Plan. A portion of Line A within the Specific Plan area has already been designed and will be utilized in the Specific Plan. On-site regional drainage facilities could be required if storm water exceeds street capacities. The actual size and location of the on-site storm drain system will be determined during design stage of on-site improvement plans.

The construction of Line 1 will cause diversion of flows. This line discharges to proposed Line A per the Master Drainage Plan. The construction of Line A through the site creates a diversion. A portion of Line A from Antelope Road to I-215 has already been designed by RCFCD but it cannot be constructed until the San Jacinto River project is completed. For the portion of Line A through the project to be approved, all downstream facilities including the Antelope Road storm drain should be established or under construction. A financing mechanism such as a Community Facilities District (CFD) or Assessment District may be formed by all the affected property owners in order to construct the facilities between Antelope Road and the project boundary.

b. Drainage Plan Development Standards

1) Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.

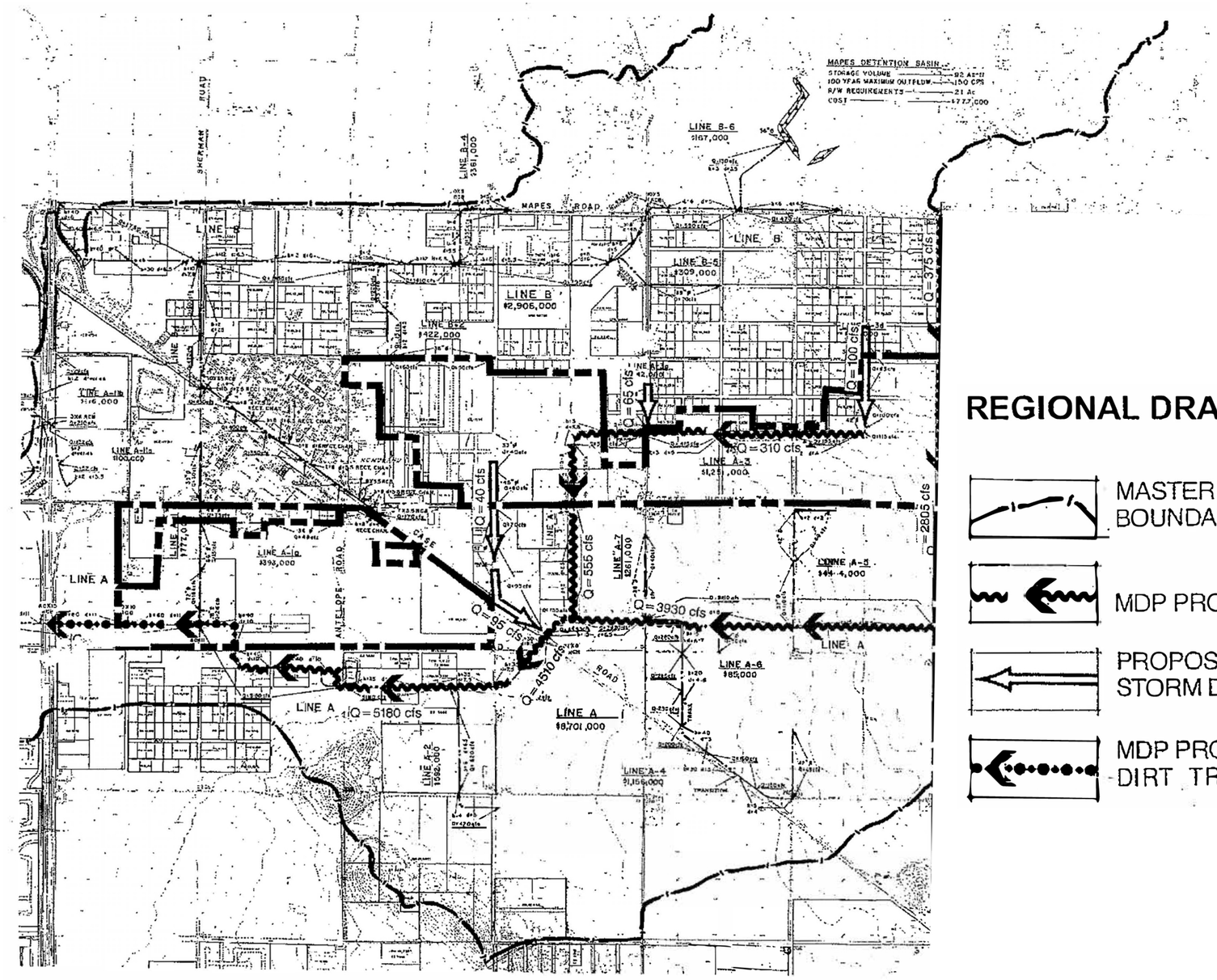
2) It is anticipated that major backbone drainage facilities will be maintained by the County Flood Control District. Local drainage devices within street rights-of-way will be maintained by the City of Menifee.

~~2)~~3) An erosion, sedimentation and flood control plan should be prepared for all development areas draining into the San Jacinto River and Salt Creek. ~~-~~This plan should include no improvements, and should protect these water courses from erosion and siltation during and after construction. Drainage of urban areas should be controlled prior to reaching either the San Jacinto or Salt Creek courseways through the use of velocity reduction devices at the points where run-off enters the waterways.

~~3)~~4) All projects proposing construction activities including:~~-~~ cleaning, grading or excavation that results in the disturbance of at least one acre of total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. On January 29, 2010 the Santa Ana Regional Water Quality Control Board (SARWQCB) issued a fourth-term area wide National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System Permit (MS4 Permit) to the City of Menifee and all Permittees. The Santa Ana MS4 Permit is for the portion of the Santa Ana River watershed located within Riverside County (Order No. R8-2010-0033, NPDES Permit No. CAS618033). The City of Menifee storm water programs are designed to ensure compliance with this permit. All design submittals and construction within Menifee North Specific Plan are required to conform to the permit requirements. All projects are to install Best Management Practices (BMPs) in compliance with the 2010 SARWQCB permit.

~~4)~~5) ~~The proposed Amendment No. 3 Planning Areas, along with all~~All ~~the cumulative~~ development projects, will be required to obtain an NPDES permit and to comply with any provisions of that permit, this reducing their potential for water quality impacts. For post-construction, implementing Project developers would be required to complete a project-specific WQMP containing measures that effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the approved WQMP developed in compliance with the City's MS4 permit. Project specific site design, source control and treatment control BMPs are included in the project-specific WQMP to protect downstream areas from pollutants after construction. Therefore, Project-related impacts to water quality and hydrology will not be cumulatively considerable.

~~5)~~6) ~~The proposed Menifee North Planning Areas 11, 12, 13, and 14 Amendment No. 3 site lies east of Interstate 215 north and of State Highway 74 between Palomar & Menifee Road.~~ Planning Areas 11, 12, & 13 are not located within A Floodplain as mapped by the Federal Emergency Management Agency (FEMA Map No. 06065C2060H August 18, 2014). Planning Area 14 only has a portion of the southeast corner of the property located within Zone "A" Floodplain Area (Zone A – "No base elevation determined"). Planning Areas 11, 12, 13, and 14 ~~The Amendment No. 3 site~~ lie~~s~~ within the limits of the Romoland/Homeland Area Drainage Plan (ADP) prepared by Riverside County Flood Control District (R.C.F.C.D.) Amendment No. 2 adopted March 2006. Line A-3 of the Homeland ADP is designed to protect the project from off-site flooding during a 100 year storm event.



REGIONAL DRAINAGE PLAN

MASTER DRAINAGE PLAN (MDP) BOUNDARY

MDP PROPOSED OPEN CHANNEL

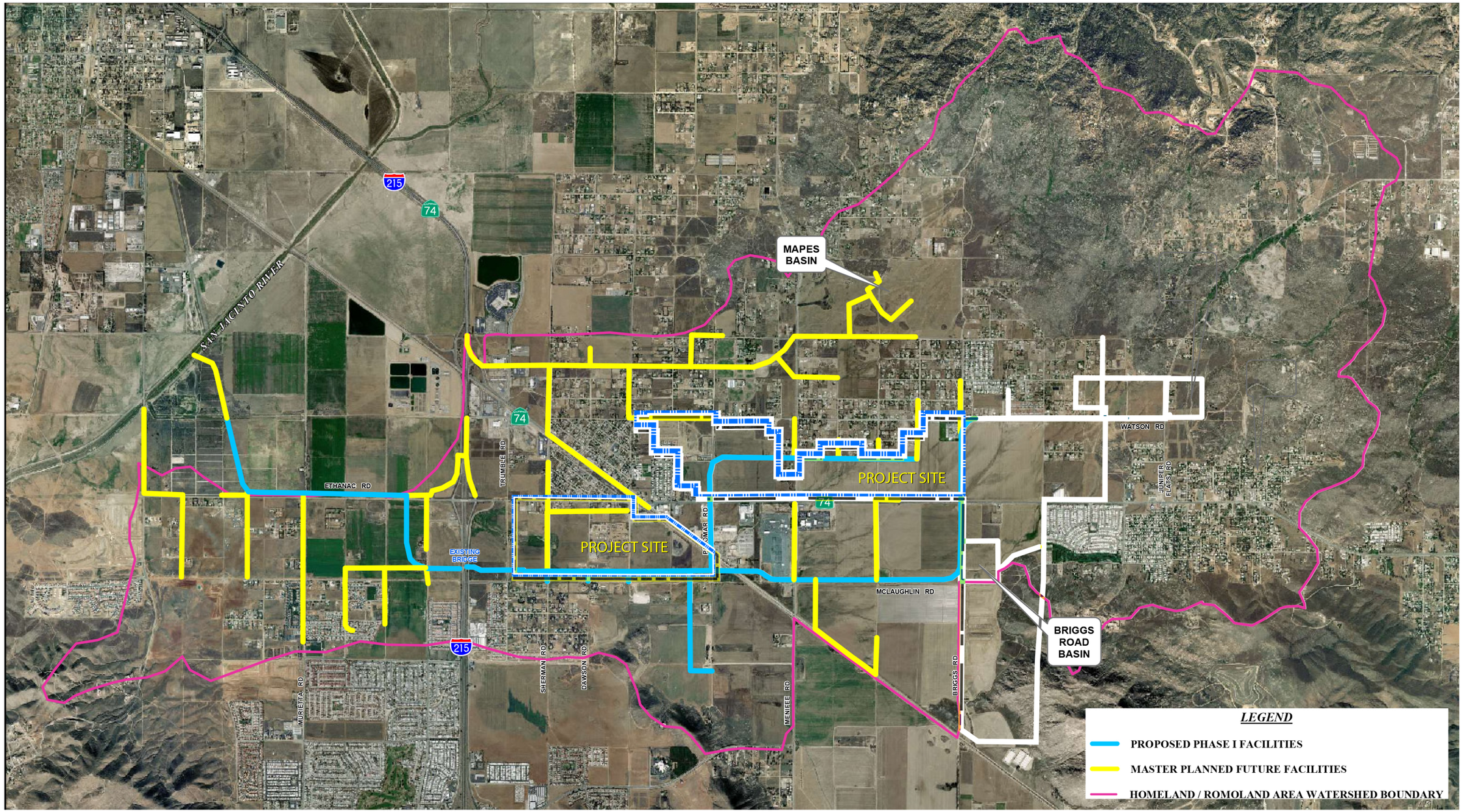
PROPOSED UNDERGROUND STORM DRAIN

MDP PROPOSED DIRT TRAP CHANNEL

Source(s): RCFC&WCD, Davidson and Associates (2007)

Not To Scale

FIGURE - III-6
REGIONAL DRAINAGE PLAN
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4



Not To Scale

FIGURE - III-7
MASTER DRAINAGE PLAN
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

4. WATER AND SEWER PLAN

The water and sewer facilities requirements identified below are based on correspondence from Eastern Municipal Water District (November 19, 1992) and the project civil engineer (June 1, 1993). The *MENIFEE NORTH* project proposes to phase sewer and water system improvements to serve the project area which would allow initial developments to proceed by connecting to existing facilities. As these developments proceed, generated capital from the collection of connection fees will provide funding for new facilities to serve the entire area. In addition, as development proceeds, *MENIFEE NORTH* will have the ability to form Community Facility/Assessment Districts to provide funding for additional improvements.

a. Water Plan Description

Domestic water will be supplied to the *MENIFEE NORTH* project area by Eastern Municipal Water District (EMWD). EMWD's facilities master plan indicates that system improvements should occur within the project area. The proposed backbone water distribution and storage system improvements for the project area are illustrated on Figure III-8, *Backbone Water Plan*. The plan for providing water service to the area is based on EMWD's regional planning effort and therefore is compatible with the District's current planning concepts. District water system improvements include approximately 12 million gallons of storage with water lines ranging in diameter from 12" to 30". Pumping improvements include approximately 5,500 gallons per minute of new capacity as well as reworking and/or automation of the Ellis, Homeland and Vista pumping plants.

The project requires water services for three existing water pressure zones: 1627' zone, 1811' zone, and 1693' zone. The 1627' zone is the major water supply zone in the area and it is anticipated that Planning Areas 4, 5, 6 and 14 will be able to connect to this zone with minimal off-site water line improvements.

Currently, the 1693' zone has no storage. Water is pumped from the 1627' zone through the 1693' zone and into the 1811' zone. Currently, there is approximately one million gallons of storage in the 1811' zone and 0.4 million gallons of storage in the 1785' zone. In EMWD's master plan, the 1811' zone and the 1785' zone merge and continue providing service as the 1811' zone. This will occur once EMWD constructs a 3.4-million-gallon storage tank southeasterly of Juniper Flats Road and Highway 74, along with other facilities necessary to fill this tank, providing available storage capacity for new connections.

It is anticipated that EMWD will require the project to construct reclaimed water lines on-site so that when the regional system is complete, the project can ultimately utilize reclaimed water for certain types of irrigation.

b. Sewer Plan Description

Collection and treatment of wastewater will be provided by Eastern Municipal Water District (EMWD). Portions of the *MENIFEE NORTH* project are located within EMWD Assessment Districts Nos. 5 (Romoland AD) and 7 (Homeland AD). These portions of the project site are eligible to connect to the AD funded facilities for wastewater service. However, due to the project's service demand above that which was anticipated at the time AD Nos. 5 and 7 were formed, some improvements to these systems would be necessary to provide an adequate level of service.

In order for the portions of the project area not located within AD Nos. 5 or 7 to receive sewer service, system improvements will be necessary. EMWD's wastewater facilities master plan describes a conceptual layout of gravity-flow sewer lines that would accomplish the required service. ~~–~~The *MENIFEE NORTH* project would be required to design and construct master-planned facilities which would allow for a system of sewers located within public road right-of-ways which are capable of conveying all on-site generated flow by gravity. Backbone wastewater system improvements necessary to provide an adequate level of service to *MENIFEE NORTH* are illustrated on Figure III-9. ~~-~~For residential areas located within AD Nos. 5 and 7, sewer lines will be constructed to join the existing AD funded sewer facilities to developing areas up to the AD planned densities. Densities greater than planned for the ADs will pay connection fees and construct facilities to join the District funded 24" and larger trunk sewer main that will connect to the expanded Perris Valley Regional Water Reclamation Facility.

c. Water and Sewer Plan Development Standards

1) All water and sewer lines shall be placed underground.

2) All water and sewer lines and sewage and water disposal facilities shall be designed per the Eastern Municipal Water Districts requirements.

~~3) The infrastructure system will be installed to the requirements of the City of Menifee Building and Safety Department.~~

~~4) Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the City of Menifee Building and Safety Department.~~

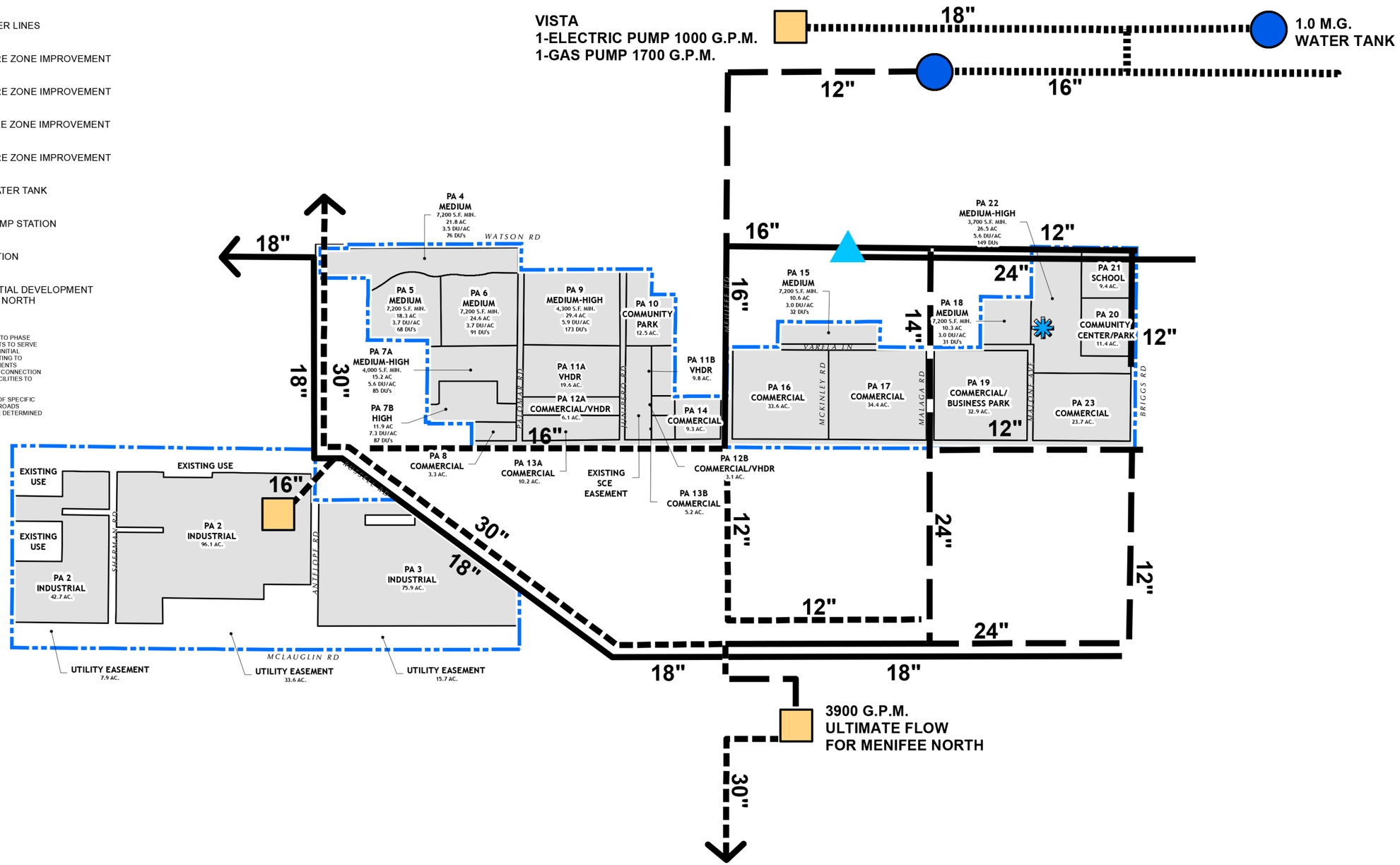
3~~5~~) The project developer shall submit information which describes estimates of the project's reclaimed water demand, and landscape/irrigation conceptual plans to EMWD for review. At the time of EMWD's review, a determination shall be made regarding requirements for reclaimed water use and system improvements by the subject project.

LEGEND

- EXISTING WATER LINES
- 1627' PRESSURE ZONE IMPROVEMENT
- 1693' PRESSURE ZONE IMPROVEMENT
- 1811' PRESSURE ZONE IMPROVEMENT
- 2033' PRESSURE ZONE IMPROVEMENT
- PROPOSED WATER TANK
- PROPOSED PUMP STATION
- BOOSTER STATION
- PROPOSED INITIAL DEVELOPMENT WITH MENIFEE NORTH

NOTES:
THE MENIFEE NORTH PROJECT PROPOSES TO PHASE SEWER AND WATER SYSTEM IMPROVEMENTS TO SERVE THE PROJECT AREA WHICH WOULD ALLOW INITIAL DEVELOPMENTS TO PROCEED BY CONNECTING TO EXISTING FACILITIES. AS THESE DEVELOPMENTS PROCEED, GENERATED CAPITAL FROM THE CONNECTION FEES WILL PROVIDE FUNDING FOR NEW FACILITIES TO SERVE THE ENTIRE AREA.

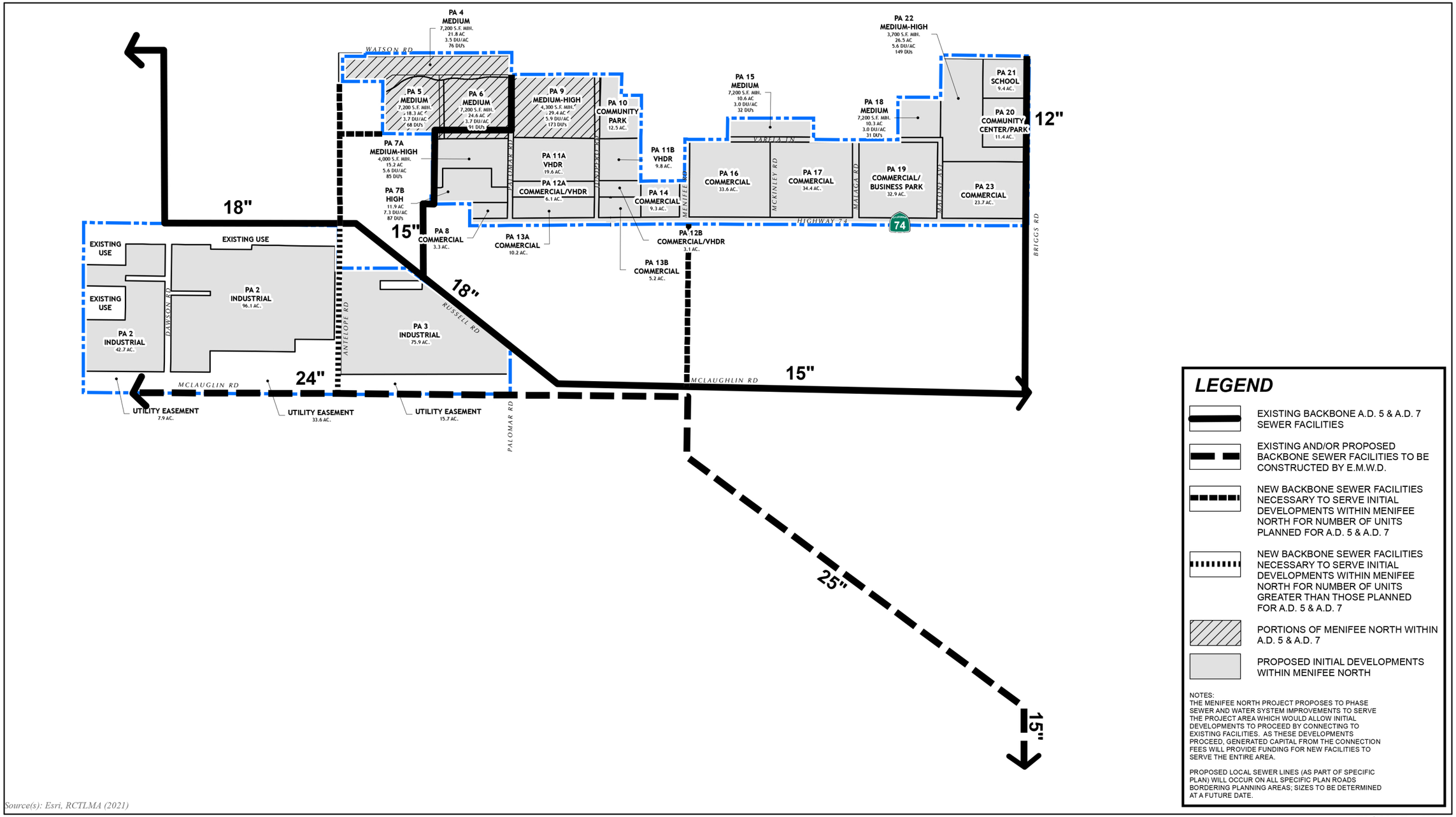
PROPOSED LOCAL WATER LINES (AS PART OF SPECIFIC PLAN) WILL OCCUR ON ALL SPECIFIC PLAN ROADS BORDERING PLANNING AREAS; SIZES TO BE DETERMINED AT A FUTURE DATE.



Source(s): ESRI, RCTLMA (2021)

0 350 700 1,400 Feet

FIGURE - III-8
BACKBONE WATER IMPROVEMENTS
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4



LEGEND

- EXISTING BACKBONE A.D. 5 & A.D. 7 SEWER FACILITIES
- EXISTING AND/OR PROPOSED BACKBONE SEWER FACILITIES TO BE CONSTRUCTED BY E.M.W.D.
- NEW BACKBONE SEWER FACILITIES NECESSARY TO SERVE INITIAL DEVELOPMENTS WITHIN MENIFEE NORTH FOR NUMBER OF UNITS PLANNED FOR A.D. 5 & A.D. 7
- NEW BACKBONE SEWER FACILITIES NECESSARY TO SERVE INITIAL DEVELOPMENTS WITHIN MENIFEE NORTH FOR NUMBER OF UNITS GREATER THAN THOSE PLANNED FOR A.D. 5 & A.D. 7
- PORTIONS OF MENIFEE NORTH WITHIN A.D. 5 & A.D. 7
- PROPOSED INITIAL DEVELOPMENTS WITHIN MENIFEE NORTH

NOTES:
THE MENIFEE NORTH PROJECT PROPOSES TO PHASE SEWER AND WATER SYSTEM IMPROVEMENTS TO SERVE THE PROJECT AREA WHICH WOULD ALLOW INITIAL DEVELOPMENTS TO PROCEED BY CONNECTING TO EXISTING FACILITIES. AS THESE DEVELOPMENTS PROCEED, GENERATED CAPITAL FROM THE CONNECTION FEES WILL PROVIDE FUNDING FOR NEW FACILITIES TO SERVE THE ENTIRE AREA.

PROPOSED LOCAL SEWER LINES (AS PART OF SPECIFIC PLAN) WILL OCCUR ON ALL SPECIFIC PLAN ROADS BORDERING PLANNING AREAS; SIZES TO BE DETERMINED AT A FUTURE DATE.

Source(s): Esri, RCTLMA (2021)

0 375 750 1,500 Feet

FIGURE - III-9
BACKBONE SEWER IMPROVEMENTS
III. SPECIFIC PLAN

5. OPEN SPACE AND RECREATION PLAN

a. Open Space and Recreation Plan Description

The *MENIFEE NORTH* project provides for an open space and recreation program which offers recreational opportunities in which all members of the community can participate. The program incorporates many diverse elements in a coordinated, cohesive plan that interrelates with and links the various neighborhoods of the community and certain destination points, such as schools, parks, open spaces and shopping facilities. Recreational opportunities vary from community trails to active (i.e. community parks). Varying types and degrees of activities will be available which will provide residents with the opportunity to take quiet "walks in the park," participate in organized sports, social gatherings, and active outdoor informal recreational activities such as biking. Figure III-10, *Open Space and Recreation Plan*, depicts the various open spaces and recreational areas included in *MENIFEE NORTH*. Quimby calculations and the elements and acreages of the *Open Space and Recreation Plan* are discussed below and summarized in Tables III-3 and III-4.

Table III-3
QUIMBY ACT REQUIREMENTS

LAND USE	TYPE OF DWELLING	AVERAGE POPULATION PER UNIT	NO. OF DWELLING UNITS	TOTAL RESIDENTS	QUIMBY ACREAGE REQUIRED
Single Family - Attached Garage	Medium	2.85	705	2,009	10.1
Multifamily Attached	High/Very High	2.43	808	1,963	9.8
			TOTAL	**3,972**	**19.9**

According to Section 7.75 of the City's Municipal Code, residential development must provide 5.0 acres of active parkland per 1,000 residents. MENIFEE NORTH provides for the development of a target of 1,513 homes, which includes 705 single-family dwelling units (with attached garages) within MDR and MHDR land use designations and 808 multi-family dwelling units within HDR and VHDR land use designations. Using population generation rates from Section 7.75.060 of the City's Municipal Code, MENIFEE NORTH may be home for up to 3,972 residents, (705 single-family homes x 2.85 persons per household = 2,009 persons; and 808 multi-family homes x 2.43 persons per household = 1,963 persons), generating a parkland requirement of 19.9 acres [(3,972 residents/1,000 residents) x 5.0 acres = 19.9 acres].

In accordance with the City of Menifee's Municipal Code (Section 7.75) and as summarized in Table III-3, *Quimby Act Requirements*, MENIFEE NORTH is required to provide 19.9 acres of parkland. MENIFEE NORTH provides for 21.4 acres of parkland credit, as summarized in Table III-4, *Open Space and Recreation Summary*. Therefore, MENIFEE NORTH exceeds the park land dedication requirements of the City of Menifee by 1.5 acres.

Table III-4
OPEN SPACE AND RECREATION PLAN SUMMARY

	ACREAGE
Parks	
● Park (PA 10)	10.0~~2.5~~[1]
● Community Center/Park (PA 20).....	11.4
● School Recreation Facilities.....	~~*~~[2]
SUBTOTAL	~~23.9~~21.4
Landscaped Parkways.....	—
OVERALL OPEN SPACE AND RECREATION OPPORTUNITIES	**~~23.9~~21.4**

Notes:

(1) A 2.5-acre portion of Planning Area 10 (12.5 total acres) is owned in fee by Southern California Edison and is excluded from parkland dedication.

(2) School recreation facilities will be available for community use during non-school hours at the discretion of the School District.

- **COMMUNITY PARK:** The *MENIFEE NORTH* Specific Plan includes one ~~12.5~~10-acre community park ~~designated as~~within Planning Area 10, which offers a variety of active recreational opportunities to *MENIFEE NORTH* residents and the surrounding community. As shown in Figure IV-28, *Community Park Site Plan Concept (PA 10)*, the eastern portion of the park includes picnic areas, tot lots, sport fields and basketball courts, and barbecue facilities, as well as parking and restrooms. The western portion of the park is within an easement granted by Southern California Edison, and provides a trail and an open turf area for passive recreational uses and informal play.

  Please note that the northern 2.5-acre portion of Planning Area 10, as shown on Figure III-19, *Planning Areas 9 and 10*, and Figure IV-28, *Community Park Site Plan Concept (PA 10)*, is owned in fee by Southern California Edison, has no parkland facilities, and is excluded from Parkland Quimby Calculations.

- **COMMUNITY CENTER/PARK:** Planning Area 20 provides a 11.4-acre Community Park/Center, which provides a variety of active and passive recreational uses, including picnic areas, tot lots, sport fields and courts, barbeque facilities, restrooms, and parking areas.

- **SCHOOL RECREATION FACILITIES:** Planning Area 21 provides recreational facilities on the school site, which are available for community use during non-school hours, at the discretion of the School District. Typical recreational equipment and sports fields which may be provided by the School District include playground equipment, basketball courts, tennis courts, volleyball courts, softball fields, soccer fields and football fields.

b. Open Space and Recreation Plan Development Standards

b. Open Space and Recreation Plan Development Standards

1) The community parks will be provided for the benefit of all residents within the community.

2) At a minimum, the community parks will contain the following facilities/equipment: Picnic area(s), tot lot(s), one sports field or basketball court, restrooms and parking areas.

3) Planning Area 10 Park Construction:

a. The construction of the community park in Planning Area 10 will require a cost sharing agreement between the City of Menifee and the developers of Planning Areas within the Specific Plan, with the timing of construction conditional on identified building permit triggers.

b. Units recorded prior to the incorporation of the City of Menifee in 2008 will be excluded from calculations determining park construction timing requirements for Planning Area 10.

c. Prior to the issuance of the **400th** Building Permit within the Specific Plan, a minor plot plan application shall be submitted and approved by the Community Services Department and/or Community Development Department showing conceptual park plans for Planning Area 10.

d. Prior to the issuance of the **550th** Building Permit within the Specific Plan, working/construction park plans shall be submitted and approved by the Community Services Department and/or Engineering and Public Works Department for the park within Planning Area 10.

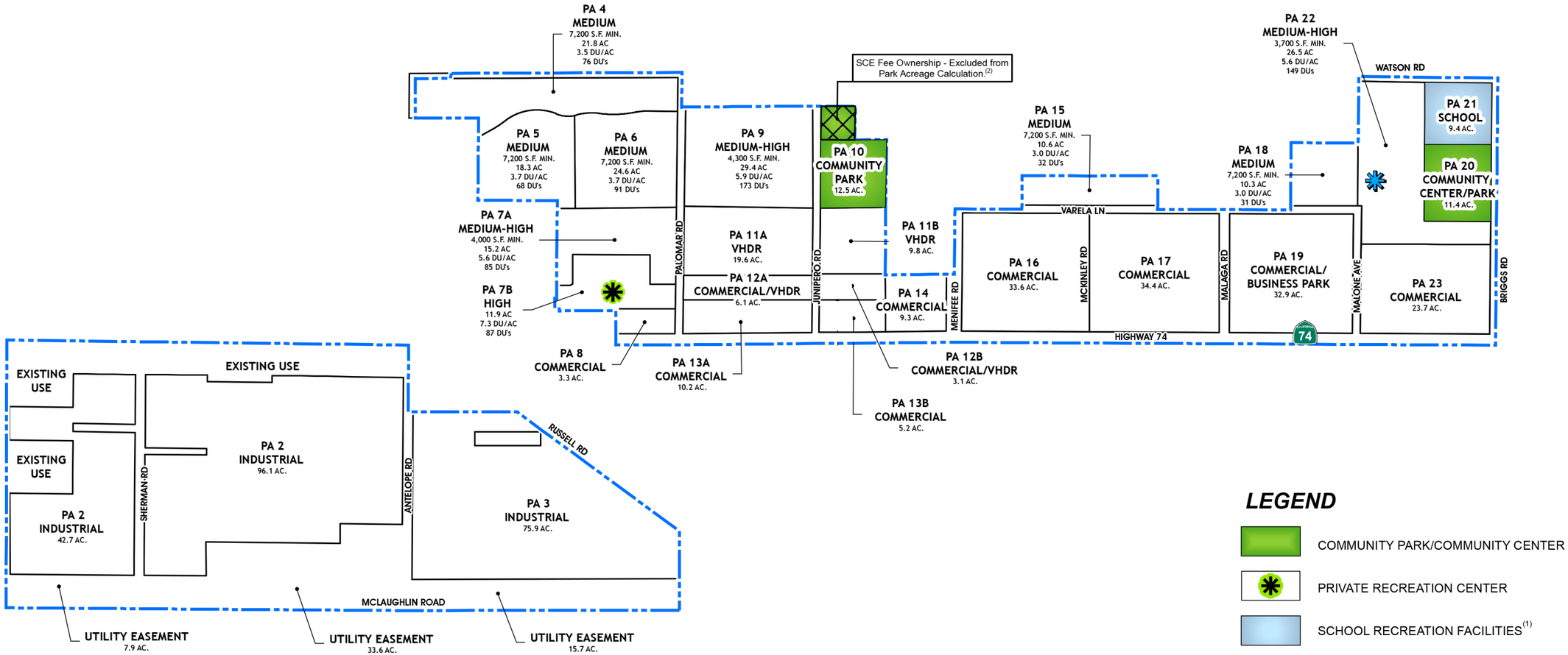
e. Prior to the issuance of the **650th** Building Permit within the Specific Plan, the **park within** Planning Area 10 shall be constructed.

4) The community parks (Planning Areas 10 and 20) and landscaped parkways will be publicly owned and maintained. Possible maintenance mechanisms include the City Community Facilities District, Valley-Wide Recreation and Park District, or other service entity. The maintenance mechanism shall be selected at the time that the first implementing development application is submitted.

5) All recreational facilities will be landscaped, and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.

6) All recreational facilities will provide parking in accordance with Section 9.215 of the City of Menifee Development Code.

7) Landscaping within recreation and open space areas will be further governed by the Development Standards contained with this Specific Plan (Section III.B.7.) and the Design Guidelines contained within this Specific Plan (Section IV).



LEGEND

- COMMUNITY PARK/COMMUNITY CENTER
- PRIVATE RECREATION CENTER
- SCHOOL RECREATION FACILITIES(1)
- WATER QUALITY BASIN

NOTES:

(1) SCHOOL RECREATION FACILITIES WILL BE AVAILABLE FOR COMMUNITY USE DURING NON-SCHOOL HOURS AT THE DISCRETION OF THE SCHOOL DISTRICT.

(2) 2.5-ACRE SCE FEE-OWNED PORTION EXCLUDED FROM PARK ACREAGE CALCULATION.

Source(s): Esri, RCTLMA (2021)

0 275 550 1,100 Feet

FIGURE - III-10
OPEN SPACE AND RECREATION PLAN
III. SPECIFIC PLAN

6. GRADING PLAN

a. Grading Plan Description

The *MENIFEE NORTH* Specific Plan grading is tailored to the existing topography of the project site. It is intended that the proposed plan be sensitive to and reflect natural landforms where possible, incorporating project requirements for drainage and infrastructural improvements so that residential, commercial, industrial and recreational uses are accommodated. (See Figure III-11, *Grading Concept*.)

According to an earthwork quantity take-off conducted by the project engineer, it appears that the project site will balance and will not require import or export. Based on the Conceptual Grading Plan approximately 4,960,000 cubic yards of material will be moved. This figure may vary slightly as final grading plans are developed. As discussed in the Engineering Report (Section V.B., Technical Appendices), this Grading Plan also establishes a basis for appropriate treatment of drainage requirements and accommodate a street system that meets City of Menifee standards for appropriate grades.

b. Grading Plan Development Standards

1) All grading activities shall be in substantial conformance with the overall *Grading Concept* (Figure III-11).

2) Prior to any development within any area of the Specific Plan boundaries, an overall Conceptual Grading Plan for the portion in process shall be submitted for Community Development Department approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include: Techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (January through March), and preliminary pad and roadway elevations.

3) All street gradients shall not exceed 15%.

4) Graded slopes shall be oriented to minimize visual impacts to surrounding areas.

5) The overall slope, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

6) The toes and tops of all slopes higher than ten (10) feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.

7) Cut or fill slopes exceeding one hundred (100) feet in horizontal length, if any, shall be graded to meander the toe and top of the slope.

8) Slopes exceeding ten (10) feet in vertical height shall be hydromulched, prior to final acceptance and prior to the beginning of the rain season (October-March).

9) Prior to initial grading activities, a soils report and a geotechnical study shall be performed that further analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust.

10) Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.

11) Per Site Design Guidelines (p. 74) in the 2020 City-Adopted Design Guidelines, "In steeper terrain (twenty percent {20%} slope and greater), front yard setbacks may be reduced to a minimum of twenty (20) feet from back of curb or back of sidewalk, whichever is more restrictive, to minimize rear yard grading".

12) Where cut and fill slopes are created higher than ten (10) feet, detailed landscaping and irrigation plans shall be submitted to the Community Development Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

13) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.

14) Angular forms shall be discouraged. The graded form shall reflect natural terrain, where possible.

15) Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control materials or concrete.

16) Grading work shall be balanced on-site whenever possible.

17) Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

18) Unless otherwise approved by the City of Menifee Department of Building and Safety, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.

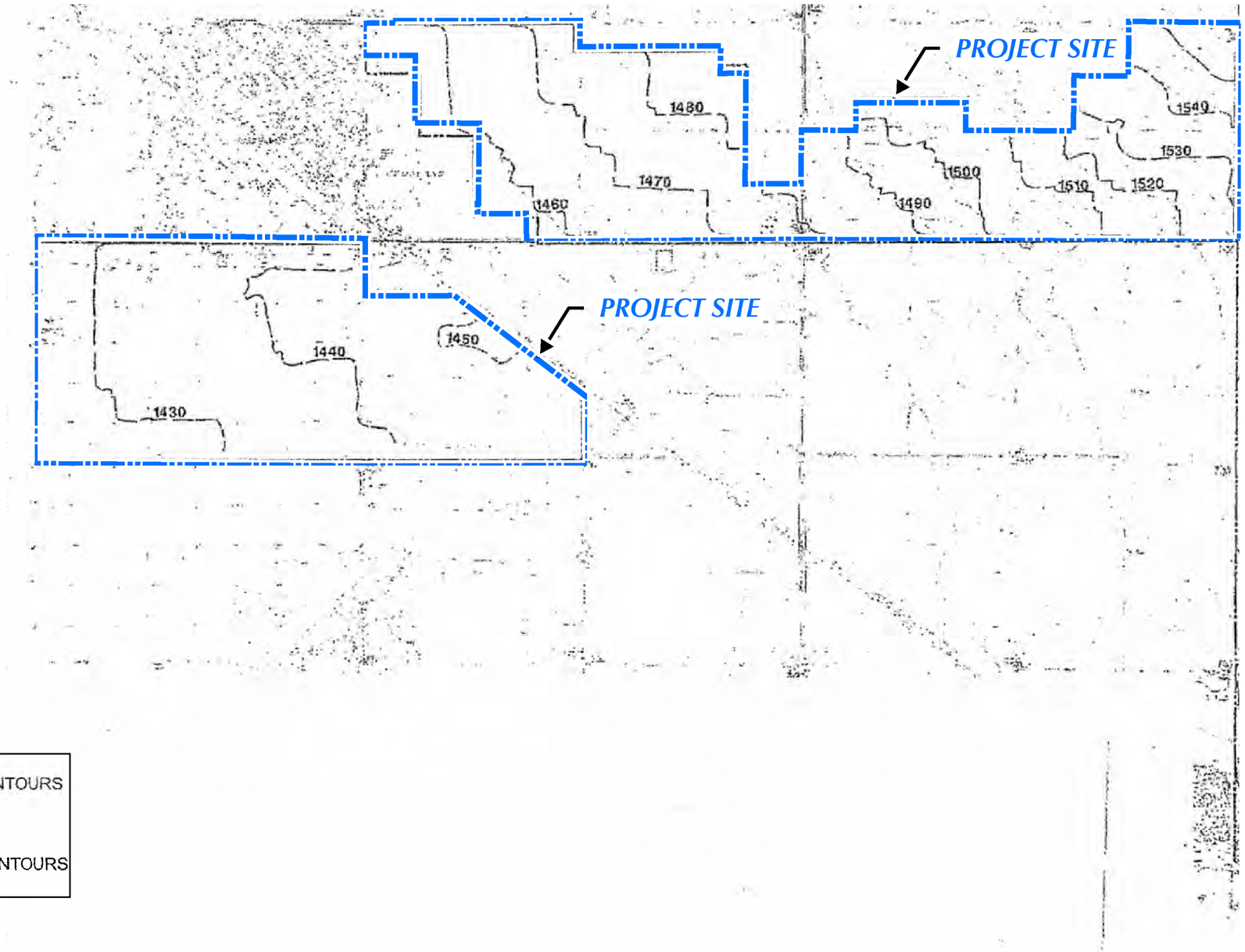
19) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.

20) A grading permit shall be obtained from the City of Menifee, as required by the ~~County Grading Ordinance 457~~Title 8 of the City of Menifee Municipal Code, prior to grading. The project shall comply with all applicable provisions of ~~Ordinance 457~~Title 8.

21) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed, including notification to the County Coroner.

22) Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.

23) The developer or builder for the *MENIFEE NORTH* Specific Plan shall be required, pursuant to requirements of the State Water Resources Control Board, to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of grading permits. There is a statewide General Permit applicable to most areas of the state; however, because *MENIFEE NORTH* is located in the San Jacinto Watershed, the project is subject to a special NPDES permit (No. CAG 618005) per Order No. 01-34 as adopted by the California Regional Water Quality Control Board, Santa Ana Region, on January 19, 2001. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, that specifies Best Management Practices (BMPs) to minimize pollutants in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.



Source(s):

Not To Scale

FIGURE - III-11
GRADING CONCEPT
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

7. ILLUSTRATIVE LANDSCAPING PLAN

a. Landscaping Plan Descriptions

As illustrated on Figure IV-1, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in the Design Guidelines contained within this Specific Plan (Section IV.D.).

Entry monumentation will provide initial definition for the site, and will be viewed when approaching the site from any direction. Once within the site, entry monumentation will continue to be present at all key intersections. Monumentation will be developed in a hierarchical format which will provide initial community identification for each residential planning area, and the community as a whole.

Landscaping within the project itself will articulate community design elements at the commercial areas, business parks, parks, and schools and will define boundaries and transitions between differing land uses and easements. Individual neighborhoods and residential development enclaves will also be distinguished by varied planting themes. Special treatments including land use transition areas, will be provided between certain planning areas identified in the Planning Area Development Standards (Section III.B.).

Landscaping will be used to identify the hierarchy of the street system, from major access roads to interior residential streets, creating definite landscaped corridors. This is accomplished by careful considerations of the relationship between street and plant materials characteristics such as size, form, texture and color.

b. Landscaping Plan Development Standards

1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified landscape architect for review by County staff and decision-making agencies.

2) Project entry statements shall be designed with landscaping and architectural treatments that project a high-quality image for the mixed-use development.

3) The landscaping design for the site shall include turf, trees, shrubs and ground cover compatible with natural vegetation on-site, where feasible. Detailed landscaping design information is provided in the Section IV, *Design Guidelines* of this Specific Plan.

4) Special treatment areas shall be designed to provide definition to certain planning areas as identified in Section III.B.

5) Major entrance roads into the *MENIFEE NORTH* project shall have planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.

6) Landscaped medians may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the City Engineer.

7) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the Community Development Department for approval. The improvement plans shall include, but not be limited to the following:

- Final grading plan.
- Irrigation plans certified by a landscape architect.
- A landscape plan with seed mixes for mulching and staking methods; locations, type, size and quantity or plantings.
- A hardscape plan with location, type and quantity of potential recreational amenities/facilities (in medium and medium-high density residential areas).
- Fence treatment plans.
- Special treatment/buffer area treatment plans.

8) The master developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.

9) At the time of recordation of any tentative subdivision which contains a common greenbelt or open space area, the subdivision shall have those common areas conveyed to the master property-owners' association or appropriate public maintenance agency.

10) The landscaping plan shall reflect the following water conservation methods, whenever possible: landscape with low water-using plants, wherever feasible; group plants of similar water use to reduce over-irrigation of low water-using plants; use mulch extensively, as mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction; install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

11) Front yard landscaping shall be provided on all lots smaller than one-half acre. Typical plans will be submitted during tract map processing.

12) For further Landscape Development Standards, please refer to Section IV.D., Design Guidelines.

8. PUBLIC FACILITY SITES PHASING PLAN

a. Public Facility Phasing Description

In order to ensure timely development of public facilities, a phasing plan has been prepared for the community park~~s~~ (Planning Area~~s~~ 10~~, , and 38~~), for ~~each of~~ the elementary school~~s~~ (Planning Area 21 ~~and 39~~)~~-~~, and the Community Center/Park (Planning Area 20) as shown on ~~and the mini parks within Planning Areas 32, 35, and 37. (See~~ Figure III-12, *Public Facility Sites Phasing Plan*~~)~~.

Public facility construction shall be phased as provided by Table III-5, ~~the~~ *Public Facilities Phasing*, ~~Table (Table IV),~~ below:

Table III-5~~IV~~
PUBLIC FACILITIES PHASING

PLANNING AREA	PUBLIC FACILITY	ACREAGE	MILESTONES AND REQUIREMENTS
10	Community Park	10.0~~2.5~~*	To be completed during Phase III prior to the issuance of the 1,200th building permit in the Specific Plan.
20	Community Center/Park	11.4	To be completed during Phase III, prior to issuance of the 1,435th building permit in the project.
21	Elementary School	9.4	To be constructed by the School District in accordance with their pupil demand and funding capabilities.
Note: A 2.5-acre portion of Planning Area 10 (12.5 total acres) is owned in fee by Southern California Edison and is excluded from parkland amenities and programming.			

b. Public Facility Phasing Standards

1) Improvement plans for the 11.4-acre Community Center/Park (Planning Area 20) shall be submitted prior to issuance of the 1,435th building permit.

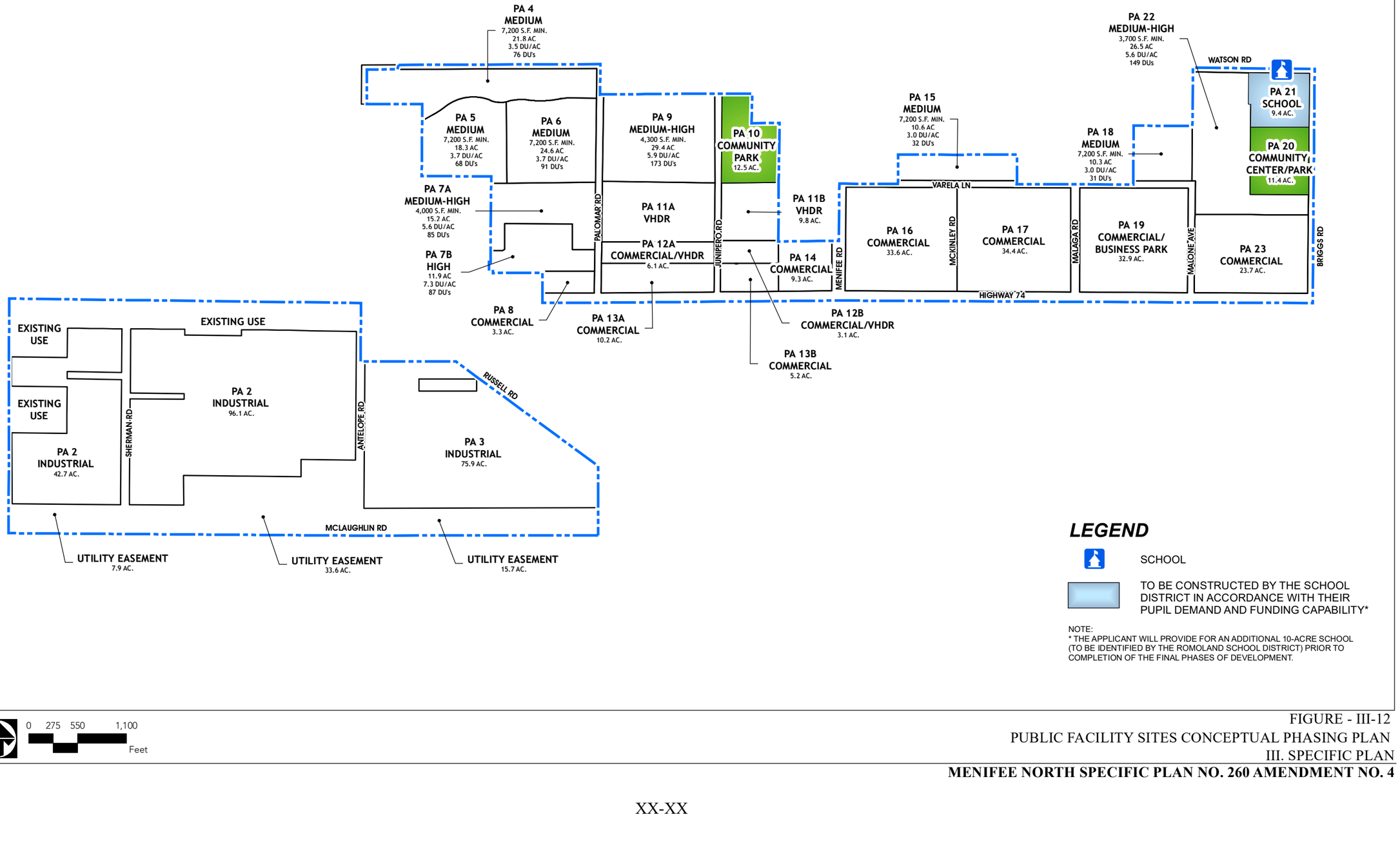
2) The design of the Community Center shall be coordinated with the Riverside County Office of Education, County Public Library and the Southern California Association of Governments.

3) The 11.4-acre Community Park/Center shall be funded, designed and partially operational prior to issuance of the 1,435th residential building permit (60% of the residential component) or 15% of the commercial/business park/industrial component of *MENIFEE NORTH*, whichever occurs first.

4) Concurrent with the first implementing development application for any portion of *MENIFEE NORTH*, a public/quasi-public mechanism for land acquisition, facility construction and on-going maintenance shall be established for the 11.4-acre Community Center/Park . This mechanism may be developed concurrently with processing and approval of the first implementing application, but building permits shall not be issued prior to establishment of this mechanism.

5) As a part of the implementing mechanism, a procedure and tentative time frame shall be established whereby the design and facilities for the 11.4-acre Community Center/Park shall be established. The 11.4-acre Community Center/Park shall be implemented on a staged basis as the *MENIFEE NORTH* community develops.

6) As a part of the implementing mechanism, procedures shall be identified for securing input and additional financing for the 11.4-acre Community Center/Park from the existing local community. Such additional financing may take the form of: a) an area-wide assessment; b) an allocation by the County of community facilities fees collected by the County on area projects outside of *MENIFEE NORTH*; or c) some other mechanism acceptable to the County and *MENIFEE NORTH*.



LEGEND

SCHOOL

TO BE CONSTRUCTED BY THE SCHOOL DISTRICT IN ACCORDANCE WITH THEIR PUPIL DEMAND AND FUNDING CAPABILITY*

NOTE:
* THE APPLICANT WILL PROVIDE FOR AN ADDITIONAL 10-ACRE SCHOOL (TO BE IDENTIFIED BY THE ROMOLAND SCHOOL DISTRICT) PRIOR TO COMPLETION OF THE FINAL PHASES OF DEVELOPMENT.

FIGURE - III-12
PUBLIC FACILITY SITES CONCEPTUAL PHASING PLAN
III. SPECIFIC PLAN

9. PROJECT PHASING PLAN

a. Project Phasing Plan Description

MENIFEE NORTH has three phases to be developed over at least a 10-year period, in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. Figure III-13, *Phasing Plan*, is provided as a visual guide to how development is anticipated to proceed. Table III-6, *Phasing Summary*, outlines the acreages and number of dwelling units of each phase.

b. Project Phasing Standards

1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for that stage of development, shall be submitted to the Community Development Department for approval. The improvement plans shall include, but not be limited to the following:

- Final grading plan.
- Irrigation plans certified by a landscape architect.
- A landscape plan with seed mixes for mulching, staking methods and locations, type, size and quantity of plant materials.
- Fence treatment plans.
- Special treatment/buffer area treatment plans.

2) Each planning area shall include development of common open space areas, infrastructure and adjacent landscape development zones.

3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, provided adequate vehicular access is constructed for all dwelling units in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.

4) Prior to the first subdivision map approval in each planning area, the applicant shall provide evidence to the Community Development Department of progress towards completion of the development standards outlined for that planning area.

5) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development.

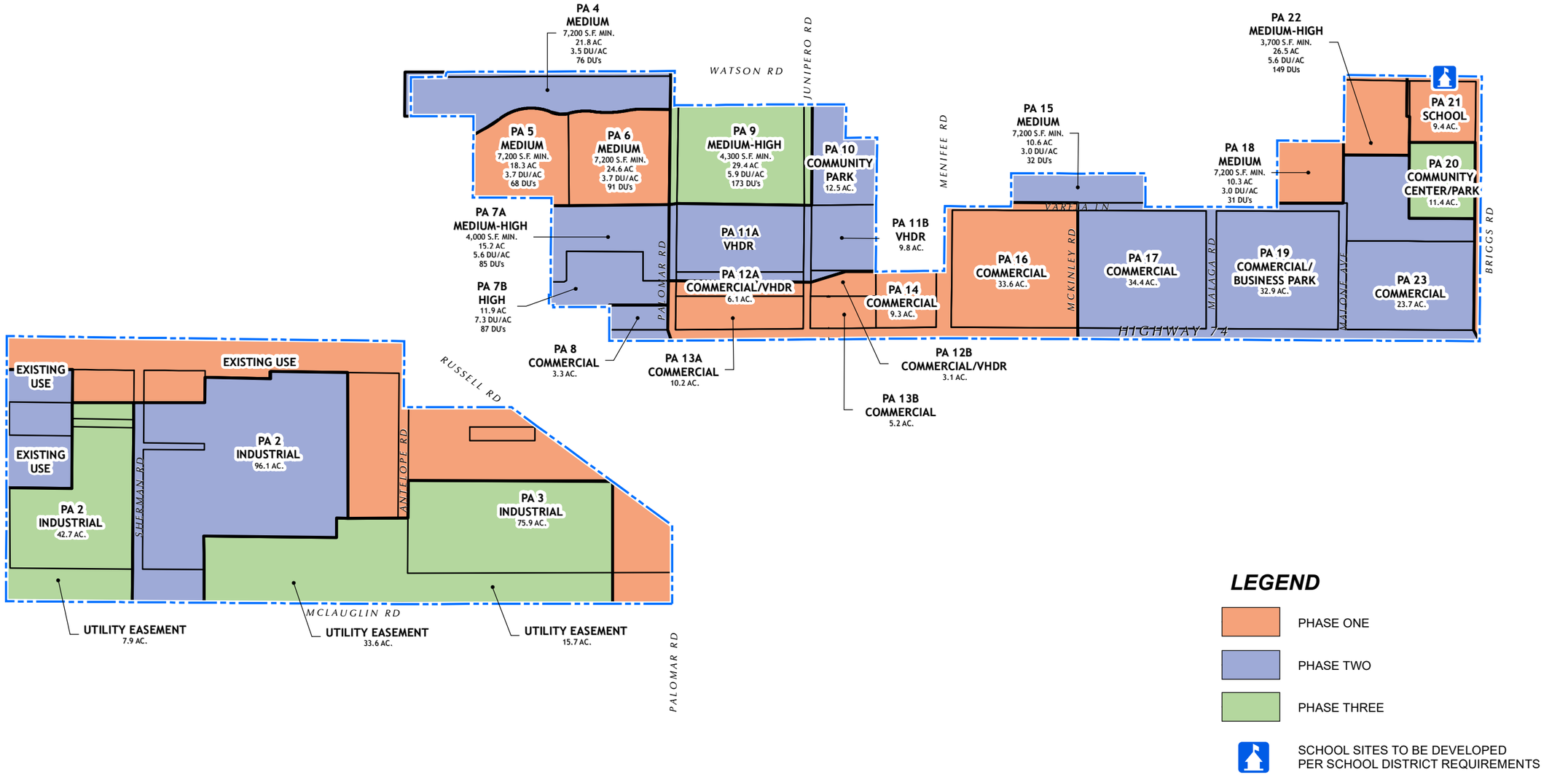


FIGURE - III-13
PHASING PLAN
III. SPECIFIC PLAN

TABLE ~~V~~III-6
PHASING ~~PLAN~~SUMMARY

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Residential	5	18.3~~2~~	6~~8~~9
Medium Residential	6	2~~1.7~~4.6	9~~1~~5
Commercial	13A	~~1~~10.2~~2.76~~	—
	13B	5.2	
	14	9.3~~27~~	—
	16	33.6	—
Medium Residential	18	~~9.4~~10.3	31
Medium-High Residential	22	~~11.0~~26.5	~~56~~149
SUBTOTAL - PHASE I		**~~115.9~~138.0**	**~~251~~339**
PHASE II			
Medium Residential	4	~~22.~~21.8~~1~~	76
Commercial	8	3.3	—
Community Park	10	12.5*	—
Very High Density Residential (VHDR)	11A	~~24.4~~19.6~~3~~	586
Very High Density Residential (VHDR)	11B	9.8	
~~Commercial~~Mixed-Use (Commercial/VHDR)	12A	~~13.3~~6.1	~~135~~ 135
Mixed-Use (Commercial/VHDR)	12B	3.1	
Medium Residential	15	~~8.9~~10.6	32
Commercial	17	34.4	—
Commercial/Business Park	19	32.9	—
~~High Residential~~	~~23A~~	~~18.1~~	~~153~~
Commercial	23~~B~~	23.7	—
SUBTOTAL - PHASE II		**~~193.6~~177.8**	**~~982~~829**
PHASE III			
Medium High Residential	7A	15.2	85
High Residential	7B	11.9	87
Medium Residential	9	~~30.5~~29.4	~~106~~173
Community Center/Park	20	11.4	—
SUBTOTAL - PHASE III		**~~69~~67.9**	**~~278~~345**
OTHER LAND USES			
Industrial (Phases 1, 2, and 3)	2, 3	214.7	—
Schools	21	9.4	—
Major Roads	—	~~155.7~~89.3	—
Easements/Existing Uses	—	~~103.1~~101.6	—
~~Fire Station (Existing)~~	~~—~~	~~1.6~~	~~—~~
~~Open Space~~	~~—~~	~~102.8~~	~~—~~
Drainage Channels~~/Basin~~	~~—~~33A	~~33.8~~15.9	—
SUBTOTAL - OTHER LAND USES		**~~621.1~~430.9**	—

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PROJECT GRAND TOTAL		~~999.6~~814.6	151~~306~~

Note:
*A 2.5-acre portion of Planning Area 10 is owned in fee by Southern California Edison and is excluded from parkland amenities and programming.

10. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of maintenance districts and associations are important in maintaining quality in the project area. It is anticipated that maintenance responsibilities for common project facilities will be divided among a Master Maintenance Organization, Neighborhood Associations or similar financing mechanisms. The decision regarding the maintenance mechanism will be made at a future stage of project design and review in concert with City agencies.

a. Master Maintenance Organization

Common areas identified in the Specific Plan shall be owned and maintained by a permanent public master maintenance organization, such as the City's Community Facilities District, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in commercial areas). Areas of responsibility would include the community parks, the community center, parkway landscaping medians, entry monuments, open space and the community trail. ~~The following are possible maintenance mechanisms:~~

The ~~1)~~ Valley-Wide Recreation and Park District is a possible maintenance mechanism that~~-~~ could ~~-~~maintain ~~n~~ all project level facilities. ~~-~~The District currently maintains the Marion V. Ashley Park and Community Center in Planning Area 20, and performs similar functions in Hemet and in the Menifee ~~-~~project south of ~~f~~ *MENIFEE NORTH*. ~~-~~*MENIFEE NORTH* is currently within the Valley-Wide sphere of ~~-~~influence but is not within ~~-~~or abutting the current District boundaries. Under the current procedures ~~-~~and regulations, annexation or ~~f~~the project site and certain intervening properties would be necessary.

~~2) Community Service District (CSD) - A new CSD could be formed, designed specifically for the *MENIFEE NORTH* project.~~

b. Residential Neighborhood Associations

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, mini-parks, common open space areas, and potential private roadways exemplify facilities that may be under the jurisdiction of a neighborhood association.

c. Commercial/Business Park/Industrial Areas

Commercial, Business Park and Industrial planning areas may have their own private associations. If no association is formed, a common maintenance charge will be assessed to cover common area maintenance. Maintenance for these planning areas also may be assumed by individual property owners.

d. Project Roadways

All public project roadways and private streets will be designed and constructed to standards acceptable to the City. All public roads will be entered into the City system of roads for operation and maintenance, as approved by the Menifee City Council. Private roadways, if any, will be maintained by a private homeowners' association.

e. School Sites

MIt is anticipated that maintenance responsibilities for the school site in Planning Area 21 are will be overseen by the governing School District (Romoland).

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards for *MENIFEE NORTH* have been established at three levels: *General Development Provisions*, which were addressed in Section III; *Design Guidelines*, which are provided in Section IV; and *Planning Area Development Standards* to which this section is devoted. In addition, the standards of the Specific Plan Zone applicable to *MENIFEE NORTH* shall apply.

This section identifies the planning standards for each land use designation, including permitted/conditional/ancillary land uses, minimum lot sizes, building setbacks, building height, and other development standards. In addition, standards are provided for the community's infrastructure, open space, grading and maintenance.

The Permitted Uses and Development Standards found in this section shall constitute the zoning for MENIFEE NORTH. In cases where no standard is provided, the City of Menifee's Zoning Ordinance will govern the Permitted Uses and Development Standards, unless otherwise noted.

Planning areas were selected on the basis of logical, separate units of development. Criteria considered in this process included uniformity of use as it pertains to zoning, relationship to adjoining product and surrounding topography.

The planning area graphics for this section (Figures III-~~14A-EE~~14 to III-30) were derived from the *Conceptual Landscape Plan* (Figure ~~III-11~~IV-1). The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV it is anticipated that actual lotting will not be determined until the tract map stage. Please note that Planning Area 1, which was originally designated for 18 acres of Commercial/Business Park use, was annexed to the City of Perris and was therefore deleted from Specific Plan No. 260.

~~A Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan document. The zoning provisions within that Ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.~~

~~1. PLANNING AREA 1: COMMERCIAL/BUSINESS PARK~~

~~Planning Area 1, which was originally designated for 18 acres of Commercial/Business Park use, was annexed to the City of Perris and was therefore deleted from Specific Plan No. 260.~~

1. PLANNING AREA 2: INDUSTRIAL PARK

a. Descriptive Summary

Planning Area 2, as depicted in Figure III-14~~B~~, consists of approximately 138.8~~21.1~~ gross acres of Industrial Park.

b. Land Use and Development Standards

Please refer to ~~Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~Table III-7A for Permitted Uses and III-7B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.

c. Planning Standards

1) Primary access into Planning Area 2 shall be provided from Sherman Road, Antelope Road and McLaughlin Road.

2) Project entry/intersection statements, as shown on Figure IV-3, shall be developed at the intersection of Highway 74 and Sherman Road, and at the intersection of Highway 74 and Antelope Road.

3) Minor intersection monumentation treatments shall be established at corners of Sherman Road and Antelope Road at designated entrances to Planning Area 2. These treatments are illustrated on Figure IV-4.

4) Roadway landscape treatments shall be incorporated along Highway 74, Sherman Road, Antelope Road, Trumble Road and McLaughlin Road, as depicted on Figures IV-19~~15~~, 21~~17~~ and 22~~18~~, respectively.

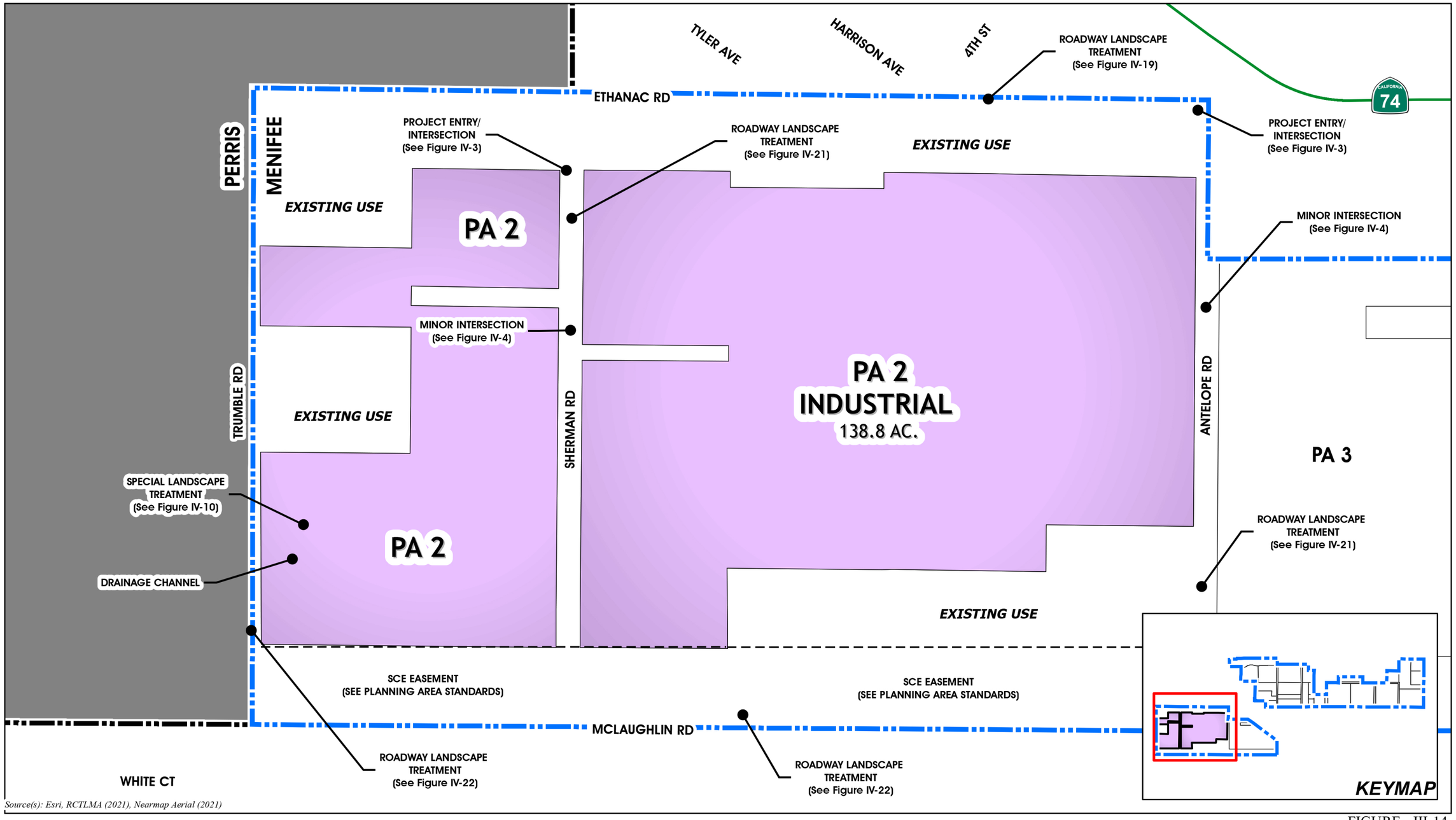
5) A special landscape treatment, as shown on Figure IV-10, shall be developed between the Industrial uses in Planning Area 2 and the adjacent Drainage Channel easement.

6) A Southern California Edison easement forms the southern boundary of Planning Area 2. All development plans filed for the implementation of Planning Area 2 must be in conformance with all applicable SCE easement restrictions.

7) Please refer to Section IV, Design Guidelines, for design-related criteria.

8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2021)

0 100 200 400 Feet

FIGURE - III-14
PLANNING AREA 2
III. SPECIFIC PLAN

2. PLANNING AREA 3: INDUSTRIAL PARK

a. Descriptive Summary

Planning Area 3, as depicted in Figure III-154C, consists of approximately 75.96.4 gross acres of Industrial Park.

b. Land Use and Development Standards

Please refer to Table III-7A for Permitted Uses and III-7B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access into Planning Area 3 shall be provided from Antelope Road and McLaughlin Road.

2) A minor intersection monumentation treatment shall be established at the intersection of Antelope Road and the planning area access point. This treatment is illustrated on Figure IV-4.

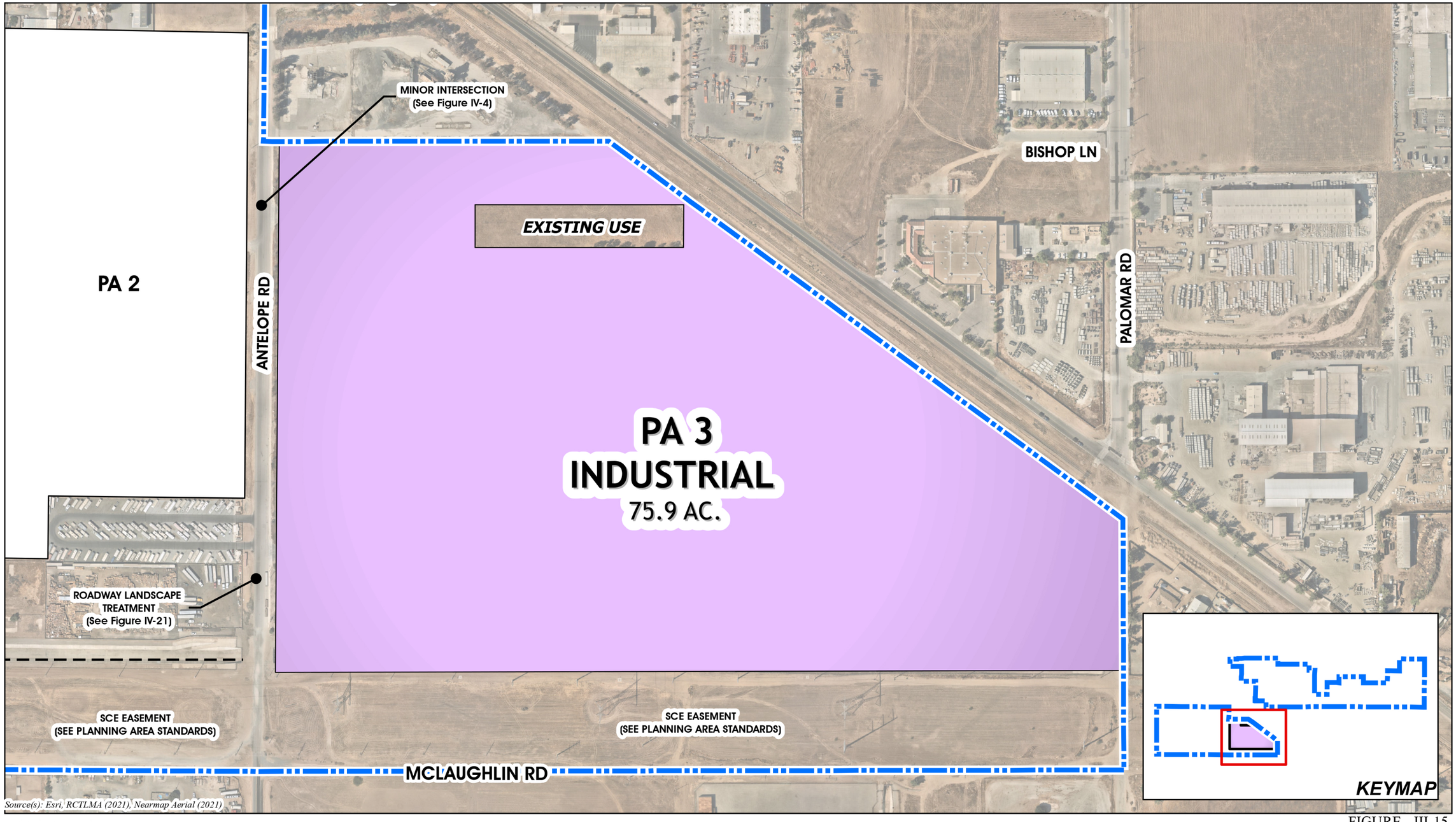
3) Roadway landscape treatments shall be incorporated along Antelope Road and McLaughlin Road, as depicted on Figures IV-2117 and 18, respectively.

4) A Southern California Edison easement forms the southern boundary of this planning area. All subsequent development plans filed for the implementation of Planning Area 3 must conform to all applicable SCE easement restrictions.

5) Please refer to Section IV, Design Guidelines, for design-related criteria.

6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2021)

0 75 150 300 Feet

FIGURE - III-15
PLANNING AREA 3
III. SPECIFIC PLAN

TABLE III-7A
PERMITTED USES
PLANNING AREAS 2 AND 3 (INDUSTRIAL)*

* The Permitted Uses below for Planning Areas 2 and 3 (Industrial) are based on Article XII, Section 12.1 (Manufacturing-Heavy – M-H Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
AGRICULTURE	Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals per acre and their immature offspring.	P	P
FOOD PRODUCTS	Meat and poultry products, including meat packing but not including slaughtering.	P(1)	P(1)
	Dairy products, not including dairies.	P(1)	P(1)
	Canning and preserving fruits and vegetables.	P(1)	P(1)
	Grain and bakery products.	P(1)	P(1)
	Sugar and confectionery products.	P(1)	P(1)
	Beverages, including alcoholic beverages.	P(1)	P(1)
	Wineries, distilleries, and breweries.	P(1)	P(1)
	Ice.	P(1)	P(1)
TEXTILE PRODUCTS	Cotton, wool, and synthetic weaving and finishing mills.	P(1)	P(1)
	Wearing apparel and accessory products.	P(1)	P(1)
	Knitting mills.	P(1)	P(1)
	Floor coverings mills.	P(1)	P(1)
	Yarn and thread mills.	P(1)	P(1)
LUMBER AND WOOD PRODUCTS	Saw and planing mills.	P(1)	P(1)
	Manufacture of containers and creates.	P(1)	P(1)
	Fabrication of wood buildings and structures.	P(1)	P(1)
	Lumber yards.	P(1)	P(1)
	Manufacture of furniture and fixtures including cabinets, partitions, and similar items.	P(1)	P(1)
PAPER PRODUCTS	Paper and paperboard mills.	P(1)	P(1)
	Manufacture of containers and boxes.	P(1)	P(1)
	Paper shredding.	P(1)	P(1)
	Printing and publishing of newspaper, periodicals, books, forms cards and similar items.	P(1)	P(1)
	Binding of books and other publications.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
CHEMICAL AND RELATED PRODUCTS	Manufacture of organic and inorganic compounds, not including those of a hazardous nature,	P(1	P(1
	Manufacture of drugs and pharmaceuticals,	P(1	P(1
	Soaps, cleaners, and toiletries,	P(1	P(1
	Manufacture of agricultural chemicals, not including pesticides and fertilizers.	P(1	P(1
	Paints and varnishes.	P(1	P(1
RUBBER AND PLASTIC AND SYNTHETIC PRODUCTS	Manufacture of tires and tubes.	P(1)	P(1)
	Fabrication of rubber, plastics, and synthetic products.	P(1)	P(1)
LEATHER PRODUCTS	Tanning and finishing of leather.	P(1)	P(1)
	Manufacture of handbags, luggage, footwear, and other personal leather goods.	P(1)	P(1)
STONE, CLAY, GLASS, AND CONCRETE PRODUCTS	Stone cutting and related activities.	P(1)	P(1)
	Pottery and similar items.	P(1)	P(1)
	Glass blowing, pressing and cutting.	P(1)	P(1)
	Glassware products.	P(1)	P(1)
	Manufacture of concrete, gypsum, plaster and mineral products.	P(1)	P(1)
METAL PRODUCTS	Manufacture of cans and containers.	P(1)	P(1)
	Cutlery, tableware, hand tools, and hardware.	P(1)	P(1)
	Plumbing and heating items.	P(1)	P(1)
	Wrought iron fabrication.	P(1)	P(1)
	Manufacture and assembly of fencing.	P(1)	P(1)
	Machine, welding, and blacksmith shops.	P(1)	P(1)
	Metal stamps and forged metal products.	P(1)	P(1)
	Fabrication of metal buildings.	P(1)	P(1)
	Manufacture of ordnance and firearms, not including explosives.	P(1)	P(1)
	Jewelry.	P(1)	P(1)
PRIMARY METAL PRODUCTS	Foundries.	P(1)	P(1)
	Rolling and drawing metals.	P(1)	P(1)
	Casting metals.	P(1)	P(1)
	Blast furnaces.	P(1)	P(1)
	Smelting of metals.	P(1)	P(1)
	Engines, turbines, and parts.	P(1)	P(1)
	Farm, garden construction, and industrial machinery.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
MACHINERY	Office and computing machines.	P(1)	P(1)
	Refrigeration and heating equipment.	P(1)	P(1)
	Equipment sales, rental, and storage.	P(1)	P(1)
ELECTRICAL EQUIPMENT	Electrical and electronic apparatus and components.	P(1)	P(1)
	Appliances.	P(1)	P(1)
	Lighting and wiring.	P(1)	P(1)
	Radio, television, and communications equipment.	P(1)	P(1)
	Musical and recording equipment.	P(1)	P(1)
TRANSPORTATION AND RELATED INDUSTRIES	Vehicles, aircraft, boats and parts manufacture.	P(1)	P(1)
	Railroad equipment.	P(1)	P(1)
	Motorcycles, bicycles, and parts.	P(1)	P(1)
	Travel trailers and recreational vehicles manufacture.	P(1)	P(1)
	Draying, freighting, and trucking operations.	P(1)	P(1)
	Railroad yards and stations.	P(1)	P(1)
	Vehicle storage and impoundment.	P(1)	P(1)
	Trailer and boat storage.	P(1)	P(1)
ENGINEERING AND SCIENTIFIC INSTRUMENTS	Measuring devices, watches, clocks, and related items.	P(1)	P(1)
	Optical goods, medical instruments, supplies, and equipment, and photography equipment.	P(1)	P(1)
INDUSTRIAL USES	Laboratories and research centers.	P(1)	P(1)
	Cotton ginning.	P(1)	P(1)
	Public utility substations and storage yards.	P(1)	P(1)
	Heliports.	P(1)	P(1)
	Building movers storage yard.	P(1)	P(1)
	Mini warehouses.	P(1)	P(1)
	Warehousing and distribution.	P(1)	P(1)
	Communications and microwave installations.	P(1)	P(1)
	Cold storage plant.	P(1)	P(1)
	Sand blasting.	P(1)	P(1)
	Recycling collection facilities.	P(1)	P(1)
	Natural gas, above ground storage.	P(1)	P(1)
	Recycling of wood, metal and construction wastes.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
	Airports.	P(1)	P(1)
	Contractor storage yards	P(1)	P(1)
SERVICE AND COMMERCIAL	Banks and financial institutions	P(1)	P(1)
	Blueprint and duplicating services.	P(1)	P(1)
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	P(1)	P(1)
	Laboratories, film, medical, research, or testing.	P(1)	P(1)
	Office equipment sales and service.	P(1)	P(1)
	Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.	P(1)	P(1)
	Parking lots and parking structures.	P(1)	P(1)
	Restaurants and other eating establishments.	P(1)	P(1)
	Vehicle and motorcycle repair.	P(1)	P(1)
	Barber and beauty shops.	P(1)	P(1)
	Body and fender shops, and spray painting.	P(1)	P(1)
	Building materials sales yard.	P(1)	P(1)
	Day care centers.	P(1)	P(1)
	Health and exercise centers.	P(1)	P(1)
	Hardware and home improvement centers.	P(1)	P(1)
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling, located on the same parcel as a permitted industrial use.	P(1)	P(1)
	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 family.	P(1)	P(1)
	Nurseries and garden supply.	P(1)	P(1)
	Trailer and truck sales and rentals.	P(1)	P(1)
	Signs, on-site advertising.	P(1)	P(1)
	Feed and grain sales.	P(1)	P(1)
	Mobilehome sales lots.	P(1)	P(1)
	Churches, temples and other places of religious worship.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
INDUSTRIAL, SERVICE, AND COMMERCIAL	Auto wrecking and junk yards.	C	C
	Abattoirs.	C	C
	Petroleum refineries.	C	C
	Cotton ginning.	C	C
	Acid and abrasives manufacturing.	C	C
	Fertilizer production, and processing organic or inorganic.	C	C
	Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.	C	C
	Concrete batch plants and asphalt plants.	C	C
	Disposal service operations.	C	C
	Drive-in theaters.	C	C
	Dump sites.	C	C
	Explosives manufacturing and testing.	C	C
	Gas, steam, and oil drilling operations.	C	C
	Sewage treatment plants.	C	C
	Swap meets.	C	C
	Processing and rendering of fats and oils.	C	C
	Recycling processing facilities.	C	C
	Solar power plant on a lot 10 acres or larger..	C	C
	Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.	C	C
	A hazardous waste facility provided a hazardous waste facility siting permit has been granted pursuant to Section 18.44. of County Ordinance No. 348.	C	C
	Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in Subsections B. and C. do not include sex-oriented businesses.		
	Any use that is not specifically listed in Subsections B. and C. may be considered a permitted or conditionally permitted use providing that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.		
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 12.2 pursuant to the provisions set forth in Article XIXm of County Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.		
	Planned industrial developments are permitted provided a land division has been approved pursuant to County Ordinance No.		

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 2	PLANNING AREA 3
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
	460.		

NOTES:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.

TABLE III-7B
DEVELOPMENT STANDARDS
PLANNING AREAS 2 AND 3 (INDUSTRIAL)*

* The Development Standards below for Planning Areas 2 and 3 (Industrial) are based on Article XII, Section 12.1 (Manufacturing-Heavy – M-H Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREAS 2 and 3 REQUIREMENTS
Lot Size	The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
Maximum Building Height	40 feet at the yard setback line.
	Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of Ordinance No. 348.
	Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of Ordinance No. 348.
Building Setbacks	Where the front, side, or rear yard adjoins a street or 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 setback shall be 25 feet from the property line.
	Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.
	With the exception of those portions of the setback area for which landscaping is required, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified above, may also be used for loading docks.
Masonry Wall	Prior to occupancy of any industrial use permitted in these planning areas, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight feet in height. Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall.
Landscaping	A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
	A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, said landscaping strip shall not include landscaping located within the street right-of-way.
	A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a 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.

DEVELOPMENT STANDARD	PLANNING AREAS 2 and 3 REQUIREMENTS
DEVELOPMENT STANDARD	PLANNING AREAS 2 and 3 REQUIREMENTS
Required Parking	Parking shall be provided as required by CityStandards
Trash Collection Areas	Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
Outside Storage and Service Areas	Outside storage and service areas may be required to be screened by structures or landscaping.
Utilities	Utilities shall be installed underground except electrical lines rated at 33kV or Greater.
Mechanical Equipment	Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
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.
Exceptions	The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.
Manufacturing Plot Plan	Applications for a plot plan shall be made pursuant to the provisions of Section 18.30. of County Ordinance No. 348 and in addition to the requirements of that section, the application shall contain: 1. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use. 2. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

3. PLANNING AREA 4: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-164D, provides for development of 21.8 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 76 dwelling units are planned at a target density of 3.5 du/ac.

b. Land Use and Development Standards

Please refer to Table III-8A for Permitted Uses and III-8B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 4 shall be provided from Antelope Road and Watson Road.

2) Roadway landscape treatments, as illustrated in Figures IV-2117 and 2218, shall be incorporated along Antelope Road, Watson Road and Palomar Road, respectively.

3) A special landscape treatment shall be established between the residential uses in Planning Area 4 and adjacent existing residential uses, as shown in Figure IV-7.

4) A special landscape treatment, as shown on Figure IV-98, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.

5) Please refer to Section IV, Design Guidelines, for design-related criteria.

6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

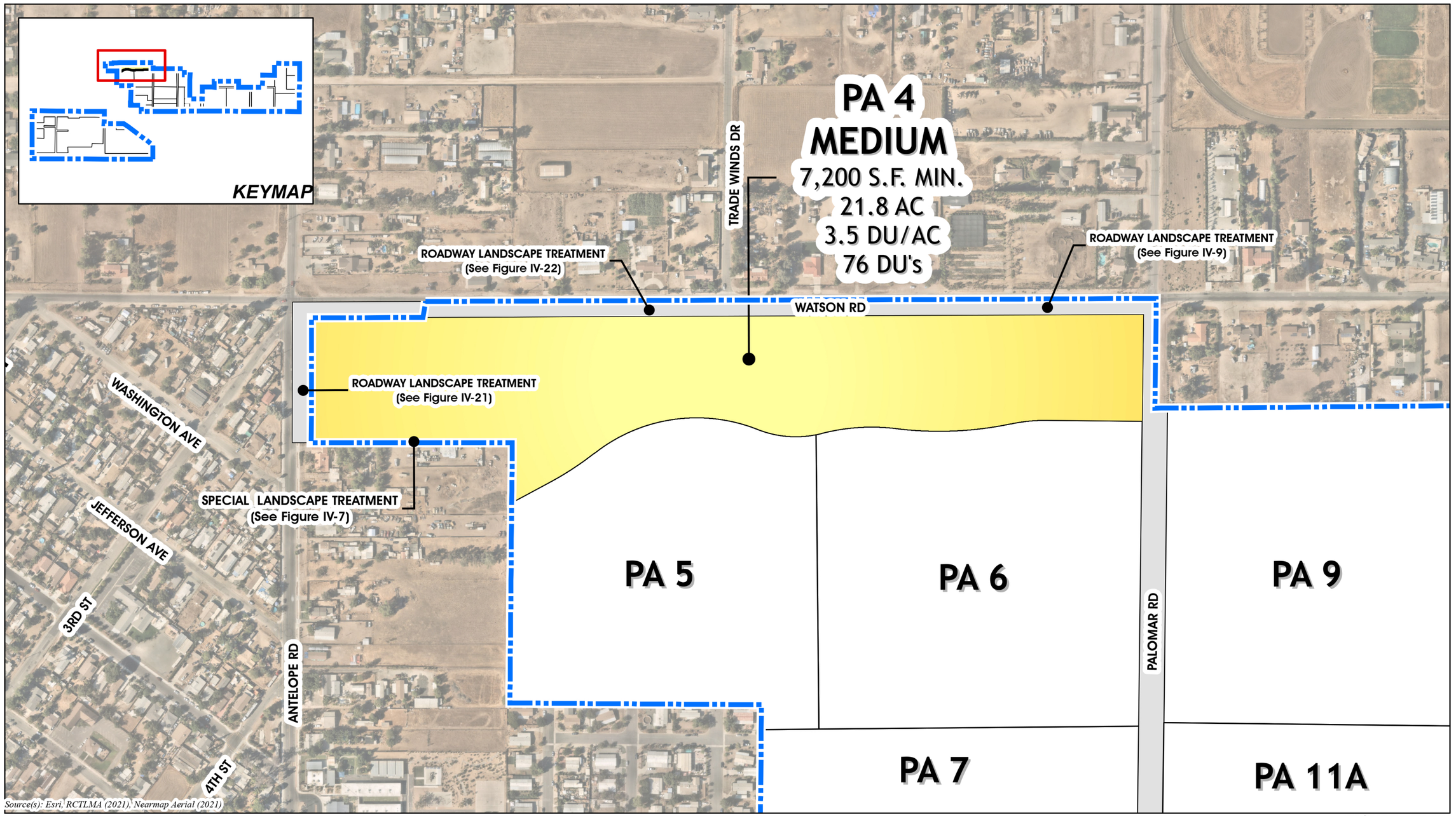


FIGURE - III-16
PLANNING AREA 4
III. SPECIFIC PLAN

TABLE III-8A
PERMITTED USES
PLANNING AREA 4 (MEDIUM DENSITY RESIDENTIAL)*

* The Permitted Uses for Planning Area 4 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 4
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted	
One-family dwellings.	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P
Home occupations.	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P
The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions: a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department. b. Any miniature pig kept or maintained on a lot with a use permitted under Section 6.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment. c. No miniature pig may weigh more than two hundred (200) pounds. d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person. e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.	P
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department	P

PERMITTED USES	PLANNING AREA 4
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted	
and may be filed free of charge.	
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P(1)
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P(1)
Child Day Care Center.	P(1)
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C
Churches, temples and other places of religious worship.	P(2)

Notes:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.
2) Requires a Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348

TABLE III-8B
DEVELOPMENT STANDARDS
PLANNING AREA 4 (MEDIUM DENSITY RESIDENTIAL)*

* The Development Standards for Planning Area 4 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 4 REQUIREMENTS
Lot Size	Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
Lot Width	The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
Lot Frontage	The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
Maximum Building Height	Building height shall not exceed three stories, with a maximum height of 40 feet.
Minimum Yard Requirements	The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
	Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
	Rear yards shall be not less than twenty feet (20').
Encroachments	Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than 50% of any lot be covered by dwelling.

4. PLANNING AREA 5: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 5, as depicted in Figure III-17~~4E~~, provides for development of 18.3 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 68 dwelling units are planned at a target density of 3.7 du/ac. The maximum density may be increased to 6.0 du/ac with a 5,000 square foot minimum lot size if the planning area is designed for and restricted to senior citizen housing or if this planning area is designed as a mobile home park or subdivision. In this case, the maximum DU allowed for Planning Area 5 is 110 DU.

b. Land Use and Development Standards

Please refer to Table III-9A for Permitted Uses and III-9B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 5 shall be provided from Street "A".

2) A roadway landscape treatment, such as that depicted in Figure IV-18, shall be provided along Street "A".

3) A special landscape treatment shall be established between the residential uses in Planning Area 5 and the adjacent existing residential uses, as shown in Figure IV-7.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

5. PLANNING AREA 6: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 6, as depicted in Figure III-174E, provides for development of 24.6 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 91 dwelling units are planned at a target density of 3.7 du/ac. The maximum density may be increased to 6.0 du/ac with a 5,000 square foot minimum lot size if the planning area is designed for and restricted to senior citizen housing or if this planning area is designed as a mobile home park or subdivision. In this case, the maximum DU allowed for Planning Area 6 is 147 DU.

b. Land Use and Development Standards

Please refer to Table III-9A for Permitted Uses and III-9B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 6 shall be provided from Street "A" and Palomar Road.

2) A minor intersection statement, as shown on Figure IV-4, is shall be developed at the intersection of Palomar Road and Street "A".

3) A roadway landscape treatment, as depicted in Figure IV-2218, shall be provided along Street "A" and Palomar Road.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

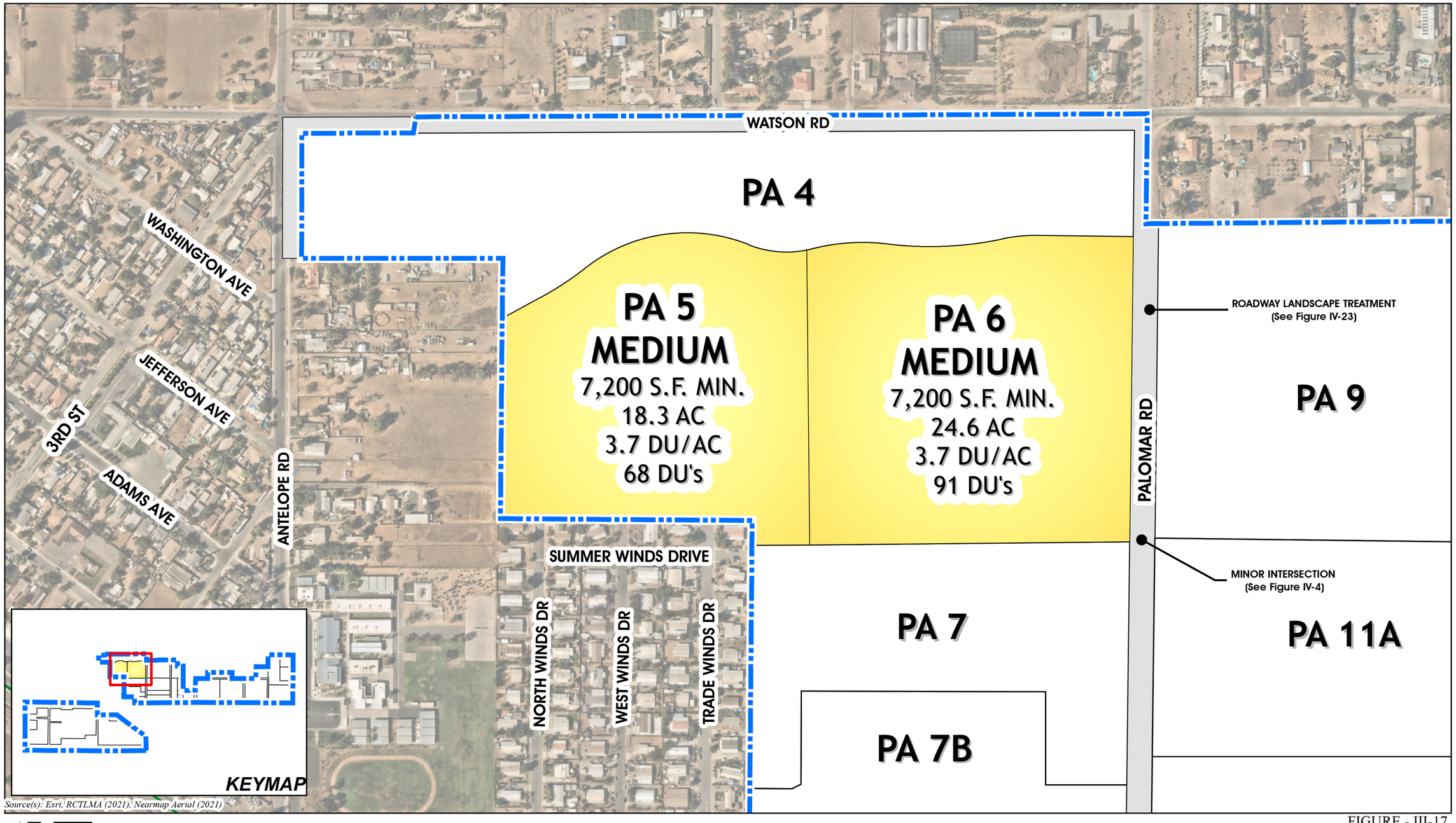


FIGURE - III-17
PLANNING AREA 5 & 6
III. SPECIFIC PLAN

TABLE III-9A
PERMITTED USES
PLANNING AREAS 5 AND 6 (MEDIUM DENSITY RESIDENTIAL)*

* The Permitted Uses for Planning Areas 5 and 6 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 5	PLANNING AREA 6
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted		
One-family dwellings.	P	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P	P
Home occupations.	P	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P	P
The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions: f. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department. g. Any miniature pig kept or maintained on a lot with a use permitted under Section 6.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment. h. No miniature pig may weigh more than two hundred (200) pounds. i. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided,	P	P

PERMITTED USES	PLANNING AREA 5	PLANNING AREA 6
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted		
however, such pig may be off such premises if under restraint of a competent person. j. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.		
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.	P	P
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	P	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P(1)	P(1)
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P(1)	P(1)
Child Day Care Center.	P(1)	P(1)
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C	C
Churches, temples and other places of religious worship.	P(2)	P(2)

Notes:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.
2) Requires a Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348.

TABLE III-9B
DEVELOPMENT STANDARDS
PLANNING AREAS 5 AND 6 (MEDIUM DENSITY RESIDENTIAL)*

* The Development Standards for Planning Areas 5 and 6 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREAS 5 and 6 REQUIREMENTS
Lot Size	Lot Area shall be not less than seven thousand two hundred (7,200) square feet unless the development proposed is a mobile home park or is restricted to senior citizen housing then the lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
Lot Width	The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
Lot Frontage	The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
Maximum Building Height	Building height shall not exceed three stories, with a maximum height of 40 feet.
Minimum Yard Requirements	The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
	Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
	Rear yards shall be not less than twenty feet (20').
Encroachments	Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than 50% of any lot be covered by dwelling.

6. PLANNING AREA 7A: MEDIUM HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 7A, as depicted in Figure III-184F, provides for development of 15.2 acres devoted to medium high density residential uses with minimum lot sizes of 4,000 square feet. A maximum total of 85 dwelling units are planned at a target density of 5.6 dwelling units per acre.

b. Land Use and Development Standards

Please refer to Table III-10A for Permitted Uses and III-10B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 7A shall be provided from, Palomar Road~~.~~.

2) Roadway landscape treatments, as illustrated in Figure IV-2218, shall be established along Palomar Road.

3) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed development application integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-10A
PERMITTED USES
PLANNING AREA 7A (MEDIUM-HIGH DENSITY RESIDENTIAL)*

* The Permitted Uses for Planning Area 7A (Medium-High Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 7A
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted	
One-family dwellings.	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P
Home occupations.	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P
The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions: k. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department. l. Any miniature pig kept or maintained on a lot with a use permitted under Section 6.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment. m. No miniature pig may weigh more than two hundred (200) pounds. n. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person. o. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.	P
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department	P

PERMITTED USES	PLANNING AREA 7A
P = Permitted (1) (2) • C = Conditional Use Permit • NP = Not Permitted	
and may be filed free of charge.	
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P(1)
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P(1)
Child Day Care Center.	P(1)
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C
Churches, temples and other places of religious worship.	P(2)

Notes:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.
2) Requires a Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348.

TABLE III-10B
DEVELOPMENT STANDARDS
PLANNING AREA 7A (MEDIUM-HIGH DENSITY RESIDENTIAL)*

* The Development Standards for Planning Area 7A (Medium-High Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 7A REQUIREMENTS
Lot Size	Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
Lot Width	The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of ninety feet (90').
Lot Frontage	The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
Maximum Building Height	Building height shall not exceed three stories, with a maximum height of 40 feet.
Minimum Yard Requirements	The front yard shall be not less than ten feet (10'), measured from the sidewalk.
	Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than five feet (5') from the existing street line or from any future street line as shown on any specific plan of highways.
	There is no minimum rear yard area.
	The minimum garage setback from the private drive is three feet (3'). The minimum distance from garage door to garage door is thirty feet (30'). The minimum distance between buildings is ten feet (10').
Encroachments	Chimneys, media niches and fireplaces shall be allowed to encroach into side yards a maximum of two and a half feet (2.5').
	Front yard porches shall not be allowed to encroach into front yards a maximum of five feet (5').
	Side yard porches shall be allowed to encroach into side yards a maximum of three feet (3').
	Balconies and decks shall be allowed to encroach into rear yards a maximum of two and a half feet (2'-6").
	No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than 50% of any lot be covered by dwelling.
	Additional Standard: In no case shall more than sixty-five percent (65%) of any lot be covered by buildings and paving for lots with one and two-story buildings.

7. PLANNING AREA 7B: ~~–~~HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 7B, as depicted in Figure III-1~~8~~~~4F~~, provides for development of 11.9 acres devoted to high density residential uses with garden court homes. A maximum total of 87 dwelling units are planned at a target density of 7.3 dwelling units per acre. Planning Area 7B shall also include a private recreation center, uses may include but are not limited to a recreation building, play equipment, a tot-lot and a pool. The recreation center's uses will be mainly passive with the exception of pool uses.

b. Land Use and Development Standards

Please refer to Table III-11A for Permitted Uses and III-11B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 7B shall be provided from, Palomar Road.

2) Roadway landscape treatments, as illustrated in Figure IV-22~~18~~, shall be established along Palomar Road.

3) In conjunction with the first implementing development application submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-11A
PERMITTED USES
PLANNING AREA 7B (GARDEN COURTS)*

* The Permitted Uses for Planning Area 7B (Garden Courts) are based on Article VIII, Section 8.1 (General Residential – R-3 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 7B
P = Permitted • C = Conditional Use Permit • NP = Not Permitted	
One-family dwellings.	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P
Home occupations.	P
On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.	P
One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11. of County Ordinance No. 348. The provisions of Section- 8.2. of County Ordinance No. 348 shall not be applicable to developments under this permitted use.	P
Accessory buildings, to a specific permitted use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use.	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P
Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.	P
Boarding, rooming and lodging houses.	P
Churches, educational institutions, public libraries, museum and art galleries not operated for compensation or profit.	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P
Congregate care residential facilities.	P
Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.	P
Nurseries, horticultural.	P
Fraternity and sorority houses.	P
Hotels, resort hotels, and motels.	P

PERMITTED USES	PLANNING AREA 7B
P = Permitted • C = Conditional Use Permit • NP = Not Permitted	
Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.	P
Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.	P
Churches, temples, and other places of religious worship.	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.	P
Parking area for commercial uses.	C
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C
Congregate care residential facilities, developed pursuant to Section 19.103. of County Ordinance No. 348.	C
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	C

TABLE III-11B
DEVELOPMENT STANDARDS
PLANNING AREA 7B (GARDEN COURTS)*

* The Development Standards for Planning Area 7B (Garden Courts) are based on Article VIII, Section 8.1 (General Residential – R-3 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 7B REQUIREMENTS
Lot Size	The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
Unit Area(1)	The minimum unit area within a lot shall be one thousand two hundred (1,200) square feet.
	The minimum width of a unit area within a lot shall be forty feet (40') with a minimum depth of thirty feet (30').
Floor Area Ratio	The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.
Maximum Building Height	All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of County Ordinance No. 348.
Minimum Yard Requirements	The front yard shall be not less than ten feet (10'), measured from the sidewalk.
	Side yards on interior units shall be not less than five feet (5') in width. Side yards on corner and reversed corner units shall be not less than five feet (5') from the sidewalk.
	There shall be no minimum setback for the rear yard.
	The minimum garage setback from the private drive is three feet (3'). The minimum distance from garage door to garage door is thirty feet (30'). The minimum distance between buildings is eight feet (8').
Encroachments	Chimneys, media niches and fireplaces shall be allowed to encroach into side yards a maximum of two and a half feet (2.5').
	Front yard porches shall not be allowed to encroach into front yards setbacks.
	Side yard porches shall be allowed to encroach into side yards a maximum of three feet (3').
	Balconies and decks shall be allowed to encroach into rear yards a maximum of two and a half feet (2.5').
	No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than sixty-five percent (65%) of any lot be covered by buildings and paving for lots with one and two-story buildings.

NOTE:

1) A unit area is defined as an exclusive use area, which includes the building footprint and private yard area and excludes common open space area on a lot.

8. PLANNING AREA 8: COMMERCIAL

a. Descriptive Summary

Planning Area 8, as depicted in Figure III-184F, provides for the development of 3.3 acres devoted to Commercial uses.

b. Land Use and Development Standards

Please refer to Table III-12A for Permitted Uses and III-12B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 8 shall be provided from Palomar Road and Highway 74 (as approved by CalTrans).

2) A project entry/intersection statement, as depicted on Figure IV-3, shall be developed at the intersection of Palomar Road and Highway 74.

   Roadway landscape treatments, as illustrated in Figures IV-19 and 23, shall be established along Highway 74 and Palomar Road, respectively.

3) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

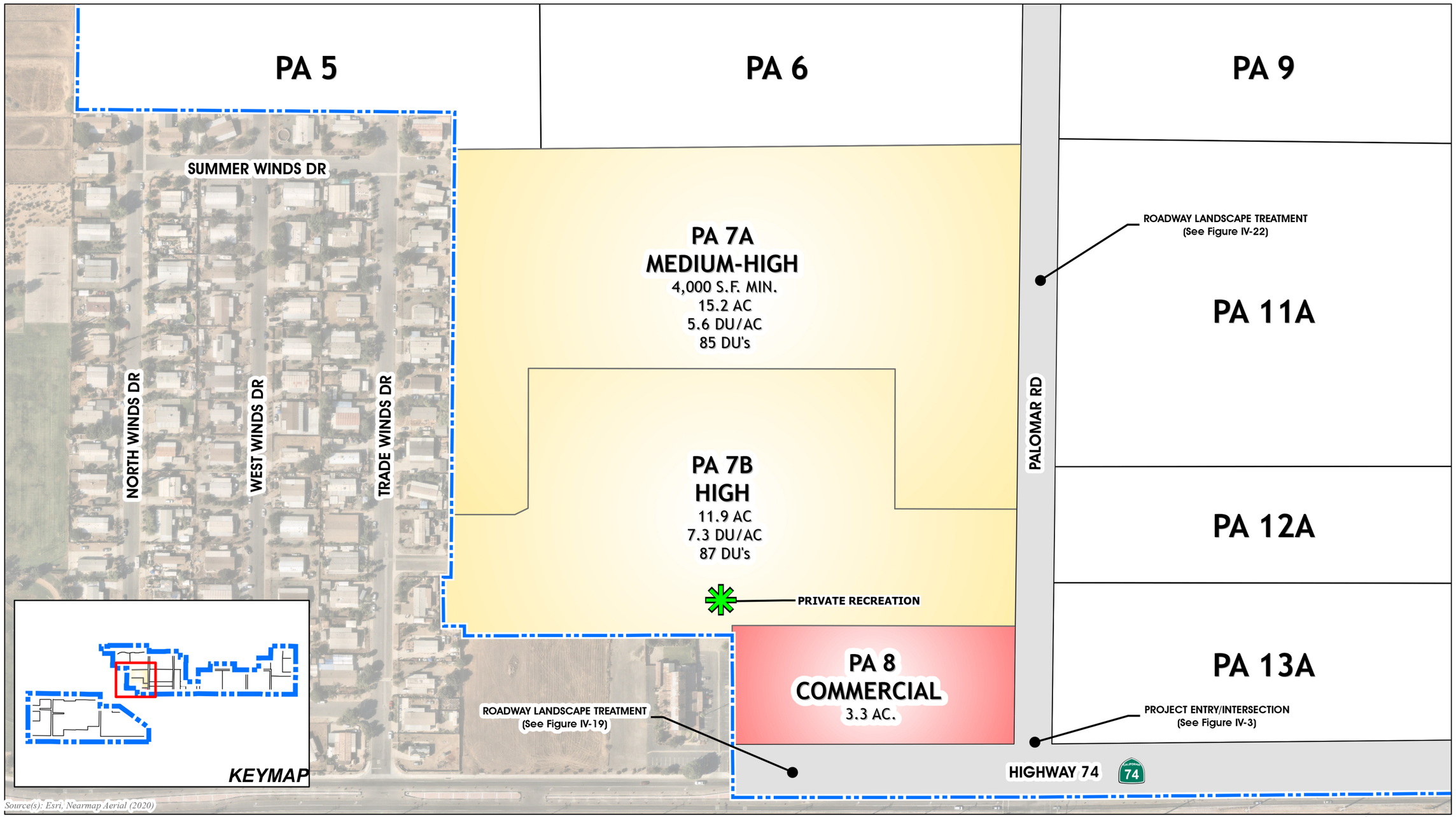


FIGURE - III-18
PLANNING AREAS 7A, 7B, & 8
III. SPECIFIC PLAN

TABLE III-12A
PERMITTED USES
PLANNING AREA 8 (COMMERCIAL)*

* The Permitted Uses for Planning Area 8 (Commercial) are based on Article IXb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 8
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
SERVICE AND COMMERCIAL	Ambulance services.	P(1)
	Animal hospitals.	C
	Antique shops.	P(1)
	Appliance stores, household.	P(1)
	Art supply shops and studios.	P(1)
	Auditoriums and conference rooms.	P(1)
	Automobile repair garages, body shops, spray painting shops.	C
	Automobile sales and rental agencies.	C
	Bakery goods distributors.	P(1)
	Bakery shops, including baking only when incidental to retail sales on the premises.	P(1)
	Banks and financial institutions.	P(1)
	Barber and beauty shops.	P(1)
	Bars and cocktail lounges.	P(1)
	Bicycle sales and rentals.	P(1)
	Billiard and pool halls.	P(1)
	Blueprint and duplicating services.	P(1)
	Boat sales, rentals and services.	C
	Book stores and binders.	P(1)
	Bowling alleys.	P(1)
	Car washes.	C
	Catering services.	P(1)
	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	P(1)
	Cleaning and dyeing shops.	P(1)
	Clothing stores.	P(1)
	Confectionery or candy stores.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 8
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Convenience stores, including the sale of motor vehicle fuel.	C
	Costume design studios.	P(1)
	Dance halls.	P(1)
	Delicatessens.	P(1)
	Department stores.	P(1)
	Drive-in theaters.	C
	Drug stores.	P(1)
	Dry goods stores.	P(1)
	Electrical substations.	P(1)
	Employment agencies.	P(1)
	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
	Escort bureaus.	P(1)
	Feed and grain sales.	P(1)
	Fishing and casting pools.	NP
	Florist shops.	P(1)
	Food markets and frozen food lockers.	P(1)
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	P(1)
	Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	C
	Gift shops.	P(1)
	Hardware stores.	P(1)
	Heliports.	C
	Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	P(1)
	Hobby shops.	P(1)
	Ice cream shops.	P(1)
	Ice sales, not including ice plants.	P(1)
	Interior decorating shops.	P(1)
	Jewelry stores with incidental repairs.	P(1)
	Labor temples.	P(1)
	Laboratories, film, medical, research, or testing.	P(1)
	Laundries and laundromats.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 8
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Leather goods stores.	P(1)
	Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	C
	Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of County Ordinance No. 348.	C
	Locksmith shops.	P(1)
	Mail order businesses.	P(1)
	Manufacturer's agent.	P(1)
	Market, food, wholesale or jobber.	P(1)
	Massage parlors, Turkish baths, health centers and similar personal service establishments.	NP
	Meat markets, not including slaughtering.	P(1)
	Mimeographing and addressograph services.	P(1)
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use For: a. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located. b. Agricultural worker employment offices for a maximum of 90 days in any calendar year. c. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.	P(1)
	Mortuaries.	C
	Music stores.	P(1)
	News stores.	P(1)
	Notions or novelty stores.	P(1)
	Nurseries and garden supply stores.	P(1)
	Offices, businesses.	P(1)
	One on-site operator's residence, which may be located in a commercial building.	P(1)
	Paint and wall paper stores, not including paint contractors.	P(1)
	Parking lots and parking structures.	P(1)
	Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of County Ordinance No. 348.	C
	Pawn shops.	NP
	Pet shops and pet supply shops.	P(1)
	Photography shops and studios and photo engraving.	P(1)
	Plumbing shops, not including plumbing contractors.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 8
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Poultry markets, not including slaughtering or live sales.	P(1)
	Printers or publishers.	P(1)
	Produce markets.	P(1)
	Radio and television broadcasting studios.	P(1)
	Recording studios.	P(1)
	Refreshment stands.	P(1)
	Restaurants and other eating establishments.	P(1)
	Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.	C
	Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	P(1)
	Shoe stores and repair shops.	P(1)
	Shoeshine stands.	P(1)
	Signs, on-site advertising.	P(1)
	Solar power plant on a lot 10 acres or larger.	C
	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.	C
	Sporting goods stores.	P(1)
	Stained glass assembly.	P(1)
	Stationery stores.	P(1)
	Stations, bus, railroad and taxi.	P(1)
	Taxidermist.	P(1)
	Tailor shops.	P(1)
	Telephone exchanges.	P(1)
	Theaters, not including drive-ins.	P(1)
	Tire recapping.	C
	Tire sales and services, not including recapping.	C
	Tobacco shops.	P(1)
	Tourist information centers.	P(1)
	Toy shops.	P(1)
	Trailer and boat storage.	C
	Travel agencies.	P(1)
	Travel trailers, mobilehomes and recreational vehicles sales and service.	C

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 8
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Truck sales and services.	C
	Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	C
	Typewriter sales and rental and incidental repairs.	P(1)
	Underground bulk fuel storage.	C
	Watch repair shops.	P(1)
	Wedding chapels.	P(1)
	Wholesale businesses with samples on the premises, but not to include storage.	P(1)
	Recycling collection facilities.	P(1)
	Golf cart sales and service.	P(1)
	Hotels, resort hotels and motels.	P(1)
	Day care centers.	P(1)
	Convenience stores, not including the sale of motor vehicle fuel.	P(1)
	Churches, temples and other places of religious worship.	P(1)
Accessory Uses	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 and providing any such related activity does not exceed any of the following restrictions	P(1)
	All uses permitted with Plot Plan that have more than 200 square feet of outside storage of display of materials.	C
	The uses listed in Subsections above do not include sex-oriented businesses.	
	Any use that is not specifically listed above may be considered a permitted or conditionally permitted use providing that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed above. Such a use is subject to the permit process which governs the category in which it falls.	
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 9.50 pursuant to the provisions set forth in Article XIXm of County Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.	
	Planned commercial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.	

Notes:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.

TABLE III-12B
DEVELOPMENT STANDARDS
PLANNING AREA 8 (COMMERCIAL)*

* The Development Standards for Planning Area 8 (Commercial) are based on Article Ixb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 8 REQUIREMENTS
Lot Size	There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
Maximum Building Height	No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of County Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of County Ordinance No. 348.
Building Setbacks	There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in 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. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Mechanical Equipment	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

9. PLANNING AREA 9: MEDIUM HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-19, provides for development of 29.4 acres of Medium High Density residential uses with minimum lot sizes of 4,300 square feet. A maximum total of 173 dwelling units are planned at a target density of 5.9 du/ac. Planning Area 9 shall also include a small tot lot, which may include play equipment, a shaded picnic court, and open field or lawn. Planning Area 9 abuts a planned 10-acre park within Planning Area 10 and will provide connection to the park via sidewalks.

b. Land Use and Development Standards

Please refer to Table III-13A for Permitted Uses and III-13B for Development Standards. Other uses not listed shall not be permitted.

c. Planning Standards

1) Access to Planning Area 9 shall be provided from Palomar Road and Junipero Road.

2) A roadway landscape treatment, as depicted in Figure IV-23, *Modified Secondary Road Streetscape – Palomar and Watson Road (Planning Areas 9 and 22),* shall be provided along Palomar Road.

3) A roadway landscape treatment, as depicted in Figure IV-24, *Collector Streetscape – Junipero Road (PA 9),* shall be provided along Junipero Road.

4) A special landscape treatment shall be established between the residential uses in Planning Area 9 and the adjacent existing residential uses, as shown on Figure IV-8, *Residential (PA 9)/Adjacent Existing Residential Interface*.

5) Tree plantings are prohibited on the western boundary of Planning Area 9, along Palomar Road, in conformance with the existing SCE easement development restrictions.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-13A
PERMITTED USES
PLANNING AREA 9 (MEDIUM-HIGH DENSITY RESIDENTIAL)

USE CATEGORY	PERMITTED USES	PLANNING AREA 9
	P = Permitted (1) • C = Conditional Use Permit	
RESIDENTIAL	Accessory Dwelling Units (ADU).	P(1)
	Bed and breakfast establishment.	C
	Congregate care facilities.	C
	Family day care home, small.	P
	Groups residential facility, six or fewer residents.	P
	Guest house, accessory to single-family detached.	P(1)
	Home occupation.	P(1)
	Single-family detached.	P
NON-RESIDENTIAL	Parks and recreation areas.	P
	Public utility facilities.	C
	Temporary real estate tract offices.	P
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements.	P

NOTES:

1) Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.

TABLE III-13B
DEVELOPMENT STANDARDS
PLANNING AREA 9 (MEDIUM-HIGH RESIDENTIAL)*

DEVELOPMENT STANDARD	PLANNING AREA 9 REQUIREMENTS
LOT DIMENSIONS (MINIMUM)	
Lot Area (Sq. Ft)	4,300
Lot Width (Feet)	48
Lot Depth (Feet)	90
Frontage (Feet)	40
Frontage for a flag lot (Feet)	20
Frontage for a cul-de-sac or knuckle (Feet)(1)	~~35~~30
SETBACKS (MINIMUM)(2)	
Front Yard to Livable Space or Porch (Feet)	~~12~~15 to Living Space 10 to Porch
Front Yard to Garage Door (Feet)	~~18~~20
Front Yard to Side-On Garage Door (Feet)	10
Corner Side Yard (Feet)	~~9~~10; or 5', if corner side yard abuts a landscape and slope lot.
Interior Side Yard (Feet)	4
Rear Yard (Feet)	10; or 15' to the ROW or back of sidewalk, if rear yard abuts a street
BUILDING HEIGHT (MAXIMUM)	
Building Height (Feet)	~~40~~50
BUILDING COVERAGE (MAXIMUM)	
Building Coverage (Percent)	60~~50~~% (One-story) 55~~45~~% (Two-story)
OPEN SPACE COVERAGE (MINIMUM)	
Open Space	Exempt (See Quimby Parkland Requirements in Section III.5 of the Specific Plan)
Private Open Space/Unit (Sq. Ft)	100
ADDITIONAL STANDARDS	
Required Parking	Automobile storage space shall be provided as required by Section 9.215 of the City of Menifee Zoning Code.

NOTES:

1) Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
2) Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030 of the City of Menifee Development Code.

10. PLANNING AREA 10: COMMUNITY PARK

a. Descriptive Summary

Planning Area 10, as depicted in Figure III-194G, provides for the development of 12.5a 10- acres of Community Park uses, abutting residential Planning Areas 9 and 11B to the east and north, respectively. Planning Area 10 (12.5 acres) contains an aapproximate 2.5-acre portion of an easement granted by Southern California Edison, which will be included excluded from in the development of a larger Community Park.

-The eastern portion of the Community Park will be landscaped and may include uses such as picnic areas, tot lots, restrooms and parking facilities. In addition, ththis portion of thee Community Park may include two or more of the following: exercise course, playfield, basketball (half-court), sand volleyball court, soccer field, baseball field, group barbeque or shade arbor. The western portion of the park is within an easement granted by Southern California Edison, and provides a trail and an open turf area for passive recreational uses and informal play A conceptual site plan is provided in Section IV, Design Guidelines, (Figure IV-2819B).

b. Land Use and Development Standards

Please refer to Table III-14A for Permitted Uses and III-14B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 10 shall be provided frommm ~~Watson Road~~ Junipero Road and local access roads.

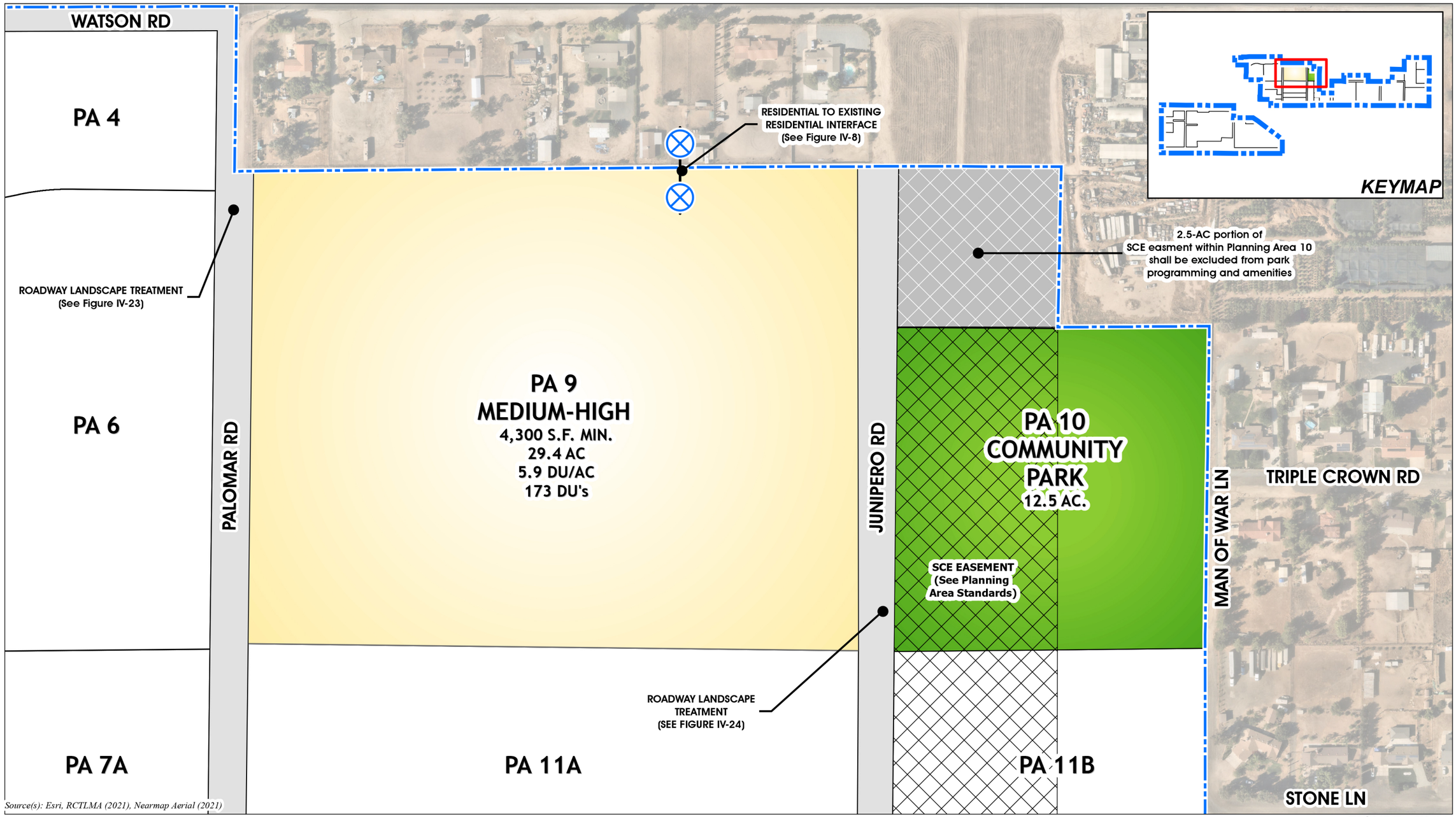
2) A special landscape treatment, as depicted on Figure IV-11, shall be established between the Community Park in Planning Area 10 and the existing adjacent residential uses. to the north.

3) A portion of a Southern California Edison easement which forms the western boundary for Planning Area 10 will be included as a passive use portion of the Community Park for Planning Area 10, except for the 2.5-acre portion shown in Figure IV-27, *Community Park Site Plan Concept (PA 10).* All development applications filed for this planning area must conform with all applicable SCE easement restrictions.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III. A.6: Grading Plan
III. A.7: Landscape Plan
III. A.8.: Public Facilities Phasing Plan
III. A.9.: Phasing Plan



Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2021)

FIGURE - III-19
PLANNING AREAS 9 & 10
III. SPECIFIC PLAN

TABLE III-14A
PERMITTED USES
PLANNING AREA 10 (COMMUNITY PARK)*

* The Permitted Uses for Planning Area 10 (Community Park) are based on Article VIIIe, Section 8.100 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 10
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.	NP
Noncommercial community association recreation and assembly buildings and facilities.	NP
Lakes, including noncommercial fishing there from.	NP
Picnic grounds.	NP
Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12. of County Ordinance No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12. of County Ordinance No. 348.	NP
Water wells and appurtenant facilities.	NP
Cemetery, pet or human.	NP
Child Day Care Center.	NP
Riding academies and stables.	NP
Churches, temples and other places of religious worship.	P(1)

Notes:

1) Requires Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348.

TABLE III-14B
DEVELOPMENT STANDARDS
PLANNING AREA 10 (COMMUNITY PARK)*

* The Development Standards for Planning Area 10 (Community Park) are based on Article VIIIe, Section 8.100 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 10 REQUIREMENTS
Lot Size	This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.
Maximum Building Height	All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of County Ordinance No. 348.
Minimum Yard Requirements	Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet.
	If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings.
Encroachments	No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19. of County Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Trash Areas	All trash collection areas shall be enclosed with a solid fence or wall no less than six feet high.

11. PLANNING AREAS 11A AND 11B: VERY HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 11, as depicted in Figures III-20 and III-2114.11, is divided into two parts: PA 11A (19.6 acres) west of Junipero Road, and PA 11B (9.8 acres) east of Junipero Road. Planning Area 11B contains 4.9 acres of an easement granted by Southern California Edison, which may be excluded from developable area. Together, Planning Areas 11A and 11B provides for the development approximately 29.4 gross acres or 24.43 net acres (586 Units) devoted to Multi Family housing uses.

Development of Planning Area 11A may encroach into Planning Area 12A and development of Planning Area 11B may encroach into Planning Area 12B. At that time, the parcels within Planning Area 12 that are included in the Planning Area 11 development will be subject to all standards of Planning Area 11. Refer to Planning Standards for restrictions on PA 11 encroachments ionto PA 12.

b. Land Use and Development Standards

Please refer to Table III-15A for Permitted Uses and III-15B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
Refer to Table V-1 for the list of Permitted Land Uses. Other uses not listed may be permitted provided a Conditional Use Permit has bee granted pursuant to the requirements of the City of Menifee Zoning Code.

2) General Development Standards

Refer to Table V-2 for the list of Development Standards.

Residential density includes only the number of residential units and does not consider the square footage of each unit or any non-residential square footage such as freestanding garage facilities, recreation facilities, management office facilities and maintenance facilities. Residential density is calculated by dividing the sum of the number of units proposed on an individual parcel by the total area of the parcel in gross acres. Landscape shall conform to the City Adopted landscape Guidelines.

3) Landscape Standards

Refer to Table V-2 for the required Landscape Coverage Standards. Landscape shall conform to the City Adopted landscape Guidelines.

c. Planning Standards

1) Primary access to Planning Area 11 shall be provided from Palomar Road to Junipero Road.

2) A roadway landscape treatment, as illustrated in Figure IV-2218, shall be established along Junipero Road and Palomar Rroad.

3) Please refer to Residential Design Guidelines (Section IV.F), for design-related criteria.

4) Common Open Space Standards

a. Common Area Open Space shall be provided at a rate per square foot of usable space ~~-~~per bedroom or studio unit as required in Table VIII-B ~~-2~~.

b. The Open Space shall:

i. be located on the same lot as the dwelling unit for which it is required.

ii. be level and improved, that is, have suitable landscaping and hardscaping.

iii. include no obstructions other than structures and amenities such as swimming pools, fountains, benches, sports courts, playground apparatus, and landscaping.

iv. be open on at least one side and have a clear vertical height of at least seven (7) feet, with at least 50% of the total required usable open space to the sky.

5) Amenities and structures shall only cover up to a maximum of 50% of the total required usable open space area. Other structures that do not relate to enhancing the enjoyment of outdoor open space (carports, and storage sheds, for example) are not qualified as usable open space.

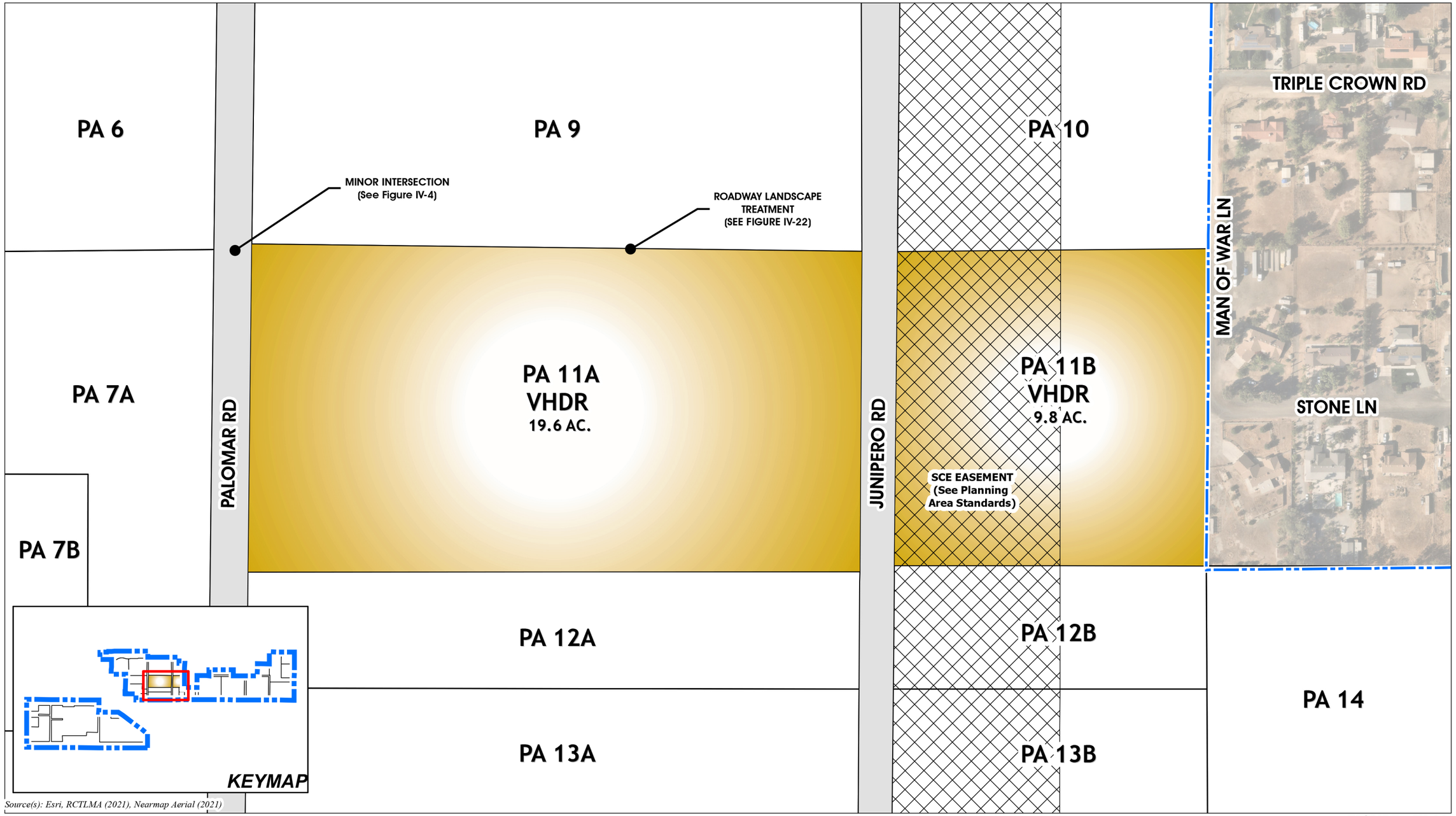
6) The Common Area shall be directly accessible to all units within a multiple-family residential project. An individual space shall be at least 300 square feet in size, with no dimension less than 15 feet. Common Area may include amenities such as swimming pools, cabanas, tennis courts, sport courts, play fields, roof top gardens, etc.

7) Private Open Space shall be provided per the standards Table within ~~V~~III-15B~~2~~. It may include balconies, decks, porches, patios, or yards.

8) A Southern California Edison easement is located within the property boundary for Planning Area 11B. The existing SCE easement is included within Planning Areas 11B, 12B, and 13B in this amendment. Development will have to conform with all applicable SCE easement restrictions. However, the easement area shall be allowed to be used in required landscape and open space areas, retention and detention basins, circulation, parking and for passive recreation uses subject to the approval of SCE. The SCE Easement shall not be allowed to be included in density or intensity calculations at implementation phase.

~~8)~~9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III. A.5: Open Space and Recreation Plan
III. A.6: Grading Plan
III. A.7.: Landscaping Plan
III. A.8.: Public Facilities Phasing Plan
III. A.9.: Phasing Plan

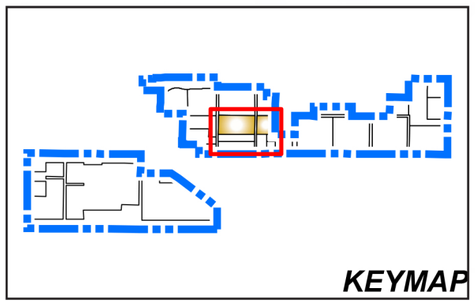


Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2021)

0 50 100 200 Feet

FIGURE - III-20
PLANNING AREAS 11A & 11B
III. SPECIFIC PLAN

This is a conceptual layout of a High Density multi family project incorporating the elements within the Building Standards and Design Guidelines. The actual project plan will be different than this solution, but this gives a clear example of a solution that does conform to the Specific Plan.



Not To Scale

FIGURE - III-21
PLANNING AREA 11 SITE CONCEPT
III. SPECIFIC PLAN

TABLE III-15A
PERMITTED USES
PLANNING AREAS 11 (VERY-HIGH DENSITY RESIDENTIAL), 12 (MIXED-USE), AND 13 (COMMERCIAL)*

* The Permitted Uses for Planning Areas 11 (Very High Residential), 12 (Mixed Use), and 13 (Commercial) are based on the approved Specific Plan Zoning Ordinance associated with Amendment No. 3 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 11	PLANNING AREA 12	PLANNING AREA 13
P = Permitted (1) (2) (3) • C = Conditional Use Permit • NP = Not Permitted				
AUTOMOBILE/ VEHICLE	Automobile repair garages, not including body and fender shops or spray painting.	NP	NP	C
	Automobile sales and rental agencies.	NP	C	C
	Boat and other marine sales, rentals and services.	NP	C	C
	Car wash, full service, self-service, drive thru.	NP	NP	C
	Gasoline service stations, liquid petroleum, compressed natural gas (CNG) sales with car wash, convenience stores.	NP	NP	C
	Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	NP	NP	C
	Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons	NP	NP	C
	Liquid petroleum, CNG service stations, with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	NP	NP	C
	Mobilehome sales, trailer sales and rentals, recreational vehicle rentals.	NP	NP	C(1)
	Parking lots and parking structures.	NP	P	P
	Sales, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.	NP	C	C
	Tire sales and services, not including recapping.	NP	NP	C(1)
	Travel trailers, mobilehomes and recreational vehicles sales and service.	NP	NP	C(1)
	Truck sales and services.	NP	NP	C(1)
	Costume design studios.	NP	P	P
	Employment agencies.	NP	P	P
	Interior decorating shops.	NP	P	P
	Mail order businesses.	NP	P	P
	Manufacturer's agent.	NP	P	P
	Offices, including business, law, medical, dental, chiropractic, architectural, engineering,	NP	P	P

	community planning, real estate.			
	Printers or publishers.	NP	P	P
	Radio and television broadcasting studios.	NP	C(1)	C(1)
	Recording studios.	NP	C	C
	Travel agencies.	NP	P	P
	Weight Loss clinic.	NP	P	P
	Auction houses.	NP	C	C
ENTERTAINMENT/ SPORTS	Billiard and pool halls.	NP	C	C
	Internet cafe.	NP	P	P
	Bowling alleys.	NP	P	P
	Dance halls.	NP	C	C
	Health club, gym, exercise facility.	NP	C	C
	Theaters, not including drive-ins.	NP	P	P
	Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.	NP	P(1)	P(1)
FOOD SERVICE	Bars and cocktail lounges.	NP	P	P
	Restaurant including on-site brewery.	NP	P	P
	Delicatessens.	NP	P	P
	Restaurants and other eating establishments including drive thru/drive-in restaurant.	NP	P	P
INSTITUTIONAL	Adult Day care centers.	P	P	P
	Animal hospitals, Animal Day Care facilities.	NP	C	C
	Child Day Care Center.	P	P	P
	Churches, temples and other places of religious worship.	NP	P	P
	Educational institutions, public libraries, museums and art galleries not operated for compensation or profits.	NP	P	P
	Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	NP	P	P
	Wedding chapels.	NP	C	C
RESIDENTIAL	Multiple family dwellings, bungalow courts and apartment houses.	P	P	NP
	Home occupations.	P	P	NP
	Congregate care residential facilities.	C	C	NP
	Temporary real estate tract/project sales and leasing offices located within an approved development, to be used only for and during the original sale or leasing of the project, but not to	P	P	NP

	exceed a period of two years in any event.			
	Antique shops.	NP	P	P
	Appliance stores, household.	NP	P	P
	Art supply shops and studios.	NP	P	P
	Automobile parts and supply stores.	NP	P	P
	Bakery shops, including baking only when incidental to retail sales on the premises.	NP	P	P
	Banks and financial institutions.	NP	P	P
	Barber and beauty shops.	NP	P	P
RETAIL	Bicycle sales, repairs and rentals.	NP	P	P
	Book stores and binders.	NP	P	P
	Clothing stores.	NP	P	P
	Confectionery or candy stores.	NP	P	P
	Convenience stores, including the sale of motor vehicle fuel.	NP	NP	C
	Convenience stores, not including the sale of motor vehicle fuel..	NP	P	P
	Day Spa, Nails, Make-up, Tanning, Waxing, Massage Chain	NP	P	P
	Department stores.	NP	P	P
	Drug store and pharmacy.	NP	P	P
	Dry good stores.	NP	P	P
	Electronics Hardware and Software, Electronic Gaming, Audio Visual Sales and Service.	NP	P	P
	Farmers Market.	NP	C	C
	Feed and grain sales.	NP	NP	C
	Florist shops.	NP	P	P
	Gift shops.	NP	P	P
	Golf Cart sales and service.	NP	P	P
	Grocery Store, Food markets and frozen food lockers.	NP	P	P
	Hardware and Home Improvement stores.	NP	P(1)	P(1)
	Hobby shops.	NP	P	P
	Ice cream shops, frozen yogurt shops.	NP	P	P
	Jewelry stores with incidental repairs.	NP	P	P
	Leather goods stores.	NP	P	P
	Liquor stores pursuant to the provisions of City of Menifee Alcoholic Beverage Sales ordinance.	NP	C	C
	Locksmith shops.	NP	P	P

	Market, food, wholesale or jobber.	NP	P	P
	Meat markets, not including slaughtering.	NP	P	P
	Music stores.	NP	P	P
	News stores.	NP	P	P
	Notions or novelty stores.	NP	P	P
	Nurseries and garden supply stores.	NP	P(1)	P(1)
	Paint and wall paper stores, not including paint contractors.	NP	P	P
	Pet shops and pet supply stores.	NP	P	P
	Photography shops and studios and photo engraving.	NP	P	P
	Plumbing shops, not including plumbing contractors.	NP	P	P
	Poultry markets, not including slaughtering or live sales.	NP	P	P
	Produce markets.	NP	P	P
	Refreshment kiosks.	NP	P	P
	Shoe stores and repair shops.	NP	P	P
	Shoeshine stands.	NP	P	P
	Sporting goods stores.	NP	P	P
	Stationery stores.	NP	P	P
	Tailor Shops.	NP	P	P
	Telecommunication, cellular service stores.	NP	P	P
	Tobacco shops for take away sale/ No water pipes sales.	NP	P	P
	Toy Shops.	NP	P	P
	Watch repair shops.	NP	P	P
SERVICE	Business machine, computer sales and rental and incidental repair.	NP	P	P
	Household goods sales and repair, including but not limited to appliances, furniture, carpets, computers, draperies, lamps, electronics, radios, software, and television sets, including repair thereof.	NP	P	P
	Nurseries, horticulture.	C	C	P
	Bakery goods distributors.	NP	P	P
	Blueprint and duplicating services.	NP	P	P
	Catering services.	NP	P	P
	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	NP	C	C
	Cleaning and dyeing shops.	NP	P	P

	Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.	NP	P	P
	Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.	NP	NP	P(1)
	Ice sales, not including ice plants.	NP	P	P
	Laboratories, film, dental, medical, research or testing.	NP	P	P
	Laundries and laundromats.	NP	P	P
	Wholesale business with samples on the premises, but not to include storage.	NP	P	P
	Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products. (Only allowed as a continuation of an existing use.)	P	NP	C
TOURIST COMMERCIAL	Stations, bus, railroad and taxi.	NP	P	P
	Hotels. Resort hotels and motels.	NP	P	P
	Tourist information centers.	NP	P	P
ACCESSORY USES	An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to: l) 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 and provided any such activity does not exceed any of the following restrictions: a. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent. b. The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower. 2)The accessory use shall be so conducted that noise. Vibration, dust. Odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone. 3) Accessory uses shall be conducted wholly within a completely enclosed building.			

NOTES:

1) Permitted, together with screened outside storage and display of materials appurtenant to such use. Screened Outdoor Storage is limited to 200 SF

TABLE III-15B
DEVELOPMENT STANDARDS
PLANNING AREA 11 (VERY-HIGH DENSITY RESIDENTIAL)*

* The Development Standards for Planning Area 11 (Very-High Density Residential) are based on the approved Specific Plan Zoning Ordinance associated with Amendment No. 3 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 11 REQUIREMENTS
Maximum Building Height	3 stories/45 feet
Building Setbacks	Front Yard – (Palomar Road, Junipero Road): 25 Feet – Front setback shall be measured from the Curb Line of the ultimate street width as depicted on the Circulation Plan, Table IIA.
	Side Yard and Interior Setbacks: Minimum distance between buildings shall be asrequired in the California Building Code, latest edition, minimum 5 feet
	Rear Yard: 10 Feet
	From Surface Parking and Driving Aisles: 10 Feet
	Garage Setbacks from Surface Parking and Driving Aisles: 3 Feet
Required Parking	Parking shall be provided as required by CityStandards
Maximum Density	24 DU/Acre
Landscape Coverage	12% - Landscape Coverage will include all areas within the subject parcel
Minimum Private Storage	72 Cubic Feet per Bedroom with a maximum of 160 Square Feet
Common Area Open Space	125 Square Feet of Open Space perBedroom/Studio Unit
Private Open Space / Dwelling (Deck or Patio)	120 square feet with no dimension less than 10 feet if located at ground level, or at least 50 square feet with no dimension less than 6 feet if located above ground level

12. PLANNING AREA 12A AND 12B: COMMERCIAL/VERY HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 12, as depicted in Figures III-~~14.12~~22 and III-23, is divided into two parts: PA 12A (6.1 acres), west of Junipero Road, and PA 12B (3.1 acres), east of Junipero Road. Planning Area 12B contains 1.5 acres of an easement granted by Southern California Edison, which may be excluded from developable area. Together, Planning Areas 12A and 12B provide~~s~~ for the development of approximately 9.2 gross acres or 7.7~~66~~ net acres devoted to Commercial uses or Very High Density Residential uses, designed to be integrated with corresponding land uses within the adjacent PA 11A/PA 11B and PA 13A/ ~~and~~ PA 13B.

The uses and development standards for general retail/commercial uses will be the same as those in neighboring Planning Area 13. The uses and development standards for multi-family uses will be the same as those in neighboring Planning Area 11. The purpose of these Planning Areas 12A and 12B is to provide flexibility between the commercial planning areas to the south, and the residential planning areas to the north.

The ultimate use configuration of this Planning Area will be determined by development application in the neighboring Planning Areas. The first application submitted for either Planning Area 11A/11B or 13A/13B may encroach into Planning Area 12A/12B respectively. Planning Area 12A can be developed as up to 100% Commercial (with PA 13A) or up to a maximum of 67% High Density Residential (with PA 11A) and 33% commercial (with PA 13A). These percentages are based on square footage only and may be of any configuration as long as the land uses are contiguous with the PA 11A and PA 13A areas. PA 12B may be adjusted to a maximum 100% of either High Density Residential (with PA 11B) or Commercial (with PA 13B).

Once a development application is approved in either neighboring Planning Area (11A or 11B or 13A or 13B), the Land use designation will then be determined for the remainder of Planning Area 12A or 12B respectively. If the maximum 67% of Planning Area 12A and all of Area 12B are developed as High Density Residential (14.7 DU/AC), ~~(24 DU/AC max)~~ the total number of units would be 135.

b. Development Standards

~~1) Permitted Uses~~

Please refer to Table III-15A for Permitted Uses and III-15C for Development Standards. Other uses not listed ~~Refer to Table V-1 for the list of Allowable Uses. Any use that is not specifically listed within Table V-1~~
m~~M~~ay be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process, which governs the category in which it falls.

~~2) General Development Standards~~

~~Refer to Table V-3 for the list of Development Standards.~~

~~3) Landscape Standards~~

~~Refer to Table V-3 for the required Landscape Coverage Standards.~~ Landscape shall conform to the City Adopted landscape Guidelines.

c. Planning Standards

1) Primary access to Planning Area 12 shall be provided from Junipero Road and shall be coordinated with adjacent development driveway and intersection spacing and possible signalization and as determined by a City Approved Traffic Impact Analysis.

2) Roadway landscape treatments, as illustrated in Figure IV-22~~18~~, are planned along Palomar Road and Junipero Road, respectively.

3) For any commercial uses, all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

4) A Southern California Edison easement is located within the property boundary for Planning Area 12B. The existing SCE easement is being included within Planning Areas 11B, 12B, and 13B in this amendment. Development will have to conform with all applicable SCE easement restrictions. However, the easement area shall be allowed to be used in required landscape and open space areas, retention and detention basins, circulation, and for passive recreation uses subject to approval of SCE. The SCE Easement shall not be allowed to be included in density or intensity calculation during the implementation phase.

5) In conjunction with the first implementing project plan submitted for this planning area, a conceptual site plan for the entire planning area (12A or 12B) shall be provided to the City of Menifee Planning Department for informational purposes. This site plan shall show how the submitted project plan integrates with the remainder of the planning area, how the uses within the Planning Area may be configured to ensure proper design and layout of the circulation, parking, and street access.

6) Please refer to Residential Design guidelines (Section IV.F) and Commercial Design Guidelines (Section IV.G) for design-related criteria.

7) Common Open Space Standards for Residential Developments

a. Common Area Open Space shall be provided at a rate per square foot of usable space per bedroom ~~-~~or studio unit as required in Table V-III-C~~3~~.

b. The Open Space shall:
i. be located on the same lot as the dwelling unit for which it is required.

ii. be level and improved, that is, have suitable landscaping and hardscaping.

iii. include no obstructions other than structures and amenities such as swimming pools, fountains, benches, sports courts, playground apparatus, and landscaping.

iv. be open on at least one side and have a clear vertical height of at least seven (7) feet, with at least 50% of the total required usable open space to the sky.

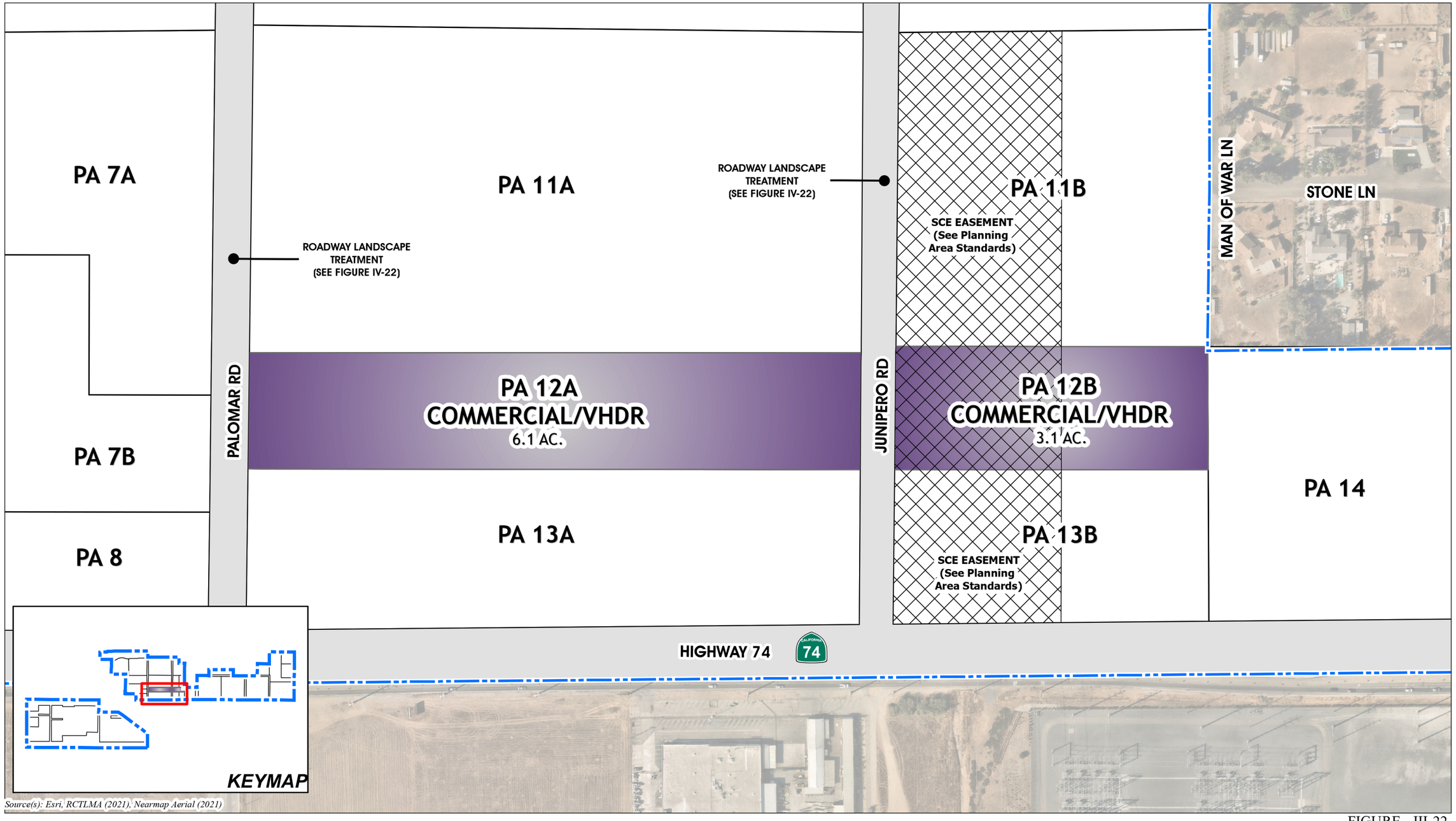
8) Amenities and structures shall only cover up to a maximum of 50% of the total required usable open space area. Other structures that do not relate to enhancing the enjoyment of outdoor open space (carports, and storage sheds, for example) are not qualified as usable open space.

9) The Common Area shall be directly accessible to all units within a multiple-family residential project. An individual space shall be at least 300 square feet in size, with no dimension less than 15 feet. Common Area may include amenities such as swimming pools, cabanas, tennis courts, sport courts, play fields, roof top gardens, etc.

10) Private Open Space for Residential Developments shall be provided per the standards within Table VIII-C ~~3~~. It may include balconies, decks, porches, patios, or yards.

11) Please refer to Section III for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III. A.5: Open Space and Recreation Plan
III. A.6: Grading Plan
III. A.7.: Landscaping Plan
III. A.8.: Public Facilities Phasing Plan
III. A.9.: Phasing Plan

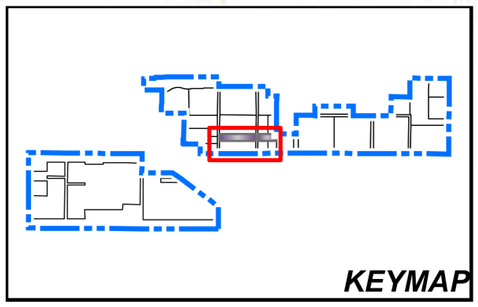


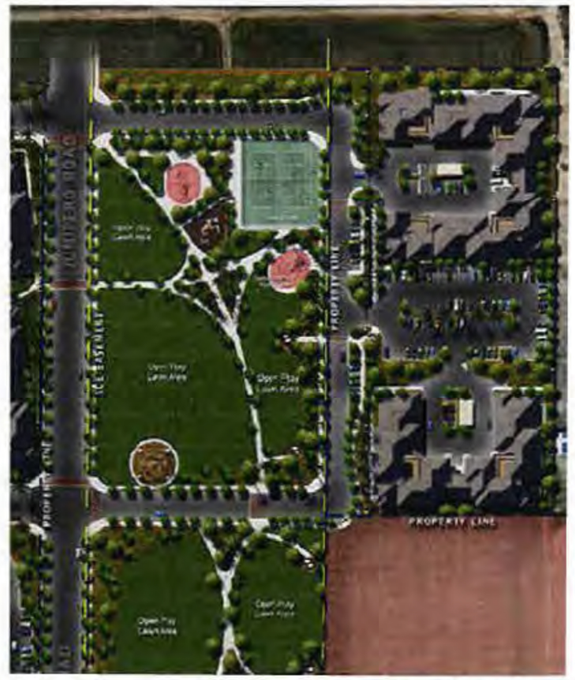
Source(s): Esri, RCTLMA (2021), Nearmap Aerial (2021)

0 50 100 200 Feet

FIGURE - III-22
PLANNING AREAS 12A & 12B
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

Planning Area 12A shown below as a portion of commercial development consistent with the Planning Area 13A Building Standards and Design Guidelines. This image depicts the pedestrian connection between the Planning Areas as well as the landscape buffer as noted in the Development Standards. The actual project plan will be different than this solution, but this gives a clear example of a solution that does conform to the Specific Plan.





Planning Area 12B shown above with the High Density Residential use and proposed passive development of the SCE easement. This is a conceptual plan showing that a quality project is possible within the Building Standards and High Density Residential Design Guidelines for this Planning Area. This plan is depicting a maximum residential scheme for Planning Area 12B

Not To Scale

FIGURE - III-23
PLANNING AREA 12 SITE CONCEPT
III. SPECIFIC PLAN

TABLE III-15C
DEVELOPMENT STANDARDS
PLANNING AREA 12 (MIXED-USE)*

* The Development Standards for Planning Area 12 (Mixed-Use) are based on the approved Specific Plan Zoning Ordinance associated with Amendment No. 3 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 12 COMMERCIAL REQUIREMENT	PLANNING AREA 12 RESIDENTIAL REQUIREMENTS
Maximum Building or Structure Height	50 Feet	3 Stories / 45 Feet
Building Setbacks		
Front Yard – (Palomar Road, Junipero Road)	20 Feet – Front setback shall be measured from the Curb Line of the ultimate street width as depicted on the Circulation Plan. Table IIA.	25 Feet – Front setback shall be measured from the Curb Line of the ultimate street width as depicted on the Circulation Pian. Table IIA
To Adjacent Planning Area	The setback shall be measured from the PA line. Buildings shall be set back a minimum of 20 feet from the PA line. For any portion of a building which exceeds 35 feet in height that portion of the building shall be set back an additional one foot for each foot by which the height exceeds 35 feet.	10 Feet
Side (Palomar Road and Junipero Road) and Interior Setbacks	Side setbacks (Palomar Road and Junipero Road) shall be a minimum of 25 feet for a building 35 feet or less in height. Each side setback shall be measured from the Curb Line of the ultimate street width as depicted on the Circulation Pian. Figure ill-2A Any portion of a building which exceeds 35 feet in height shall be set back an additional one foot for each foot by which the height exceeds 35 feet	10 Feet
Distance Between Buildings	Minimum distance between buildings shall be as required in the California Building Code. Latest edition.	Minimum distance between buildings shall be as required in the California Building Code. Latest edition. 5 feet minimum
Building Setbacks from Surface Parking and Drive Aisles	5 Feet	10 Feet
Garage Setbacks from Surface Parking and Drive Aisles	-	3 Feet
Minimum Lot Area	There is no Minimum Lot Area Required	-
Lot Coverage	-	In no case shall more than 60 per cent of any lot be covered by buildings. Not including freestanding garage buildings and carports
Landscape Coverage	12% - Landscape Coverage will include all areas within the subject parcel	12% - Landscape Coverage will include all areas within the subject parcel
Required Parking	Parking shall be provided as required by City Standards or per the requirements of a City approved Shared Parking Analysis	Parking shall be provided as required by City Standards
Minimum Private Storage	-	72 Cubic Feet per Bedroom with a maximum of 160 Square Feet
Maximum Intensity/Density	0.25 Floor Area Ratio	24 DU/ Gross Acre

DEVELOPMENT STANDARD	PLANNING AREA 12 COMMERCIAL REQUIREMENT	PLANNING AREA 12 RESIDENTIAL REQUIREMENTS
Common Area Open Space	-	125 Square Feet of Open Space per Bedroom/Studio Unit
Private Open Space / Dwelling (Deck or Patio)	-	120 square feet with no dimension less than 10 feet if located at ground level. Or at least 50 square feet with no dimension less than 6 feet if located above ground level

13. PLANNING AREAS 13A/13B: COMMERCIAL

a. Descriptive Summary

Planning Area 13, as depicted in Figure III-24 and III-25~~14.13~~, is divided into two parts: PA 13A (10.2 acres), west of Junipero Road, and PA 13B (5.2 acres), east of Junipero Road. Planning Area 13B contains 2.7 acres of an easement granted by Southern California Edison, which may be excluded from developable area. Together Planning Areas 13A and 13B provides for the development approximately 15.4 gross acres or 12.76 net acres devoted to Commercial uses.

Development of Planning Area 13A may encroach into Planning Area 12A and development of Planning Area 13B may encroach into Planning Area 12B. At that time, the parcels within Planning Area 12 that are included in the Planning Area 13 development will be subject to all standards of Planning Area 13. Refer to Planning ~~Area 12~~Standards for restrictions on PA 13 encroachments i~~o~~nto PA 12.

b. Development Standards

~~1) Permitted Uses~~

Please refer to Table III-15A for Permitted Uses and III-15D for Development Standards. Other uses not listed may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process, which governs the category in which it falls. Landscape shall conform to the City Adopted landscape Guidelines.
~~Refer to Table V-1 for the list of Allowable Uses. Any use that is not specifically listed within Table V-1~~
~~May be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process, which governs the category in which it falls.~~

~~2) General Development Standards~~

~~Refer to Table V-4 for the list of Development Standards.~~

~~3) Landscape Standards~~

~~Refer to Table V-4 for the required Landscape Coverage Standards. Landscape shall conform to the City Adopted Landscape Guidelines.~~

c. Planning Standards

1) Primary access to Planning Area 13 shall be provided from Highway 74 (as approved by CalTrans), Palomar Road and Junipero Road. Access to Highway 74 east of Junipero Road shall be coordinated with development and access within Planning Area 14 where possible. All proposed driveways, access or improvement off of Highway 74 requires review and approval by CalTrans.

2) A project entry/intersection statement shall be developed at the intersection of Highway 74 and Palomar Road, as shown on Figure IV-3.

3) A minor intersection statement shall be developed at the intersection of Highway 74 and Junipero road, as shown as Figure IV-4.

4) Roadway landscape treatments, as illustrated in Figure IV-19 and 22, are planned along Highway 74, Palomar Road, and Junipero Road, respectively.

5) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

6) A Southern California Edison easement is located within the property boundary for Planning Area 13B. The existing SCE easement is being included within Planning Areas 11B, 12B, and 13B in this amendment. Development will have to conform with all applicable SCE easement restrictions. However, the easement area shall be allowed to be used in required landscape and open space areas, retention and detention basins, circulation, and for passive recreation uses subject to approval of SCE. The SCE Easement shall not be allowed to be included in density or intensity calculation during the implementation phase.

7) In conjunction with the first implementing project plan submitted for this planning area (PA 13A or PA 13B), a conceptual site plan for the entire planning area (12A or 12B) shall be provided to the City of Menifee Planning Department for informational purposes. This site plan shall show how the submitted project plan integrates with the remainder of the planning area 12A/12B, how the uses within the Planning Area may be configured to ensure proper design and layout of the circulation, parking, and street access.

8) Please refer to Commercial Design Guidelines (Section IV.G) for design-related criteria.

9) Please refer to Section III for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III. A.5: Open Space and Recreation Plan
III. A.6: Grading Plan
III. A.7.: Landscaping Plan
III. A.8.: Public Facilities Phasing Plan
III. A.9.: Phasing Plan

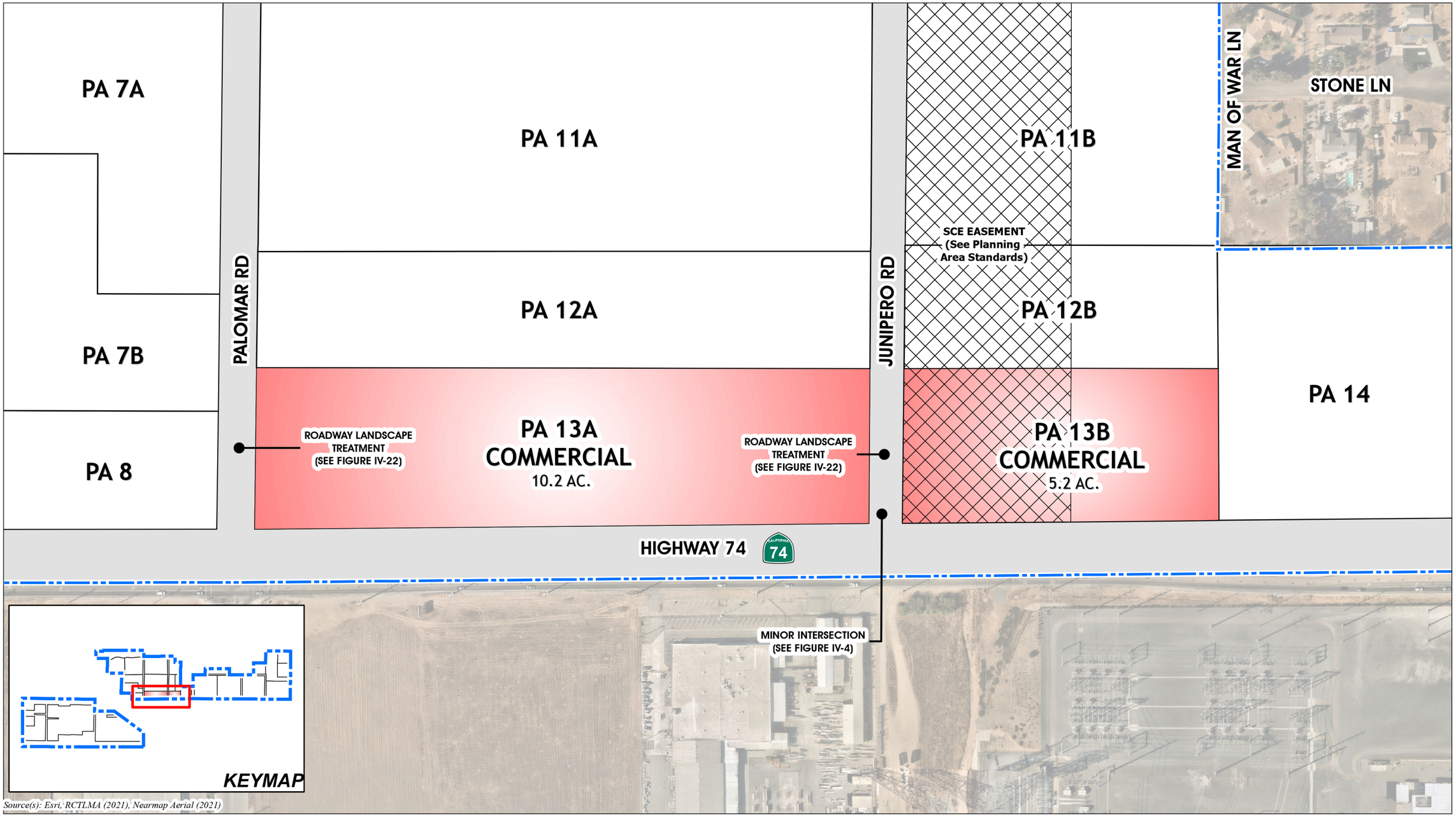
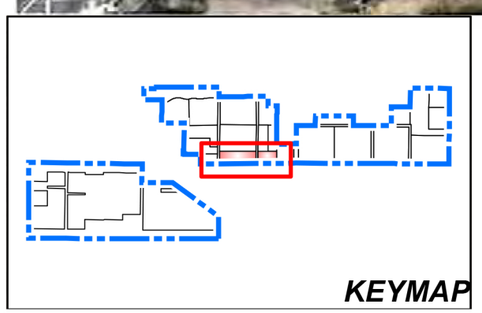


FIGURE - III-24
PLANNING AREAS 13A & 13B
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

This is a conceptual layout of a Retail Center between Palomar and Junipero fronting on Highway 74 incorporating the elements within the Development Standards, the Building Standards and the Design Guidelines. The actual project plan will be different than this solution, but this gives a clear example of a solution that does conform to the Specific Plan. The plan as shown incorporates all of Planning Area 12 into the commercial designation consistent with the requirements of Planning Area 13.



Not To Scale

FIGURE - III-25
PLANNING AREA 13 SITE CONCEPT
III. SPECIFIC PLAN

TABLE III-15D
DEVELOPMENT STANDARDS
PLANNING AREA 13 (COMMERCIAL)*

* The Development Standards for Planning Area 13 (Commercial) are based on the approved Specific Plan Zoning Ordinance associated with Amendment No. 3 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 13 REQUIREMENTS
Maximum Building or Structure Height	50 Feet
Building Setbacks	Front Yard (Highway 74): There are no front yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front lot lines not less than one foot for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line (ROW).
	To Adjacent Residential Planning Area (PA): The setback shall be measured from the PA line. Buildings shall be set back a minimum of 20 feet from the PA line. For any portion of a building which exceeds 35 feet in height that portion of the building shall be set back an additional one foot for each foot by which the height exceeds 35 feet.
	Side setbacks (Palomar Road and Junipero Road) shall be a minimum of 25 feet for a building 35 feet or less in height. Each side setback shall be measured from the Curb Line of the ultimate street width as depicted on the Circulation Plan Figure lll-2A Any portion of a building which exceeds 35 feet in height shall be set back an additional two feet for each foot by which the height exceeds 35 feet
	Minimum distance between buildings shall be a required in the California Building Code, latest edition
	Building Setbacks from Surface Parking: 5 Feet
Minimum Lot Area	There is no Minimum Lot Area Required
Landscape Coverage	12% - Landscape Coverage will include all areas within the subject parcel.
Required Parking	Parking shall be provided as required by City Standards or per the requirements of a City approved Shared Parking Analysis
Maximum Intensity	0.35 Floor Area Ratio

14. PLANNING AREA 14: COMMERCIAL

a. Descriptive Summary

Planning Area 14, as depicted in Figure III-~~14.14~~26, provides for the development approximately 9.3~~27~~ acres devoted to Commercial uses.

b. Land Use and Development Standards

Please refer to Table III-16A for Permitted Uses and III-16B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 14 shall be provided from Highway 74 (as approved by CalTrans), and Menifee Road. Any potential primary access on Highway 74 shall be coordinated with development and access within Planning Area 13.

2) A community entry/intersection statement shall be developed at the intersection of Highway 74 and Menifee Road, as shown on Figure IV-2.

3) A special landscape treatment, as depicted on Figure IV-12~~2~~, shall be established between the commercial uses in Planning Area 14 and the adjacent residential uses to the north.

4) Roadway landscape treatments, as illustrated in Figure IV-19~~15~~ and 20~~16~~, are planned along Highway 74, Palomar Road, and Menifee Road, respectively.

5) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the City of Menifee Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III. A.5: Open Space and Recreation Plan
III. A.6: Grading Plan
III. A.7.: Landscaping Plan
III. A.8.: Public Facilities Phasing Plan
III. A.9.: Phasing Plan

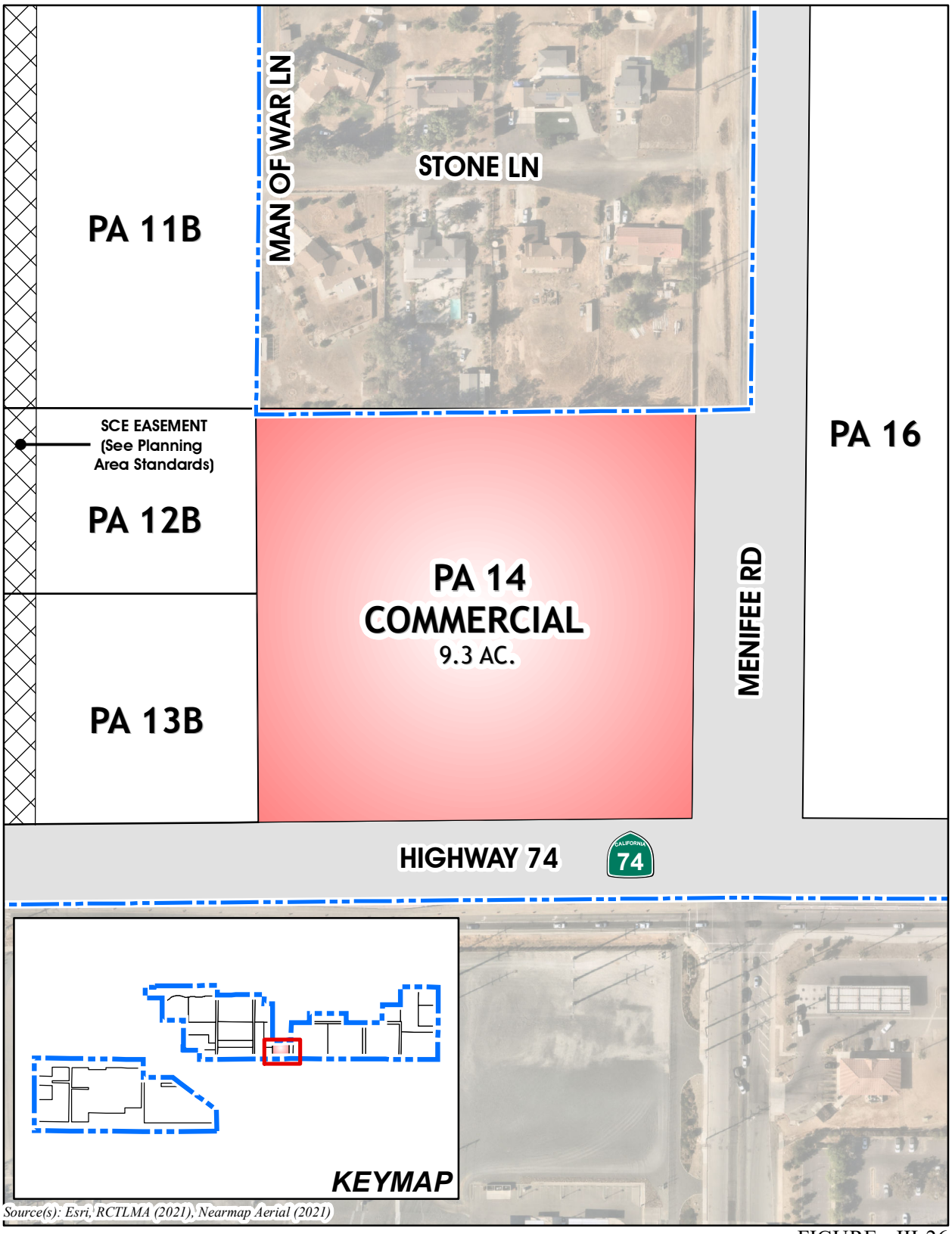


FIGURE - III-26
PLANNING AREA 14
III. SPECIFIC PLAN

TABLE III-16A
PERMITTED USES
PLANNING AREA 14 (COMMERCIAL)*

* The Permitted Uses for Planning Area 14 (Commercial) are based on Article Ixb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 14
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
SERVICE AND COMMERCIAL	Ambulance services.	P(1)
	Animal hospitals.	C
	Antique shops.	P(1)
	Appliance stores, household.	P(1)
	Art supply shops and studios.	P(1)
	Auditoriums and conference rooms.	P(1)
	Automobile repair garages, body shops, spray painting shops.	C
	Automobile sales and rental agencies.	C
	Bakery goods distributors.	P(1)
	Bakery shops, including baking only when incidental to retail sales on the premises.	P(1)
	Banks and financial institutions.	P(1)
	Barber and beauty shops.	P(1)
	Bars and cocktail lounges.	P(1)
	Bicycle sales and rentals.	P(1)
	Billiard and pool halls.	P(1)
	Blueprint and duplicating services.	P(1)
	Boat sales, rentals and services.	C
	Book stores and binders.	P(1)
	Bowling alleys.	P(1)
	Car washes.	C
	Catering services.	P(1)
	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	P(1)
	Cleaning and dyeing shops.	P(1)
	Clothing stores.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 14
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Confectionery or candy stores.	P(1)
	Convenience stores, including the sale of motor vehicle fuel.	C
	Costume design studios.	P(1)
	Dance halls.	P(1)
	Delicatessens.	P(1)
	Department stores.	P(1)
	Drive-in theaters.	C
	Drug stores.	P(1)
	Dry goods stores.	P(1)
	Electrical substations.	P(1)
	Employment agencies.	P(1)
	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
	Escort bureaus.	P(1)
	Feed and grain sales.	P(1)
	Fishing and casting pools.	NP
	Florist shops.	P(1)
	Food markets and frozen food lockers.	P(1)
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	P(1)
	Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	C
	Gift shops.	P(1)
	Hardware stores.	P(1)
	Heliports.	C
	Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	P(1)
	Hobby shops.	P(1)
	Ice cream shops.	P(1)
	Ice sales, not including ice plants.	P(1)
	Interior decorating shops.	P(1)
	Jewelry stores with incidental repairs.	P(1)
	Labor temples.	P(1)
	Laboratories, film, medical, research, or testing.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 14
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Laundries and laundromats.	P(1)
	Leather goods stores.	P(1)
	Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	C
	Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of County Ordinance No. 348.	C
	Locksmith shops.	P(1)
	Mail order businesses.	P(1)
	Manufacturer's agent.	P(1)
	Market, food, wholesale or jobber.	P(1)
	Massage parlors, Turkish baths, health centers and similar personal service establishments.	NP
	Meat markets, not including slaughtering.	P(1)
	Mimeographing and addressograph services.	P(1)
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use For: d. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located. e. Agricultural worker employment offices for a maximum of 90 days in any calendar year. f. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.	P(1)
	Mortuaries.	C
	Music stores.	P(1)
	News stores.	P(1)
	Notions or novelty stores.	P(1)
	Nurseries and garden supply stores.	P(1)
	Offices, businesses.	P(1)
	One on-site operator's residence, which may be located in a commercial building.	P(1)
	Paint and wall paper stores, not including paint contractors.	P(1)
	Parking lots and parking structures.	P(1)
	Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of County Ordinance No. 348.	C
	Pawn shops.	NP
	Pet shops and pet supply shops.	P(1)
	Photography shops and studios and photo engraving.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 14
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Plumbing shops, not including plumbing contractors.	P(1)
	Poultry markets, not including slaughtering or live sales.	P(1)
	Printers or publishers.	P(1)
	Produce markets.	P(1)
	Radio and television broadcasting studios.	P(1)
	Recording studios.	P(1)
	Refreshment stands.	P(1)
	Restaurants and other eating establishments.	P(1)
	Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.	C
	Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	P(1)
	Shoe stores and repair shops.	P(1)
	Shoeshine stands.	P(1)
	Signs, on-site advertising.	P(1)
	Solar power plant on a lot 10 acres or larger.	C
	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.	C
	Sporting goods stores.	P(1)
	Stained glass assembly.	P(1)
	Stationery stores.	P(1)
	Stations, bus, railroad and taxi.	P(1)
	Taxidermist.	P(1)
	Tailor shops.	P(1)
	Telephone exchanges.	P(1)
	Theaters, not including drive-ins.	P(1)
	Tire recapping.	C
	Tire sales and services, not including recapping.	C
	Tobacco shops.	P(1)
	Tourist information centers.	P(1)
	Toy shops.	P(1)
	Trailer and boat storage.	C
	Travel agencies.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 14
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Travel trailers, mobilehomes and recreational vehicles sales and service.	C
	Truck sales and services.	C
	Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	C
	Typewriter sales and rental and incidental repairs.	P(1)
	Underground bulk fuel storage.	C
	Watch repair shops.	P(1)
	Wedding chapels.	P(1)
	Wholesale businesses with samples on the premises, but not to include storage.	P(1)
	Recycling collection facilities.	P(1)
	Golf cart sales and service.	P(1)
	Hotels, resort hotels and motels.	P(1)
	Day care centers.	P(1)
	Convenience stores, not including the sale of motor vehicle fuel.	P(1)
	Churches, temples and other places of religious worship.	P(1)
Accessory Uses	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 and providing any such related activity does not exceed any of the following restrictions:	P(1)
	All uses permitted with Plot Plan that have more than 200 square feet of outside storage of display of materials.	C
	The uses listed in Subsections above do not include sex-oriented businesses.	
	Any use that is not specifically listed above may be considered a permitted or conditionally permitted use providing that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed above. Such a use is subject to the permit process which governs the category in which it falls.	
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 9.50 pursuant to the provisions set forth in Article XIXm of Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.	
	Planned commercial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.	

NOTES:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.

TABLE III-16B
DEVELOPMENT STANDARDS
PLANNING AREA 14 (COMMERCIAL)*

* The Development Standards for Planning Area 14 (Commercial) are based on Article IXb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 14 REQUIREMENTS
Lot Size	There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
Maximum Building Height	No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of County Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of County Ordinance No. 348.
Building Setbacks	There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in 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. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Mechanical Equipment	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

15. PLANNING AREA 15: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 15, as depicted on Figure III-2714J, provides for the development of 10.6 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 32 dwelling units are planned at a target density of 3.0 du/ac.

b. Land Use and Development Standards

Please refer to Table III-17A for Permitted Uses and III-17B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 15 shall be provided from Street "A".

2) A roadway landscape treatment, as illustrated in Figure IV-2218, shall be established along Street "A".

3) A special landscape treatment shall be established between the residential uses in Planning Area 15 and the adjacent existing residential uses, as shown on Figure IV-7.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-17A
PERMITTED USES
PLANNING AREA 15 (MEDIUM DENSITY RESIDENTIAL)*

* The Permitted Uses for Planning Area 15 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 15
P = Permitted (1) (2) • C = Conditional Use Permit • N = Not Permitted	
One-family dwellings.	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P
Home occupations.	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P
The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions: p. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department. q. Any miniature pig kept or maintained on a lot with a use permitted under Section 6.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment. r. No miniature pig may weigh more than two hundred (200) pounds. s. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person. t. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.	P
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department	P

PERMITTED USES	PLANNING AREA 15
P = Permitted (1) (2) • C = Conditional Use Permit • N = Not Permitted	
and may be filed free of charge.	
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P(1)
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P(1)
Child Day Care Center.	P(1)
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C
Churches, temples and other places of religious worship.	P(2)

Notes:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.
2) Requires a Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348

TABLE III-17B
DEVELOPMENT STANDARDS
PLANNING AREA 15 (MEDIUM DENSITY RESIDENTIAL)*

* The Development Standards for Planning Area 15 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 15 REQUIREMENTS
Lot Size	Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
Lot Width	The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
Lot Frontage	The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
Maximum Building Height	Building height shall not exceed three stories, with a maximum height of 40 feet.
Minimum Yard Requirements	The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
	Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
	Rear yards shall be not less than twenty feet (20').
Encroachments	Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than 50% of any lot be covered by dwelling.

16. PLANNING AREA 16: COMMERCIAL

a. Descriptive Summary

Planning Area 16, as depicted in Figure III-~~14J~~27, provides for the development of ~~35.3~~33.6 acres devoted to Commercial uses.

b. Land Use and Development Standards

Please refer to Table III-18A for Permitted Uses and III-18B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 16 shall be provided from Menifee Road, Street "A", Highway 74 (as approved by CalTrans), and Cummings Avenue.

2) A minor intersection statement shall be developed at the intersection of Cummings Avenue and Highway 74, as shown on Figure IV-4.

3) A community entry/intersection statement shall be developed at the intersection of Menifee Road and Highway 74, as shown on Figure IV-2.

4) Roadway landscape treatments, such as those depicted in Figures IV-19~~15~~, 20,~~16~~ and 22~~18~~, shall be provided along Highway 74, Menifee Road, Street "A" and Cummings Road, respectively.

5) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

17. PLANNING AREA 17: ~~BUSINESS PARK~~COMMERCIAL

a. Descriptive Summary

Planning Area 17, as depicted on Figure III-27~~14J~~, provides for the development of 34.4 acres devoted to ~~Business Park~~Commercial uses.

b. Land Use and Development Standards

Please refer to Table III-18A for Permitted Uses and III-18B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 17 shall be provided from Malaga Road, Cummings Avenue, Street "A" and Highway 74 (as approved by CalTrans).

2) A project entry/intersection statement shall be developed at the intersection of Malaga Road and Highway 74, as shown on Figure IV-3.

3) A minor intersection statement shall be developed at the intersection of Malaga Road and Street "A", as shown on Figure IV-4.

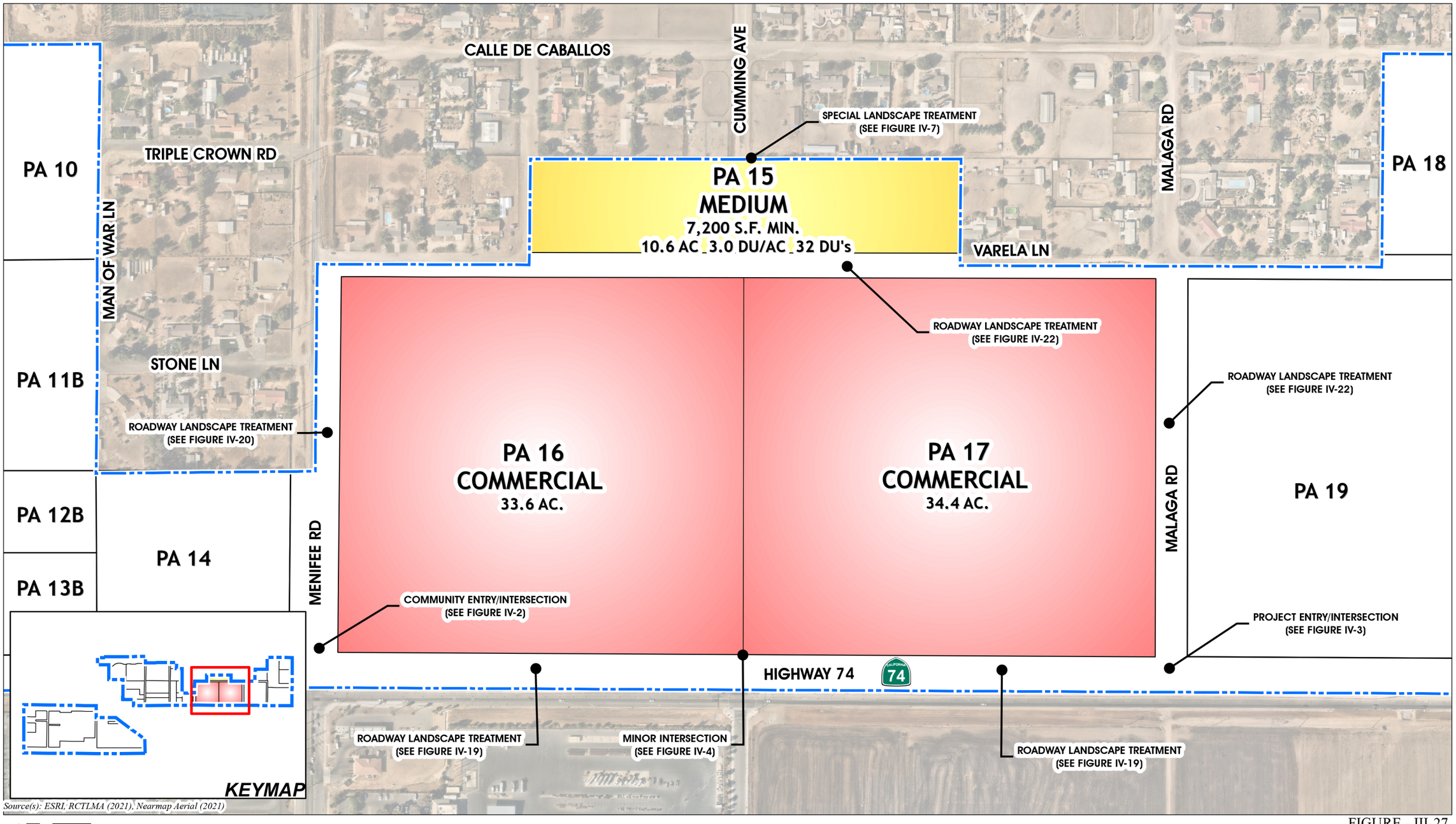
4) Roadway landscape treatments, such as those depicted in Figures IV-19~~15~~ and 22~~18~~, shall be provided along Highway 74, Street "A", Malaga Road and Cummings Road, respectively.

5) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



Source(s): ESRI, RCTLMA (2021), Nearmap Aerial (2021)

0 75 150 300
Feet

FIGURE - III-27
PLANNING AREAS 15, 16, & 17
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

TABLE III-18A
PERMITTED USES
PLANNING AREAS 16 17 (COMMERCIAL)*

* The Permitted Uses for Planning Areas 16 and 17 (Commercial) are based on Article Ixb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
SERVICE AND COMMERCIAL	Ambulance services.	P(1)	P(1)
	Animal hospitals.	C	C
	Antique shops.	P(1)	P(1)
	Appliance stores, household.	P(1)	P(1)
	Art supply shops and studios.	P(1)	P(1)
	Auditoriums and conference rooms.	P(1)	P(1)
	Automobile repair garages, body shops, spray painting shops.	C	C
	Automobile sales and rental agencies.	C	C
	Bakery goods distributors.	P(1)	P(1)
	Bakery shops, including baking only when incidental to retail sales on the premises.	P(1)	P(1)
	Banks and financial institutions.	P(1)	P(1)
	Barber and beauty shops.	P(1)	P(1)
	Bars and cocktail lounges.	P(1)	P(1)
	Bicycle sales and rentals.	P(1)	P(1)
	Billiard and pool halls.	P(1)	P(1)
	Blueprint and duplicating services.	P(1)	P(1)
	Boat sales, rentals and services.	C	C
	Book stores and binders.	P(1)	P(1)
	Bowling alleys.	P(1)	P(1)
	Car washes.	C	C
	Catering services.	P(1)	P(1)
	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	P(1)	P(1)
	Cleaning and dyeing shops.	P(1)	P(1)
	Clothing stores.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
	Confectionery or candy stores.	P(1)	P(1)
	Convenience stores, including the sale of motor vehicle fuel.	C	C
	Costume design studios.	P(1)	P(1)
	Dance halls.	P(1)	P(1)
	Delicatessens.	P(1)	P(1)
	Department stores.	P(1)	P(1)
	Drive-in theaters.	C	C
	Drug stores.	P(1)	P(1)
	Dry goods stores.	P(1)	P(1)
	Electrical substations.	P(1)	P(1)
	Employment agencies.	P(1)	P(1)
	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
	Escort bureaus.	P(1)	P(1)
	Feed and grain sales.	P(1)	P(1)
	Fishing and casting pools.	NP	NP
	Florist shops.	P(1)	P(1)
	Food markets and frozen food lockers.	P(1)	P(1)
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	P(1)	P(1)
	Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	C	C
	Gift shops.	P(1)	P(1)
	Hardware stores.	P(1)	P(1)
	Heliports.	C	C
	Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	P(1)	P(1)
	Hobby shops.	P(1)	P(1)
	Ice cream shops.	P(1)	P(1)
	Ice sales, not including ice plants.	P(1)	P(1)
	Interior decorating shops.	P(1)	P(1)
	Jewelry stores with incidental repairs.	P(1)	P(1)
	Labor temples.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
	Laboratories, film, medical, research, or testing.	P(1)	P(1)
	Laundries and laundromats.	P(1)	P(1)
	Leather goods stores.	P(1)	P(1)
	Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	C	C
	Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of County Ordinance No. 348.	C	C
	Locksmith shops.	P(1)	P(1)
	Mail order businesses.	P(1)	P(1)
	Manufacturer's agent.	P(1)	P(1)
	Market, food, wholesale or jobber.	P(1)	P(1)
	Massage parlors, Turkish baths, health centers and similar personal service establishments.	NP	NP
	Meat markets, not including slaughtering.	P(1)	P(1)
	Mimeographing and addressograph services.	P(1)	P(1)
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use For: a. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located. b. Agricultural worker employment offices for a maximum of 90 days in any calendar year. c. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.	P(1)	P(1)
	Mortuaries.	C	C
	Music stores.	P(1)	P(1)
	News stores.	P(1)	P(1)
	Notions or novelty stores.	P(1)	P(1)
	Nurseries and garden supply stores.	P(1)	P(1)
	Offices, businesses.	P(1)	P(1)
	One on-site operator's residence, which may be located in a commercial building.	P(1)	P(1)
	Paint and wall paper stores, not including paint contractors.	P(1)	P(1)
	Parking lots and parking structures.	P(1)	P(1)
	Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of County Ordinance No. 348.	C	C

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
	Pawn shops.	NP	NP
	Pet shops and pet supply shops.	P(1)	P(1)
	Photography shops and studios and photo engraving.	P(1)	P(1)
	Plumbing shops, not including plumbing contractors.	P(1)	P(1)
	Poultry markets, not including slaughtering or live sales.	P(1)	P(1)
	Printers or publishers.	P(1)	P(1)
	Produce markets.	P(1)	P(1)
	Radio and television broadcasting studios.	P(1)	P(1)
	Recording studios.	P(1)	P(1)
	Refreshment stands.	P(1)	P(1)
	Restaurants and other eating establishments.	P(1)	P(1)
	Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.	C	C
	Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	P(1)	P(1)
	Shoe stores and repair shops.	P(1)	P(1)
	Shoeshine stands.	P(1)	P(1)
	Signs, on-site advertising.	P(1)	P(1)
	Solar power plant on a lot 10 acres or larger.	C	C
	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.	C	C
	Sporting goods stores.	P(1)	P(1)
	Stained glass assembly.	P(1)	P(1)
	Stationery stores.	P(1)	P(1)
	Stations, bus, railroad and taxi.	P(1)	P(1)
	Taxidermist.	P(1)	P(1)
	Tailor shops.	P(1)	P(1)
	Telephone exchanges.	P(1)	P(1)
	Theaters, not including drive-ins.	P(1)	P(1)
	Tire recapping.	C	C
	Tire sales and services, not including recapping.	C	C
	Tobacco shops.	P(1)	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted		
	Tourist information centers.	P(1)	P(1)
	Toy shops.	P(1)	P(1)
	Trailer and boat storage.	C	C
	Travel agencies.	P(1)	P(1)
	Travel trailers, mobilehomes and recreational vehicles sales and service.	C	C
	Truck sales and services.	C	C
	Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	C	C
	Typewriter sales and rental and incidental repairs.	P(1)	P(1)
	Underground bulk fuel storage.	C	C
	Watch repair shops.	P(1)	P(1)
	Wedding chapels.	P(1)	P(1)
	Wholesale businesses with samples on the premises, but not to include storage.	P(1)	P(1)
	Recycling collection facilities.	P(1)	P(1)
	Golf cart sales and service.	P(1)	P(1)
	Hotels, resort hotels and motels.	P(1)	P(1)
	Day care centers.	P(1)	P(1)
	Convenience stores, not including the sale of motor vehicle fuel.	P(1)	P(1)
	Churches, temples and other places of religious worship.	P(1)	P(1)
Accessory Uses	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 and providing any such related activity does not exceed any of the following restrictions:	P(1)	P(1)
	All uses permitted with Plot Plan that have more than 200 square feet of outside storage of display of materials.	C	C
	The uses listed in Subsections above do not include sex-oriented businesses.		
	Any use that is not specifically listed above may be considered a permitted or conditionally permitted use providing that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed above. Such a use is subject to the permit process which governs the category in which it falls.		
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 9.50 pursuant to the provisions set forth in Article XIXm of		

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 16	PLANNING AREA 17
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted			
	County Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.		
	Planned commercial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.		

NOTES:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.

TABLE III-18B
DEVELOPMENT STANDARDS
PLANNING AREAS 16 AND 17 (COMMERCIAL)*

* The Development Standards for Planning Areas 16 and 17 (Commercial) are based on Article Ixb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREAS 16 AND 17 REQUIREMENTS
Lot Size	There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
Maximum Building Height	No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of County Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of County Ordinance No. 348.
Building Setbacks	There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in 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. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Mechanical Equipment	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

18. PLANNING AREA 18: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-28~~14K~~, provides for development of 10.3 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 31 dwelling units are planned at a target density of 3.0 du/ac.

b. Land Use and Development Standards

Please refer to Table III-19A for Permitted Uses and III-19B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 18 shall be provided from Street "A" and Malone Road.

2) A special landscape treatment shall be established between the residential uses in Planning Area 18 and the adjacent existing residential uses, as shown on Figure IV-7.

~~3) A special landscape transition area shall be established between the residential uses in Planning Area 18 and the adjacent park in Planning Area 20, as shown in Figure IV-11.~~

3) A roadway landscape treatment shall be established along Street "A", as shown in Figure IV-22~~18~~.

4) Please refer to Section IV, Design Guidelines, for design-related criteria.

5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-19A
PERMITTED USES
PLANNING AREA 18 (MEDIUM DENSITY RESIDENTIAL)*

* The Permitted Uses for Planning Area 18 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES P = Permitted (1) (2) • C = Conditional Use Permit • N = Not Permitted	PLANNING AREA 18
One-family dwellings.	P
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P
The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.	P
Home occupations.	P
The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.	P
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5. or 18.6. of County Ordinance No. 348.	P
The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions: u. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department. v. Any miniature pig kept or maintained on a lot with a use permitted under Section 6.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment. w. No miniature pig may weigh more than two hundred (200) pounds. x. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person. y. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.	P
Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department	P

PERMITTED USES	PLANNING AREA 18
P = Permitted (1) (2) • C = Conditional Use Permit • N = Not Permitted	
and may be filed free of charge.	
The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.	P
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.	P(1)
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P(1)
Child Day Care Center.	P(1)
Mobilehome parks, developed pursuant to Section 19.92. of County Ordinance No. 348.	C
Churches, temples and other places of religious worship.	P(2)

Notes:

3) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.
4) Requires a Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348

TABLE III-19B
DEVELOPMENT STANDARDS
PLANNING AREA 18 (MEDIUM DENSITY RESIDENTIAL)*

* The Development Standards for Planning Area 18 (Medium Density Residential) are based on Article VI, Section 6.1 (One-Family Dwellings – R-1 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 18 REQUIREMENTS
Lot Size	Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
Lot Width	The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
Lot Frontage	The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
Maximum Building Height	Building height shall not exceed three stories, with a maximum height of 40 feet.
Minimum Yard Requirements	The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
	Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
	Rear yards shall be not less than twenty feet (20').
Encroachments	Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Lot Coverage	In no case shall more than 50% of any lot be covered by dwelling.

19. PLANNING AREA 19: COMMERCIAL/BUSINESS PARK

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-~~14K~~28, provides for development of ~~36.0~~32.9 acres devoted to Commercial/Business Park uses.

b. Land Use and Development Standards

Please refer to Table III-20A for Permitted Uses and III-20B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Primary access to Planning Area 19 shall be provided from Highway 74 (as approved by CalTrans), Malaga Road, Street "A" and Malone Road.

2) A project entry/intersection statement shall be developed at the intersection of Malaga Road and Highway 74, as shown on Figure IV-3.

3) A minor intersection statement shall be developed at the intersection of ~~-~~Malaga Road and Street "A", as shown on Figure IV-4.

4) Roadway landscape treatments, as shown on Figures IV-19~~15~~ and ~~18, shall~~22, shall be established along Highway 74, Malaga Road, Street "A" and Malone Road, respectively.

5) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

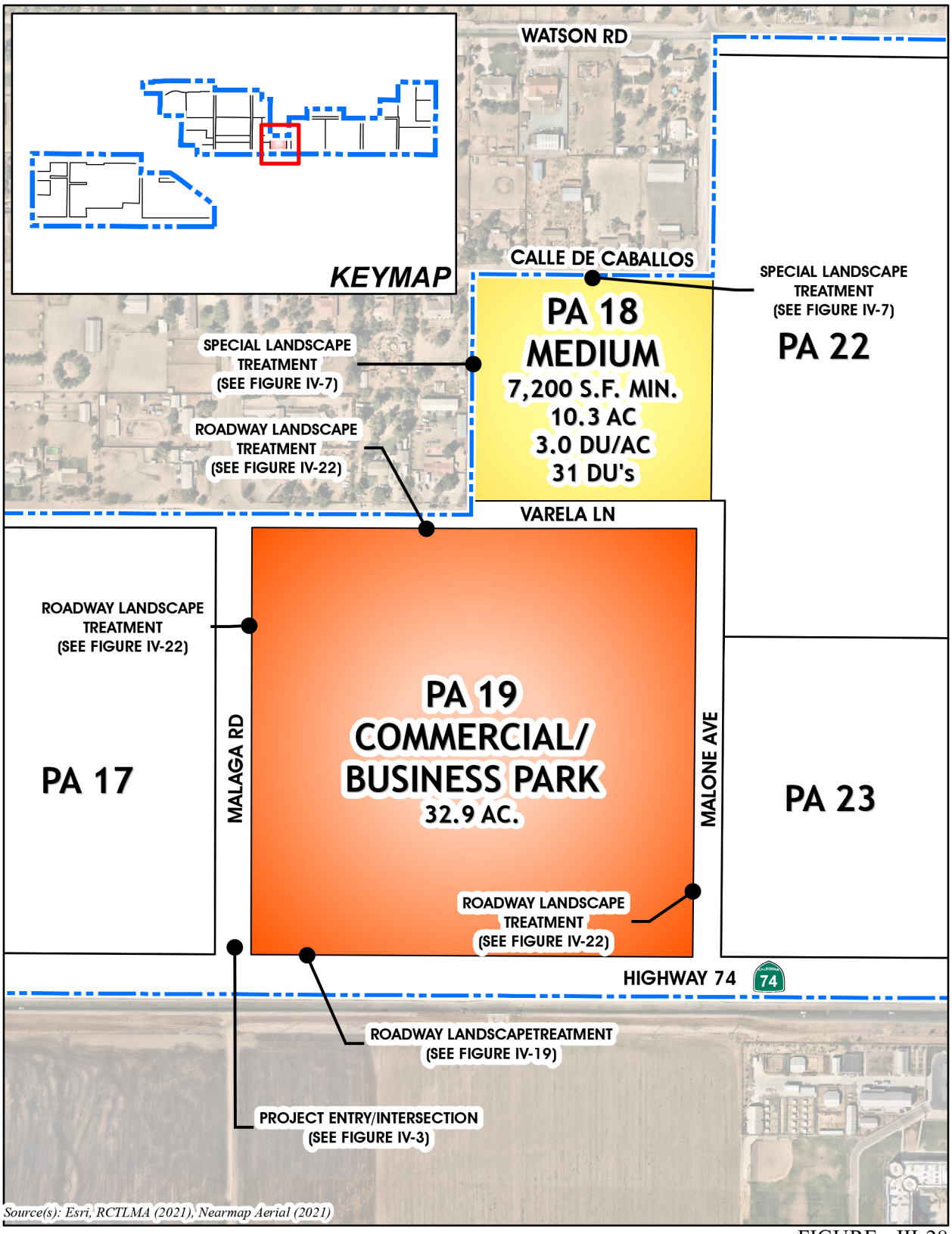


FIGURE - III-28
PLANNING AREAS 18 & 19
III. SPECIFIC PLAN

TABLE III-20A
PERMITTED USES
PLANNING AREA 19 (COMMERCIAL/BUSINESS PARK)*

* The Permitted Uses for Planning Area 19 (Commercial/Business Park) are based on Article XI, Section 11.2 (Manufacturing-Service Commercial – M-SC Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 19
P = Permitted • C = Conditional Use Permit • NP = Not Permitted		
AGRICULTURE	Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals per acre and their immature offspring.	P
FOOD PRODUCTS	Meat and poultry products, including meat packing but not including Slaughtering.	NP
	Dairy products, not including dairies.	NP
	Canning and preserving fruits and vegetables.	NP
	Grain and bakery products.	NP
	Sugar and confectionery products.	NP
	Nonalcoholic beverages.	NP
TEXTILE PRODUCTS	Cotton, wood, and synthetic weaving and finishing mills.	NP
	Wearing apparel and accessory products.	NP
	Knitting mills.	NP
	Floor coverings mills.	NP
	Yarn and thread mills.	NP
LUMBER AND WOOD PRODUCTS	Saw and planing mills.	NP
	Manufacture of containers and creates.	NP
	Fabrication of wood buildings and structures.	NP
	Lumber yards.	NP
	Manufacture of furniture and fixtures including cabinets, partitions, and similar items.	NP
	Fabrication of manufactured housing and mobilehome.	NP
PAPER PRODUCTS	Paper and paperboard mills.	NP
	Manufacture of containers and boxes.	NP
	Paper shredding.	NP
	Printing and publishing of newspaper, periodicals, books, forms cards and similar items.	NP
	Binding of books and other publications.	NP
CHEMICAL AND RELATED	Manufacture of organic and inorganic compounds, not including those of a hazardous nature.	NP

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 19
P = Permitted • C = Conditional Use Permit • NP = Not Permitted		
PRODUCTS	Manufacture of drugs and pharmaceuticals.	NP
	Soaps, cleaners, and toiletries.	NP
	Manufacture of agricultural chemicals, not including pesticides and Fertilizers.	NP
LEATHER PRODUCTS	Tanning and finishing of leather.	NP
	Manufacture of handbags, luggage, footwear, and other personal leather Goods.	NP
STONE, CLAY, GLASS, AND CONCRETE PRODUCTS	Stone cutting and related activities.	NP
	Pottery and similar items.	NP
	Glass blowing, pressing and cutting.	NP
	Glassware products.	NP
	Manufacture of concrete, gypsum, plaster and mineral products.	NP
METAL PRODUCTS	Manufacture of cans and containers.	NP
	Cutlery, tableware, hand tools, and hardware.	NP
	Plumbing and heating items.	NP
	Wrought iron fabrication.	NP
	Manufacture and assembly of fencing.	NP
	Machine, welding, and blacksmith shops.	NP
	Metal stamps and forged metal products.	NP
	Fabrication of metal buildings.	NP
	Manufacture of ordnance and firearms, not including explosives.	NP
	Jewelry.	NP
MACHINERY	Engines, turbines, and parts.	NP
	Farm, garden construction, and industrial machinery.	NP
	Office and computing machines.	NP
	Refrigeration and heating equipment.	NP
	Equipment sales, rental, and storage.	NP
ELECTRICAL EQUIPMENT	Electrical and electronic apparatus and components.	NP
	Appliances.	NP
	Lighting and wiring.	NP
	Radio, television, and communications equipment.	NP
	Musical and recording equipment.	NP
TRANSPORTATION	Vehicles, aircraft, boats and parts manufacture.	NP

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 19
	P = Permitted • C = Conditional Use Permit • NP = Not Permitted	
AND RELATED INDUSTRIES	Railroad equipment.	NP
	Motorcycles, bicycles, and parts.	NP
	Travel trailers and recreational vehicles manufacture.	NP
	Draying, freighting, and trucking operations.	NP
	Railroad yards and stations.	NP
	Vehicle storage and impoundment.	NP
	Trailer and boat storage.	NP
ENGINEERING AND SCIENTIFIC INSTRUMENTS	Measuring devices, watches, clocks, and related items.	NP
	Optical goods, medical instruments, supplies, and equipment, and photography equipment.	NP
INDUSTRIAL USES	Cotton ginning.	NP
	Public utility substations and storage yards.	NP
	Heliports.	NP
	Building movers storage yard.	NP
	Mini warehouses.	NP
	Warehousing and distribution.	NP
	Communications and microwave installations.	NP
	Cold storage plant.	NP
	Contractor storage yards.	NP
SERVICE AND COMMERCIAL	Banks and financial institutions.	P
	Blueprint and duplicating services.	P
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	NP
	Laboratories, film, medical, research, or testing.	P
	Office equipment sales and service.	P
	Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.	P
	Parking lots and parking structures.	P
	Restaurants and other eating establishments.	P
	Vehicle and motorcycle repair.	P
	Barber and beauty shops.	P
	Body and fender shops, and spray painting.	NP
	Building materials sales yard.	NP
	Day care centers.	P

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 19
	P = Permitted • C = Conditional Use Permit • NP = Not Permitted	
	Health and exercise centers.	P
	Hardware and home improvement centers.	P
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling, located on the same parcel as a permitted industrial use.	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 family.	P
	Nurseries and garden supply.	P
	Car and truck washes.	P
	Signs, on-site advertising.	P
	Feed and grain sales.	P
	Truck and trailer sales and rental.	P
	Fortune telling, spiritualism, or similar activity.	P
	Mobilehome sales lots.	P
	Recycling collection facilities.	P
	Churches, temples, or other structures used primarily for religious worship.	P
INDUSTRIAL, SERVICE, AND COMMERCIAL	Meat packing plants, not including slaughtering or rendering of animals.	NP
	Cemeteries, crematories, and mausoleums.	C
	Paper storage and recycling, not within a building.	NP
	Brewery, distillery, or winery.	NP
	Acid and abrasives manufacturing.	C
	Fertilizer production, and processing organic or inorganic.	NP
	Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.	C
	Paints and varnishes manufacturing and incidental storage.	C
	Concrete batch plants and asphalt plants.	C
	Recycling processing facilities.	C
	Airports.	C
	Poultry and egg processing.	C
	Recycling of wood, metal, and construction wastes.	C
	Natural gas storage, above ground.	C
	Drive-in theaters.	C

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 19
	P = Permitted • C = Conditional Use Permit • NP = Not Permitted	
	Disposal service operations, not including transfer stations.	C
	Draying, freighting and trucking operations.	C
	Solar power plant on a lot 10 acres or larger.	C
	Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of County Ordinance No. 348.	C
	Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.	NP
	Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed above do not include sex-oriented businesses.	
	Any use that is not specifically listed above may be considered a permitted or conditionally permitted use providing that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.	NP
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 12.2 pursuant to the provisions set forth in Article XIXm of Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.	NP
	Planned industrial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.	

TABLE III-20B
DEVELOPMENT STANDARDS
PLANNING AREA 19 (COMMERCIAL/BUSINESS PARK)*

* The Development Standards for Planning Area 19 (Commercial/Business Park) are based on Article XI, Section 11.2 (Manufacturing-Service Commercial – M-SC Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 19 REQUIREMENTS
Lot Size	The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
Maximum Building Height	Structures shall not exceed 40 feet at the yard setback line.
	Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of Ordinance No. 348.
	Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of Ordinance No. 348.
	Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348.
Building Setbacks	Where the front, side, or rear yard 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 setback shall be 25 feet from the property line.
	Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.
	Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.
	Within the exception of those portions of the setback area for which landscaping is required (see below), the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.
Masonry Wall	Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.
Landscaping	A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
	A minimum ten foot strip adjacent to street right-of-way lines 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.
	A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a 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.
Required Parking	Parking shall be provided as required by Section 18.12 of Ordinance No. 348.

DEVELOPMENT STANDARD	PLANNING AREA 19 REQUIREMENTS
DEVELOPMENT STANDARD	**PLANNING AREA 19 REQUIREMENTS**
Trash Collection Areas	Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
Outside Storage and Service Areas	Outside storage and service areas may be required to be screened by structures or landscaping.
Utilities	Utilities shall be installed underground except electrical lines rated at 33kV or Greater.
Mechanical Equipment	Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
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.
Exceptions	The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.
Manufacturing Plot Plan	Applications for a plot plan shall be made pursuant to the provisions of Section 18.30. of County Ordinance No. 348 and in addition to the requirements of that section, the application shall contain: 1. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use. 2. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

20. PLANNING AREA 20: COMMUNITY PARK/CENTER

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-2914L, provides for development of 11.4 acres as a Community Park/Center. Planning Area 20 will be landscaped and, at a minimum, will include such uses as picnic areas, tot lots, restrooms and parking facilities. In addition, the park may include two or more of the following: exercise course, playfield, basketball (half-court), sand volleyball court, soccer field, baseball field, group barbecue or shade arbor. The park will also include a community center which will be available for general neighborhood uses. A wide variety of activities and events will be available to all ages, from children to seniors. A conceptual site plan is provided in the Design Guidelines, Section IV (Figure IV-19A27).

b. Land Use and Development Standards

Please refer to Table III-21A for Permitted Uses and III-21B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

1) Access to Planning Area 20 shall be provided from Street "A" and Briggs Road.

2) A special landscape treatment shall be established between the community park uses in Planning Area 20 and the adjacent school in Planning Area 21, as shown on Figure IV-19A26.

3) A special landscape treatment shall be established between the community park uses in Planning Area 20 and the adjacent residential uses in Planning Area 22 to the west, as shown on Figure IV-17.

4) A special landscape treatment shall be established between the community park uses in Planning Area 20 and the adjacent residential uses in Planning Area 22 to the south, as shown on Figure IV-18.

5) A roadway landscape treatment shall be established along Street "A",Briggs Road as shown in Figure IV-22.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-21A
PERMITTED USES
PLANNING AREA 20 (COMMUNITY CENTER/PARK)*

* The Permitted Uses for Planning Area 20 (Community Center/Park) are based on Article VIIIe, Section 8.100 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 20
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.	NP
Noncommercial community association recreation and assembly buildings and facilities.	NP
Lakes, including noncommercial fishing there from.	NP
Picnic grounds.	NP
Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12. of County Ordinance No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12. of County Ordinance No. 348.	NP
Water wells and appurtenant facilities	NP
Cemetery, pet or human.	NP
Child Day Care Center.	NP
Riding academies and stables.	NP
Churches, temples and other places of religious worship.	P(1)

Notes:
1) Requires Public Use Permit via City of Menifee, pursuant to provisions of Section 18.29 of Ordinance No. 348.

TABLE III-21B
DEVELOPMENT STANDARDS
PLANNING AREA 20 (COMMUNITY CENTER/PARK)*

* The Development Standards for Planning Area 20 (Community Center/Park) are based on Article VIIIe, Section 8.100 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 20 REQUIREMENTS
Lot Size	This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.
Maximum Building Height	All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348.
Minimum Yard Requirements	Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet.
	If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings.
Encroachments	No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19. of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.
Trash Areas	All trash collection areas shall be enclosed with a solid fence or wall no less than six feet high.

21. PLANNING AREA 21: ELEMENTARY SCHOOL

a. Descriptive Summary

Planning Area 21, as depicted on Figure III-2914L, provides for the development -9.4 acres with an Elementary School which already exists. State funding has been approved for the construction of this school at the corner of Briggs and Watson Roads.

b. Land Use and Development Standards

Please refer to Table III-22A for Permitted Uses and III-22B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.
~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)~~

c. Planning Standards

1) Access to Planning Area 21 shall be provided from Briggs Road, Watson Road or a collector street from the south.

2) A special landscape transition area shall be established between the school uses in Planning Area 21 and the adjacent residential uses in Planning Area 22, as shown on Figure IV-17, *Residential (PA 22)/School/Community Center Interface*.~~.~~

3) Roadway landscape treatments, such as those depicted in Figures IV-2117 and 2218, shall be provided along Briggs Road and Watson Road, respectively.

4) A special landscape treatment shall be established between the school uses in Planning Area 21 and the adjacent park uses in Planning Area 20, as shown on Figure IV-~~19-~~26~~A~~.

5) A special landscape treatment, as shown on Figure IV-98, shall be established along Watson Road to limit views of this planning area from existing adjacent residential uses.

6) Please refer to Section IV, Design Guidelines, for design-related criteria.

7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

TABLE III-22A
PERMITTED USES
PLANNING AREA 21 (SCHOOL)*

* The Permitted Uses for Planning Area 21 (School) are based on Article VIIIe, Section 8.100 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

PERMITTED USES	PLANNING AREA 21
P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.	NP
Noncommercial community association recreation and assembly buildings and facilities.	NP
Lakes, including noncommercial fishing there from.	NP
Picnic grounds.	NP
Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12. of County Ordinance No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12. of County Ordinance No. 348.	NP
Water wells and appurtenant facilities.	NP
Cemetery, pet or human.	NP
Child Day Care Center.	NP
Riding academies and stables.	NP
Churches, temples and other places of religious worship.	P(1)
Schools.	P

Notes:

1) Requires a Public Use permit via the City of Menifee, pursuant to provisions of Section 18.29 of County Ordinance No. 348.

TABLE III-22B
DEVELOPMENT STANDARDS
PLANNING AREA 21 (SCHOOL)*

* The Development Standards for Planning Area 20 (School) are based on Article VIIIe, Section 8.101 (Open Area Combining Zone-Residential Developments – R-5 Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 21 REQUIREMENTS
Lot Size	This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.
Maximum Building Height	All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348.
Minimum Yard Requirements	Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet.
	If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings.
Encroachments	No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19. of Ordinance No. 348.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.
Trash Areas	All trash collection areas shall be enclosed with a solid fence or wall no less than six feet high.

22. PLANNING AREA 22: MEDIUM HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 22, as depicted in Figure III-29, provides for development of 26.5 acres of Medium High Density residential uses with minimum lot sizes of 3,700 square feet. A maximum total of 149 dwelling units are planned at a target density of 5.6 du/ac. Planning Area 22 shall also include a small tot lot, which may include play equipment, a shaded picnic court, and open field or lawn. The Marion V. Ashley Community Center and Park in Planning Area 20 will connect to the Planning Area 22 neighborhood via a pedestrian link.

b. Land Use and Development Standards

Please refer to Table III-23A for Permitted Uses and III-23B for Development Standards. Other uses not listed shall not be permitted.

c. Planning Standards

1) Access to Planning Area 22 shall be provided from Watson Road, Malone Avenue, and Varela Lane.

2) A landscape treatment shall be established between the residential uses in Planning Area 22 and the adjacent school in Planning Area 21 and Community Park in Planning Area 20, as shown on Figure IV-17A, *Residential/School Interface* and Figure 17-B, *Residential/Community Center West Interface.*

3) A landscape treatment shall be established between the residential uses in Planning Area 22 and the southern portion of the Community Park in Planning Area 20, as shown on Figure IV-18, *Residential/Community Center South Interface.*

4) A special landscape treatment shall be established between the residential uses in Planning Area 22 and the adjacent commercial area in Planning Area 23, as shown on Figure IV-13, *Residential (PA 22)/ E Street/Commercial Retail (PA 23) Interface.*

5) A roadway landscape treatment shall be established between the residential uses in Planning Area 22 and Briggs Road, as shown on Figure IV-14, *Residential (PA 22)/Briggs Road.*

6) Roadway landscape treatments, such as those depicted in Figures IV-23, *Modified Secondary Highway Streetscape-Palomar Road (PA 9) and Watson Road (PA 22),* and IV-25, *Local Road/Industrial Collector Streetscape-Malone Avenue (PA 22)*, shall be provided along Watson Road and Malone Avenue, respectively.

7) Please refer to Section IV, Design Guidelines, for design-related criteria.

8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

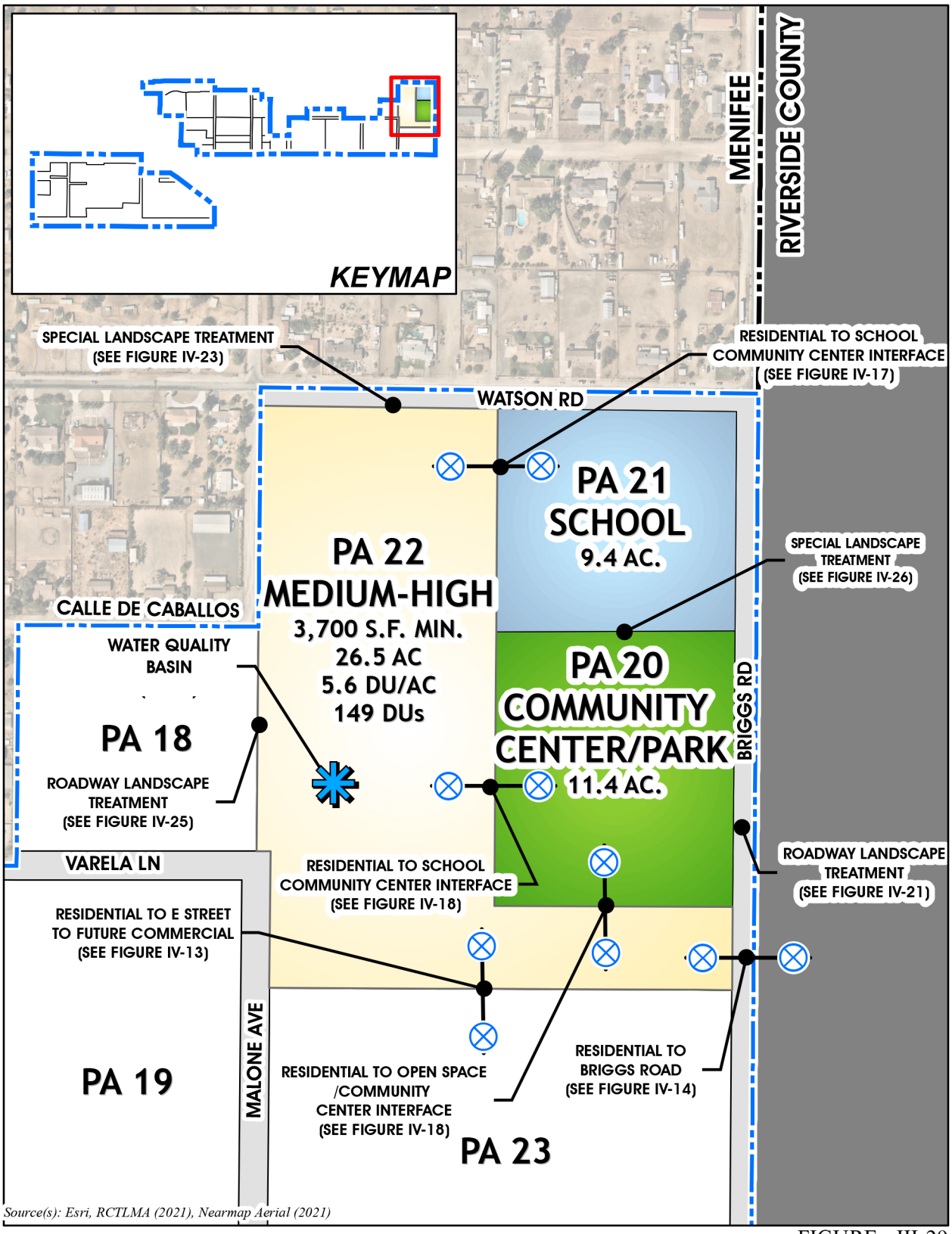


FIGURE - III-29
PLANNING AREAS 20, 21, & 22
III. SPECIFIC PLAN

TABLE III-23A
PERMITTED USES
PLANNING AREA 22 (MEDIUM-HIGH DENSITY RESIDENTIAL)

USE CATEGORY	PERMITTED USES	PLANNING AREA 22
	P = Permitted (1) • C = Conditional Use Permit	
RESIDENTIAL	Accessory Dwelling Units (ADU).	P(1)
	Bed and breakfast establishment.	C
	Congregate care facilities.	C
	Family day care home, small.	P
	Groups residential facility, six or fewer residents.	P
	Guest house, accessory to single-family detached.	P(1)
	Home occupation.	P(1)
	Single-family detached.	P
NON-RESIDENTIAL	Parks and recreation areas.	P
	Public utility facilities.	C
	Temporary real estate tract offices.	P
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements.	P

NOTES:

1) Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.

TABLE III-23B
DEVELOPMENT STANDARDS
PLANNING AREA 22 (MEDIUM-HIGH DENSITY RESIDENTIAL)

DEVELOPMENT STANDARD	PLANNING AREA 22 REQUIREMENTS
LOT DIMENSIONS (MINIMUM)	
Lot Area (Sq. Ft)	3,700
Lot Width (Feet)	42
Lot Depth (Feet)	90
Frontage (Feet)	40
Frontage for a flag lot (Feet)	20
Frontage for a cul-de-sac or knuckle (Feet)(1)	~~35~~30
SETBACKS (MINIMUM)(2)	
Front Yard to Livable Space or Porch (Feet)	~~12~~15 to Living Space 10 to Porch
Front Yard to Garage Door (Feet)	~~18~~20
Front Yard to Side-On Garage Door (Feet)	10
Corner Side Yard (Feet)	~~9~~10; or 5', if corner side yard abuts a landscape and slope lot.
Interior Side Yard (Feet)	4
Rear Yard (Feet)	10; or 15' to the ROW or back of sidewalk, if rear yard abuts a street
BUILDING HEIGHT (MAXIMUM)	
Building Height (Feet)	~~40~~50
BUILDING COVERAGE (MAXIMUM)	
Building Coverage (Percent)	~~65~~60% (One-story) ~~60~~55% (Two-story)
OPEN SPACE COVERAGE (MINIMUM)	
Open Space Required (Percent)	Exempt (See Quimby Parkland Requirements in Section III.5 of the Specific Plan)
Private Open Space/Unit (Sq. Ft)	100
ADDITIONAL STANDARDS	
Required Parking	Automobile storage space shall be provided as required by Section 9.215 of the City of Menifee Zoning Code.

NOTES:

1) Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
2) Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030 of the City of Menifee Development Code.

23~~B~~. PLANNING AREA 23~~B~~: COMMERCIAL

a. Descriptive Summary

Planning Area 23~~B~~, as depicted in Figure III-~~14M~~30, provides for development ~~of 23.7~~of 23.7 acres devoted to Commercial uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.) Please refer to Table III-24A for Permitted Uses and III-24B for Development Standards. Other uses not listed may be permitted provided a Conditional Use Permit has been granted pursuant to the requirements of the City of Menifee Development Code and Zoning Ordinance.

c. Planning Standards

1) Primary access to Planning Area 23B shall be provided from Highway 74 (as approved by CalTrans), Malone Avenue, and Briggs Road."

2) A project entry/intersection statement, as shown on Figure IV-3, shall be provided at the intersection of Street "A" and Briggs Road.

3) A community entry/intersection statement, illustrated on Figure IV-2, shall be developed at the intersection of Highway 74 and Briggs Road.

4) A special landscape treatment shall be established between the residential uses in Planning Area 22 and the adjacent commercial area in Planning Area 23, as shown on Figure IV-13, *Residential(PA 22)/ E Street/Commercial Retail (PA 23) Interface.*

5) A roadway landscape treatment shall be established between the residential uses in Planning Area 22 and Briggs Road, as shown on Figure IV-14, *Residential (PA 22)/Briggs Road,* shall be provided.

6) Roadway landscape treatments, as illustrated in Figures IV-~~15,~~ 19, 21~~17~~ and 25~~18~~, are planned along Highway 74, Briggs Road, Malone Road and Street "A," respectively.

7) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.

8) Please refer to Section IV, Design Guidelines, for design-related criteria.

9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.6: Grading Plan
III.A.7: Landscaping Plan

III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

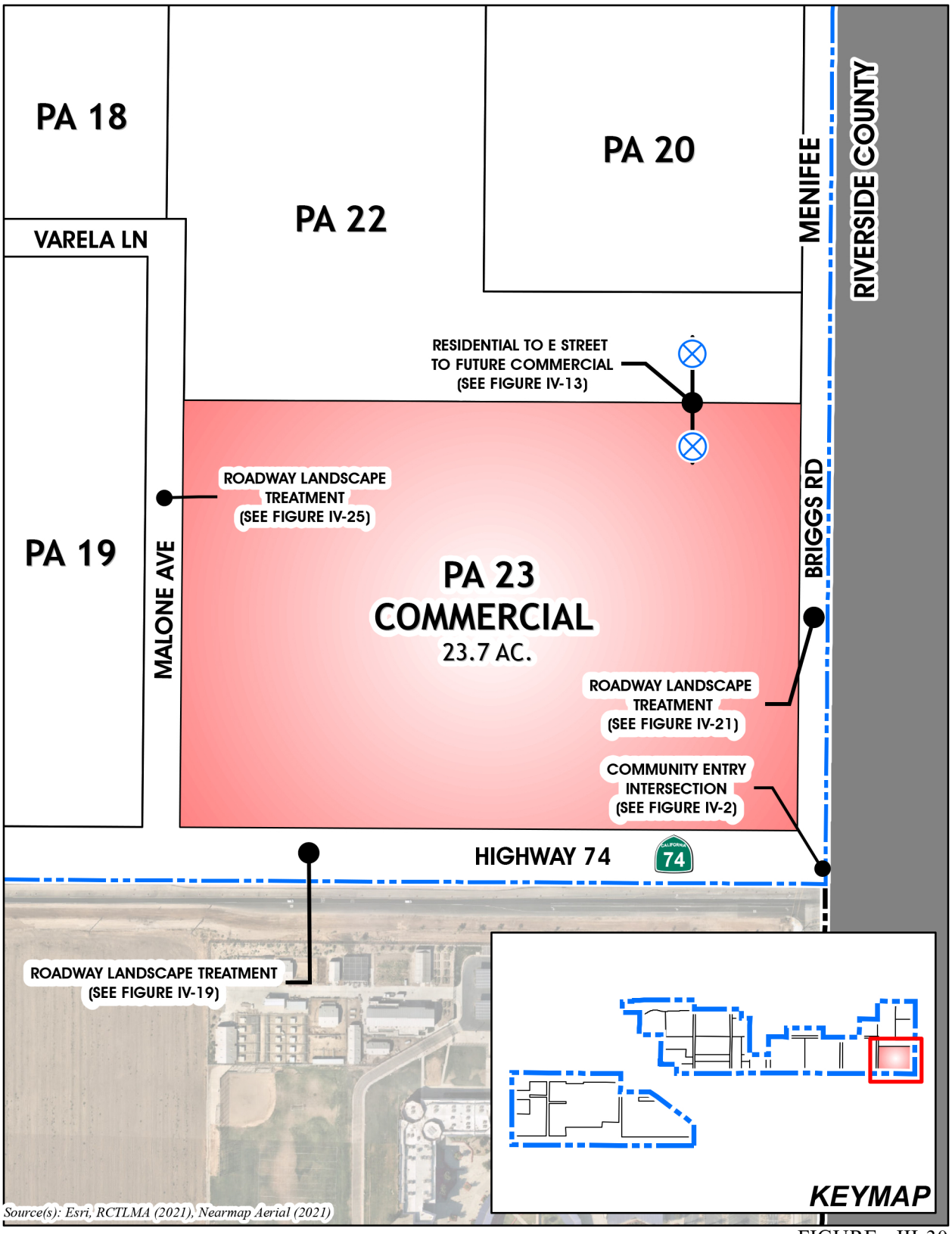


FIGURE - III-30
PLANNING AREA 23
III. SPECIFIC PLAN

TABLE III-24A
PERMITTED USES
PLANNING AREA 23 (COMMERCIAL)*

* The Permitted Uses for Planning Area 23 (Commercial) are based on Article Ixb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 23
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
SERVICE AND COMMERCIAL	Ambulance services.	P(1)
	Animal hospitals.	C
	Antique shops.	P(1)
	Appliance stores, household.	P(1)
	Art supply shops and studios.	P(1)
	Auditoriums and conference rooms.	P(1)
	Automobile repair garages, body shops, spray painting shops.	C
	Automobile sales and rental agencies.	C
	Bakery goods distributors.	P(1)
	Bakery shops, including baking only when incidental to retail sales on the premises.	P(1)
	Banks and financial institutions.	P(1)
	Barber and beauty shops.	P(1)
	Bars and cocktail lounges.	P(1)
	Bicycle sales and rentals.	P(1)
	Billiard and pool halls.	P(1)
	Blueprint and duplicating services.	P(1)
	Boat sales, rentals and services.	C
	Book stores and binders.	P(1)
	Bowling alleys.	P(1)
	Car washes.	C
	Catering services.	P(1)
	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	P(1)
	Cleaning and dyeing shops.	P(1)
	Clothing stores.	P(1)
	Confectionery or candy stores.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 23
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Convenience stores, including the sale of motor vehicle fuel.	C
	Costume design studios.	P(1)
	Dance halls.	P(1)
	Delicatessens.	P(1)
	Department stores.	P(1)
	Drive-in theaters.	C
	Drug stores.	P(1)
	Dry goods stores.	P(1)
	Electrical substations.	P(1)
	Employment agencies.	P(1)
	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
	Escort bureaus.	P(1)
	Feed and grain sales.	P(1)
	Fishing and casting pools.	NP
	Florist shops.	P(1)
	Food markets and frozen food lockers.	P(1)
	Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	P(1)
	Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	C
	Gift shops.	P(1)
	Hardware stores.	P(1)
	Heliports.	C
	Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	P(1)
	Hobby shops.	P(1)
	Ice cream shops.	P(1)
	Ice sales, not including ice plants.	P(1)
	Interior decorating shops.	P(1)
	Jewelry stores with incidental repairs.	P(1)
	Labor temples.	P(1)
	Laboratories, film, medical, research, or testing.	P(1)
	Laundries and laundromats.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 23
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Leather goods stores.	P(1)
	Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	C
	Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of County Ordinance No. 348.	C
	Locksmith shops.	P(1)
	Mail order businesses.	P(1)
	Manufacturer's agent.	P(1)
	Market, food, wholesale or jobber.	P(1)
	Massage parlors, Turkish baths, health centers and similar personal service establishments.	NP
	Meat markets, not including slaughtering.	P(1)
	Mimeographing and addressograph services.	P(1)
	Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use For: g. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located. h. Agricultural worker employment offices for a maximum of 90 days in any calendar year. i. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.	P(1)
	Mortuaries.	C
	Music stores.	P(1)
	News stores.	P(1)
	Notions or novelty stores.	P(1)
	Nurseries and garden supply stores.	P(1)
	Offices, businesses.	P(1)
	One on-site operator's residence, which may be located in a commercial building.	P(1)
	Paint and wall paper stores, not including paint contractors.	P(1)
	Parking lots and parking structures.	P(1)
	Parolee-Probationer Home developed in accordance with the standards set forth in Section 18.52. of County Ordinance No. 348.	C
	Pawn shops.	NP
	Pet shops and pet supply shops.	P(1)
	Photography shops and studios and photo engraving.	P(1)
	Plumbing shops, not including plumbing contractors.	P(1)

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 23
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Poultry markets, not including slaughtering or live sales.	P(1)
	Printers or publishers.	P(1)
	Produce markets.	P(1)
	Radio and television broadcasting studios.	P(1)
	Recording studios.	P(1)
	Refreshment stands.	P(1)
	Restaurants and other eating establishments.	P(1)
	Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.	C
	Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	P(1)
	Shoe stores and repair shops.	P(1)
	Shoeshine stands.	P(1)
	Signs, on-site advertising.	P(1)
	Solar power plant on a lot 10 acres or larger.	C
	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.	C
	Sporting goods stores.	P(1)
	Stained glass assembly.	P(1)
	Stationery stores.	P(1)
	Stations, bus, railroad and taxi.	P(1)
	Taxidermist.	P(1)
	Tailor shops.	P(1)
	Telephone exchanges.	P(1)
	Theaters, not including drive-ins.	P(1)
	Tire recapping.	C
	Tire sales and services, not including recapping.	C
	Tobacco shops.	P(1)
	Tourist information centers.	P(1)
	Toy shops.	P(1)
	Trailer and boat storage.	C
	Travel agencies.	P(1)
	Travel trailers, mobilehomes and recreational vehicles sales and service.	C

USE CATEGORY	TYPICALLY PERMITTED USES	PLANNING AREA 23
	P = Permitted (1) • C = Conditional Use Permit • NP = Not Permitted	
	Truck sales and services.	C
	Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	C
	Typewriter sales and rental and incidental repairs.	P(1)
	Underground bulk fuel storage.	C
	Watch repair shops.	P(1)
	Wedding chapels.	P(1)
	Wholesale businesses with samples on the premises, but not to include storage.	P(1)
	Recycling collection facilities.	P(1)
	Golf cart sales and service.	P(1)
	Hotels, resort hotels and motels.	P(1)
	Day care centers.	P(1)
	Convenience stores, not including the sale of motor vehicle fuel.	P(1)
	Churches, temples and other places of religious worship.	P(1)
Accessory Uses	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 and providing any such related activity does not exceed any of the following restrictions:	P(1)
	All uses permitted with Plot Plan that have more than 200 square feet of outside storage of display of materials.	C
	The uses listed in Subsections above do not include sex-oriented businesses.	
	Any use that is not specifically listed above may be considered a permitted or conditionally permitted use providing that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed above. Such a use is subject to the permit process which governs the category in which it falls.	
	Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 9.50 pursuant to the provisions set forth in Article XIXm of Ordinance No. 348 including, but not limited to, permit processing, location, standards and approval requirements.	
	Planned commercial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.	

NOTES:

1) Requires Plot Plan Approval via City of Menifee, pursuant to provisions of County Ordinance No. 348.

TABLE III-24B
DEVELOPMENT STANDARDS
PLANNING AREA 23 (COMMERCIAL)*

* The Development Standards for Planning Area 23 (Commercial) are based on Article IXb, Section 9.50 (Scenic Highway Commercial – C-P-S Zone) of the Riverside County Ordinance No. 348 and the approved Specific Plan Zoning Ordinance associated with Substantial Conformance No. 2 of Amendment No. 2 to Specific Plan No. 260.

DEVELOPMENT STANDARD	PLANNING AREA 23 REQUIREMENTS
Lot Size	There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
Maximum Building Height	No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of County Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of County Ordinance No. 348.
Building Setbacks	There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in 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. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
Required Parking	Automobile storage space shall be provided as required by Section 18.12. of County Ordinance No. 348.
Mechanical Equipment	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These guidelines have been devised as a method for achieving a high quality, cohesive design fabric for the *MENIFEE NORTH* Specific Plan area community.

More specifically, the purpose of these Design Guidelines is:

- To provide the City of Menifee with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain the desired design quality;
- To provide guidance to City staff, the Planning Commission and the City Council in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of CC&Rs for the use of land in the Specific Plan area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries.
- To provide development guidelines which permit the *MENIFEE NORTH* Specific Plan area to develop its own theme and character while allowing it to interface and respond to the character and design fabric of adjacent specific plan areas which may be currently under review or are proposed in the future.

The Design Guidelines provided herein are intended to function as a living document. They are subject to modification over time to allow for response to anticipated conditions, such as changes in taste, community desires and the marketplace, or significant changes within adjacent specific planning areas.

B. GENERAL GUIDELINES

As demonstrated by Figure IV-1, ~~*the C*~~*conceptual Landscape Plan*, ~~Figure IV-1,~~ careful thought has been given to integrate the structural and aesthetic elements of a balanced, active community. To ensure that this carefully considered plan is implemented in a manner that will bring *MENIFEE NORTH* a sense of its own character, a central theme has been established, as described below.

1. PROJECT THEME

The underlying design concept and theme for *MENIFEE NORTH* incorporates a suburban corridor along the highly visible Highway 74, transitioning outward to adjacent compatible land uses. The design provides for unifying elements in each planning area. Streetscape corridors, entry monumentation, and project-wide design guidelines provide unifying characteristics to strengthen the

overall theme. Additionally, the design creates a community identity through control of elements such as architecture, landscaping, color palette of building materials, paving, community theme walls, fencing, lighting, street furniture, signage and graphics.

Landscaping plays a significant role in establishing *MENIFEE NORTH*'s distinctive character. The ~~project's~~ community's mixed-use concept seeks to develop an association of different land uses by utilizing landscaping, which has been designed to strengthen the overall theme of the development, through the use of specific plant and hardscape materials, while still allowing for specific land use individuality.

2. PROJECT SETTING

~~**a. Preservation of Natural Open Space and Hillsides**~~

~~A significant amount of natural open space exists east of Briggs Road and south of Highway 74. This area is located in hillside portions of the project and can be seen from several areas of the surrounding valley. A key aspect of the *MENIFEE NORTH* Specific Plan is the preservation of this hillside area, which accounts for approximately 112 acres.~~

a. Development of Improved Recreational Open Space

The *MENIFEE NORTH* Specific Plan proposes the integration of recreational trails, community parks, mini-parks and school playgrounds to create a master recreational program which provides adequate areas to accommodate active recreational needs of the future residents of the site.

b. Creation of an Integrated Land Use Concept

In designing the land use plan for *MENIFEE NORTH*, it was intended that several opportunities be created as a means to provide a sense of arrival and to establish the overall theme. A hierarchy was developed which would establish this arrival theme, and which would provide a feeling of transition from varying intensity of land use. This hierarchy consists of Community Entries and Intersections, Project Entries and Intersections, Minor Intersections and Neighborhood Entries.

C. COMMUNITY ELEMENTS

Figure IV-1, *Conceptual Landscape Plan*, consists of community elements that reflect continuity throughout the project. Community elements such as entries, intersections, streetscapes, walls, fences and land use transitions will serve as a unifying element. Individually, these elements identify with specific land use, however through the consistent use of similar forms and materials, are designed to be a reinforcement of the overall project theme.

1. PROJECT MONUMENTATION TREATMENTS

Project monumentation is proposed at key entries and intersections which will become major focal points of the project's identification. Monumentation treatments in some situations share the same level of hierarchy, however, must identify and be compatible with varied land uses. For this reason, the forms, size and materials of these treatments have been carefully designed to be compatible with residential as well as non-residential uses. A hierarchy of monumentation statements, as discussed generally above and detailed below, has been established for *MENIFEE NORTH*.

a. Community Entries and Intersections (Figure IV-2)

Community Eentries and Intersections, as illustrated in Figure IV-2, occur at Urban Arterial, Arterial Highway and Major Highway intersections, and are *MENIFEE NORTH*'s "Gateway" to business and residential communities. These entries will serve to visually and physically announce major arrival points within *MENIFEE NORTH*. The overall sense of entry is created by a harmonious blend of thematic features that include:

- A 110-foot corner cutoff monumentation treatment.
- A 22-foot turf grass threshold introducing the monumentation treatment.
- Freestanding community identification cube compatible with community theme walls.
- A 25-foot radius monumentation wall, compatible with community theme walls, back up identification cube.
- Small flowering accent trees, which match the trees at Highway 74, in a formal grouping to provide color and to reinforce the overall streetscape theme.
- Tall evergreen trees behind flowering accent trees to provide a solid visual backdrop and to reinforce the overall streetscape theme.
- Formal hedge row treatment with a foreground of flowering ground cover to define physical limits of the entry statement and to provide screening of parked cars in commercial areas.
- Community entries may incorporate community theme walls or fencing at the back of landscape development zone limits, depending on adjacent land use requirements. See Figure IV-2.

Community intersections are intended to occur in conjunction with community entries, where identification is not necessary or compatible with adjacent land uses. Intersections may incorporate community theme walls or fencing depending on adjacent land use requirements. See Figures IV-2.

b. Project Entries and Intersections (Figure IV-3)

Project Entries and Intersections, as illustrated in Figure IV-3, are the second level of hierarchy for monumentation, and occur at intersections of Urban Arterial, Arterial Highways and Major Highways. Project entry statements occur in a formal symmetrical configuration on both sides of the street and announce arrival to individual business or residential communities. Thematic features include:

- A 95-foot corner cutoff monumentation treatment.
- A 22-foot turf grass threshold introducing the monumentation treatment.
- A 25-foot radius monumentation wall, identifying the project area by name. Graphics and materials are to be compatible with the overall community theme.

- Formal grouping of tall evergreen trees to provide continuity with community entries.

- Formal hedge row treatment, duplicating the appearance of community entries.

- Project entries may incorporate community theme walls or fencing at the back of landscape development zone limit depending on adjacent land use requirements. See Figure IV-3.

Project intersections are to be used in conjunction with project entries where continuity is desired, however project identification is not. These monumentations share the same thematic features with the exception of signage graphics. Intersections may incorporate a community theme wall or fencing, depending on adjacent land use requirements.

c. Minor Intersections (Figure IV-4)

Minor Intersections, as illustrated in Figure IV-4, are the third level of hierarchy for *MENIFEE NORTH*. Treatments reflect similar thematic features of previously described monumentations as follows:

- A 60-foot corner cutoff monumentation treatment.

- A 20-foot turf grass threshold.

- Formal grouping of tall evergreen trees to provide continuity with community and project monumentation treatments.

- Formal hedge row treatment compatible with other monumentation.

- Intersections may incorporate community theme walls or fencing, depending on adjacent land use requirements. See Figure IV-4.

d. Neighborhood Entries / Business Monument Signage (Figures IV-5 and IV-6)

Neighborhood Entries, as illustrated on Figure IV-5, and *Business Monument Signage*, as illustrated on Figure IV-6, share the fourth level of hierarchy and complete the monumentations for *MENIFEE NORTH*. These treatments are intended for future local streets that have not been identified on the *Conceptual Landscape Plan*, but will occur as part of the actual project design. Individual users are encouraged to reflect forms, materials, and graphics of other project monumentations to provide overall continuity and strengthen the theme of *MENIFEE NORTH*'s community elements.

2. LAND USE TRANSITIONS

To create a high-quality, aesthetically pleasing community, and buffer dissimilar uses to the extent practical, the *MENIFEE NORTH* Specific Plan provides a variety of transition treatments. These treatments utilize landscape material including vegetation and hardscape to facilitate the community's mixed use concept by improving land use compatibility. The transitions allow land uses of similar intensity or compatibility to interlink, while providing visual and physical separation between land uses of dissimilar intensity or with limited compatibility.

The conceptual locations for each of these land use transitions are specified in the *Planning Area Development Standards* (Section III.B) for each Planning Area. A description of each transition is provided below.

a. On-Site Residential / Adjacent Existing Residential Interface (Figure IV-7)

This interface occurs along the northern and eastern portions of the project, where low, medium and medium-high density residential land uses within *MENIFEE NORTH* are adjacent to established, large lot residential neighborhoods~~.~~. Figure IV-7 illustrates the on-site residential/existing adjacent residential land use transition which incorporates the following components:

- To retain the rural nature of these interfaces, a 40-foot backyard setback is provided for on-site residential lots to create a landscaped buffer.

- Encourage on-site residential lots to establish generous backyard landscaping with informal groupings of both vertical and canopy trees to limit views from adjacent existing residential properties to proposed residential roof lines.

- A 6-foot-high community theme wall is provided at the property line.

- Where grading changes occur, incorporate contour grading techniques, avoiding sharp cut manufactured slopes to create a more natural appearance.

b. Residential (PA 9)/ Adjacent Existing Residential Interface (PA 9) (Figure IV-8)

This interface occurs along the northern boundary of Planning Area 9, which are adjacent to established, large lot residential neighborhoods. Figure IV-8 illustrates the residential uses in Planning Area 9 and the existing adjacent neighborhood, which incorporates the following components:

- A 10-foot rear yard setback.

- A 5-foot side yard setback for side on conditions.

- An additional 10-foot set back starting at the 6-foot-high tubular steel fence at the rear property line of homes in Planning Area 9, consisting of a 5-foot landscaped slope at a 5:1 grade, a 5-foot wide concrete drainage swale, with a 6-foot high block wall at the tract boundary.

c. Secondary Road Streetscape / Adjacent Existing Residential Interface (Figure IV-9)

This land use transition is created where streetscape improvements for Watson Road are adjacent to established, large lot residential neighborhoods. The 88-foot street right-of-way separates on-site residential and school land uses from off-site uses. This land use transition, as illustrated in Figure IV-9, incorporates the following components:

- Watson Road ~~and Juniper Flats Road~~ shall incorporate an 11-foot landscape development zone with informal groupings of trees and small flowering accents to retain a rural feeling while limiting views.

- On-site residential lots are encouraged to provide generous backyard landscaping with informal groupings of trees to limit views from adjacent existing residential properties to proposed residential roof lines.

- A 6-foot-high community theme wall shall be provided at the property line of residential lots and school property abutting the Watson Road right-of-way.

Along portions of Watson Road, a channel right-of-way further separates on-site residential and school uses from off-site development, limiting view potential.

d. Drainage Channel / Business Park, Commercial and Industrial Interface (Figure IV-10)

This land use transition is created where business park industrial and commercial land uses interface with the flood control channel adjacent to Briggs Road is illustrated in Figure IV-10 and incorporates the following components:

- Streetscape landscaping between the street curb and the back of the landscape development zone shall be as required by the *Conceptual Landscape Plan*, Figure IV-1.

- A 6-foot- high community theme wall shall be provided at both sides of channel. Figure IV-3021 illustrates the *Community Walls and Fencing Plan* for *MENIFEE NORTH*.

- Site plans for business and commercial uses should strive to create reverse frontage products at this edge condition, however allowing for signage on the rear of buildings for good visibility from Briggs Road. Signage and graphics should be compatible with the overall community theme.

As illustrated in Figure IV-10, at edge conditions created in Planning Area 2, industrial land uses interface with both sides of the channel. Because public views of this area are limited, the importance of screening the channel is minimized. Landscape setbacks and buffering of the channel is recommended only if required by "percentage of area" landscape out "shading density" requirements. Fencing shall be provided along both sides of the channel. Industrial areas directly abutting the channel are is recommended for storage yards and loading docks.

f. Existing Residential / Park (PA 10) Interface (Figure IV-11)

This land use transition is created where proposed park improvements are adjacent to established, large lot residential neighborhoods. Figure IV-11 illustrates the existing residential/park land use transition which incorporates the following components:

- A 6-foot high combination low stucco wall with tubular steel fence shall be provided at the property line to allow open spacious view into park from adjacent residential uses, while limiting public intrusion into private lots.

- A 20-foot wide landscaped buffer shall be established at the park edge.

- Landscape tree plantings for the park site should stress the use of tall skyline tree plantings to retain views into the park site. Trees such as Eucalyptus species, plane trees and California Sycamores should be planted in random informal groves or groupings. Tree plantings should generally be concentrated along the outer edges of the park to allow for the maximization of unrestricted usable open space.

- Site plans for adjacent residential land uses should strive to provide direct, convenient circulation connections to park site.

- Encouraged graceful mounding should be designed throughout park to create a natural appearance.

g. Residential / Business Park, Mixed-Use and Commercial Interface (Figure IV-12)

This interface, shown in Figure IV-12 occurs where residential land uses, either existing or proposed, are adjacent to Business Park, Mixed Use or Commercial land uses. The following components apply:

- Site plans should strive to orient parking, vehicular circulation and loading and storage areas away from the residential interface. Where parking, vehicular circulation, loading or storage areas occur adjacent to residential areas, they should be separated from the residential areas by a minimum 10-foot-wide landscaping screening buffer.

- A 10-foot wide planning area shall be incorporated along the business park/commercial/mixed use side of the screen wall.

- Screening shall be provided at the commercial/business park/mixed-use edge by a 6-foot-high decorative wall which is compatible in appearance with the community walls.

- Planning areas in commercial, business park and mixed-use areas visible from adjacent residential lots shall be liberally and informally planted with a combination of vertical trees, canopy trees, shrubs, and groundcovers.

- Site plans for single family lots should strive to construct units a minimum of 15 feet from the property line adjacent to the transition area.

h. Residential (PA 22) / E Street / Commercial (PA 23) Interface (Figure IV-13)

This interface occurs where residential land uses in Planning Area 22 are adjacent to E Street and the Commercial land uses within Planning Area 23. Figure IV-13 illustrates the E Street roadway treatment between residential and commercial land uses, which incorporates the following components:

- A 56-foot right-of-way, consisting of 36 feet of paving, a 6-foot curb-adjacent sidewalk and a 4-foot landscaped parkway at the southerly right-of-way edge of the internal local street.

- A minimum 20-foot landscaped slope at a 2:1 grade, with a 5-foot-wide concrete swale at the toe of the slope, will be established at the tract boundary.

i. Residential (PA 22) / Briggs Road Interface (Figure IV-14)

This interface occurs between residential land uses in Planning Area 22 to Briggs Road. Figure IV-14 illustrates the Briggs Road roadway treatment between residential land uses and off-site conditions, which incorporates the following components:

- A 123-foot ultimate right-of-way, consisting of 38-feet of paving and a 21-foot-wide area which accommodates landscaping, including a 6-foot meandering sidewalk on the westerly section of Briggs Road. The additional 64 feet of improvements on the east of the Briggs Road centerline shall be improved by others.

- A maximum 6-foot-high block wall shall be provided at the property line.

- A 20-foot setback outside of the right-of-way, which includes a city maintained landscaped slope at a maximum 2:1 grade, extends from the 6-foot-high block wall at the rear property line to the westerly right-of-way.

j. Residential / Regional Trail / Open Space Interface (Figure IV-15)

This interface occurs where residential planning areas are adjacent to the regional trail and open space areas. In areas where grading will be required at up-hill natural slopes, a fuel modification interface shown on Figure IV-15, is proposed. This treatment will ensure proper revegetated edge conditions, provide for an aesthetic transition between natural and created conditions and if, and when necessary, reduce fire hazards. Per the Menifee Fire Department, the following components apply:

- A 6-foot-high solid masonry wall shall be provided at the rear of residential lots.

- Masonry walls shall provide for access openings for fire equipment every 1,500 linear feet.

- All areas disturbed by grading shall be revegetated with fire retardant plants subject to Menifee Fire Department approval.

- Any trees planted shall be located a minimum of 30 feet from the rear of residential property lines.

k. Regional Trail / Roadway / Commercial, Business Park and Residential Interface (Figure IV-16)

A portion of the regional trail will be located along project roadways (Briggs Road, McLaughlin Road, Street "C" and Emperor Road). In these areas, adequate buffering is required to separate the trail from the adjacent right-of-way and the adjacent residential lots or commercial or business park parking lots. This interface is depicted in Figure IV-16 and incorporates the following components:

- An 8-foot-wide planting area shall be provided between the pedestrian sidewalk and the regional trail. Canopy street trees shall be planted in this area in accordance with the *Conceptual Landscape Plan*.

- A 2-foot-wide planting area to accommodate shrubs and groundcover shall be provided between the regional trail and the adjacent land uses.

- Where residential lots abut the regional trail, a project theme wall shall be constructed at the property line.

l. Residential (PA 22) / School Interface (Figure IV-17A)

This interface occurs where the school site in Planning Area 21 is either adjacent to or abutting the residential homes in Planning Area22. Figure IV-17A illustrates the residential to school land use transitions, which reflect the following conditions:

- Condition #1: Where the school site in Planning Area 21 is adjacent to a local street, the land use transition incorporates the following components:
  - A 56-foot ultimate right-of-way, consisting of a 6-foot-wide curb-adjacent sidewalk and a 4-foot-wide landscaped parkway at the edge of the right of way on both sides of the street.
  - A minimum 5-foot setback outside of the right-of-way extends from the easterly right-of-way to the tract boundary, and includes a maximum 2:1 city maintained landscaped slope and a 2-foot-wide v-ditch concrete drainage channel.
  - A maximum 6-foot-high block wall shall be provided at the rear property line of the school site in Planning Area 21, with an existing chain link fence at the tract boundary.

- Condition #2: Where homes in Planning Area 22 abut the school site in Planning Area 21, the land use transition incorporates the following components:
  - A minimum 4-foot side yard setback.
  - A 10-foot private drainage easement, as part of the side yard setback, extends to a maximum 2:1 slope (where required) which then terminates at a 2-foot-wide v-ditch drainage channel located at the base of a 6-foot-high block wall at the side property line of homes in Planning Area 22, with an existing chain link fence at the tract boundary.

m. Residential (PA 22) / Community Center (West) Interface (FigureIV-17B)

This interface occurs where residential land uses in Planning Area 22 are directly adjacent to the western portion of the Community Center within Planning Area 20. Figure IV-17B illustrates the residential to community center land use transition which incorporates the following components:

- A minimum 10-foot rear yard setback (or minimum 4-foot side yard setback, where applicable).

- A maximum 6-foot-high block wall (with a 4-foot-high retaining wall where applicable) shall be provided at the rear property line of homes in Planning Area 22 with an existing chain link fence at the tract boundary (Chain link fence may be removed during construction when replaced by block wall).

n. Residential (PA 22) / Open Space / Community Center (South) Interface (Figure IV-18)

This interface occurs where residential land uses in Planning Area 22 are directly adjacent to the southern portion of the Community Center within Planning Area 20. Figure IV-18 illustrates the on-site residential/open space/community center land use transition which incorporates the following guidelines:

- A minimum 10-foot rear yard setback.

- A maximum 6-foot-high block wall (with a 4-foot-high retaining wall where applicable) shall be provided at the property line.

- A 46-foot set back extends from the 6-foot-high block wall at the rear property line and includes a 20-foot-wide landscaped slope at a 2:1 grade, along with a 24-foot-wide area which accommodates landscaping, including a 6-foot-wide meandering sidewalk and, a 3-foot-wide concrete swale (where required) that runs parallel to the existing chain link fence on the tract boundary.

a. Highway 74 / Ethanac Road (Figure IV-19)

State Highway 74 and Ethanac Road (combined) is the most significant corridor of the *MENIFEE NORTH* project, forming the major entries from the east and the west. The *Specific Land Use Plan* (Figure III-1) appropriately provides for commercial uses along this established corridor, transitioning outward to adjacent compatible land uses. A formal statement of distinctive tall evergreen trees, as depicted in Figure IV-19, not only strengthens the suburban nature of this streetscape but creates a feeling of grand entry to the community of *MENIFEE NORTH*. Because of the high visibility requirement necessary for successful commercial uses, the plantings along this streetscape are to be simple and uncluttered, allowing views to penetrate commercial uses. Backdrop trees will be evergreen for year-round marking appeal, with flowering accent trees in the foreground and center median. Detailed plantings are reserved for individual uses and monumentations. Landscape berms with a formal hedge will screen parking lots and support and strengthen this streetscape.

b. Urban Arterial Highway Streetscapes - Menifee Road (Figure IV-20) **and Major Highway Streetscape - Antelope Road and Briggs Road** (Figure IV-21)

Because Menifee Road and Briggs Road continue through adjacent proposed and existing communities, special consideration has been given to create continuity throughout these areas. For this reason, the Plantanus acerifolia has been adopted as the street tree along Menifee Road and Magnolia grandiflora has been selected as the street along Briggs Road. Architectural themes, wall entries, and setbacks have also been coordinated for a compatible streetscene.

c. Typical Secondary and Industrial Collector Road Streetscape (Figure IV-22)

To achieve a balance between the projects suburban and rural characteristics, community streetscapes will employ a combination of plant material types and planting arrangements. Generally, the remainder of the streets within the community with a higher traffic volume whether commercial, industrial or residential, should express a more suburban nature as depicted in Figure IV-22.

d. Modified Secondary/Collector Road Streetscape – Palomar Road and Watson Road (PA 9 & PA 22) (Figure IV-23)

The portion of Watson Road abutting Planning Area 22 and the portion of Palomar Road abutting Planning Area 9 shall consist of a combination of plant material types and planting arrangements to provide residential privacy and enhance community entries. The landscaped parkways are planted in accordance with Section IV.D.2. *Menifee North Plant Material Palette*

- Watson Road - Modified Secondary (94' R.O.W.): The *MENIFEE NORTH* Specific Plan is responsible for the southerly 50-foot-wide half-width section improvements to Watson Road, including a 9-foot-wide curb adjacent landscaped parkway, a 5-foot sidewalk, and a 4-foot-wide landscaped parkway at the edge of the right-of-way.
- Palomar Road - Modified Collector (88' R.O.W.): The *MENIFEE NORTH* Specific Plan is responsible for the easterly 44-foot-wide half-width section improvements to Palomar Road, including a 6-foot-wide curb adjacent sidewalk, and a 6-foot-wide landscaped parkway at the edge of the right-of-way. No trees shall be planted along the easterly right-of-way of Palomar Road, in conformance with existing SCE easement restrictions.

e. Collector Streetscape - Junipero Road (Figure IV-24)

Junipero Road serves as an access point into Planning Area 9. The ultimate half width improvements to Junipero Road are illustrated on Figure IV-24, and the *MENIFEE NORTH* Specific Plan is responsible for the westerly 37-foot-wide half-width section improvements, as well as an additional 12 feet of pavement east of the centerline. Improvements include a 5-foot-wide curb adjacent landscaped parkway, a 6-foot sidewalk, and a 4-foot-wide landscaped parkway at the edge of the right-of-way. The landscaped parkway is planted in accordance with Section IV.D.2. *Menifee North Plant Material Palette.*

e. Local Street/Modified Industrial Collector – Malone Avenue (Figure IV-25)

Malone Avenue and neighborhood streets within Planning Area 22 are characterized by a well-balanced combination of plants and trees to further strengthen the community's suburban character. The *MENIFEE NORTH* Specific Plan is responsible for the following improvements:

- Malone Avenue (South of Varela) – Modified Industrial Collector (66' ROW): The *MENIFEE NORTH* Specific Plan is responsible for the easterly 35-foot-wide half-width section improvements, as well as an additional 12 feet of paving west of the centerline. Improvements include a 6-foot-wide curb adjacent sidewalk and a 5-foot-wide landscaped parkway at the edge of the right-of-way.
- Malone Avenue (North of Varela) – Local Street (60' ROW): The *MENIFEE NORTH* Specific Plan is responsible for the easterly 30-foot-wide half-width section improvements, as well as an additional 12 feet of paving west of the centerline. Improvements include a 6-foot-wide curb adjacent sidewalk and a 4-foot-wide landscaped parkway at the edge of the right-of-way.

4. COMMUNITY OPEN SPACE

The *MENIFEE NORTH* Specific Plan offers a variety of open space and recreational opportunities as discussed below.

a. Community Center/Park/School Shared Use (Figures IV-26 and IV-27)

Where a "Shared Use" concept between school sites and the adjacent community parks can be developed, additional improved open space areas (play fields, game courts, etc.) within the school site can also become an integral component of the projects Community Open Space. The park and school will be developed to the specifications of the City of Menifee and the governing school district. Pursuant to existing requirements, the park will include multipurpose playing fields, multi-purpose courts, restrooms, picnic and parking facilities. The landscaping theme will be consistent with the streetscape and edge interface conditions as previously discussed. A conceptual site plan ~~for the 5.5-acre community park is shown in Figure IV-19; a conceptual site plan~~ for the 11.4-acre community center/park is shown in Figure IV-26; and a conceptual site plan for the 12.5-acre community park is shown on Figure IV-27.

c. Mini-Parks (Figure IV-28)

The land use plan proposes the development of one mini-park. This park is intended to serve as a gathering place for the residential enclaves in which it is located. Generally, these parks might be improved to include a picnic area with tables, benches and barbecues, and a turfed area or sand surfaced tot lot or playground. The park would be planted with a combination of Eucalyptus, Pine or Sycamore tree species to provide shade and to define the individual active or passive use areas. A meandering paved, pedestrian pathway or walkway system could be provided for the park and, where appropriate, would be linked to pedestrian walkway systems to adjacent residential neighborhoods.

5. COMMUNITY WALLS AND FENCING

Community walls and fences that can be viewed from the public streets, as illustrated on Figure IV-29, *Community Walls and Fence Plan*, form an integral part of the community design. They can unify the various land uses and reinforce the design themes established at the project entries. A set of standards has been developed for community walls and fences as illustrated in Figure IV-30, *Community Walls and Fence Details*, and Figure IV-31, *Community Walls and Fence Details (PA 9 and PA 22)*. The location of each wall or fence is conceptually illustrated in Figure IV-30, however, the location will vary depending upon final detail design and grading considerations. In general, solid walls will be located adjacent to residential uses along major highways and secondary roads, where the lot is at approximately the same grade as the street, and as screen elements between incompatible land uses. Concrete, decorative block, or stucco with brick or molded caps are all the accepted materials for these walls. In cases where side and rear yards have desirable views, in which security is a prime consideration but a solid wall is not necessary to inhibit fire or wildlife, high quality wrought iron or tubular steel-type fencing should be employed.

Finally, a solid wood fence of the high quality depicted in Figure IV-29, is acceptable for use between residential lots.

6. SIGNAGE

The *MENIFEE NORTH* Specific Plan area is intended as a high-quality, mixed-use community. Therefore, only a limited amount of signage shall be permitted in the community.

a. General Intent

- Signage shall be attractive and subdued in keeping with the character of a contemporary urban environment.
- Signs shall be limited to community identification, direction and building or company identification only. Signs should not be used for product advertising.
- All business signs shall be compatible with the architecture of the building they identify.
- Retail commercial signage shall be limited to below the roofline and be consistent in color and theme. Monument signs are encouraged and should be of a size only necessary for identification.
- Residential signs should be coordinated and integrated with the neighborhoods in which they are erected.
- All signs should be well integrated into site landscaping.
- All signs shall be compatible with the overall theme of the *MENIFEE NORTH* Specific Plan area and shall be in conformance with Section 9.220, *Sign Regulations*, of the City of Menifee Development Code.
- All signs shall be of professional quality.
- No signs shall be painted directly on any building elevation.
- Signage design and schematics, showing location, size, dimensions, type style and colors, shall be submitted with the required plot plan for the retail commercial site. Residential signage shall be controlled through CC&Rs or other appropriate mechanism.

b. Prohibited Signs

- Pylon signs shall be prohibited.
- Revolving, rotating or moving signs shall be prohibited.
- Signs with flashing or blinking lights shall be prohibited.
- Roof signs shall be prohibited.
- Projecting signs shall be prohibited.
- Totem signs displaying the names of each tenant shall be prohibited.
- Billboards shall be prohibited.
- Portable signs, including vehicles used as billboards, shall be prohibited.
- Signs advertising or displaying any unlawful act, business or purpose shall be prohibited.
- Any strings, pennants, banners, streamers, balloons, inflatable objects, flags, twirlers, propellers, noise-emitting and similar attention getting devices shall be prohibited, except:

    1) National, state, local governmental, institutional or corporate flags should be allowed. Flag pole locations should be shown on the site plan for approval. Only one set of flags should be allowed on each site.

    2) Holiday decorations in season, used for an aggregate of 45 days in any one calendar year, should be allowed.

    3) Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points should be allowed during the initial sales period.

c. Retail Commercial Monument Signs

- Monument signs are the preferred signage type for the Specific Plan area.
- Monument signs should be set back a minimum of twenty feet from the face of curb (where no sidewalk is provided) and a minimum fifteen feet from the inboard edge of walk where a sidewalk or path is provided. Signs should be set back a minimum of fifteen feet from the property line and five feet from any driveway.
- Only one monument sign shall be allowed on each site.
- Monument signs should have a concrete or masonry base, and should be compatible with the building architecture.
- Double sided monument signs are allowed.

- Monument sign lighting is allowed but not internal lighting. External lighting is encouraged so long as the lighting source is well concealed and consistent with the plan area design objectives.

d. Building Mounted Signs: Retail Commercial Buildings

- Multi-tenant retail commercial buildings within areas zoned for commercial land use should have only one sign for each tenant.
- Tenant signage should be well integrated into the building design.
- Multi-tenant retail commercial facilities shall have a cohesive, well integrated signage program. The combined impact and interrelationship of all tenant signage shall be considered in signage program design, review and approval.
- All multi-tenant signs should be constructed of the same materials, have similar dimensions and coordinated colors.
- Can signs shall be prohibited.
- Internally illuminated channel letter signs are acceptable, but external, concealed and integrated lighting is preferred.
- As noted above, externally illuminated signage may be allowed when the lighting source is well concealed and signage design is consistent with plan area design criteria.
- The mounting of signs on projecting architectural elements shall be allowed when they are compatible with the building architecture and compatible with the plan area design objectives.

e. Multi-Tenant Building Signs

- Multi-tenant signage shall be coordinated with the building architecture occurring in a pattern on the building elevation.
- Multi-tenant signage should be subdued and more restrained than commercial retail signage. All multi-tenant signs should be constructed of the same materials, have similar dimensions and coordinated colors.
- Signs should be similar in design having the same size, shape and color.

f. Community Entry Monumentation

- Signage for community entry monumentation is highly encouraged.
- Design of such monumentation shall be coordinated with the street landscape and street furniture. Monumentation should inform the viewer, through written and symbolic graphics, that the planned community or development is being entered.

- Monuments should be compatible with the design theme of the *MENIFEE NORTH* Specific Plan and the developments or communities they identify.

- Entry monuments should establish the community or development design theme. Logo, logotype and color schemes shall be consistent throughout the area being identified.

- Entry monuments may be illuminated externally if they are consistent with the *MENIFEE NORTH* Specific Plan design theme; glare is controlled, and lighting sources concealed.

- Permanent, low maintenance materials, such as stone, brick, other masonry or stucco should be used.

g. Directional Signage

- Directional signage, to identify and direct vehicular and pedestrian traffic to various on-site destinations, shall be allowed.

- Directional signage should be of consistent design throughout the project. Signage should be fabricated from the same materials, with a consistent color palette and a common graphic theme.

- Directional signs shall be small scale and of consistent dimensions and mounting height.

- Directional signage should be compatible with the architectural design of the project and with the design theme of the plan area.

h. Temporary Signage

- Signage identifying uses or activities temporary in nature, such as real estate sales and leasing, subdivision signage, contractors, design firms and developer signage associated with development or construction of buildings are allowed if consistent with the plan area design character.

- Temporary signage shall be located on or in close proximity to uses identified.

- Concise standards for temporary signage, including dimensional requirements, materials of construction, mounting heights, colors and graphic format should be prepared as part of the implementation of the Specific Plan, such as through CC&Rs.

- The multitude of signs associated with development, design, construction and leasing should be combined into one design for each project.

7. LIGHTING

The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the City of Menifee. Energy conservation, safety and security should be emphasized when designing lighting systems.

- It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement. Appropriate lighting will encourage night time use of community facilities.

- Landscape lighting may be used for accentuating the following conditions: shrub masses, focal elements, and trees (up-lights) if properly camouflaged from view and placed at ground level without attaching to plant materials.

- All lighting shall be designed and located in a manner which is compatible with scenic values and other public interests throughout the community.

- General lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the ambience of adjacent areas or the safety of pedestrian and vehicular movement.

- Indirect wall lighting and "wall washing" overhead down lighted or interior illumination which spills outside is encouraged.

- Pedestrian lighting shall provide area illumination for entry ways, courtyards and other such areas.

- Lighting fixtures shall be complimentary to the architectural concepts.

D. LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

1. INTRODUCTION

The guidelines presented herein are not intended to discourage creative design or individuality. Rather, they are intended to assist in providing the continuity and desired image which will make *MENIFEE NORTH* a unique and special community.

2. *MENIFEE NORTH* PLANT MATERIAL PALETTE

It is the intent of the Design Guidelines to allow flexibility and diversity in planting design while defining an acceptable palette which reinforces the thematic identity of *MENIFEE NORTH*.

A limited selection of plant materials used in simple significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site. The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climate and soil conditions and with a concern for long-term cost effective maintenance.

MENIFEE NORTH Plant List

The plant palette for *MENIFEE NORTH* is proposed to be comprised of the following:

TREES - EVERGREEN

Botanical Name	Common Name
Acacia baileyana	Bailey Acacia
Arbutus menziesii	Madrone
Brachychiton populneus	Bottle Tree
Casuarina stricta	Mountain She-Oak
Cedrus deodara	Deodar Cedar
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Eucalyptus camaldulensis	Red Gum
Eucalyptus leucoxylon 'Rosea'	White Ironbark
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon	Red Ironbark
Ficus rubiginosa	Rustyleaf Fig
Geijera Parviflora	Australian Willow
Melaleuca linarifolia	Flax Leaf Paperbark
Nerium oleander	Oleander Standard
Olea europaea 'Fruitless'	Fruitless Olive
Pinus edulis	Pinon Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Quercus ilex	Holly Oak
Rhus lancea	African Sumac
Schinus Molle	California Pepper Tree

TREES - DECIDUOUS

Botanical Name	Common Name
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Bauhinia variegata	Purple Orchid Tree
Brachychiton acerifolius	Australian Flame Tree
Cercidium 'Desert Museum'	Desert Museum Palo Verde
Chilopsis linearis	Desert Willow
Fraxinus uhdeli	Evergreen Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Ginko Biloba	Maidenhair Tree
Gledisia triacanthos	Honey locust
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Goldenrain Tree

Langerstemia indica	Crape Myrtle
Liquidambar styraciflua	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Pistacia chinensis	Chinese Pistache
Plantanus occidentalis	London Plane Tree
Platanus racemos	California Sycamore
Populus fremontii	Fremont Cottonwood
Populus nigra 'Italica'	Lombardy Poplar
Prunus cerasifera 'Thundercloud'	Purple Leaf Plum
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Pyrus calleryana 'Bradford'	Ornamental Pear
Pyrus kawakamii	Evergreen Pear
Quercus coccinea	Scarlet Oak
Robina ambigua idahoensis	Idaho Locust
Sophora japonica	Japanese Pagoda Tree

SHRUBS (LARGE TO MEDIUM)

Botanical Name	Common Name
Abelia 'Edward Goucher'	Edward Goucher Abelia
Acacia species	No Common Name
Ceanothus species	California Lilac
Cercis occidentialis	Western Redbud
Chaenomeles species	Flowering Quince
Cistus species	Rockrose
Cotoneaster species	Cotoneaster
Dodonea viscosa	Hopseed Bush
Elaeagnus pungens	SilverBerry
Eriogonum giganteum	St. Catherine's Lace
Escallonia fradesil	No Common Name
Euonymus japonica	Evergreen Euonymus
Grevillia 'Noelii'	Noell's Gravillea
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Forsythia intermedia	Forsythia
Hesperaloe parviflora	Red Yucca
Heteromeles arbutifolia	Toyon
Ilex species	Holly
Juniperus species	Juniper
Leptospermum scoparium	New Zealand Tea Tree
Leucophyllum frutescens	Texas Ranger
Lobelia laxiflora	Mexican Bush Lobelia
Ligustrum japonicum	Japanese Privet
Magnolia soulangiana	Saucer Magnolia
Mahonia aquifolium	Oregon Grape
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive

Phormium tenax	Flez
Pittosporum tobira	Tobira
Plumbaga auriculata	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Pyracantha species	Firethorn
Raphiolepis species	Indian Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguineum	Pink Winter Currant
Rosemary 'Tuscan Blue'	Rosemary
Salvia apiana	White Sage
Tecomaria capensis	Cape Honeysuckle
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum	Xylosma

SHRUBS (SMALL)

Botanical Name	Common Name
Agapanthus africanus	Lily of the Nile
Calliandra californica	Baja Fairy Duster
Ceanothus species	California Lilac
Chyrsactinia mexicana	Diamantia
Cistanthe grandiflora	Rock Purslane
Cistus x purpureus	Purple Rockrose
Clivia miniata	Clivia
Hemerocallis species	DayLily
Juniperus species	Juniper
Lantana 'Gold Mound'	Gold Mound Sunset Lantana
Lavandula angustifolia	English Lavender
Liriope gigantea	Lily Turf
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Dietes Vegeta	Fortnight Lily
Mahonia aquifolium 'Compacta'	Compact Oregon Grape
Nandina domestica 'Compacta'	Compact Heavenly Bamboo
Nandina domestica 'Nana Compacta'	Dwarf Heavenly Bamboo
Nerium oleander 'Petite Pink'	Dwarf Oleander
Pittosporum tobira 'Wheelers Dwarf'	Wheeler's Dwarf
Ribes viburnifolium	Catalina Perfume
Teucrium x lucidrys	Wall Germander
Tulbaghia violacea	Society Garlic
Xylosma congestum 'Compacta'	Compact Xylosma

VINES

Botanical Name	Common Name
Cissus Anartica	Kangaroo Treebine
Clytostoma callistegioides	Violet Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine

Gelsemium sempervirens	Carolina Jessamine
Jasminum mesnyi	Primrose Jasmine
Lonicera japonica	Japanese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Wisteria floribunda	Japanese Wisteria

GROUNDCOVERS

Botanical Name	Common Name
Ajuga reptans	Carpet Bugle
Baccharis pilularis 'Twin Peaks'	Coyote Bush
Campanula poscharskyana	Serbian Bellflower
Duchesnea indica	Indian Mock Strawberry
Gazania splendens 'Mitsuwa Yellow'	Gazania
Hedera helix	English Ivy
Hypericum calcinum	Aaron's Beard
Juniperus species	Juniper
Lantana 'Spreading Sunset'	Spreading Sunset Lantana
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Myoporum parvifolium	Myoporum
Myoporum parvifolium 'White'	White Myoporum
Pelargonium peltatum	Ivy Geranium
Potentilla species	Cinquefoil
Senecio T. ssp. mandraliscae	Blue Chalk Sticks
Vinca minor	Dwarf Periwinkle

GRASSES

Botanical Name	Common Name
Bouteloua 'Blonde Ambition'	Blonde Ambition Grama Grass
Carex divulsa	Berkeley Sedge
Muhlenbergia dubia	Pine Muhly

SUCCULENTS

Botanical Name	Common Name
Agave 'Blue Glow'	Blue Glow Agave
Agave Americana	Century Plant

3. PLANTING TIME

The *MENIFEE NORTH* area experiences temperature extremes which can make it difficult for the installation of plant materials during the hot summer months (July - September) and the cold winter months (December - March). Container plants which have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage, even if these materials will be perfectly suited to the temperature extremes once they are established. If construction schedules permit, the ideal planting time is in the spring or fall months.

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4. LANDSCAPE INSTALLATION REQUIREMENTS

All areas required to be landscaped shall be planted with trees, shrubs, groundcover, vines or turf selected from the plant palette contained in these Design Guidelines.

Parcel developers should assess any existing landscaping adjacent to their property and whenever possible, reinforce and complement that established character. Detailed landscape plans are to be prepared by a licensed landscape architect for each individual project. Parcel Developers must submit landscape plans to proper agencies for approval prior to installation.

5. CLIMATIC CONSTRAINTS

a. The plant materials for *MENIFEE NORTH* have been chosen for their ability to thrive within the site's exacting climate. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs.

   Precipitation, temperature, and wind are the limiting climatic factors affecting plant choice.

b. Average annual rainfall in the area varies from nine to thirteen inches.

c. The *MENIFEE NORTH* area's extreme temperatures range from 18 degrees in the winter to 115 degrees in the summer. The average daily temperature range is 40 to 65 degrees in the winter and 58 to 90 degrees in the summer.

6. HORTICULTURAL SOILS TEXT REQUIREMENTS

Due to the many varieties of soils within *MENIFEE NORTH*, all Parcel Developers shall be required to prepare a horticultural soils report to determine appropriate planting and maintenance requirements for specified plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory and shall include a soils fertility and agricultural suitability analysis with pre-planting and post-planting recommendations to be included in the landscape working drawings.

7. IRRIGATION

a. All areas requiring landscaping shall include the installation of a permanent automatic irrigation system to ensure proper plant growth. The irrigation system shall be designed to separate turf areas from shrub areas so as not to irrigate shrubs, groundcover, and lawn simultaneously.

b. Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.

c. Pop-up sprinklers shall have matched precipitation rates.

d. All valves shall be wired independently.

e. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.

f. Detailed irrigation plans are to be prepared by a licensed landscape architect.

g. Parcel Developers must submit irrigation plans to appropriate reviewing agencies for approval prior to installation.

8. LANDSCAPE MAINTENANCE

a. The overall aesthetic effect of the landscape shall be an evergreen thriving plant community. Each owner shall provide continuous maintenance for all planted and hardscape areas within his/her site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.

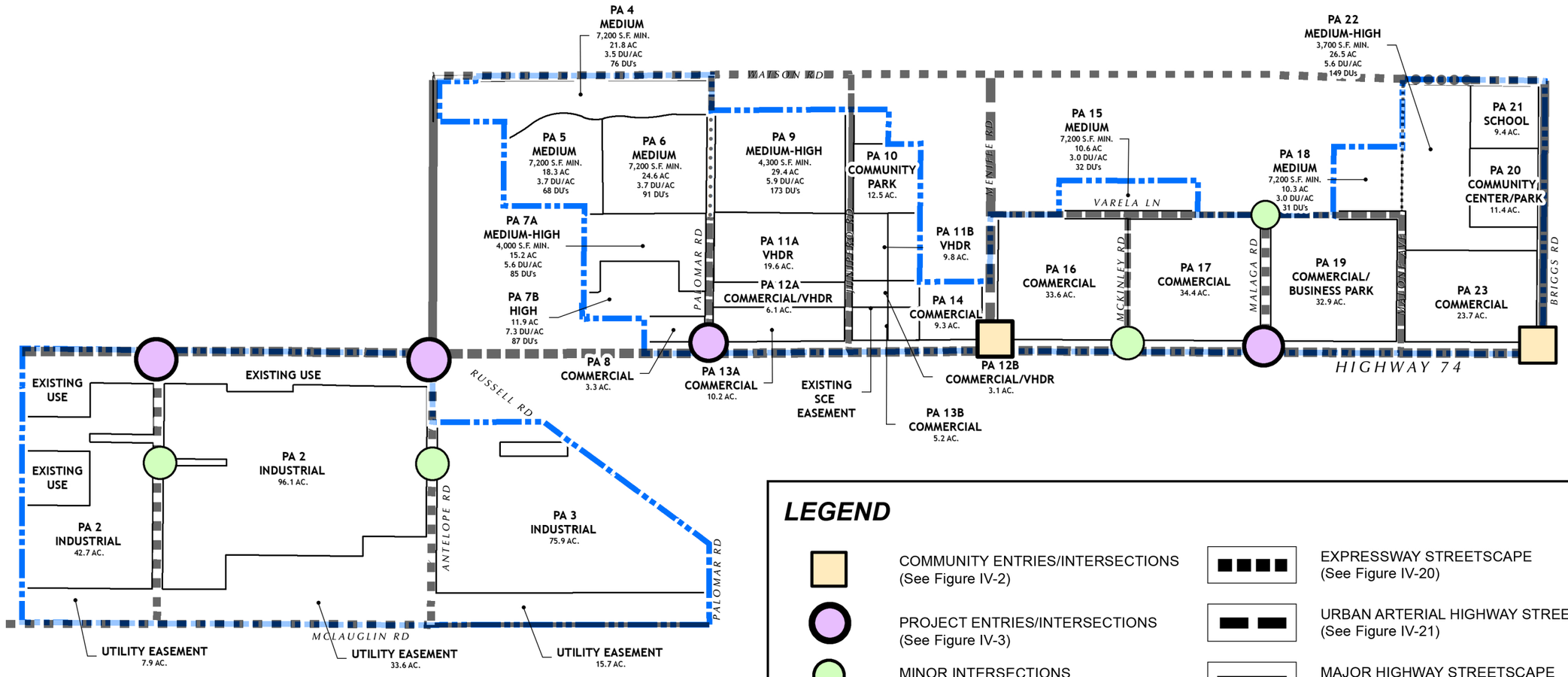
b. All owners will be required to maintain plant materials in a thriving condition of growth by practicing proper agriculture techniques of pruning, pest control and fertilization. All palms shall be skinned periodically as necessary. Special attention must be given to preventing the installation of rootbound Eucalyptus species.

c. From the completion of installation, landscaping shall be maintained in a sightly and well kept condition.

d. Until maintenance responsibility is transferred to a Maintenance Organization, the Master Developer shall repair and maintain all landscaped parkways and medians. This maintenance shall include the replacement of landscaping, pavement, and lighting (if necessary), keeping the area free and clear of weeds, debris and rubbish, and in a well kept condition.

e. No owner shall interface with the drainage of water from any site except in accordance with plans approved by all public agencies having jurisdiction.

f. Landscaping and irrigation installed by the Master Developer or the Parcel Developer shall be maintained by them, in a healthy and operational condition until its transfer to public responsibility. All plant material failure shall be replaced with same materials that will match the size and height of adjacent material. Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff shall be kept to a minimum.



LEGEND

- COMMUNITY ENTRIES/INTERSECTIONS (See Figure IV-2)
- PROJECT ENTRIES/INTERSECTIONS (See Figure IV-3)
- MINOR INTERSECTIONS (See Figure IV-4)
- TYPICAL COLLECTOR STREET
- MODIFIED COLLECTOR STREET
- PROJECT BOUNDARY
- EXPRESSWAY STREETSCAPE (See Figure IV-20)
- URBAN ARTERIAL HIGHWAY STREETSCAPE (See Figure IV-21)
- MAJOR HIGHWAY STREETSCAPE (See Figure IV-22)
- TYPICAL SECONDARY ROAD & INDUSTRIAL COLLECTOR STREETSCAPE (See Figure IV-23)
- MODIFIED SECONDARY STREET (See Figure IV-24)
- LOCAL ROAD (Figure IV-26)

Source(s): ESRI, Hadfield Laymon (2007)

0 275 550 1,100 Feet

FIGURE - IV-1
CONCEPTUAL LANDSCAPE PLAN
III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

COMMUNITY ENTRIES AND INTERSECTIONS

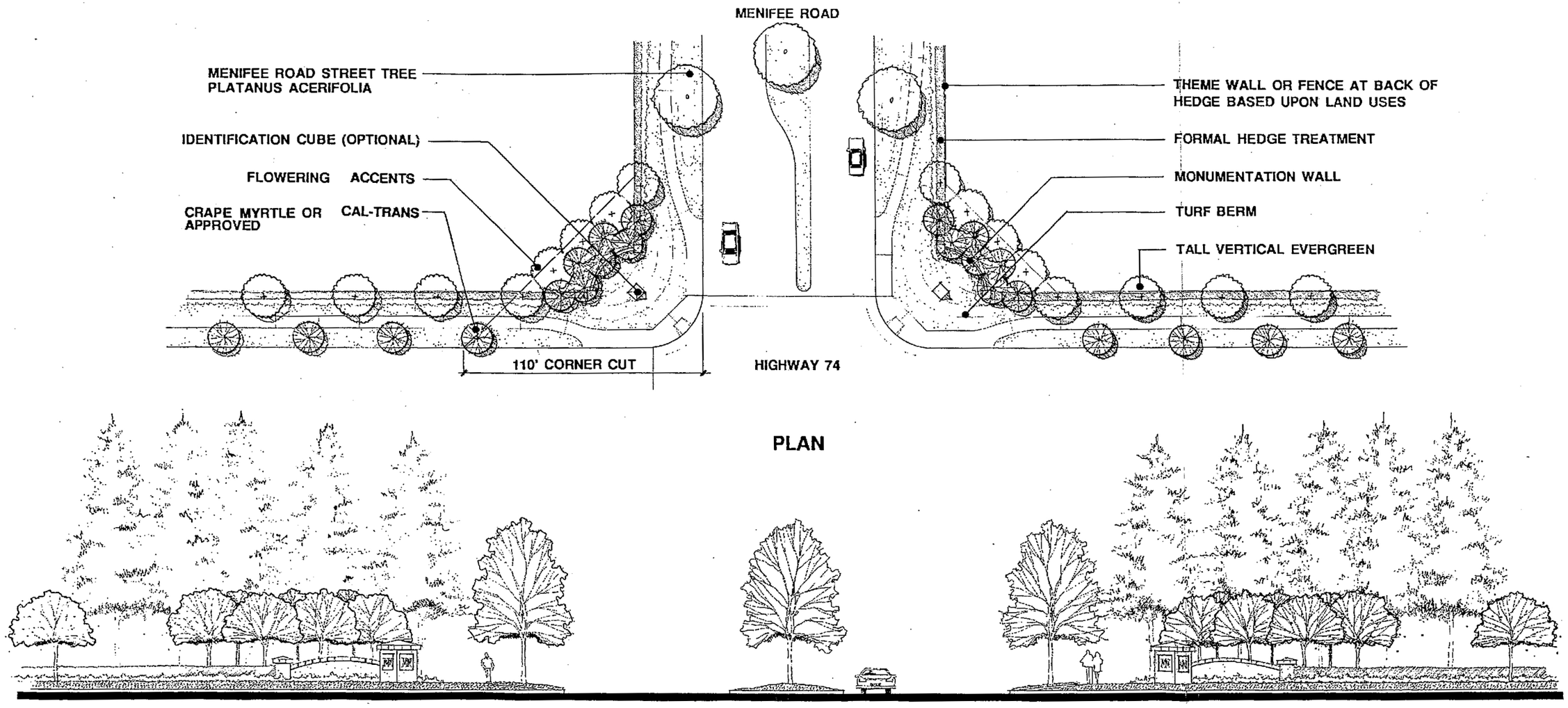


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FIGURE - IV-2
COMMUNITY ENTRIES AND INTERSECTIONS
IV. DESIGN GUIDELINES

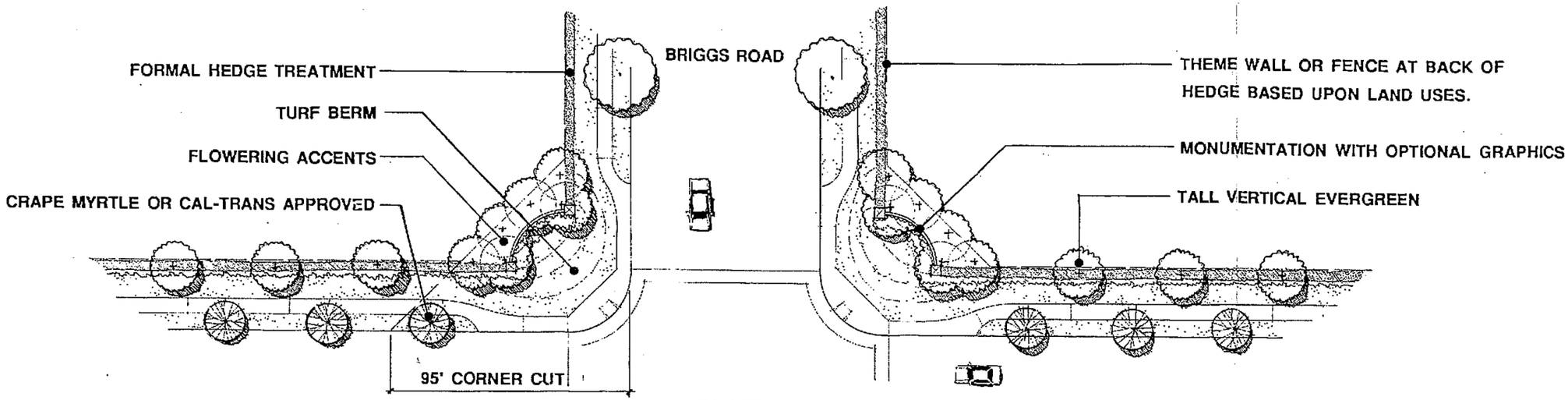

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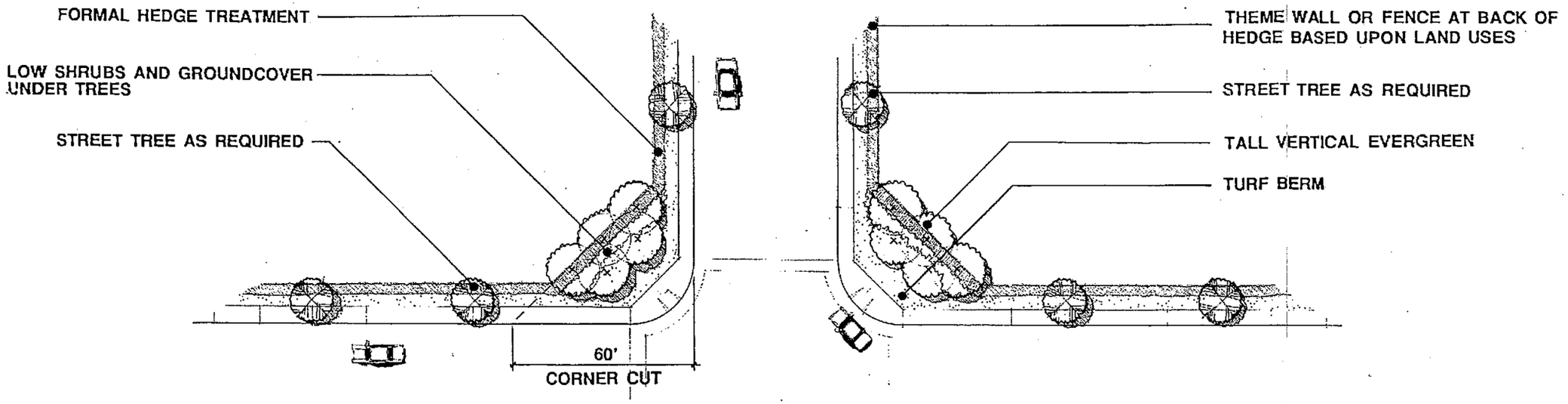
FIGURE - IV-3
PROJECT ENTRIES AND INTERSECTIONS
IV. DESIGN GUIDELINES



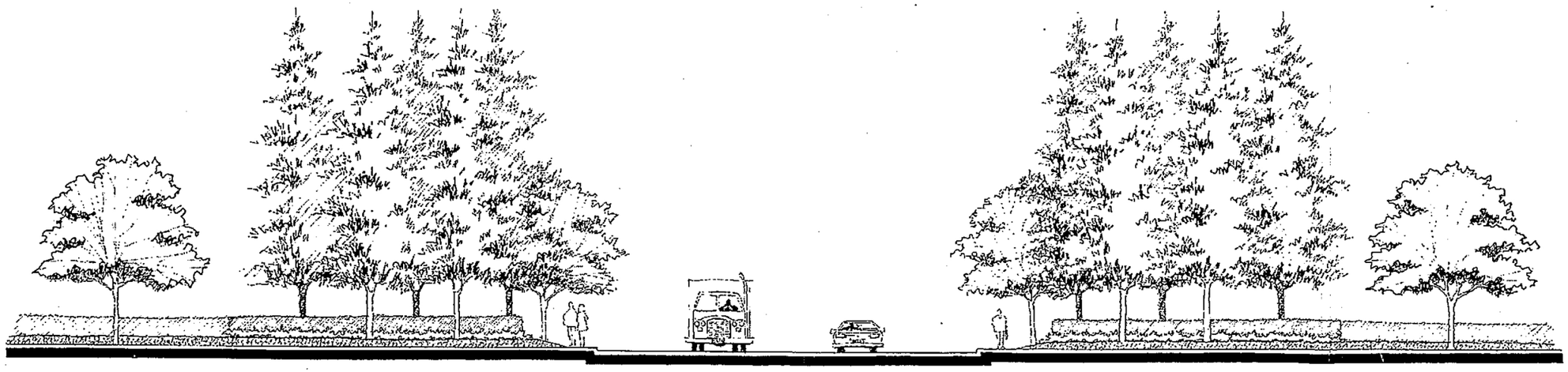


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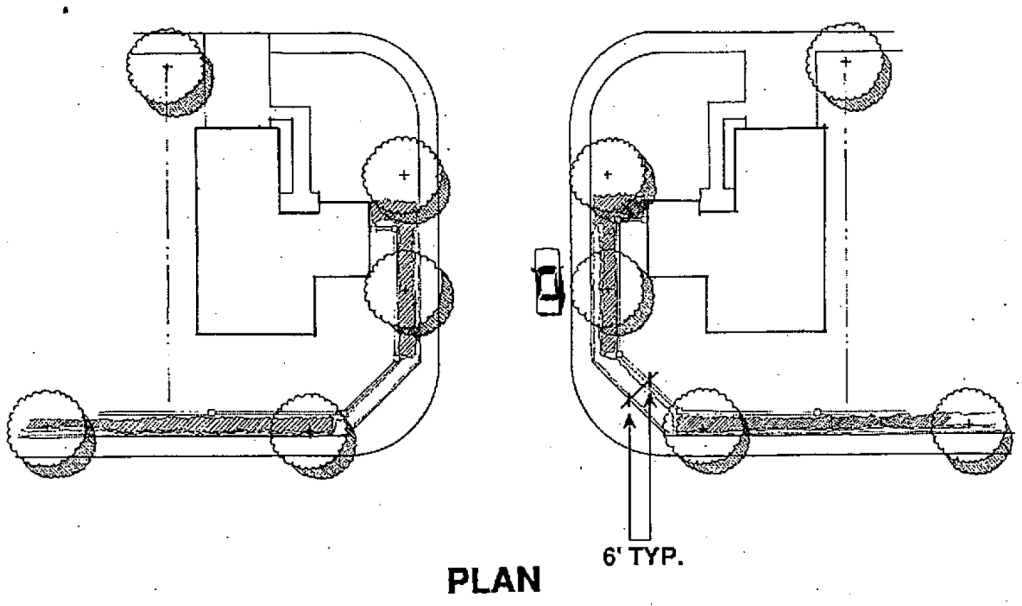
FIGURE - IV-4
MINOR INTERSECTIONS
IV. DESIGN GUIDELINES



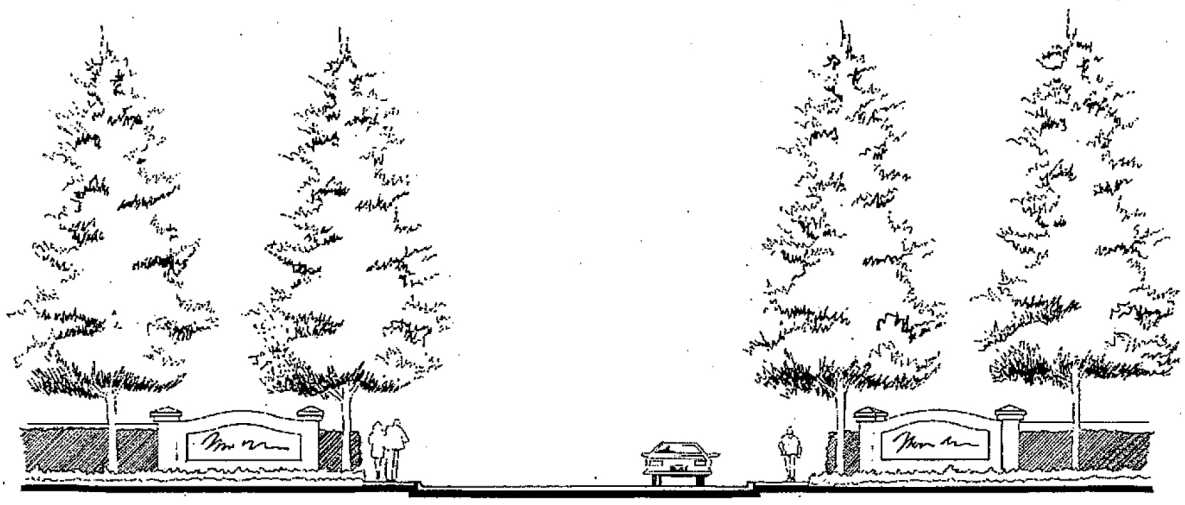


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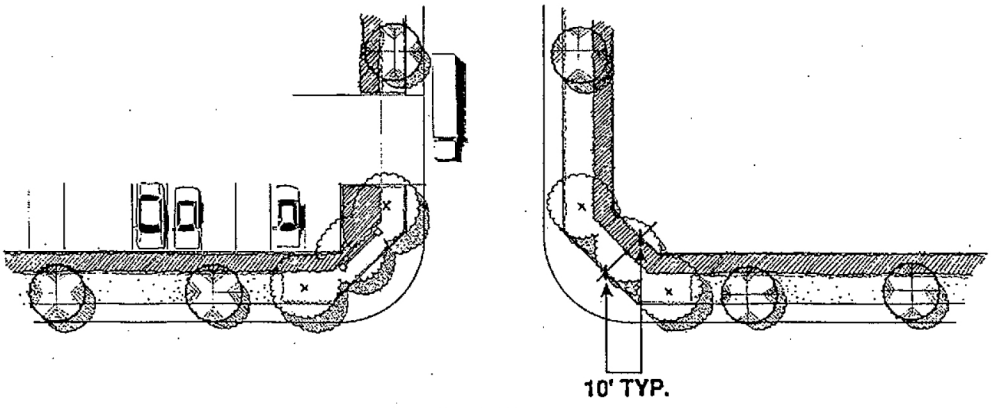
FIGURE - IV-5
NEIGHBORHOOD ENTRIES
IV. DESIGN GUIDELINES



PLAN

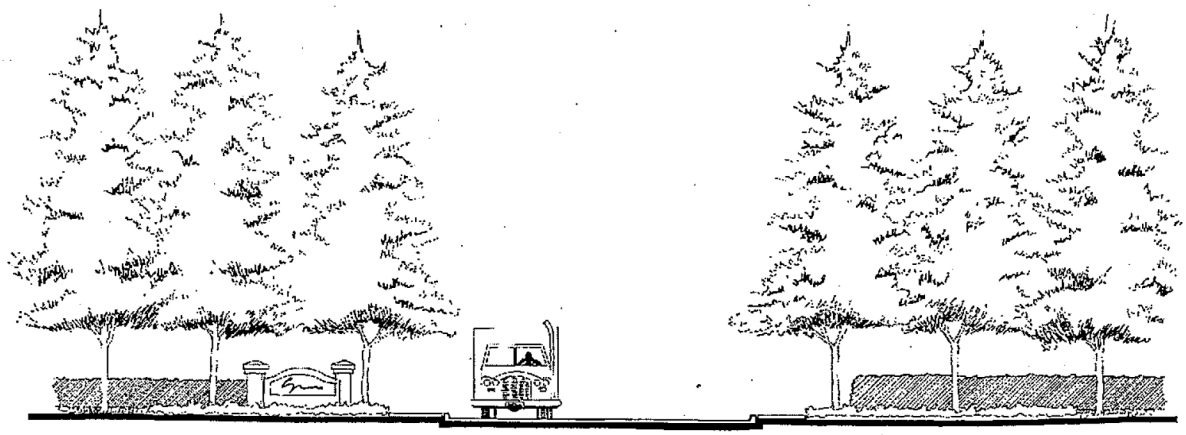


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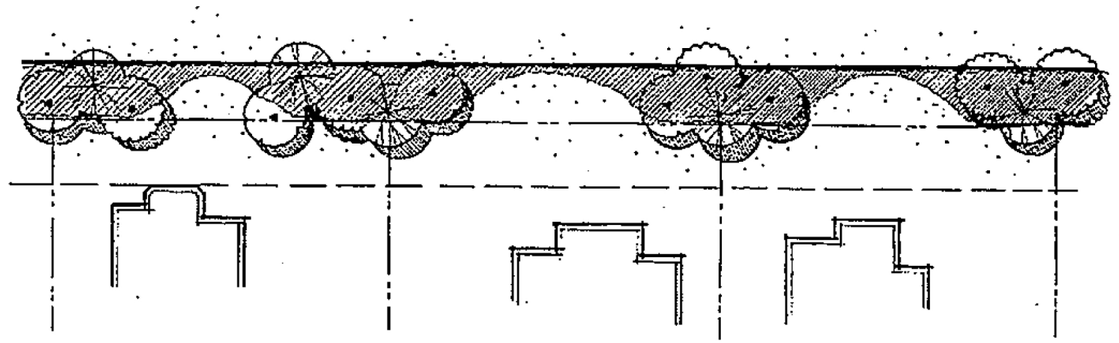
FIGURE - IV-6
BUSINESS MONUMENT SIGNAGE
IV. DESIGN GUIDELINES



PROPOSED SINGLE FAMILY

PLAN

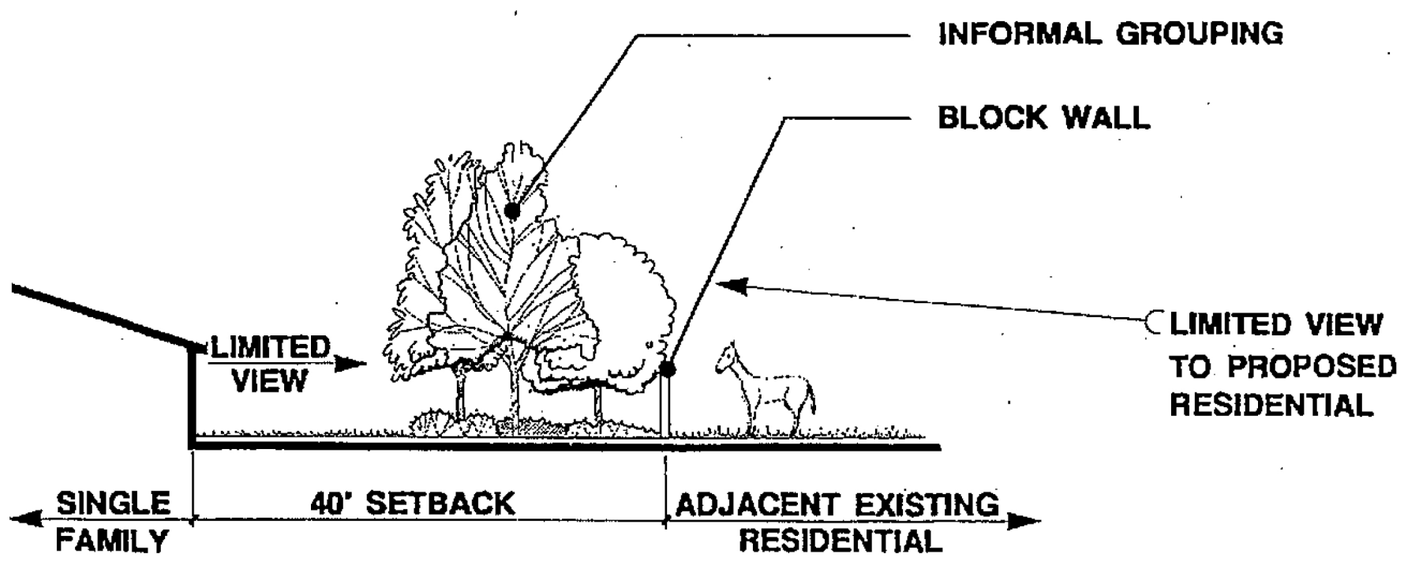


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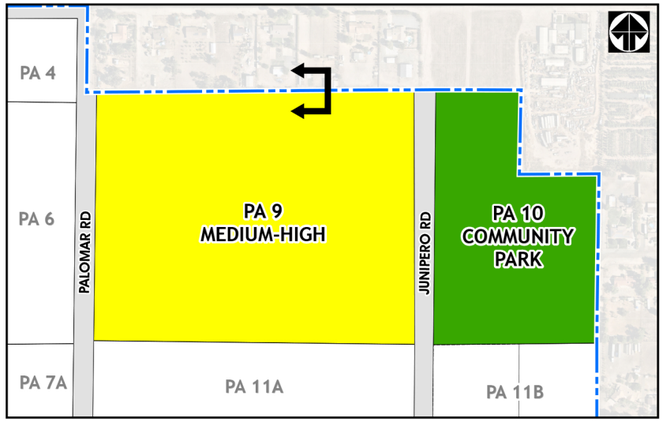
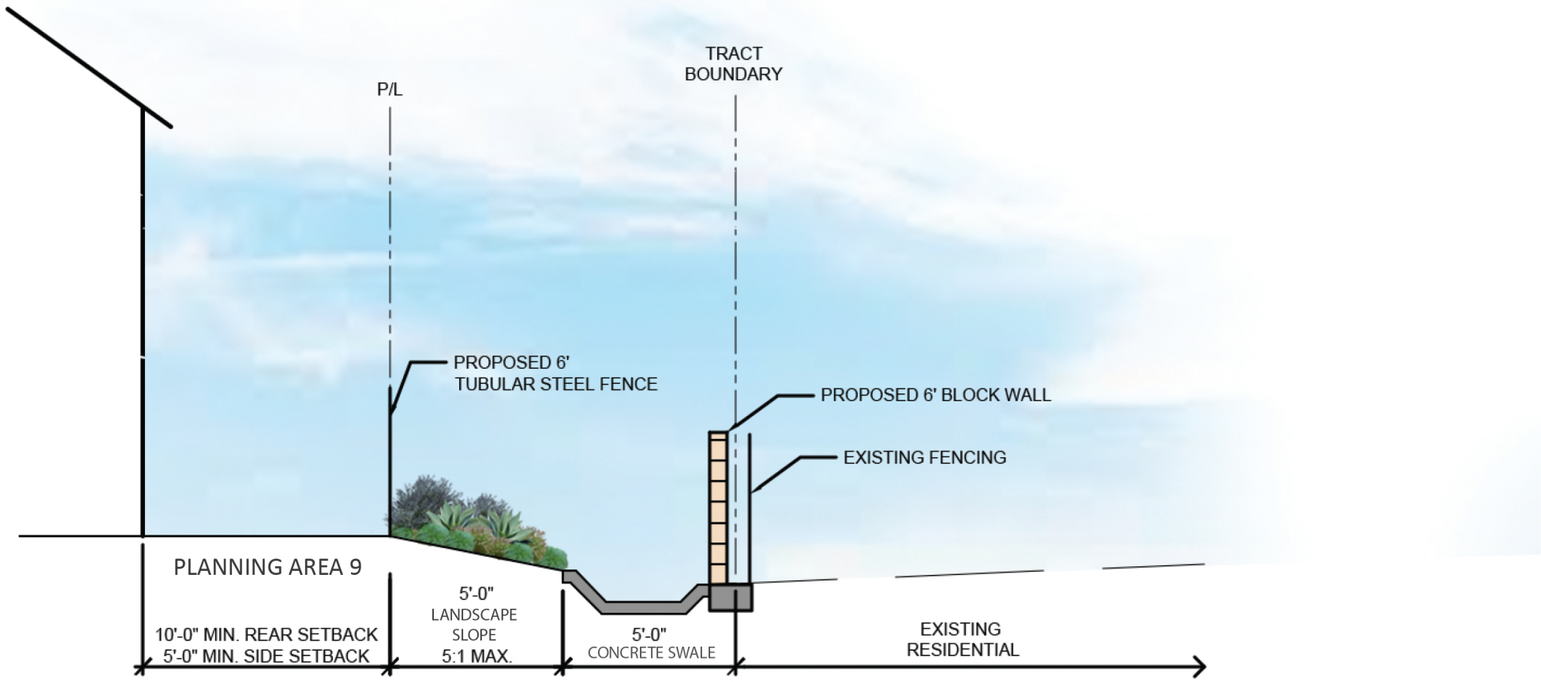
FIGURE - IV-7
ON-SITE RESIDENTIAL / RESIDENTIAL AND ADJECENT EXISTING RESIDENTIAL INTERFACE



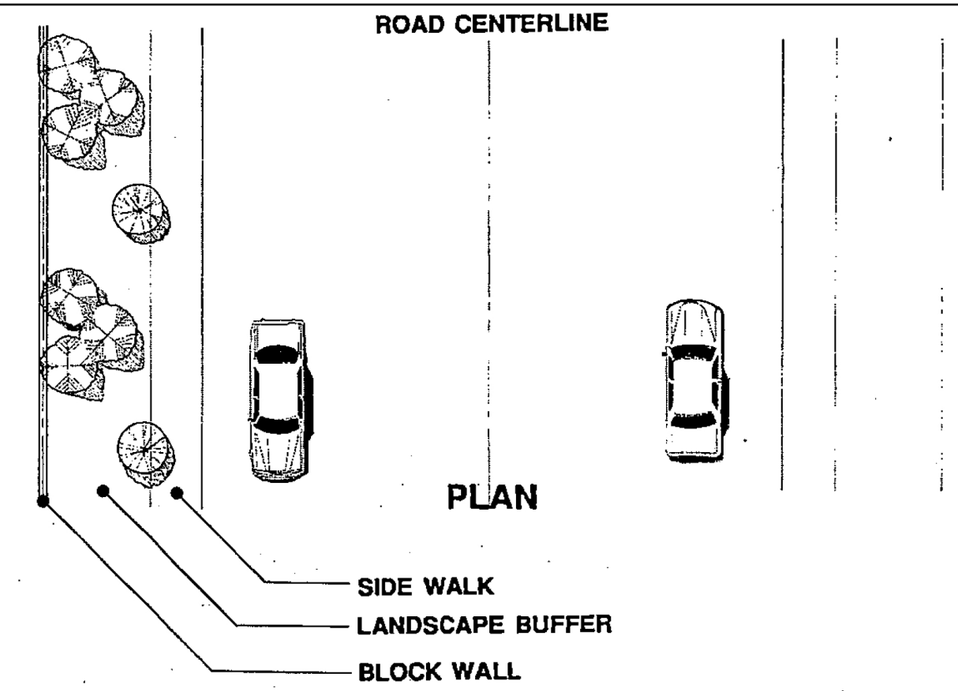
KEY MAP



Source(s): Brightview (09-13-2021)

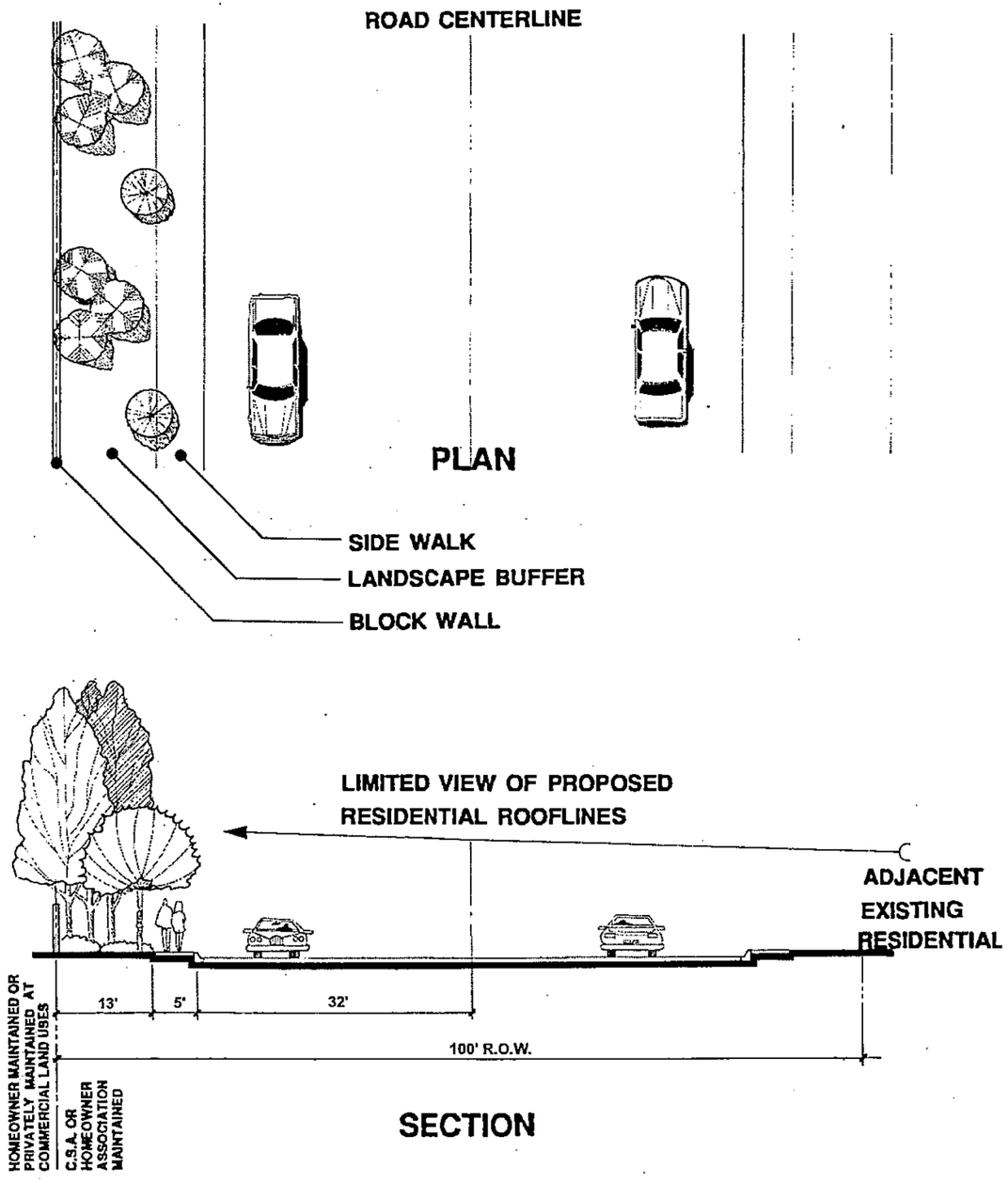
Not To Scale

FIGURE IV-8
RESIDENTIAL (PA 9)/ADJACENT EXISTING RESIDENTIAL INTERFACE
IV. DESIGN GUIDELINES



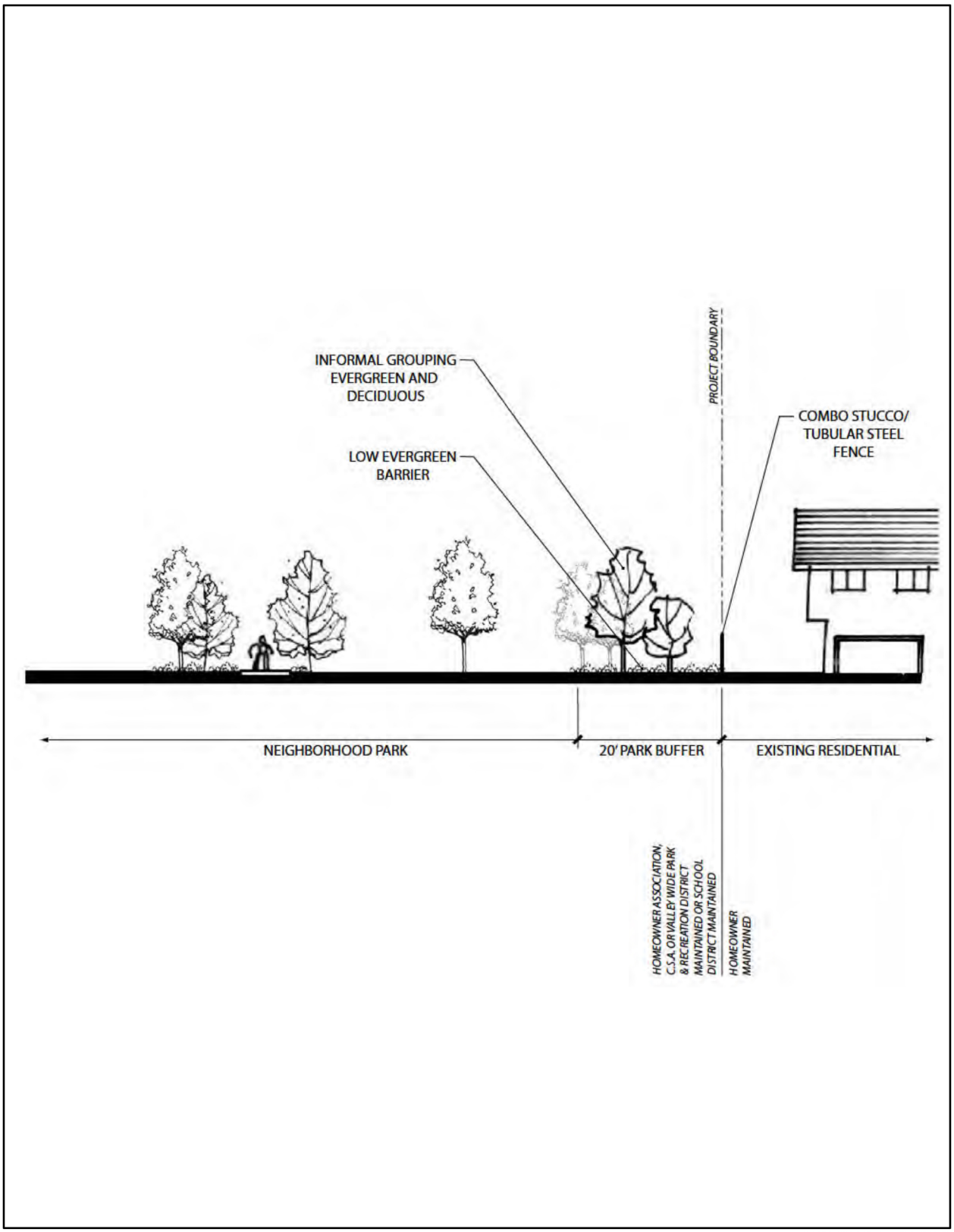
Not To Scale

FIGURE - IV-9
SCONDARY ROAD STREETSCAPE/ADJACENT EXISTING RESIDENTIAL INTERFACE



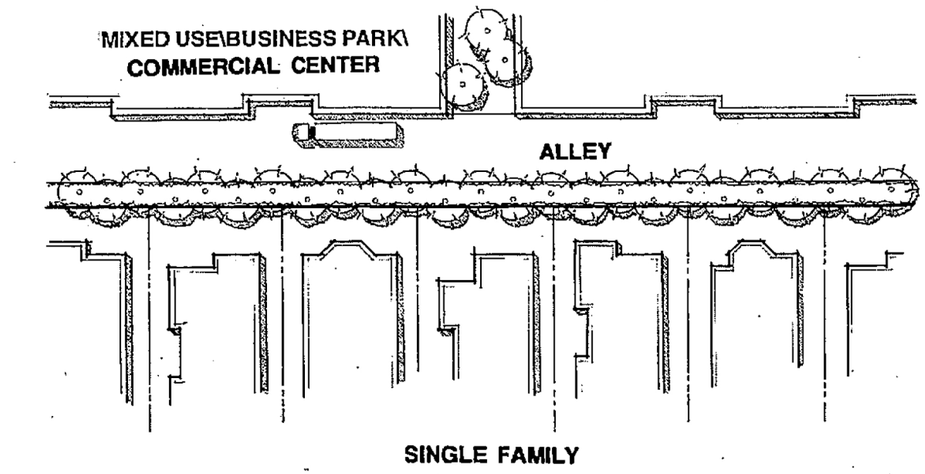
Not To Scale

FIGURE - IV-10
COMMERCIAL AND INDUSTRIAL/DRAINAGE CHANNEL INTERFACE
IV. DESIGN GUIDELINES

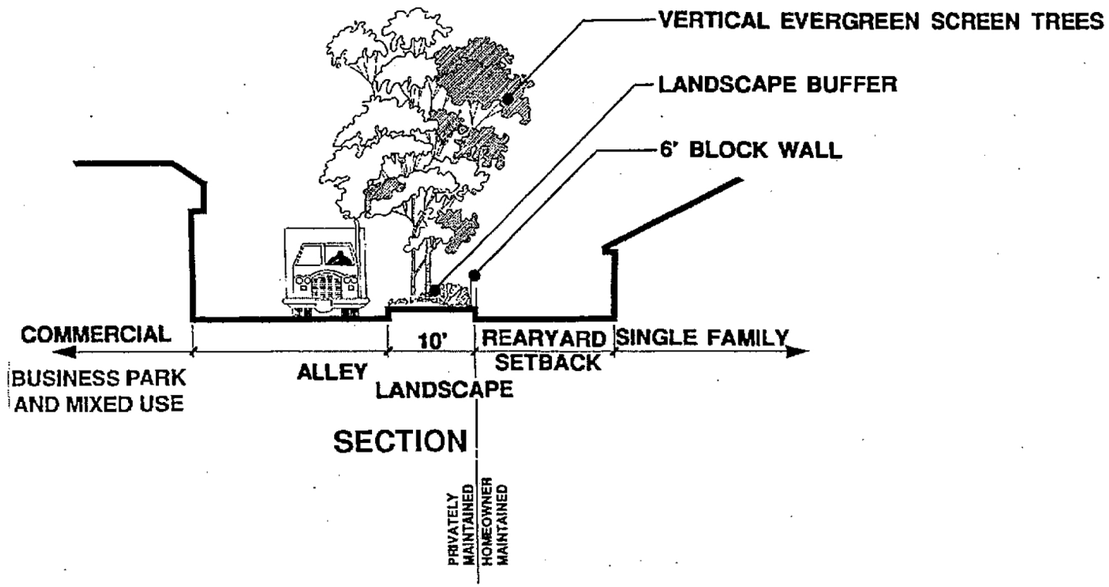


Not To Scale

FIGURE - IV-11
EXISTING RESIDENTIAL/PARK (PA 10) INTERFACE
IV. DESIGN GUIDELINES

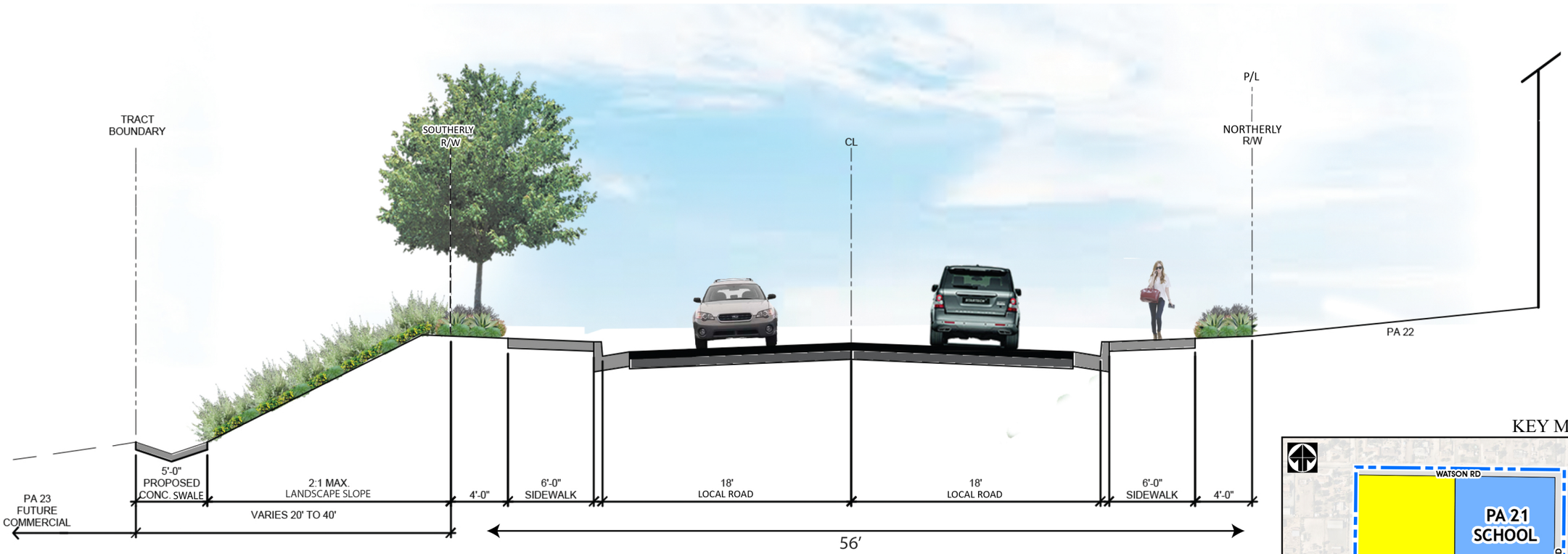


PLAN

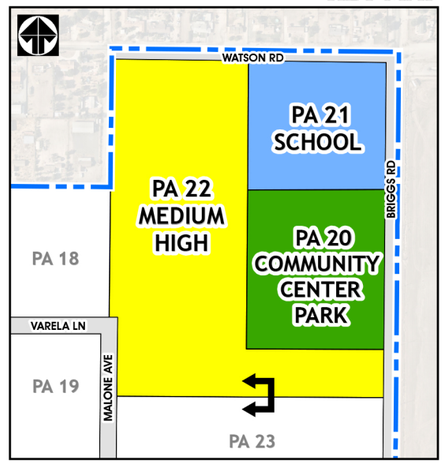


Not To Scale

FIGURE - IV-12
RESIDENTIAL/BUSINESS PARK, MIXED USE AND COMMERCIAL INTERFACE



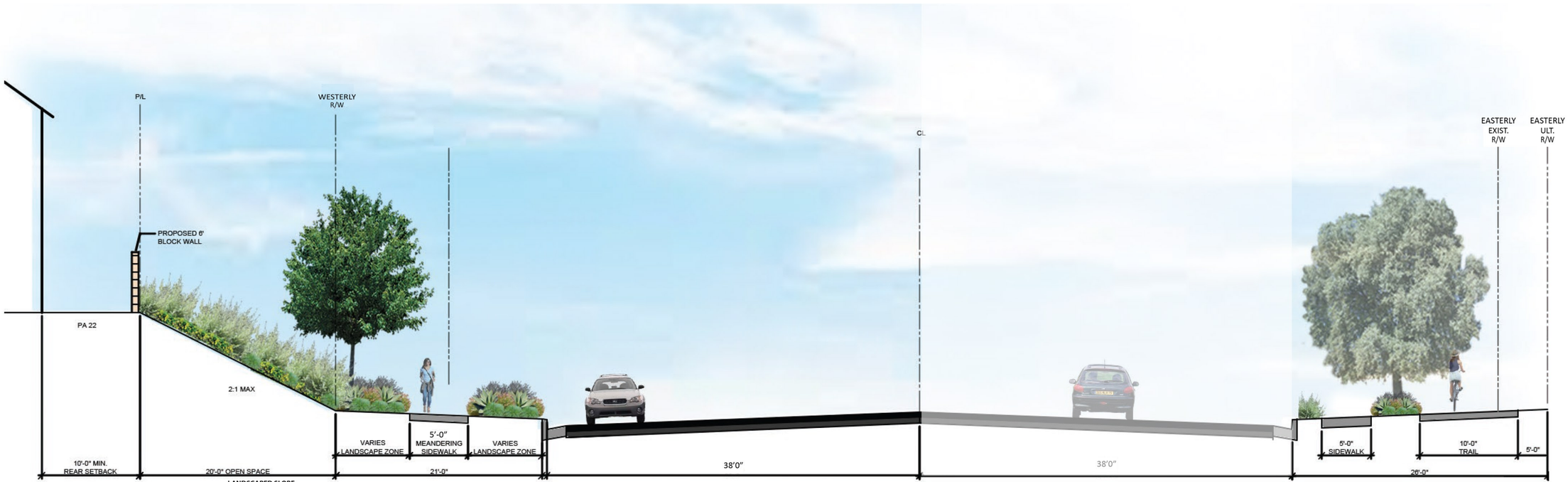
KEY MAP



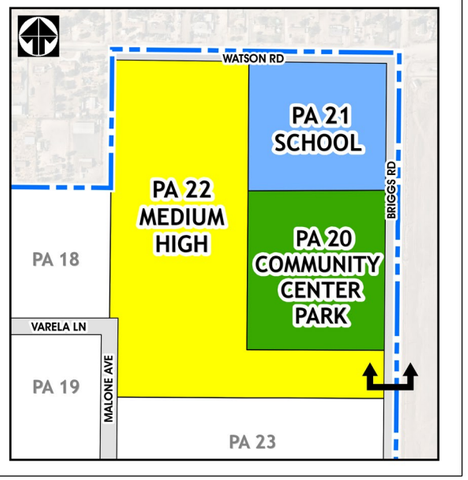
Source(s): Brightview (09-13-2021)

Not To Scale

FIGURE IV-13
RESIDENTIAL (PA 22)/ "E" STREET/COMMERCIAL (PA 23) INTERFACE
IV. DESIGN GUIDELINES
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4



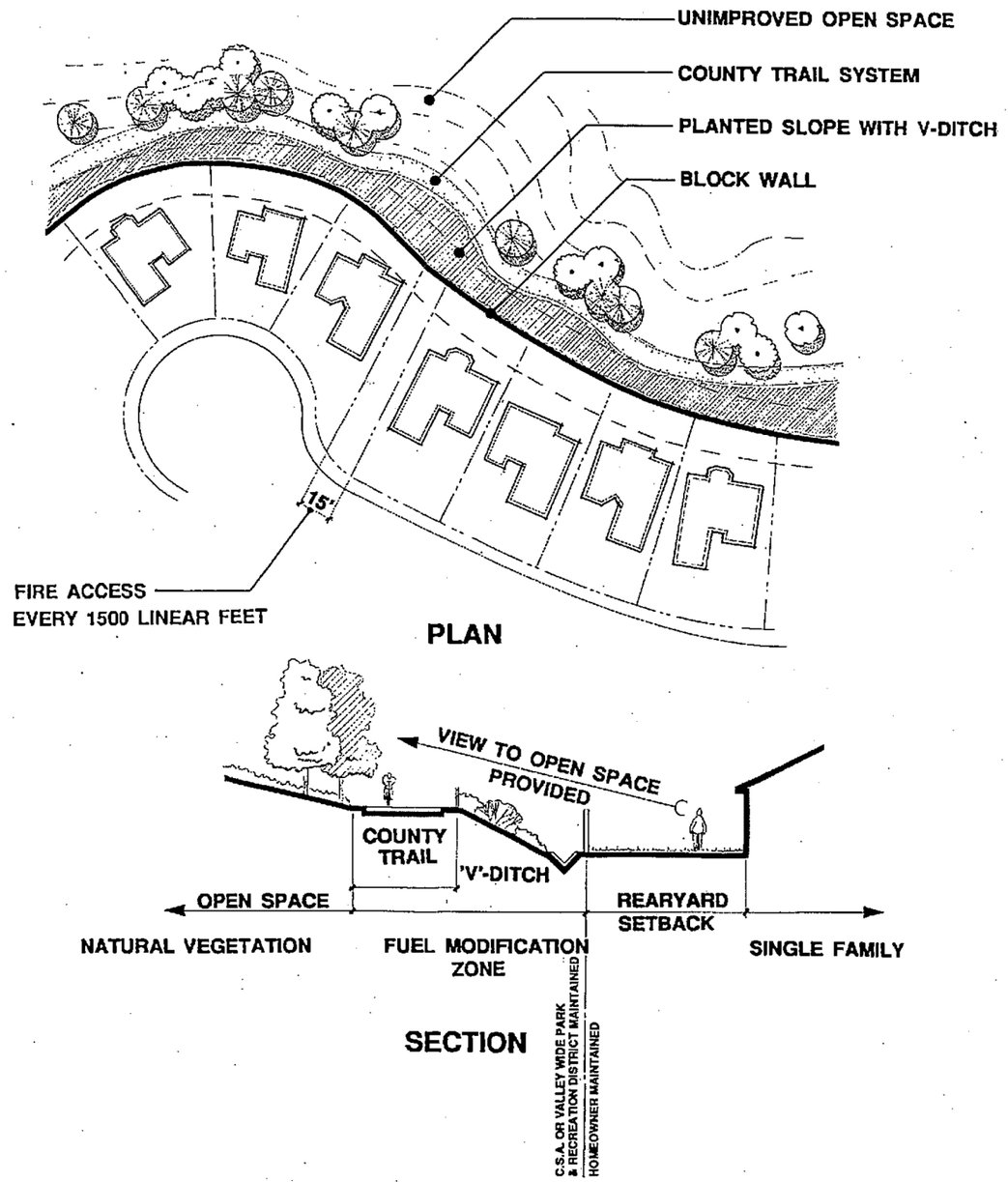
KEY MAP



Source(s): Brightview (09-13-2021)

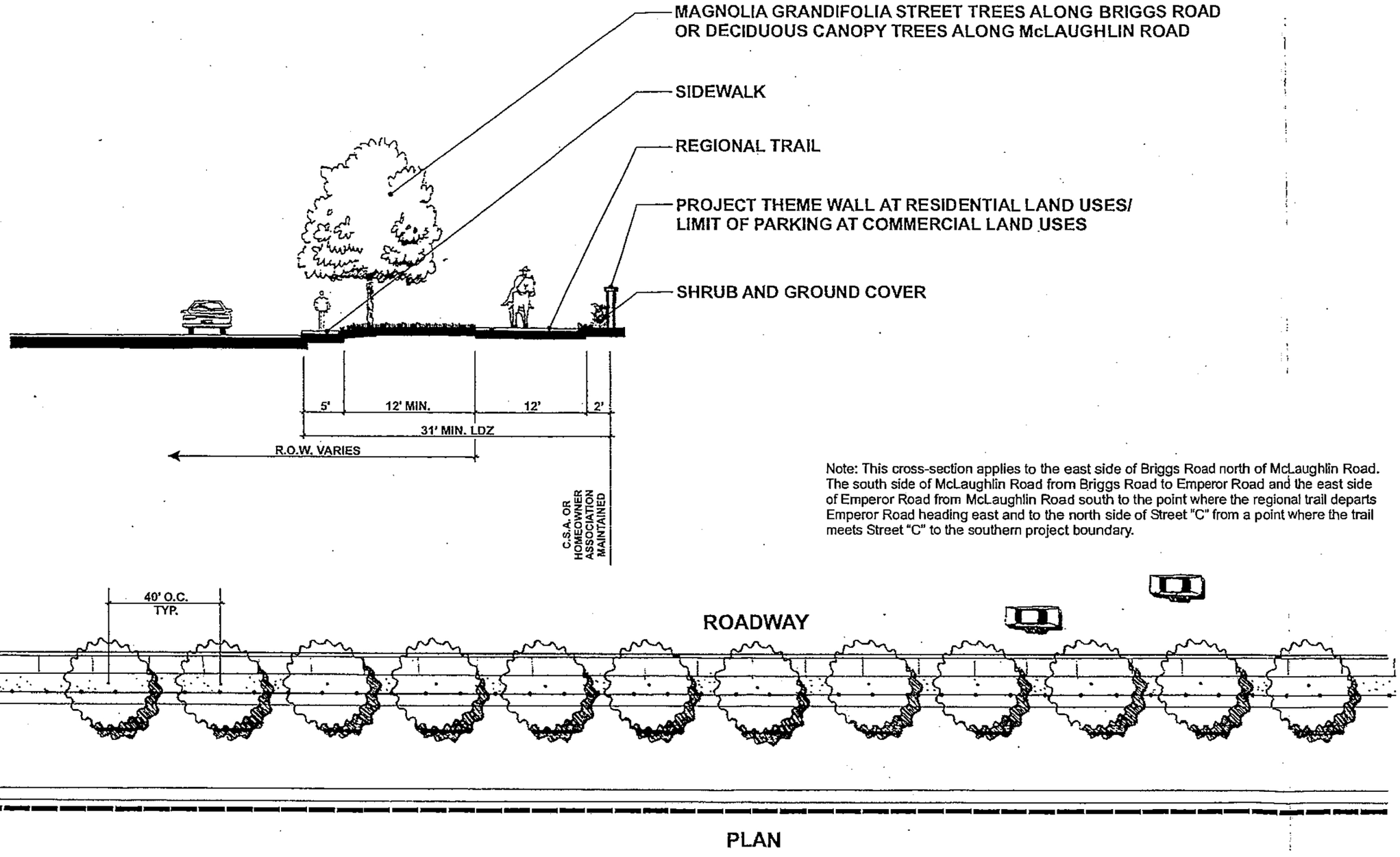
Not To Scale

FIGURE IV-14
RESIDENTIAL (PA 22)/BRIGGS ROAD INTERFACE
IV. DESIGN GUIDELINES



Not To Scale

FIGURE - IV-15
RESIDENTIAL/REGIONAL TRAIL/OPEN SPACE INTERFACE
IV. DESIGN GUIDELINES

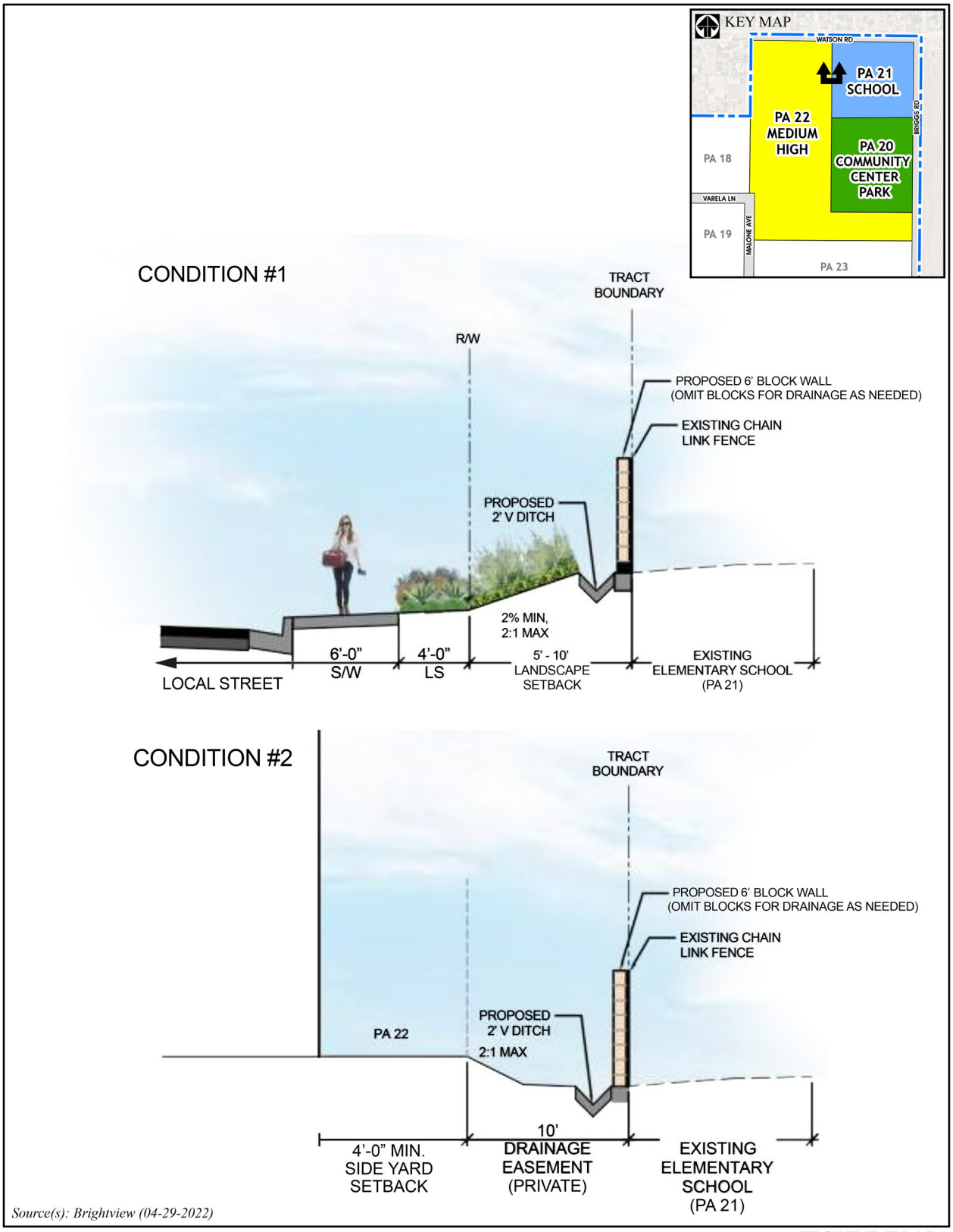


Note: This cross-section applies to the east side of Briggs Road north of McLaughlin Road. The south side of McLaughlin Road from Briggs Road to Emperor Road and the east side of Emperor Road from McLaughlin Road south to the point where the regional trail departs Emperor Road heading east and to the north side of Street "C" from a point where the trail meets Street "C" to the southern project boundary.

Not To Scale

FIGURE - IV-16

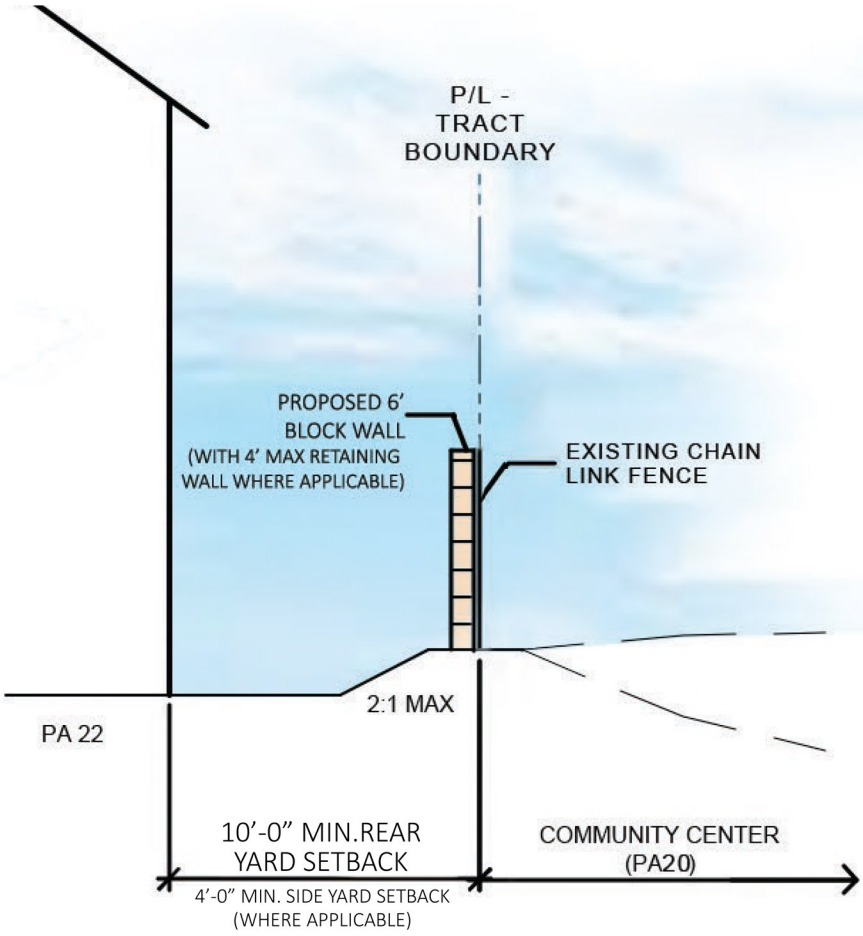
REGIONAL TRAIL/ROADWAY/COMMERCIAL, BUSINESS PARK, AND RESIDENTIAL INTERFACE



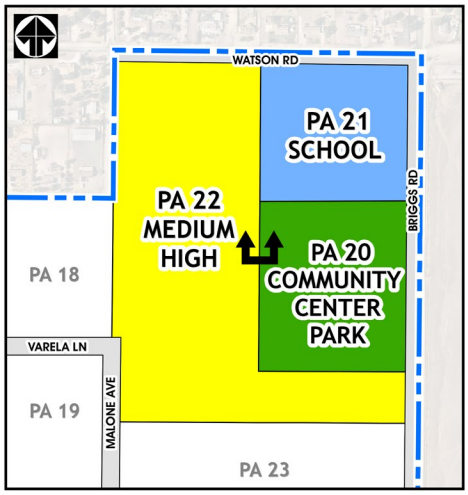
Source(s): Brightview (04-29-2022)

Not To Scale

FIGURE IV-17A
RESIDENTIAL (PA 22)/SCHOOL INTERFACE
IV. DESIGN GUIDELINES



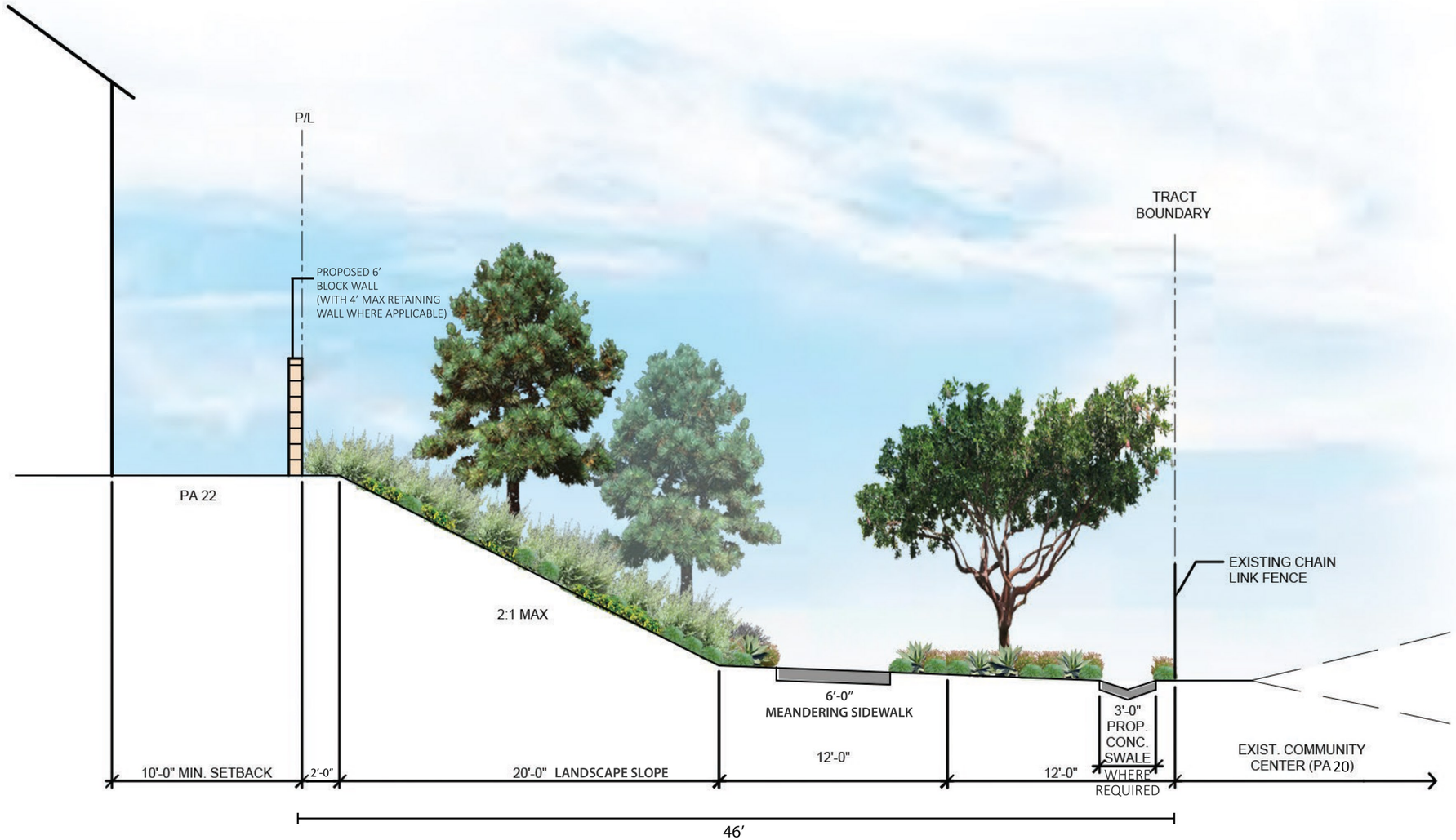
KEY MAP



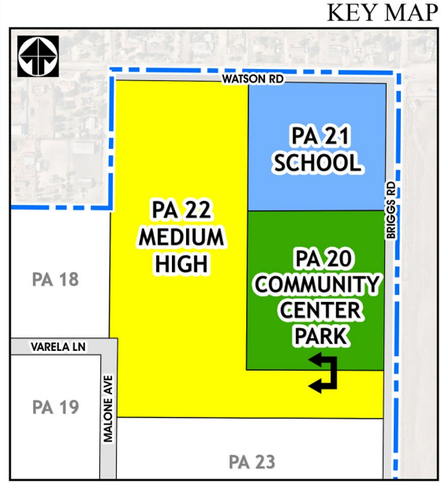
Source(s): Brightview (09-13-2021)

Not To Scale

FIGURE IV-17B
RESIDENTIAL (PA 22)/COMMUNITY CENTER (WEST) INTERFACE



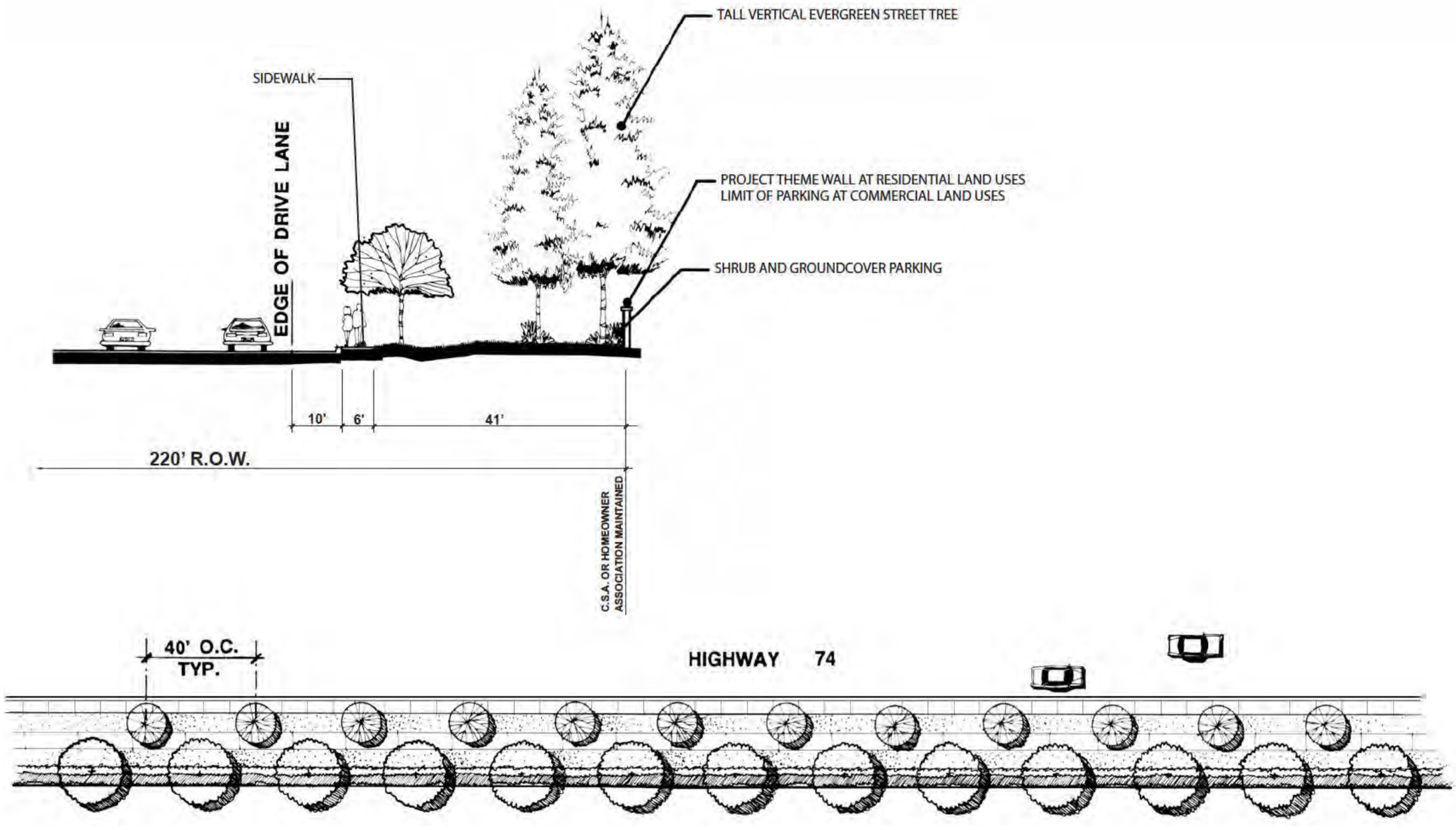
KEY MAP



Source(s): Brightview (09-13-2021)

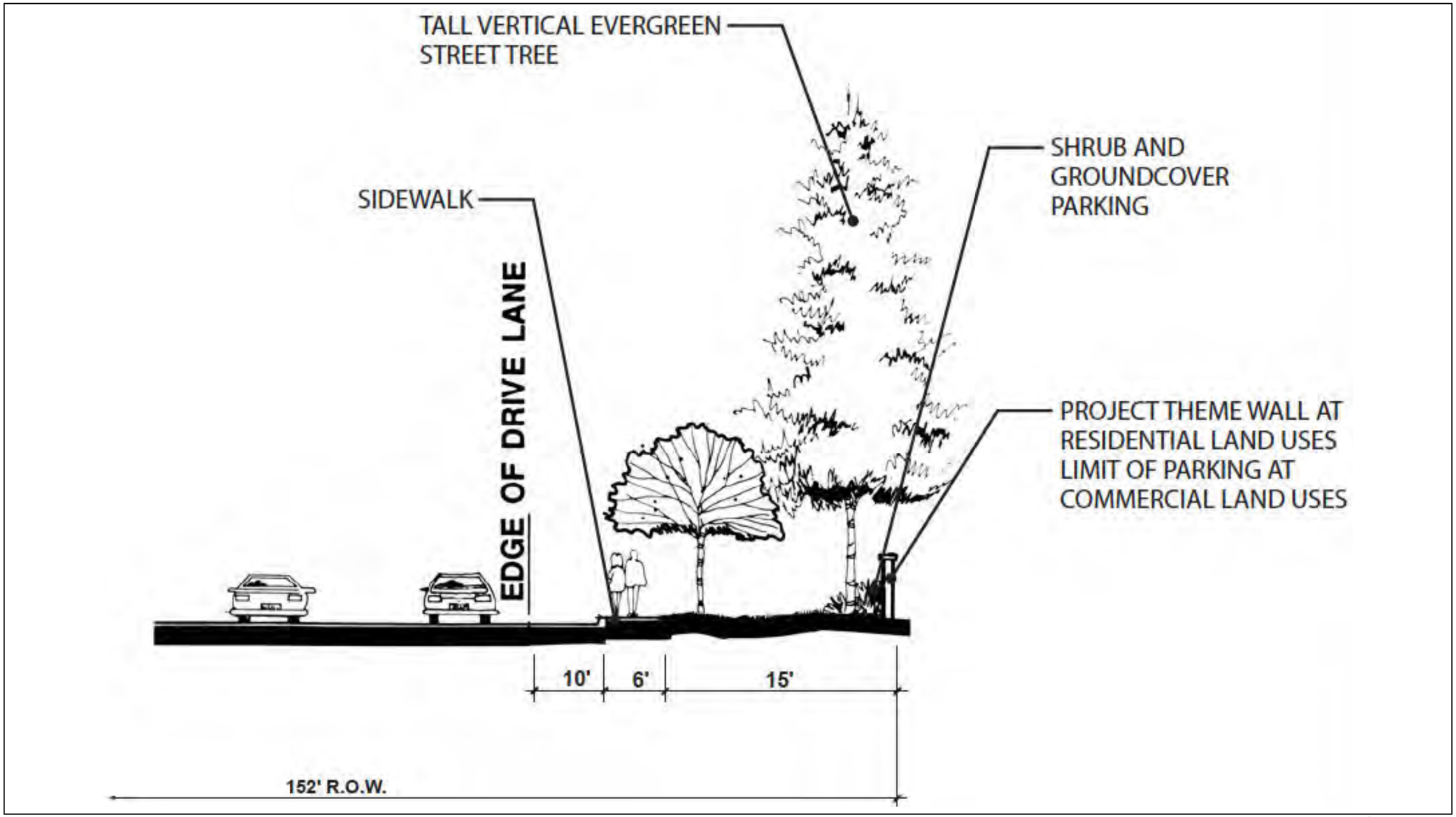
Not To Scale

FIGURE IV-18
RESIDENTIAL (PA 22)/OPEN SPACE/COMMUNITY CENTER SOUTH INTERFACE
IV. DESIGN GUIDELINES



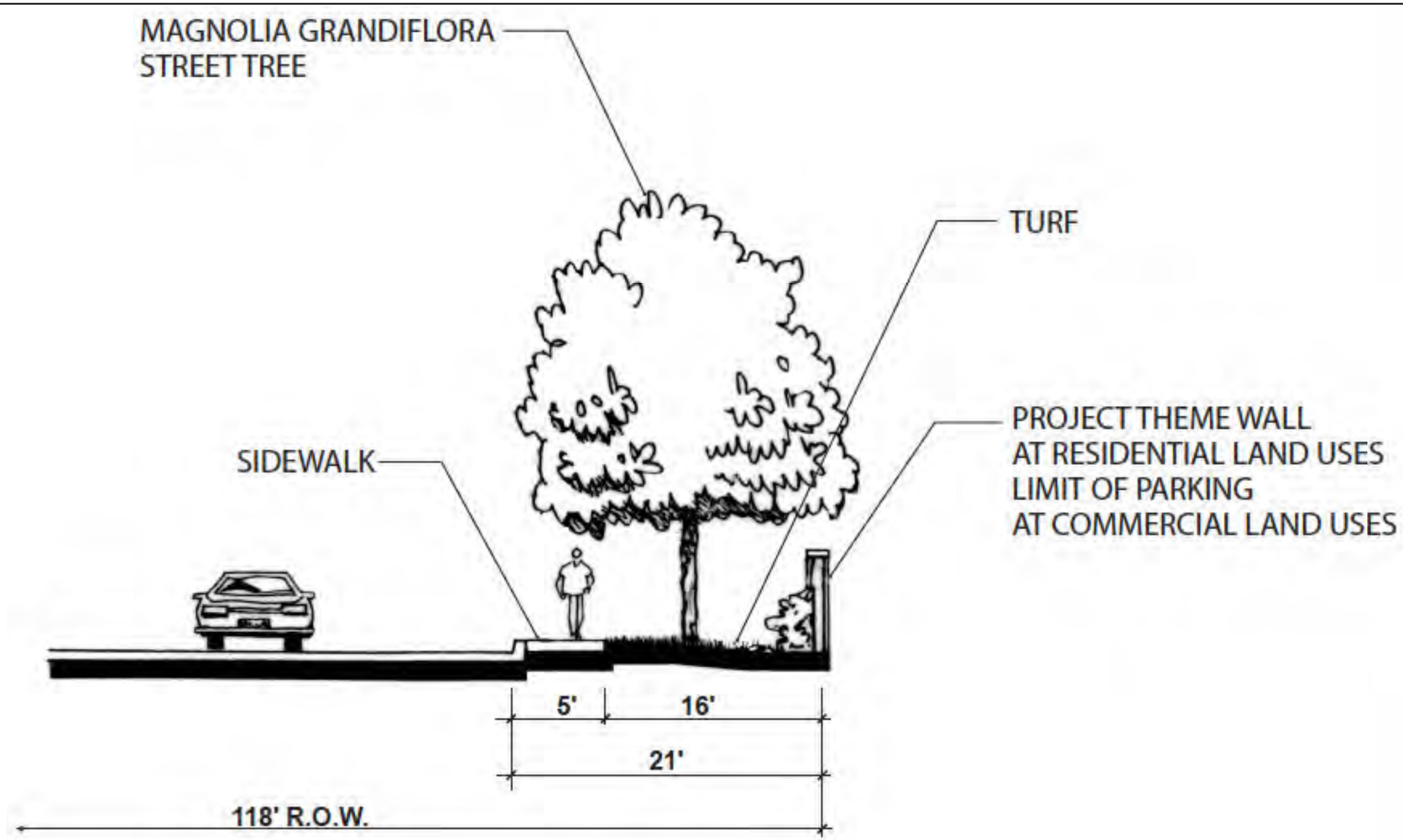
Not To Scale

FIGURE - IV-19
HIGHWAY 74/ETHANAC ROAD STREETSCAPE
IV. DESIGN GUIDELINES



Not To Scale

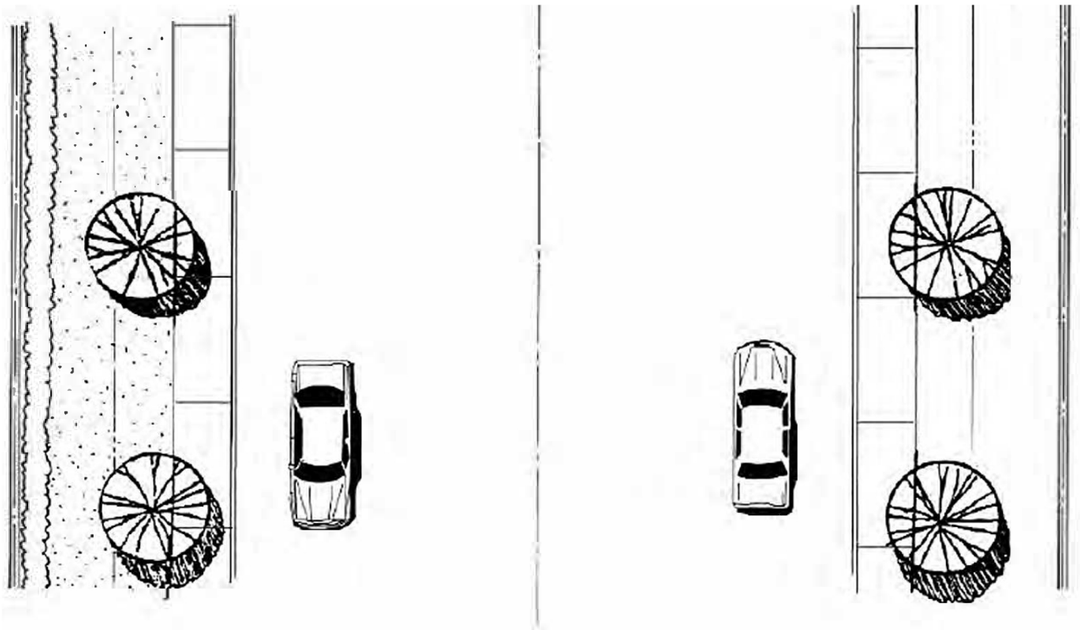
FIGURE - IV-20
URBAN ARTERIAL HIGHWAY STREETSCAPE - MENIFEE ROAD



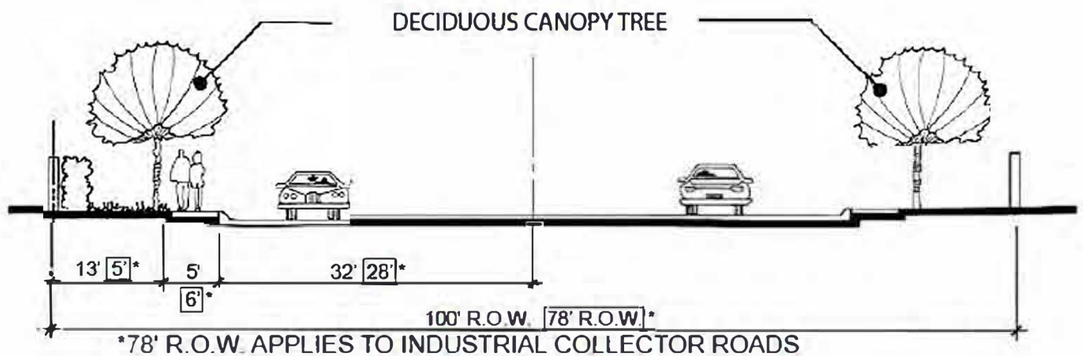
NOTE: THIS CROSS SECTION APPLIES TO:
ANTELOPE ROAD (HIGHWAY 74 TO WATSON ROAD)
BRIGGS ROAD (SOUTH PROJECT BOUNDARY TO WATSON ROAD)

Not To Scale

FIGURE - IV-21
MAJOR HIGHWAY STREETSCAPE - ANTELOPE ROAD AND BRIGGS ROAD
IV. DESIGN GUIDELINES



PLAN



SECTION

SECONDARY

WATSON ROAD (ANTELOPE ROAD TO MENIFEE ROAD AND EASTERN BOUNDARY OF PLANNING AREA 22 TO BRIGGS ROAD)
MCLAUGHLIN ROAD (DAWSON ROAD TO ANTELOPE ROAD)
ANTELOPE ROAD (MCLAUGHLIN ROAD TO HIGHWAY 74)
MALAGA ROAD (HIGHWAY 74 TO VARELA LANE)

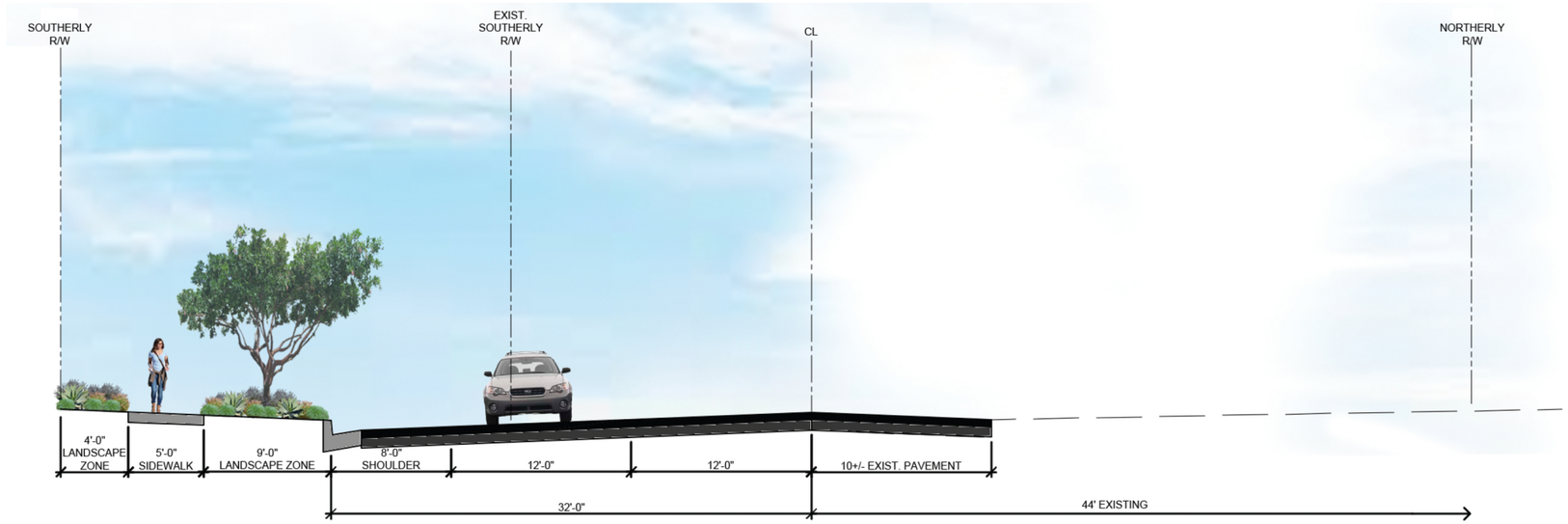
NOTE: THE CROSS SECTION APPLIES TO:

INDUSTRIAL COLLECTOR

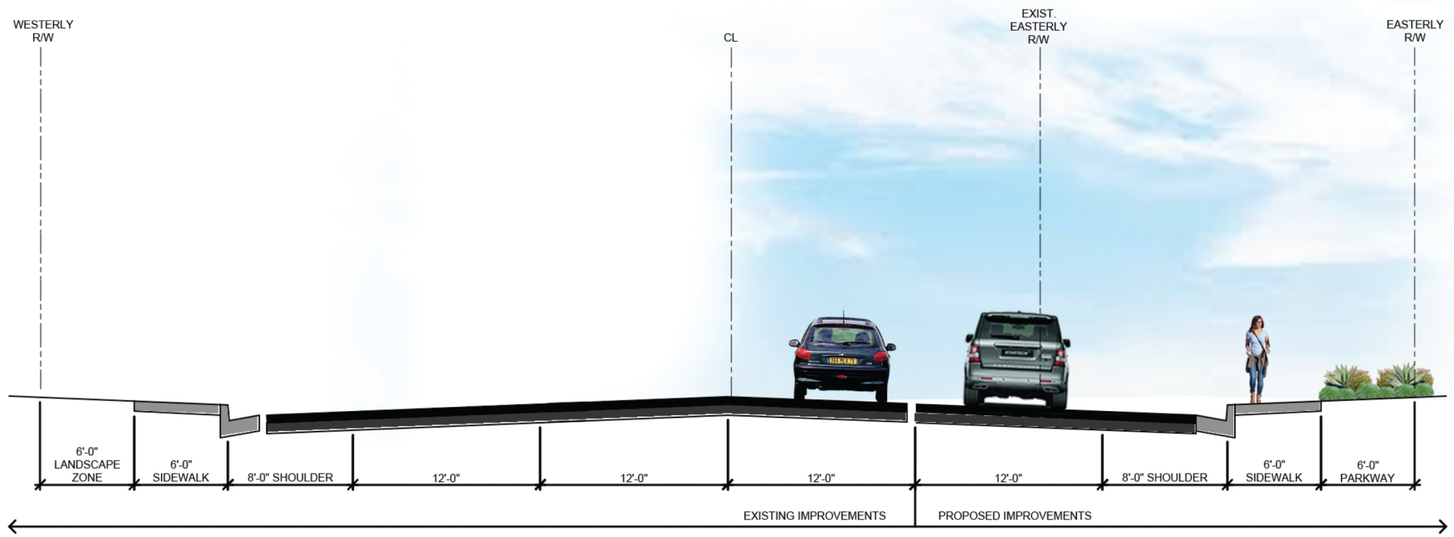
VARELA LANE AND MCKINLEY ROAD
PALOMAR ROAD (HIGHWAY 74 TO NORTH BOUNDARY OF PLANNING AREA 11
JUNIPERO ROAD (NORTH OF HIGHWAY 74, EXCEPT ALON G THE EASTERN BOUNDARY OF PLANNING AREA 9)
MALONE AVENUE (HIGHWAY 74 TO SOUTHERN BOUNDARY OF PLANNING AREA 22)

Not To Scale

FIGURE - IV-22
TYPICAL SECONDARY AND INDUSTRIAL COLLECTOR STREETSCAPE
IV. DESIGN GUIDELINES



Watson Road, Northern Boundary of Planning Area 22

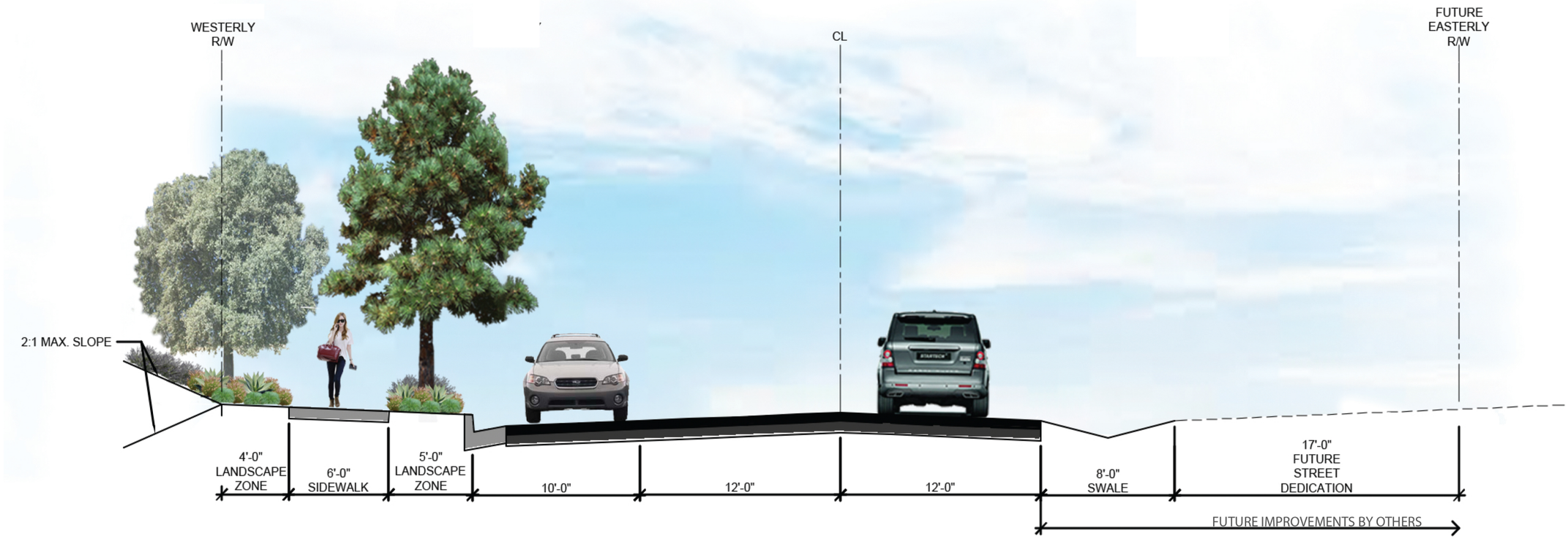


Palomar Road, Western Boundary of Planning Area 9

Source(s): Brightveiw (09-07-2021), Brightview (09-13-2021)

Not To Scale

FIGURE IV-23
MODIFIED SECONDARY/COLLECTOR ROAD STREETSCAPE - PALOMAR ROAD (PA 9) AND WATSON ROAD (PA 22)

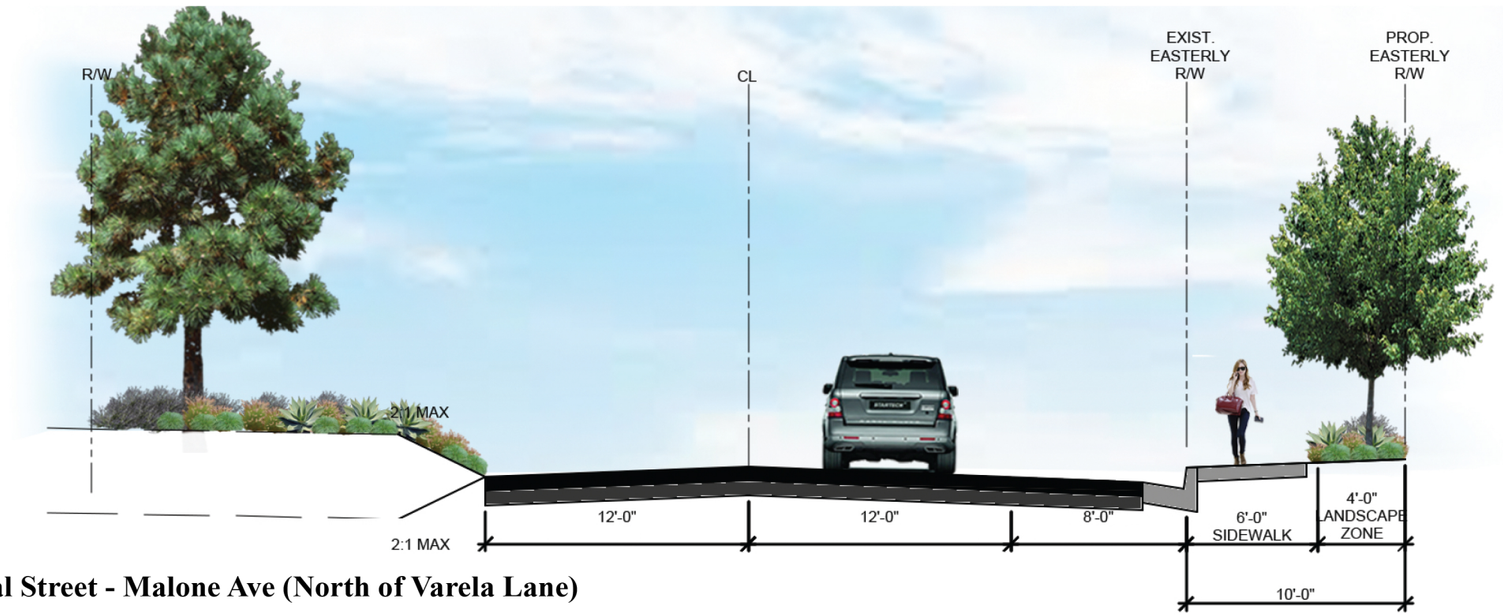


Junipero Road, Eastern Boundary of Planning Area 9

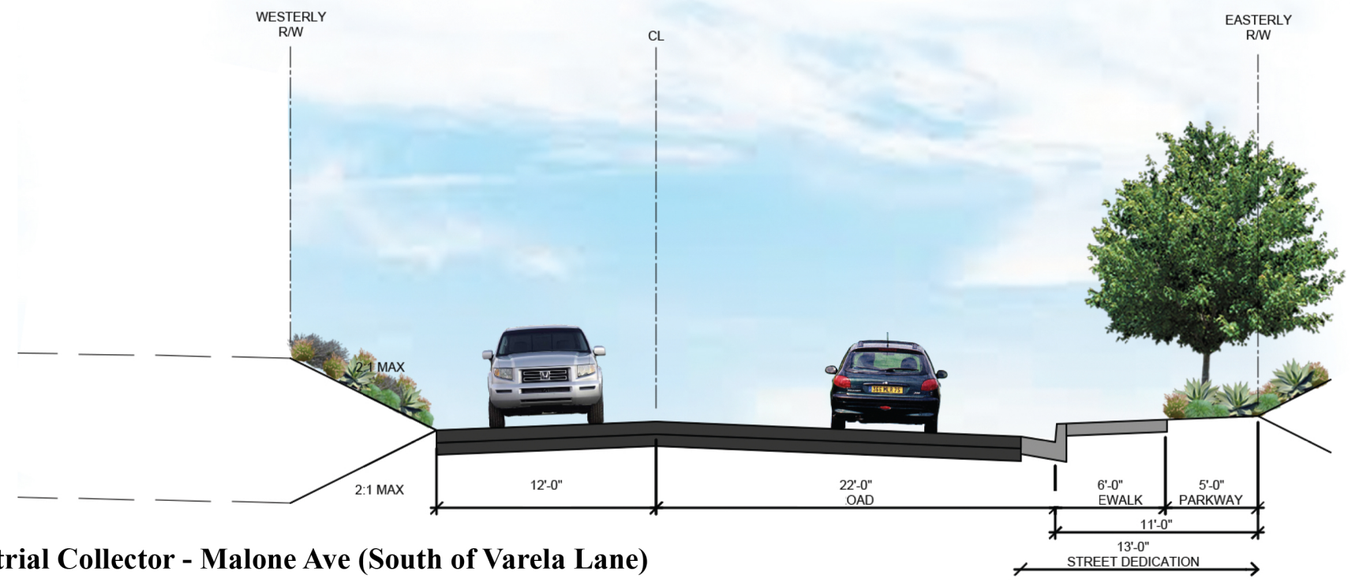
Source(s): Brightview (09-13-2021)

Not To Scale

FIGURE IV-24
COLLECTOR ROAD STREETSCAPE - JUNIPERO ROAD (PA 9)
IV. DESIGN GUIDELINES



Local Street - Malone Ave (North of Varela Lane)



Modified Industrial Collector - Malone Ave (South of Varela Lane)

Source(s): Brightview (09-07-2021), Brightview (09-13-2021)

Not To Scale

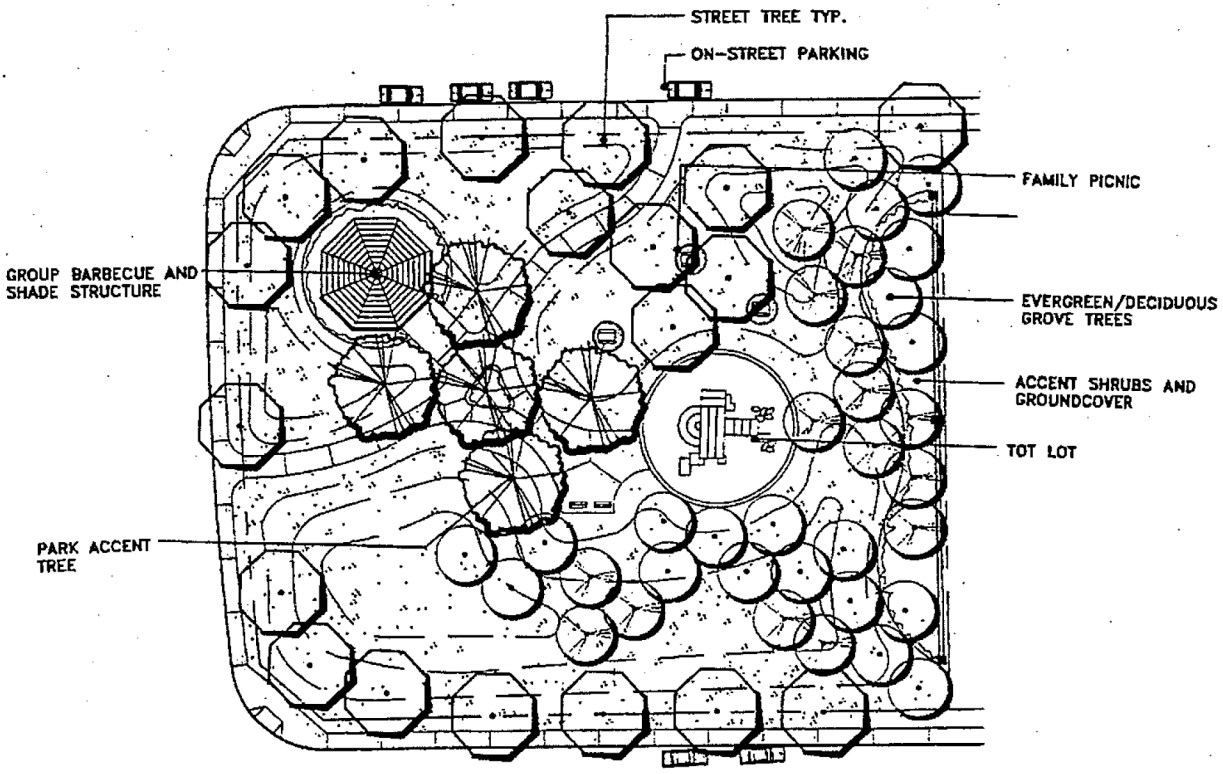
FIGURE IV-25
LOCAL ROAD/MODIFIED INDUSTRIAL COLLECTOR STREETSCAPE - MALONE AVENUE (PA 22)
IV. DESIGN GUIDELINES

Not To Scale

FIGURE - IV-26
COMMUNITY PARK/CENTER SITE PLAN CONCEPT (PA 20)
IV. DESIGN GUIDELINES

Not To Scale

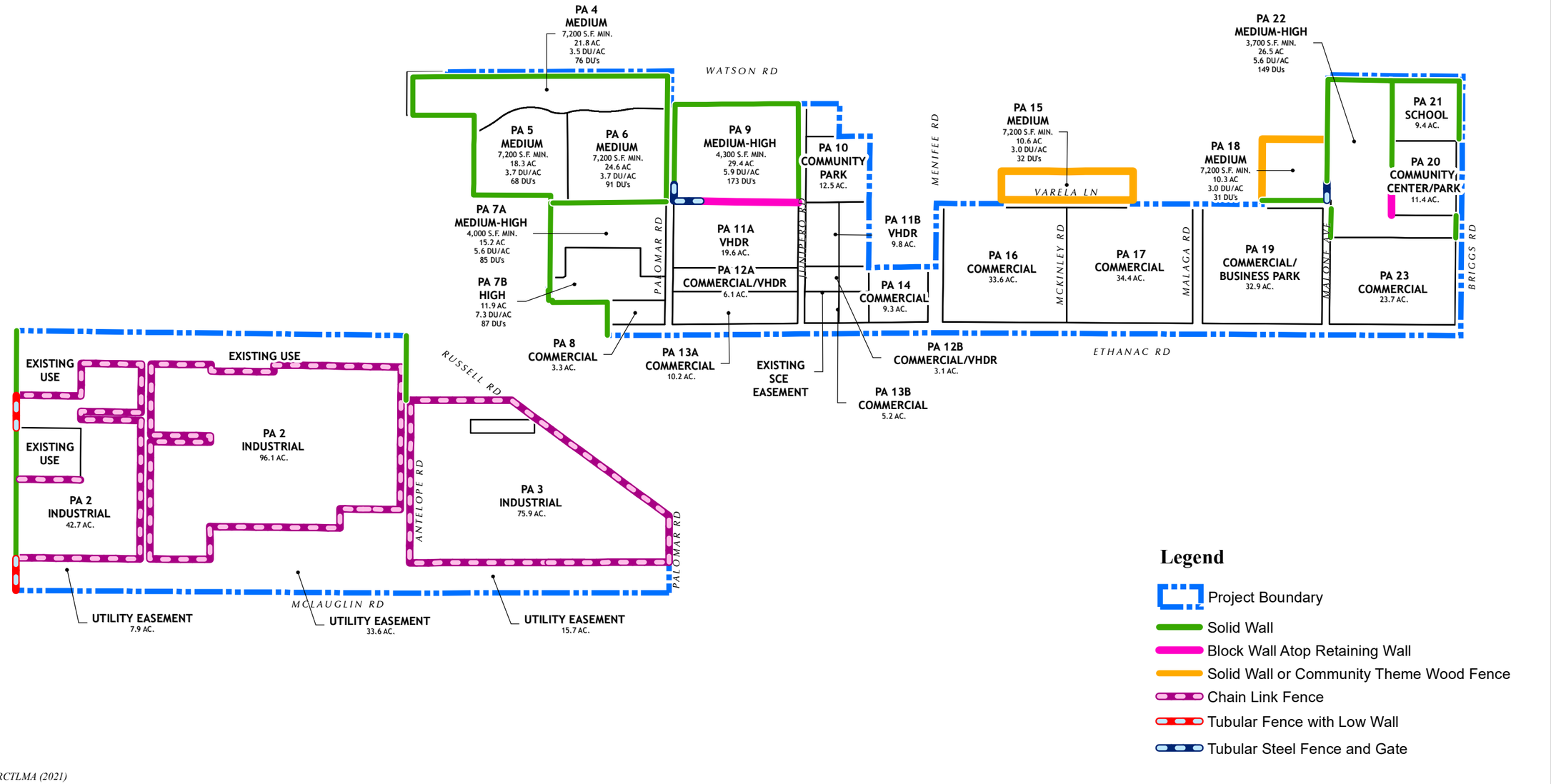
FIGURE - IV-27
COMMUNITY PARK SITE PLAN CONCEPT (PA 10)
IV. DESIGN GUIDELINES



Note:
This site plan is conceptual and not necessarily acurate with regard to programming and/or layout.

Not To Scale

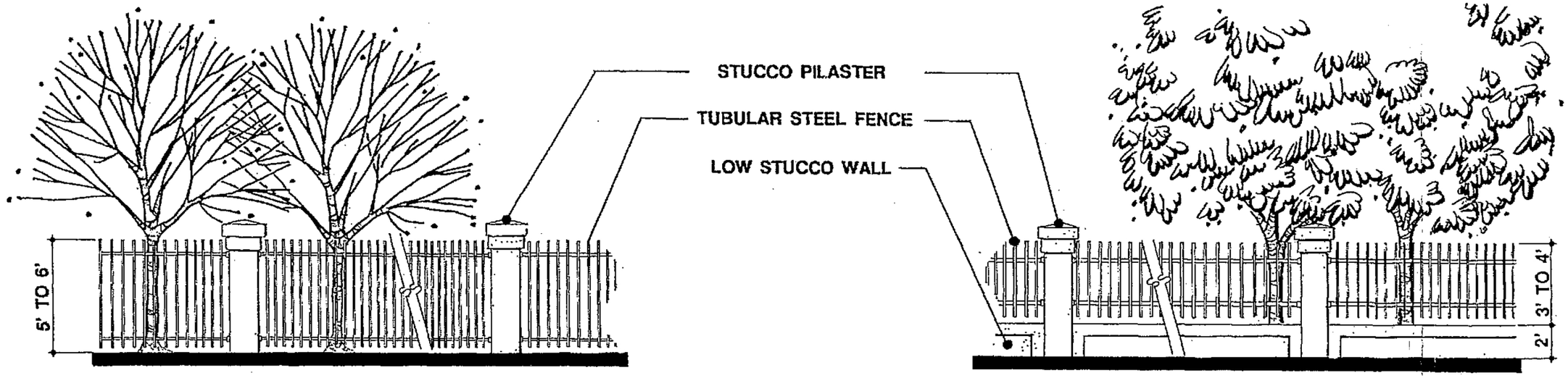
FIGURE - IV-28
TYPICAL MINI-PARK
IV. DESIGN GUIDELINES



Source(s): Esri, RCTLMA (2021)

0 275 550 1,100 Feet

FIGURE - IV-29
COMMUNITY WALLS AND FENCING PLAN
IV. DESIGN GUIDELINES
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4



COMMUNITY THEME TUBULAR STEEL FENCE

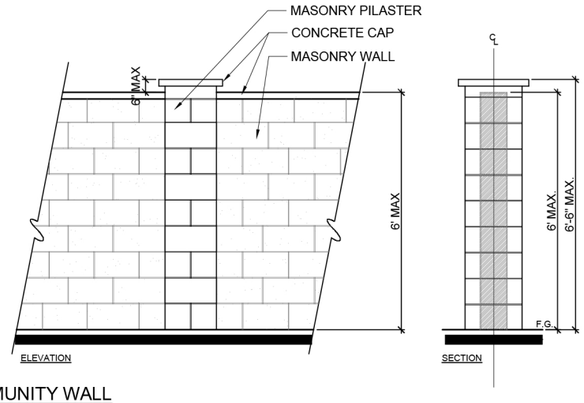
COMMUNITY THEME TUBULAR FENCE WITH LOW WALL

COMMUNITY THEME SOLID WALL

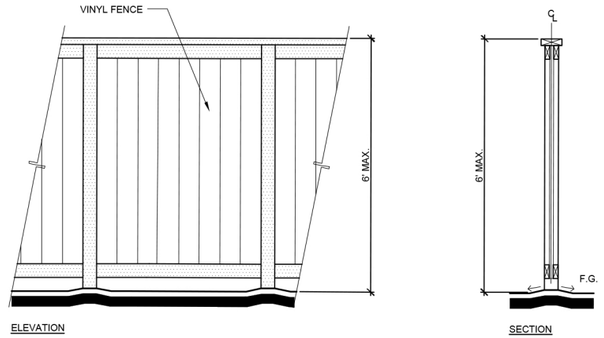
COMMUNITY THEME WOOD FENCE

Not To Scale

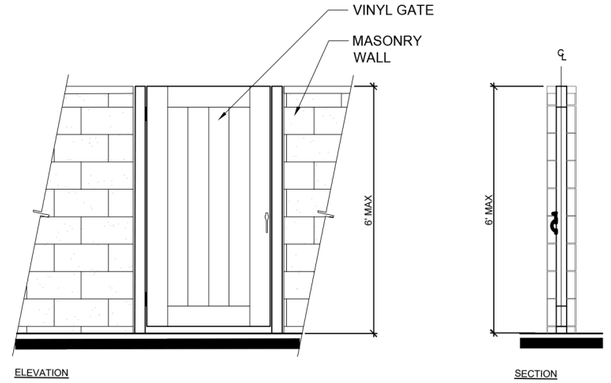
FIGURE - IV-30
COMMUNITY WALLS AND FENCING DETAILS
IV. DESIGN GUIDELINES



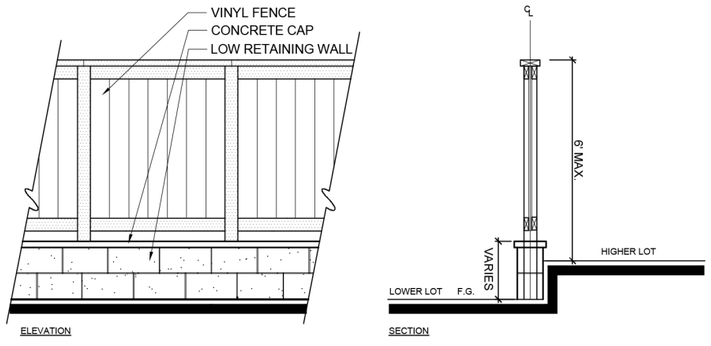
CMU COMMUNITY WALL



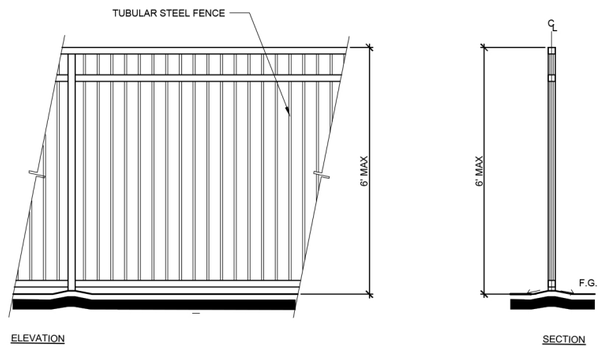
VINYL PRIVACY FENCE



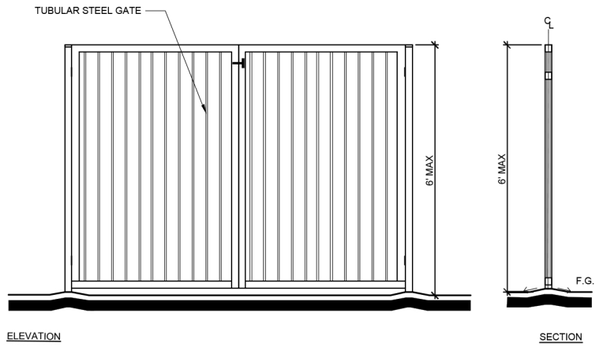
VINYL PRIVACY GATE



VINYL PRIVACY FENCE ATOP RETAINING WALL



TUBE STEEL FENCE



TUBE STEEL GATE

Source(s): BrightView (09-07-2021)

Not To Scale

FIGURE - IV-31
COMMUNITY WALLS AND FENCING DETAILS (PLANNING AREAS 9 AND 22)
IV. DESIGN GUIDELINES

E. ARCHITECTURAL GUIDELINES

The architectural theme of *MENIFEE NORTH* is one of "oasis" and "comfortable shelter". The desire to reinforce the impression of coolness and a relaxed, country club atmosphere has led to a series of architectural ideas which have been deemed appropriate for dealing with the environment. The weather at *MENIFEE NORTH* is a result of ~~a~~ the basically arid climate located in ~~the~~ the City of Menifee ~~Riverside County~~. The summers are dry and hot, with temperatures frequently reaching 95± degrees. The high land elevation and dry climate cause a strong temperature swing downward once the sun sets, cooling the land masses and buildings. The winters can offer brisk winds and temperatures, making the warmth of a cozy hearth all that much more desirable. The buildings at *MENIFEE NORTH*, both residential and non-residential, will have to be flexible enough to cope with both the need to be cool, breezy, and open in the summer, and solid, warm, and stout in the winter.

Instead of transplanting a specific style to *MENIFEE NORTH* and attempting to define the community theme as a series of clichés, we have chosen instead to define the architecture as "appropriate". The word "appropriate" is further codified by a series of desirable details. The incorporation of these details into the fabric of each individual community will allow these communities to form their own identities and yet let them be recognized as part of the larger community.

The design elements for *MENIFEE NORTH* that will help form its distinctive character are:

- Simple, natural appearing materials.
- Soft, warm colors.
- Horizontal massing emphasis.
- Integration of indoors and outdoors.
- Cool, protected entries.
- Private patios, protected courtyards.
- Roofs with low pitches, wide overhangs.
- Windows which are grouped and shaded.
- Entry doors with a solid appearance.
- Garage doors with setbacks and appropriate solidity.
- Summer porches and verandas.
- Covered, shaded balconies and decks.
- Loggias for shade and rain protection.
- Chimneys of stone, brick, or stucco to express their mass.
- Gutters and downspouts incorporated into the design, not added on.

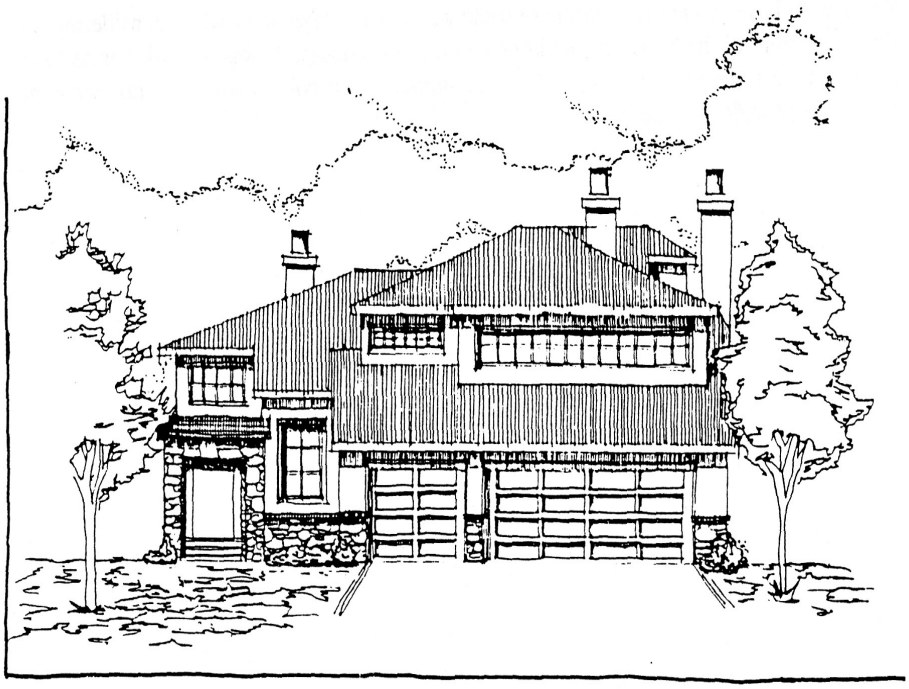
Design elements to avoid at *MENIFEE NORTH* are:

- Dark, moody colors or bright, flashy colors.
- Box-like architecture without detail or articulation.
- High pitched (steep) roofs.
- Silver window and door frames.
- Monotonous garage door elevations.
- Vertical massing.
- Flat, unarticulated entries.
- Exposed metal chimneys.
- Exposed mechanical equipment.

It is the intent of these guidelines to establish a consistent architectural expression in the character of *MENIFEE NORTH*. The illustrations shown below are conceptual in nature and are only intended to depict concepts, not actual design. Finalized floor plans and elevations will be determined at a later stage of development.

TYPICAL FRONT ELEVATION

TYPICAL FRONT ELEVATION



1. MATERIALS

The choice of materials is not highly limited at *MENIFEE NORTH*. Their use in appropriate locations and in realistic ways, however, is paramount. The need for all buildings to appear as through they spring from the earth is a demanding task for freshly built, modern structures. Judicious use and mixtures of materials will help the designer succeed in this effort. Because of the rural/desert nature of the project, shiny or flashing materials may be inappropriate. Also, the use of numerous different materials on one structure will tend to clutter the design. It is intended that the buildings at *MENIFEE NORTH* reflect a design idea that uses the materials as a way to express craftsmanship rather than a celebration of the material itself. Simplicity (not to be confused with plainness) will present very well, if the materials are used appropriately and consistently.

2. COLOR PALETTE

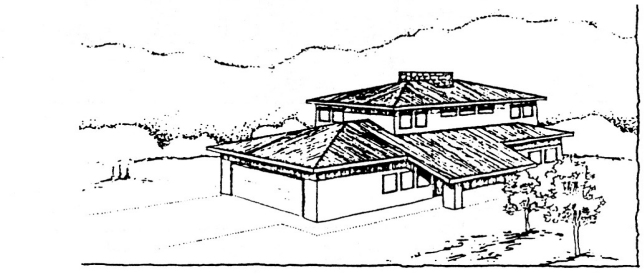
Colors at *MENIFEE NORTH* should be "calm" to reinforce the architectural theme of "oasis". Hot, vibrant colors with large amounts of chroma should be avoided, especially when considering large surfaces. The main body of the building should be colored soft enough to appear cool, but not dark and dreary or muddy. Pastels can be used, if they are subtle. Trim color should contrast with the body color enough to provide an accent.

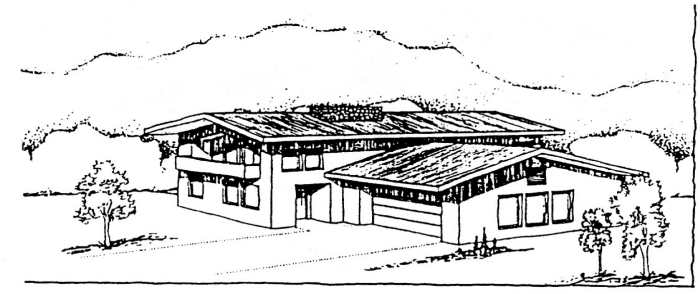
3. BUILDING MASSING

The emphasis at *MENIFEE NORTH*, in the context of building massing, is on the horizontal line. Building elements which accentuate the horizontal are encouraged, including eave lines, balconies and rails, fenestration patterns, walls and trim lines.

When planning two-story structures, setbacks of enough dimension between one story and that immediately below it are encouraged to disassociate the two vertical planes. Use of roof elements, dressage, and other overhead structures to provide a horizontal break in vertical planes are also encouraged. On small lots, where the narrow frontage may prevent steps on the sides of the units, a front to back break in elevation, as well as varied setbacks along the street, are encouraged.

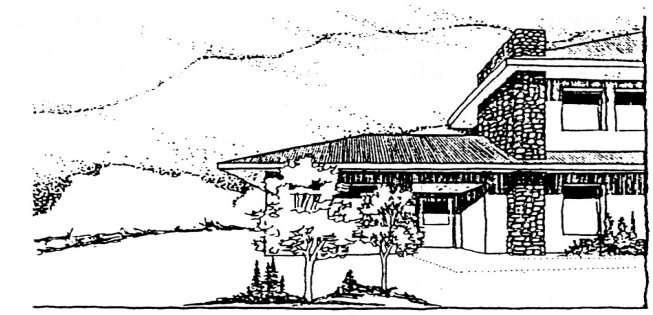
On commercial projects, loggias, stairways, balconies and walkways are encouraged to provide visual interest as well as to provide pedestrian spaces. Creating elevations that do not vary in plan should be avoided. The transitions from parking areas to the commercial buildings should be logical and shaded if at all possible.

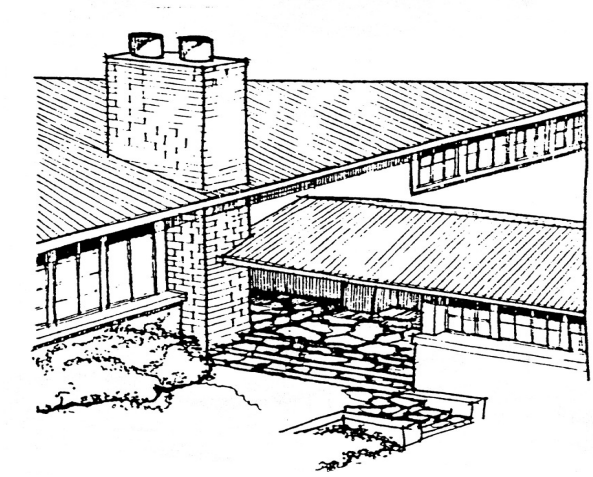




4. ENTRIES

The perception a person receives visually and emotionally from a house or building can set the whole tone for a visit to the space beyond. The creation of a feeling of protection, invitation, and openness all at the same time will allow the appropriate balance to exist between privacy and accessibility. Entries should be protected from the direct impact of the elements, but should not be so squeezed or constricted as to feel uninviting or claustrophobic.



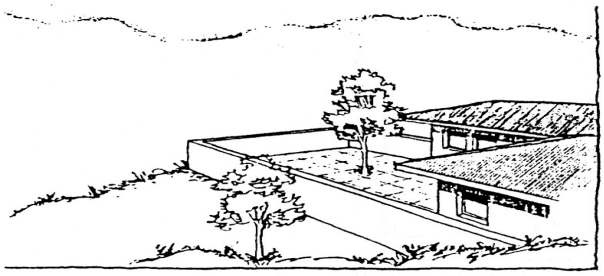


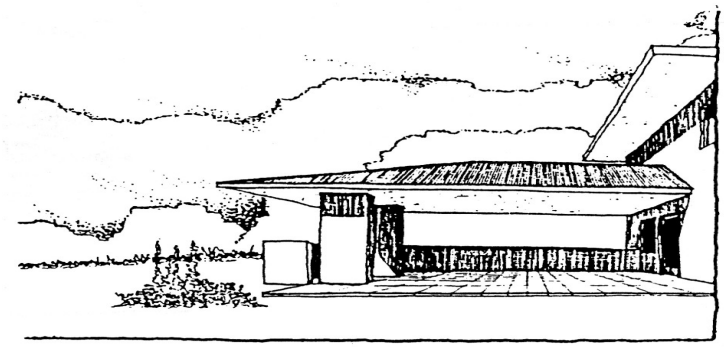
5. SCREENING

The definition between private and public spaces at *MENIFEE NORTH* will occur in a variety of ways. The use of setbacks, garden walls, fences, landscaping and even material changes to define the difference is highly encouraged.

Private courtyards will enhance the feeling of being able to move out of the house or building without moving completely into the public domain. They also can be used to provide a sheltered outdoor space to enjoy some quiet time.

Walls and fences of private yards which are visible to the street or public spaces shall be consistent with the overall theme of the project in which they appear. They also must be architecturally integrated with the community of *MENIFEE NORTH* as a whole. Plastered masonry walls, with or without other elements such as steel tubing, shall align with the design of the project walls discussed in the Landscape Guidelines section of this Specific Plan.

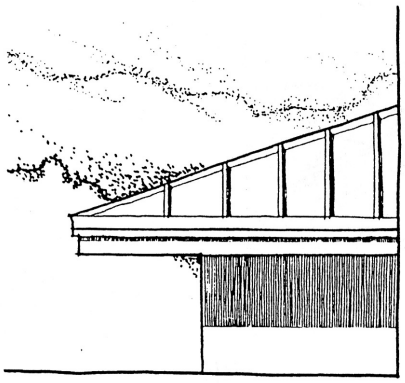


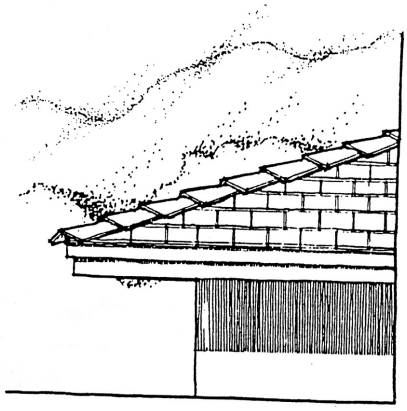


6. ROOFS

The roof form at *MENIFEE NORTH* is seen as one of the primary form-giving elements. It can be used to help emphasize the horizontal lines of a building, as well as provide shelter from the elements. Because the average annual rainfall is not the major concern of all the elements, the roofs should be low and wide, with slopes predominantly 5:12 or less. Some accent roof areas may be allowed to exceed this slope if they do not represent a large percentage of the total roof area. The overhangs should be a minimum of two feet, so that the shadows they create can be used to shade the walls and windows below them.

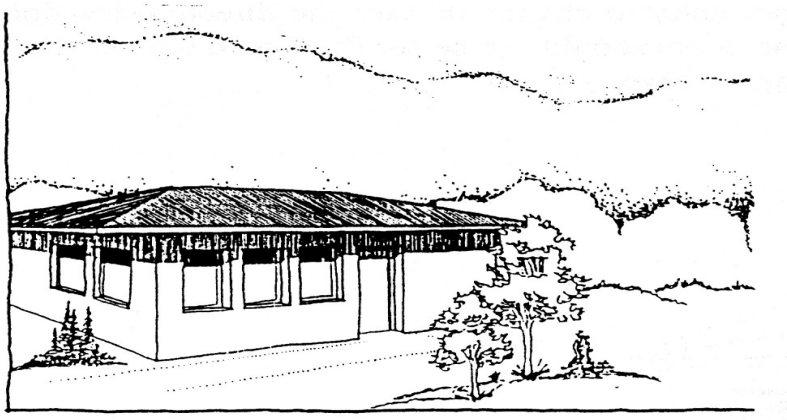
The visible roofs of all buildings should appear substantial, as though there is a definite layer between the elements and the protected spaces below. Roofing materials can be either flat clay/concrete tiles or barrel tiles. The tiles will provide a mass which will help slow down heat absorption by the building.

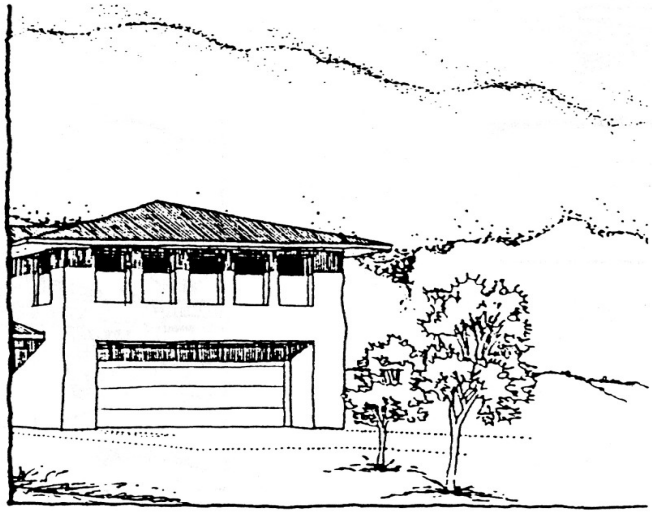




7. WINDOWS

Windows are another basic form-giver to the buildings of *MENIFEE NORTH*. While the primary purpose of windows is to provide light and ventilation, all windows should be protected from the negative impact of the elements, especially the sun. Windows should appear in groups or bands whenever possible, and the detailing of the windows should be consistent around the entire building. Metal windows should have some color to them other than mill finish or natural silver/gray. Views, whether short range, private or public should be exploited.



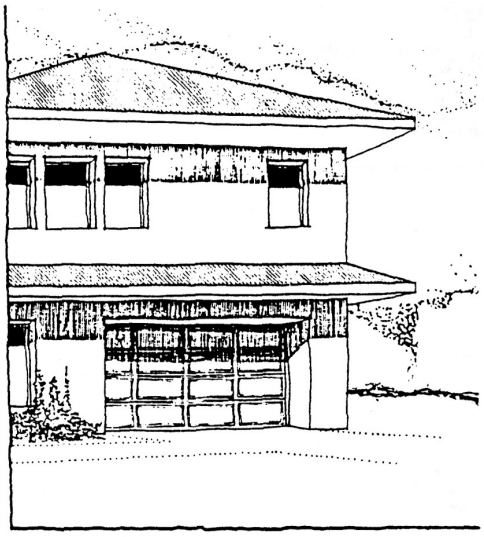


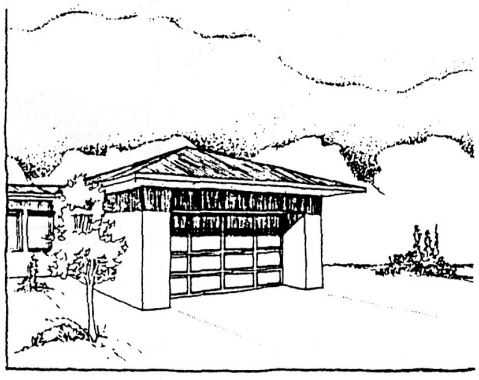
8. DOORS

Doors in the exterior walls of a building at *MENIFEE NORTH* should appear to fit with the style of the other detailing. Regardless of their composition, the coloring and detailing should be consistent. Metal skinned doors should be finished so they do not appear "shiny", unless all doors appear that way. All doors should be considered like windows, and the door's detailing should be reflective of the window detailing. Like windows, doors should be protected from the elements by overhangs, eaves or recesses.

9. GARAGE DOORS

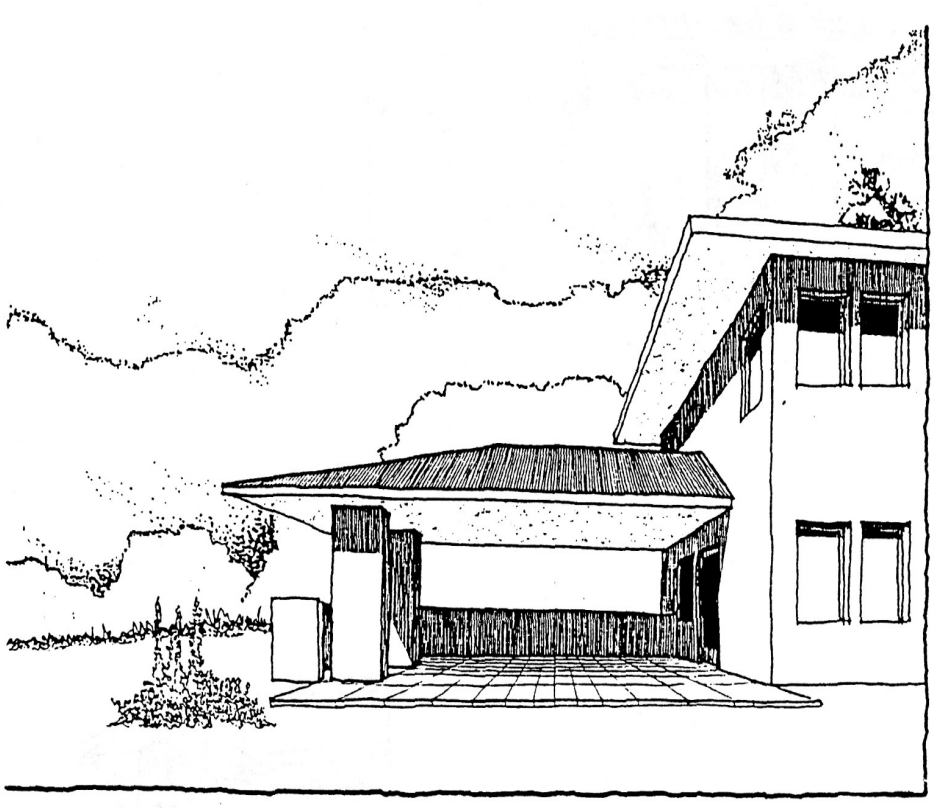
Because the garage on most houses presents a major face to the public, its appearance is very important. Any opportunity to change or vary the direction the door faces in relation to a street should be exploited. The doors should not be set flush with the wall they appear in, but rather should be recessed or shaded by an eave.





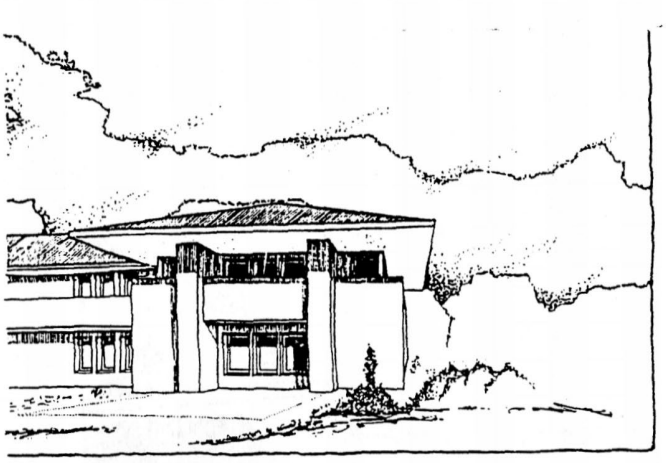
10. PORCHES

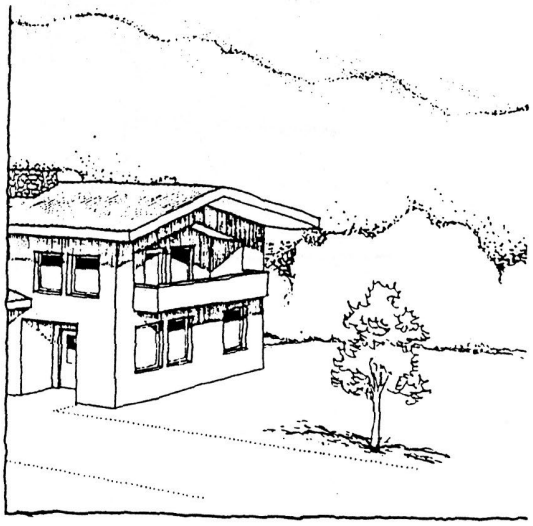
A porch, even a small one, can tremendously enhance the feeling of protection from the elements if it is covered or shaded. At *MENIFEE NORTH*, it is desired to have available to all persons some ability to move out of the building but not be out from under a protective covering. Whether it is a place to sit and read, or to set a potted plant, a porch will enhance the feeling of an "oasis".



11. BALCONIES

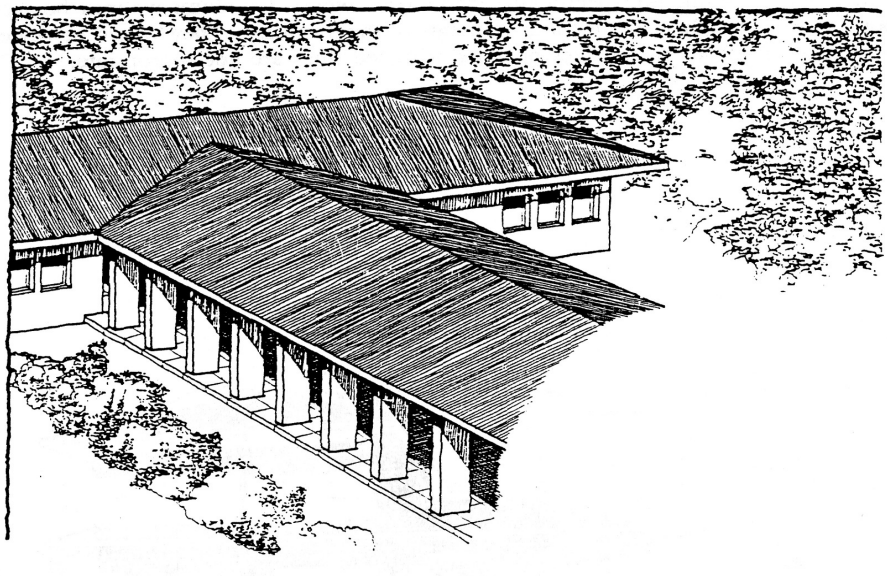
In second floor conditions, it may be desirable to allow someone to walk outside on a balcony, either to gain a view or to just relax in a secluded area. It is encouraged that the balcony be shaded, protected and in harmony with the entire building design. Details, such as handrails, windows, doors, planters and roofing should enhance and coordinate with the overall design.





12. LOGGIAS

The act of walking between two structures during harsh weather conditions can be enhanced dramatically by the use of a loggia. The covered walkway will reinforce the idea of "shelter" or "oasis", especially if used where a large number of people will congregate. A loggia can be used as a transition between privately owned structures (garage to house for example) or in buildings for public use such as commercial buildings, office buildings and industrial buildings.

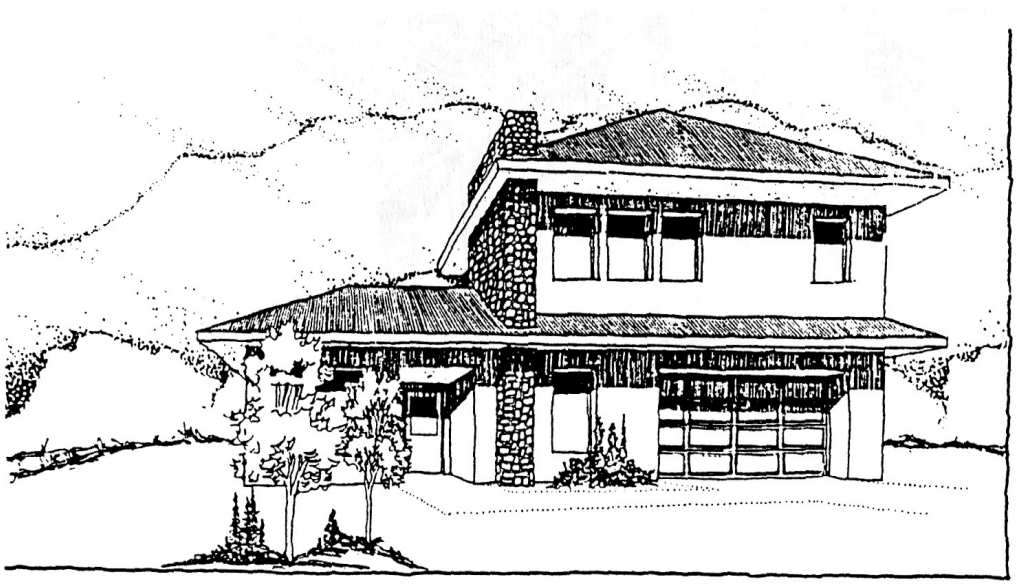


13. TOWERS

MENIFEE NORTH is attempting, even in the higher density parcels, to remain horizontal in overall impression. Towers, vertical billboards, tall signs and/or clock towers are not in keeping with that spirit, except when used in conjunction with landmarks in the community, such as the recreation centers, commercial centers, business parks and industrial parks.

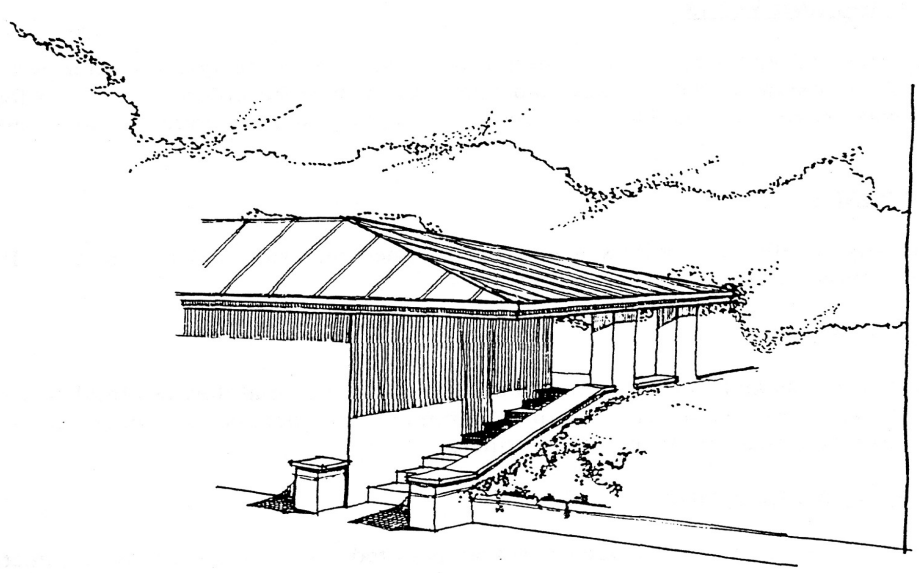
14. CHIMNEYS

The chimney, as the outward symbol of the hearth, should be the anchor for the house visually. To do so, it should appear massive. Indigenous materials are encouraged for use as veneers. Rock, adobe, brick or stone will emphasize the connection to the land, as well as supplying the necessary heft. Plastered boxes containing metal flues are a minimum requirement and they must have detailing applied to enhance them. (While not specifically encouraged, wood clad chimneys may be acceptable if they are coordinated with other architectural elements of the dwelling. They would be reviewed on a case by case basis.) Exposed metal flues or wood trimmed flues are not appropriate.



15. EXTERIOR STAIRS AND STEPS

Changes in elevation at *MENIFEE NORTH* should be handled as subtly as possible. Stairs and ramps should have changes in direction and frequent breaks in rise to soften the impression of overall rise. Steps cast on grade are encouraged to have kneewalls to allow the earth to berm against them. Where appropriate, and if possible, it is recommended that stairs have coverings/roofs to make them appear as part of the building as opposed to an attachment.



16. GUTTERS AND DOWNSPOUTS

It is encouraged that roofs, sloped or "flat", be guttered to collect rainwater at *MENIFEE NORTH*. Where gutters are not used, roof overhangs should be of adequate dimension to minimize dripping of rainwater on the exterior of the dwelling. Rainwater should not fall onto paved areas where people will be walking.

17. SKYLIGHTS AND CLERESTORIES

Skylights and clerestories are encouraged to be used at *MENIFEE NORTH*. They can provide additional light and ventilation for the occupants, as well as add visual interest to the exteriors. Clerestories are preferred over skylights because they can be designed to control heat gain more readily. Skylights, if used, should be as flat as possible in profile, with clear or gray glazing. If they occur on flat roof sections, it is encouraged they be screened from view from public streets.

18. FLASHING AND VENTS

The roof surfaces at *MENIFEE NORTH* are important to the overall design character and should be left as uncluttered as possible. All flashing and vent stacks must be colored to match the surrounding surfaces. Vents should be placed in the roofs where they will provide the least intrusion of the roofscape.

19. MAILBOXES

Installation of cast iron, cast aluminum, brick, or, slumpstone-encased curbside mailboxes are encouraged. Each mailbox installation shall conform to current United States Postal Service standards.

20. UTILITY METERS

At *MENIFEE NORTH*, gas and electric meters should be located so that they are hidden from direct view from the street. They may be placed in "rooms" behind exterior access doors or screening, or they may be hidden by location away from main sight lines.

21. MECHANICAL EQUIPMENT

All mechanical equipment, roof mounted or ground mounted, will be screened by architectural elements as part of the design at *MENIFEE NORTH*. Sound attenuation of mechanical noise also will be necessary, both from neighbors and from within the structure being served by the mechanical equipment. Solar panels of any type must be incorporated into the design of the building on which they are placed. Coloring, materials, and bulk must be coordinated with the overall theme of the *MENIFEE NORTH* community.

22. COMMERCIAL, BUSINESS PARK AND INDUSTRIAL CRITERIA

The non-residential buildings of *MENIFEE NORTH* are expected to blend with the overall community in regard to the design guidelines discussed thus far. However, because of their size and varied uses, they should appear distinct from the houses.

When considering massing, the buildings should be stepped, both horizontally and vertically, when possible. Trim lines, detailing and color accents should complement the horizontal nature of the project in general.

The use of loggias, balconies, stairways and other details outlined elsewhere in this document, are encouraged to provide variety in the building massing. Towers or other vertical elements can be used as a focal point.

Mechanical equipment must be screened, and the screening or building parapets used to do this must be an integral design with the main building mass. This screening will be required wherever the mechanical equipment could be seen from adjacent roads, highways, residential areas, and/or adjacent pedestrian areas. Flat roofs are acceptable, but pitched roofs for all or a portion of the buildings are also acceptable.

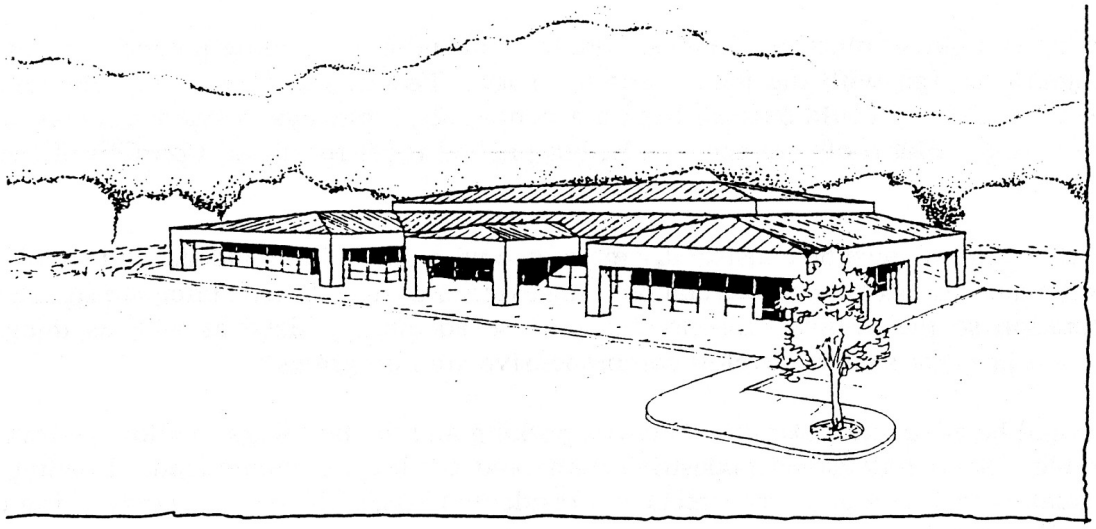
Signage and lighting must be consistently integrated with the building facade, and should be of uniform shape and materials. Retail commercial building exterior design should anticipate signage location, size and coloration so the eventual tenants can provide adequately sized as well as integrated signage. Multi-tenant projects should develop comprehensive sign programs.

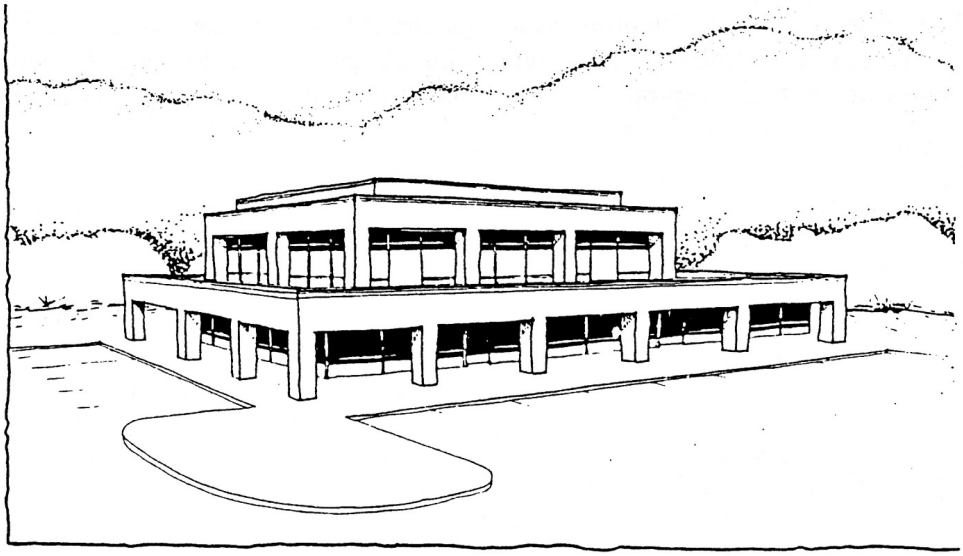
There should be adequate separation between parking and the buildings to allow pedestrian flow to be comfortable. Sheltered/shaded pedestrian paths and entries are encouraged. Loading zones should avoid visual exposure to adjacent streets and residential zones. Walls and landscaping can be used to facilitate this screening.

Parking areas should be landscaped, with shading a major consideration. See the landscape guidelines section of this Specific Plan for further requirements. Where it is possible, it is encouraged that service and delivery circulation be separated from the public parking areas.

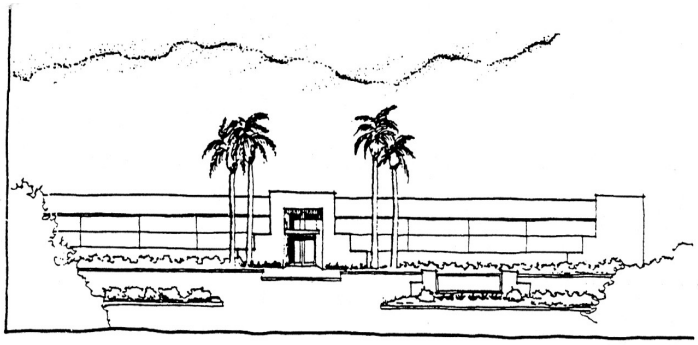
Reflective glass skins or non-residential buildings should not be used where it will adversely impact the adjacent buildings, especially if the adjacent buildings are residential. In general, large amounts of reflective glass are not in keeping with the overall tone the community is attempting to maintain.

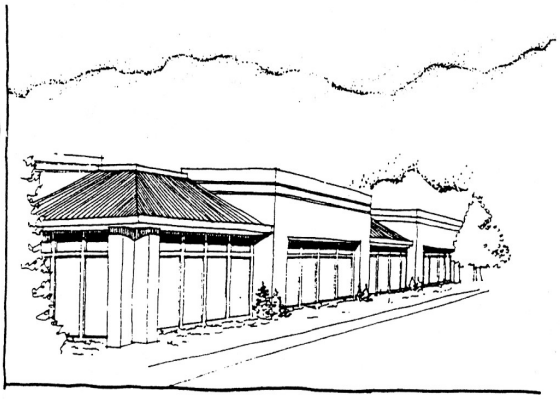
TYPICAL COMMERCIAL/BUSINESS PARK ELEVATIONS

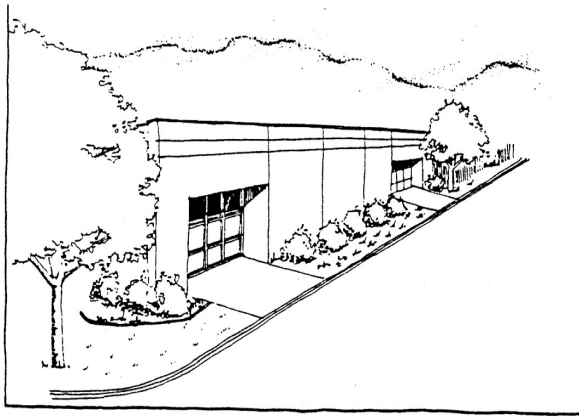




TYPICAL COMMERCIAL/BUSINESS PARK ELEVATION







F. PLANNING AREAS 11 AND 12 (VERY HIGH DENSITY RESIDENTIAL)

Architectural Design Objectives and Guidelines

The multi-family residential developments in Planning Areas 11 and 12 are designed to be neighborhood style communities that offer well designed living units with on-site amenities such as multi purpose rooms, pool and spa areas, open spaces and well defined parking areas offering a mix of covered and uncovered parking spaces.

This section contains Design Objectives and Guidelines that augment the building standards within the Planning Areas. The Objectives are not just the typical goals and minimum expectations for development, but a method to meet and balance the needs of both the City and the developer having an end result in promoting high quality design with flexibility on how to implement the design. However, flexibility shall not mean going to the lowest common denominator that dilutes quality and character.

The Design Objectives present the basis for compliance and the Design Guidelines provide options and examples of how to meet the Objectives. The Design Guideline images used to illustrate the Objectives should be reviewed in reference to the specific topic with which the image is associated and not with all of the guidelines in the document. The intent is for the user to focus on the portions of each photo highlighted with the caption and associated text. While an image may only illustrate a portion of the guideline with which it is associated, the intent of the entire guideline should be met. Although the Design Guidelines include some typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a particular concept or feature. Applying the Design Guidelines will allow the design review process to emphasize not just meeting the minimum standards of zoning, but to create high quality places and spaces.

Objectives and Guidelines which include the word 'should' are intended to be applied as stated. Alternative measures may be considered if they meet or exceed the intent of the guideline. If the Objective or Guideline contains the words 'shall' or 'will', they are mandatory and must be included in the project's design. Objectives and Guidelines using the words 'encouraged' or 'discouraged' are desirable but not mandatory.

F1 – General Objectives, Colors and Materials

F1a. The living units will be a blend of one, two and three story buildings offering a mix of bedroom/bathroom count and varying square footage. Units will have a private outdoor space such as a patio or deck.

F1b. Strategic orientation and configuration of buildings and shading elements shall be used to passively heat and cool spaces. Careful placement of the shade structures will allow for the creation of shade within the open courtyards and not interfere with the open sky placement of the trees.

F1c. Quality materials and imaginative design shall establish the theme of the architecture for each project. The character of the buildings shall be residential and not urban.

F1d. Four-sided architecture shall be provided for all buildings. Designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations of the building.

F1e. Buildings can have a mix of sloping and flat roofs. Sloping roofs should be concrete or clay tile.

F1f. Horizontal and vertical building offsets and articulations shall be used to create visual relief and promote the residential scale of the project.

F1g. The residential buildings should designed with a variety of elements which will help keep a pedestrian scale to the buildings. Building ends and corners should include elements that soften and lower the building, such as stairs and decks.

F1h. Wall materials, base materials, and accent materials for both buildings and site elements will be a combination of: stucco, textured masonry, wood or composite siding, with accents of stone, tile, and metals.

F1i. The use of bold plaster masses with articulated openings, accented entryways, and deeper overhangs is encouraged.

F1j. As one of the unifying materials, plaster will be used on building walls and site walls. It can be both the dominant wall material and an accent material. While a variety of textures may be used on the project, they will not be mixed on a single layer of a building facade.

F1k. Architectural detailing, plaster, siding, and deep colors shall be included at key places on the buildings and site features.

F1l.Walls with masonry, stone or tile accents shall be proposed for some of the building finishes. Combinations of textures and colors will be used. Typical locations for these materials will be entries and bases of the buildings.

F1m. Accent elements such as trellis and shade structures, eyebrows and awnings should be painted steel and other durable material for longevity and ease of maintenance.

F1n. The colors shall be blended, and should offer subtle definition of neighborhood areas. Choose colors consistent with the chosen design theme. Avoid "trendy" colors which become quickly outdated. Low-key and earthy colors work best for primary colors; use of more vibrant colors should be limited to accents.

F1o. Care should be taken to not utilize too many materials or colors on the same building

F1p. Plaster walls and details should be integral color or painted with deeper tones to minimize the reflective glare and provide a more luxurious ambience

F2 – Main Project Entry

F2a. Site planning shall be designed to offer a strong entry statement, leading to clear and direct internal circulation.

F2b There should be strong project identification with thematic architectural elements, project signage and distinctive landscape.

F2c. A project map shall be integrated into the signage and directories adjacent to the vehicle entry point.

F2d. Visitors/prospective tenants shall have a clear destination upon entering the project.

Direct Visual Access to the Leasing Office

F2e, Entries shall be delineated with pavers or other decorative pavement.

F3 – Entry Security

F3a. Site security is important and needs to be an integral part of the site design.

F3b. Perimeter fencing shall be decorative and located to allow visitors to access the leasing office before passing through vehicle or pedestrian security gates.

Prominent Leasing Office Entry

F3c. Resident parking areas should be behind a gated vehicular access. Landlords'are encouraged to provide access control that is easily modified for adding and removing entry credentials

Gated Vehicular Access

F3d. Some guest parking should be provided prior to passing thru secured gates.

F3e. Secondary resident only entries shall have the same security and aesthetic enhancements as the primary Gated Vehicular Access.

Secondary Entry

F3f. Main Entry design should include a courtesy turnaround prior to the secured gate.

F4 – Leasing Office and Clubhouses

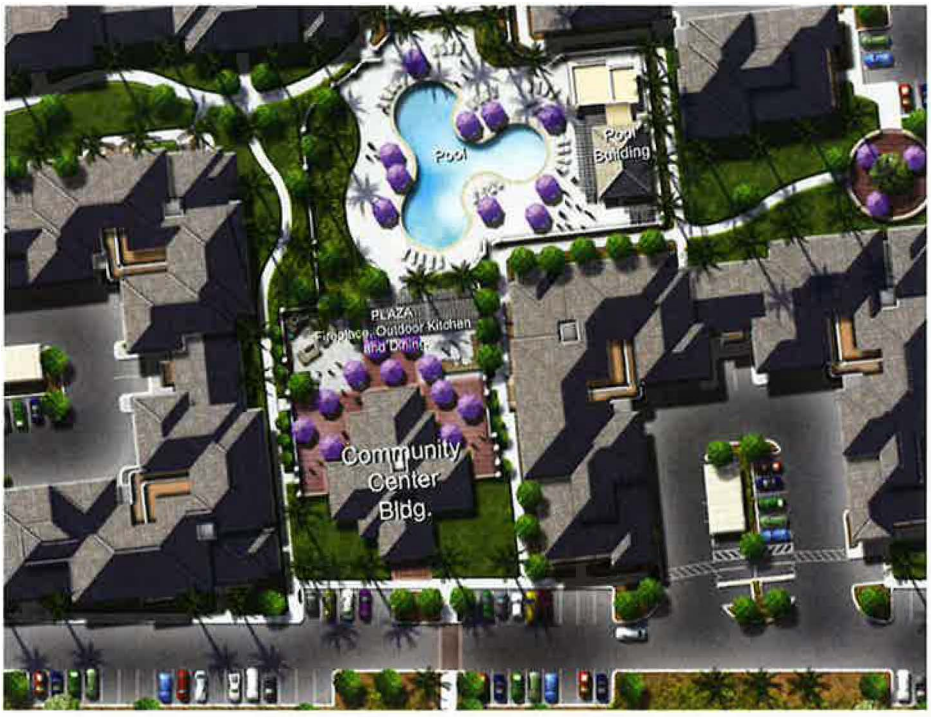
F4a. Leasing offices and clubhouses shall be located so that they can be easily accessed by visitors as well as incorporated into the site plan as a view amenity.

The Leasing Office with direct visual access to the visitor.

F4b. The architectural design of the Leasing Office entry should be a prominent element on the facade.

F4c. The visitor should be able to access to The Leasing Office outside of the Security Fencing.

F4d. The common facilities should have a central location so that the management services are available easily to residents as well as outside visitors.



F4e. If the clubhouse and leasing offices are adjoining, the design should carefully separate the two uses to discourage non-residents from accessing the amenities.

F4e. The clubhouse design should be stylish, and functional providing gathering places for the residents and their guests.

Comfortable Gathering Places

Stylish Decor

F5 – Circulation and Parking

F5a. The multi-family residential developments in Planning Areas 11 and 12 shall provide well defined parking areas offering a mix of covered and uncovered parking spaces.

F5b. Site planning shall be designed to offer a strong entry statement, clear and direct internal circulation and grouping of units and parking in an effort to avoid large expanses of open parking

F5c. Parking lots shall be fully landscaped utilizing a combination of shrubs to screen cars and trees to shade the pavement and vehicles. Plant placement should not inhibit the opening of vehicle doors.

F5d. Coordinate location of lighting fixtures to allow for good illumination at night for safety of both vehicles and pedestrians. Light fixtures shall be decorative and placed clear of trees.

F5e. Decorative signage is encouraged for the labeling of visitor parking and any reserved spaces.

F5f. Trash enclosures should be designed as an integral part of garage buildings to avoid random detached structures within parking areas.

F5g. Defined pedestrian pathways should be planned into the parking lot design to allow for safe and easy passage from parking spaces to unit entry points.

F6 – Covered Parking – General

F6a. Garages may be a part of the residential building (tuck under parking), or in free standing locations within the parking areas.

F6b. Freestanding garage buildings shall be designed in the same architectural style and features as the residential buildings.

F6c. Covered parking spaces should be equitably distributed throughout the project. Both garages and carports should be available.

Flat roofs of carports must have solar panels installed. All other carports shall have sloping roofs in a material that matches the roof of the residences.

F7 – Residential Buildings – Garages & Carports

F7a. Garages designed as part of the residential building should be integrated into the overall design with the site planning providing for easy access and adequate turning spaces.

F7b. Horizontal offsets should be used to break down the height of the buildings.

F7c. Carports in front of a residential building should have a minimalist design as to not detract from the building beyond

F7d. Where space permits, planter areas incorporated adjacent to the garage doors to allow for vertical plantings or accent vine plantings are encouraged.

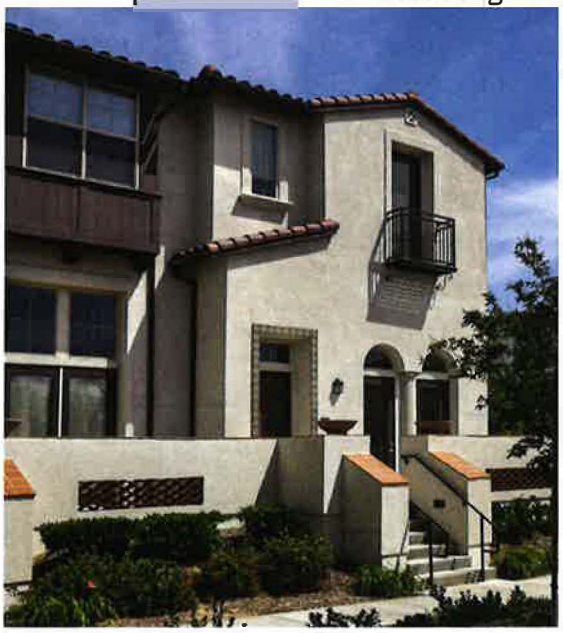
F7e. The design of some attached garages with direct access to the unit is encouraged.

F7f. Carport vertical supports shall be placed to not interfere with the opening of vehicle doors. Below is an example of the post in the wrong location.

F8 – Residential Buildings – Scale

F8a. The character of the buildings shall be residential and not urban.

F8b. Horizontal and vertical building offsets shall be used to create visual relief and promote the residential scale of the project. Site elements such as patio walls as well as building walls can help achieve this.



F8c. The residential buildings should be designed with a variety of elements which will help keep a pedestrian scale to the buildings.

F8d. Building ends and corners may include elements that soften and lower the building, such as stairs and decks.

F8e. The use of bold plaster masses with articulated openings, accented entryways, and deeper overhangs will all help control the perceived scale of the building.

F8f. Color changes are encouraged to help manage the scale of a building. Random locations of color changes shall be avoided.

F9 – Residential Buildings – Fenestration

Fenestration – the arrangement, proportioning, and design of windows and doors in a building.

F9a. Details on windows and doors such as trim or canopies should be included on visible facades. The detailing should be consistent per building, and thematic per project.

F9b. Fenestration shall be simple and organized. The use of numerous types and styles of openings which causes visual clutter, shall be avoided.

Too many types and styles of openings on a single wall.

F9c. Vertical circulation should be identified visually by vertically scaled openings.

F9d. Visual interest can be created by using strong horizontal or vertical openings

F9f. If arches are used, only a single style should be incorporated. If flat arches are the chosen style, widths should be consistent to avoid too many varying shapes.

F9g. The creation of shade on building facades can be achieved through combinations of recessed opening, deep overhangs, and applied accent features such as awning and eyebrows.

F10 – Residential Buildings – Greenbelts

F10a. The site plan design should include greenbelts throughout the project. These greenbelts buffer the pedestrians from vehicle traffic and noise and provide scenic links between project elements, such as courtyards and recreation areas.

F10b. The entry to the individual units should be oriented towards green belts whenever possible. This encourages the neighborhood style of living

F10c. Perimeter units should have an increased landscape buffer between the front door and the parkin g lot or vehicular way.

F10d. Courts can be landscape, hardscape or a combination. They should be linkedt ogether to create a pedestrian base circulation system through the project that is se[arated from the vehicles.

F11 – Clubhouse Amenities

F11a. Amenities such as a clubhouse, firepit/fireplace, pool, spa, work-out facilities, half court basketball court, passive exercise courses, or other similar uses shall be provided as determined on a needs assessment. The needs assessment will use the following criteria:

- Size and shape of recreation areas
- Location and placement of buildings
- Diversity of amenities needed based upon anticipated resident demographic and economic mix
- Number of units, lot size and size mixture of units.

F11b. Clubhouses may include additional amenities such as clubhouse kitchen, private dining rooms, common living rooms, patio areas with fire pits, outdoor fireplaces, bar-b-que areas and tot lots.

Shaded Outdoor Living Room

Common Living Room

Firepits

Outdoor BBQ and Dining Area

Clubhouse Kitchen

F12 – Exercise Amenities

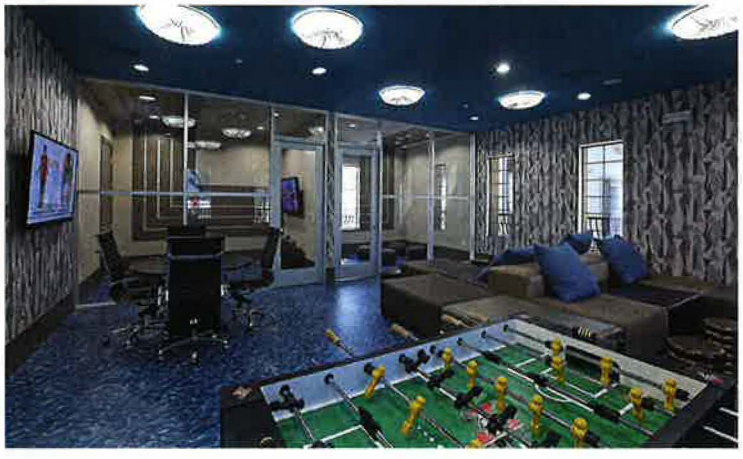
F12a. Amenities that encourage an active lifestyle, such as exercise rooms, sport courts, tot lots, and pools large enough for swimming laps are encouraged.

Sports Activity Areas

Tot Lot

Jr. Olympic sized pool

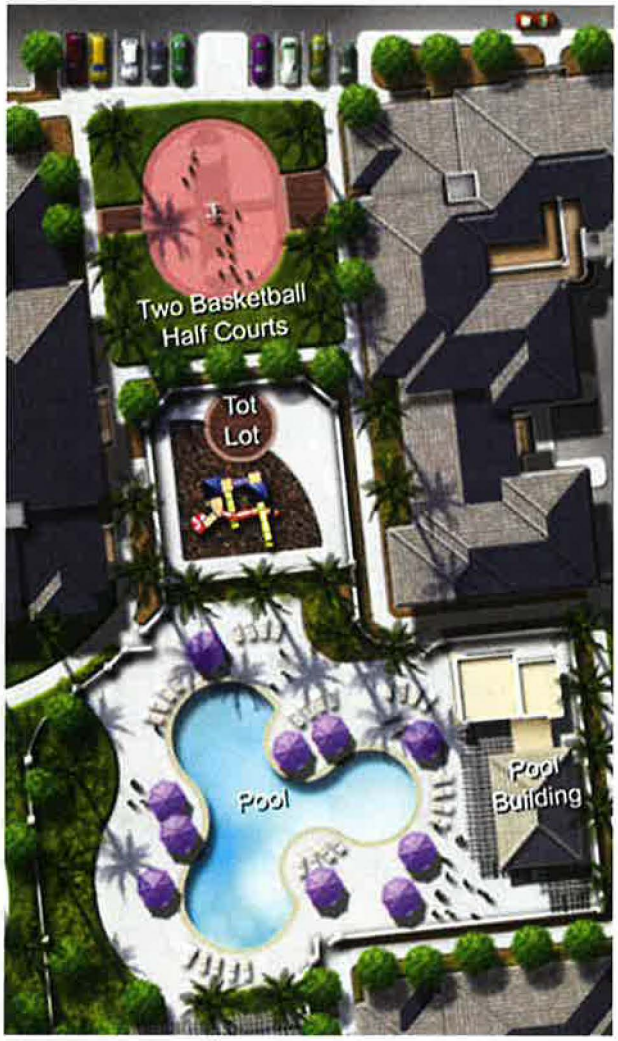
Lounge with Games



Game Room

Pool Seating

F12b. Based on the site plan, the Sports Activity Areas can be located together or distributed throughout the site.



F12c. Workout Equipment rooms should be of adequate size to provide a nice mix of equipment that encourages residents to utilize the facility.

F13 – Pools and Spas

F13a. Pools and spas are encouraged to be the main exterior amenity. Proper planning and design can make a resort like visual amenity instead of of just a pool area.

F13b. Pools and pool decks shall be of adequate size based upon the project density and total number of pools.

Numerous Smaller Pools

F13c. Pool decks shall provide shaded seating areas, areas for sunning and a variety of seating types.

Variety of Seating

F13d. It is encouraged to design pools that function for both exercise style swimming and water play.

F13e. Centrally located pools shall be designed as a visual focal point.

F13f. Bathrooms and outdoor showers should be provided at main pool facilities.

G. PLANNING AREAS 13 and 12 (COMMERCIAL)
Architectural Design Objectives and Guidelines

The retail commercial centers within Planning Areas 12 and 13 shall designed to be flexible, able to accommodate tenants from a supermarket to small local tenants, restaurants, and service uses such as daycare and gas stations.

This section contains Design Objectives and Guidelines that augment the building standards within the Planning Areas. The Objectives are not just the typical goals and minimum expectations for development, but a method to meet and balance the needs of both the City and the developer having an end result in promoting high quality design with flexibility on how to implement the design. However, flexibility shall not mean going to the lowest common denominator that dilutes quality and character.

The Design Objectives present the basis for compliance and the Design Guidelines provide options and examples of how to meet the Objectives. The Design Guideline images used to illustrate the Objectives should be reviewed in reference to the specific topic with which the image is associated and not with all of the guidelines in the document. The intent is for the user to focus on the portions of each photo highlighted with the caption and associated text. While an image may only illustrate a portion of the guideline with which it is associated, the intent of the entire guideline should be met. Although the Design Guidelines include some typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a particular concept or feature. Applying the Design Guidelines will allow the design review process to emphasize not just meeting the minimum standards of zoning, but to create high quality places and spaces.

Objectives and Guidelines which include the word 'should' are intended to be applied as stated. Alternative measures may be considered if they meet or exceed the intent of the guideline. If the Objective or Guideline contains the words 'shall' or 'will', they are mandatory and must be included in the project's design. Objectives and Guidelines using the words 'encouraged' or 'discouraged' are desirable but not mandatory.

G1 – General Objectives

G1a. The buildings shall maintain a theme carried out by quality materials and imaginative design consistent with these Design Guidelines

G1b. Building design shall be simple buildings with few or no sloping roofs. These guidelines offer solutions that include overhangs, colonnades and added eyebrow type overhangs to the visible facades while allowing for typical flat roofs on the buildings.

G1c. Four-sided architecture shall be provided for all buildings. Designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations of the building. The rear elevations of the main in-line shop buildings shall have the same finish materials as the rest of the building.

G1d. Signage locations shall be integrated into the building design and the site elements offering visible signage for all tenants regardless of location. Signage design shall be creative and artistic, promoting the festive atmosphere of a retail center. A sign program is required.

G1e. Site and building elements can have common detailing to articulate a path of travel and unify the design.

G1f. Thematic elements per the Ethanac Corridor Planning Group may be incorporated in the landscape and hardscape elements.

Glg. Main parking lots shall be located in front of the retail buildings so that the parking is visible to the visitor upon entry onto the site, and to minimize car and pedestrian noise on adjacent residential units.

Glh. Pad buildings should be located close to the front property line, spaced from each other to provide view cones into the major tenants. This location allows entering vehicles to not have to make a turning maneuver until after passing the pad building, helping to eleiviate traffic flow into and off of the site. This layout will provide proper stacking distance for exiting vehicles.

Gli. Major retail buildings and inline tenant buildings shall be oriented towards the highway south of the site. Proper driveways, delivery areas and emplotee parking shal be provided at the rear of the buidings. Truck deivery areas shall be located to minimize maneuvering and the assocaited noise adjacent to the residentail properties behind the retail center.

Glj. Onsite vehicle circulation shall include major cross aisles (east-west) located just in front of the major retail buildings and the inline tenants. Any driveways from the highway shall have a direct onnection to the cross aisle. Where possible, the cross aisle shall be curved enough to help mainttain slow on site speeds, and not curved enough to hamper safe viewing of pedestrians or other maneuvering vehicles, Major inteerssections shall have enhanced paving and clearly marked cross walks for pedestrian circulation.

Glk. On site traffic shall be controlled by stop signs at major intersections. The on site vehicle circulation signage shall be designed as a part of the Sign Program for the site. The design package shall include wayfinding signage, signage at all accessible parking spaces, vehicle control signage, and cor=de required signage at each entry. the criteria shall describe the supporting posts, the sign, color and finsh of the front sides and rer of the signs, and proper lighting where required.

G2 – Building Massing

G2a. The silhouette of the buildings should be varied, with interplay between flat and curved elements.

Curves create a Soft Silhouette

G2b. The use of bold plaster masses with deep punched openings, accented entryways, and sun control elements is encouraged to control the perceived mass of the buildings.

Deep Set Openings

G2c. Horizontal and vertical building offsets, and curved wall and roof elements to create articulated breaks, visual relief and promote pedestrian circulation shall be included in the design.

Vertical and Horizontal Planes

G2d. Variation in roof lines shall be used to add interest, and reduce the massive scale of the large commercial buildings. Parapet walls, green screens, and roof screens shall be treated as an integral part of the structural design.

Green Wall Panels

G2e. Light and dark building elements can be combined to break down the oveerall mass of the building.

G2f. Sloping roofs are discouraged, and should be used as small accent roofs only. Sloping roofs shall be metal, such as standing seam roofs.

G3 – Vertical Elements

G3a. The base buildings should be simple buildings punctuated with vertical elements such as entry towers and sign pedestals.

Entry Towers

Interplay of Solid Forms

G3b. All roof mounted mechanical equipment shall be screened with building elements such as parapet walls, or within recessed roof wells.

Facade materials blended for walls and roof screens

G3c. Rhythmic elements that wrap back onto the structure give added depth to the facades.

G3d, All buildings should blend stepped vertical parapets and layered building elements to achieve interest through color changes and shadows.

G4 – Facade Colors

G4a. Subtle color changes on the staggered building faces increase the virtual depth of the elevations. While variation in color and texture is encouraged, care should be taken to not incorporate too many materials, colors or details on a single wall or building, Diversity should be achieved in scale with the base building.

G4b. The colors shall be blended, typically with deep tones.

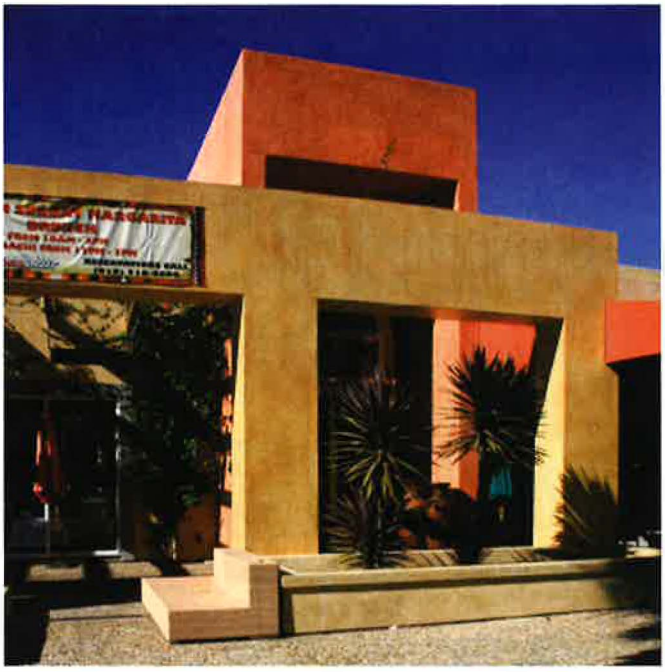
Layering Enhanced by Color

G5 – Interlocking Building Elements

G5a. Large pieces of the building should be interlocked. Interlocking creates strong geometric forms adding to the depth and variety of the façade.

Center Accent

G5b. Articulation of the base, middle and top of the buildings will create visual interest and is encouraged.



G6 – Layering

G6a. Layering the building elements gives individuality to tenants and adds to the visual interest of the overall building. Soft curves in walls or roofs can add to the interest in the building mass. Layering as a way to create sign placement locations should be studied.

Curved Interlocking Forms

G6b. The use of sign panels, or transprent panels such as green wall, is encouraged to add depth while linking different elements together.

G6c. Variation in roof lines shall be used to add interest, and reduce the massive scale of large commercial buildings. Parapet walls and roof screens shall be treated as an integral part of the structural design.

G7 – Building Entries

G7a. The design solution shall provide a strong architectural element that allows easy visibility as well as an ample sign band for each tenant to have separate identity within the center.

Three Dimensional Stepping

Material Accents

G7b. Building entries shall be protected from the elements and articulated by the use of canopies, recesses or arcades.

Subtle Elegance

Glass Awning for Accent

Deep Recessed Entry

G8 – Entry Elements

G8a. The option of vertical glass entries should be considered, giving presence to the main entry. An intermediate metal canopy can provide weather cover for the doors and in some cases a colorful sign band.

Strong Graphics and Bold Colors

Understated with Elegant Materials

Signage/Entry Element Combination

G8b. The entry to the buildings should be punctuated by the use of canopies and structured eyebrows. Entry canopies should be bold in design, readily identifying the entry way. They can be additive to the building or an integral part of the architecture.

Vertical Elements with Strong, Structured Horizontal Accent

G9 – Entry Overhangs

G9a. Overhangs at the entry create a pronounced opening for the entry as well as providing large shaded areas for the pedestrians. Weather and solar protection at the entry points should be included in the design.

Large Overhangs to Create Accent Shadows

Interlocking Color Panels

Overlapping Adjacent Elements
With Strong Horizontal Overhang

Three Dimensional Forms

Metal Accents

G10 – Pad Buildings

G10a. Pad buildings require four-sided architecture. Site planning should express the buildings entry. Style may reflect the tenants standard branding and imaging, however there should be a tie into the center architecture through materials and colors.

Corner tower for entry accent

Four sided design

Building details similar to in-line buildings

Corporate identity with tie to colors and materials used in the center. Instead of the corporate white and blue metal canopy, the stucco and soft colors of the center were utilized.

Architectural and Color Accents

Blend of Textures and Colors

G10b. Service areas, trash enclosures and any exterior storage should be architecturally compatible with the

G11 – Sun Control

G11a. Awnings, overhangs, colonnades, and recessed entries all serve to control the sun. This site will have buildings facing predominantly south, so mid-day to later afternoon sun control will be required. A consistent vocabulary of elements should be used, but varied to provide individual tenant identity.

G11b. Combinations of wood and metal should be used for trellis members and eyebrows. Fabric and metal are encouraged for awnings. For all, consistent maintenance is required to keep the center looking fresh.

G11c. Strategic orientation and configuration of buildings and shading elements shall be used to passively heat and cool spaces. Careful placement of a shade structure will allow for the creation of shade within the open courtyard and not interfere with the open sky placement of the trees. The site plan should address this energy saving aspect of the design.

Steel Eyebrow

Steel Trellis

Combination of Metal and Wood

Contemporary Metal Sunshade

Accent Shade Structures

G12 – Trellis Structures

G12a. Trellis overhangs should provide shade and shadow. The shade should be located to benefit the pedestrians while the shadow should be sued to enhance and accent architectural features of the building.

Decorative Wood Trellis

Metal Shade Elements Supporting Lighting

Shallow Trellis Members as an Accent on An Otherwise Blank Wall

Metal Trellis

G13 – Overhangs

G13a. Eyebrow overhangs can add a level of detail to the building as well as color. A limited vocabulary of styles and materials should be used throughout the center.

Deep Overhangs Create Accent Shading

Accent Shade Canopy

Architectural Overhang

Bold Mix of Vertical and Curves

Curved Forms

Metal Awning Brings Color

G14 – Dramatic Overhangs and Colonnades

G14a. At major tenants, deep, dramatic overhangs should be utilized to accent entries and shade large portions of the façade.

Monumental Columns and Overhang

Linear Solid Overhangs

Solid Overhangs

Bold Contemporary Forms

G14b. Colonnades provide linear shade to the building as well as a covered walkway for pedestrians. Placement of colonnades for pedestrian links throughout the center should be included in the site plan.

Simple Colonnade

Visually Light Structure

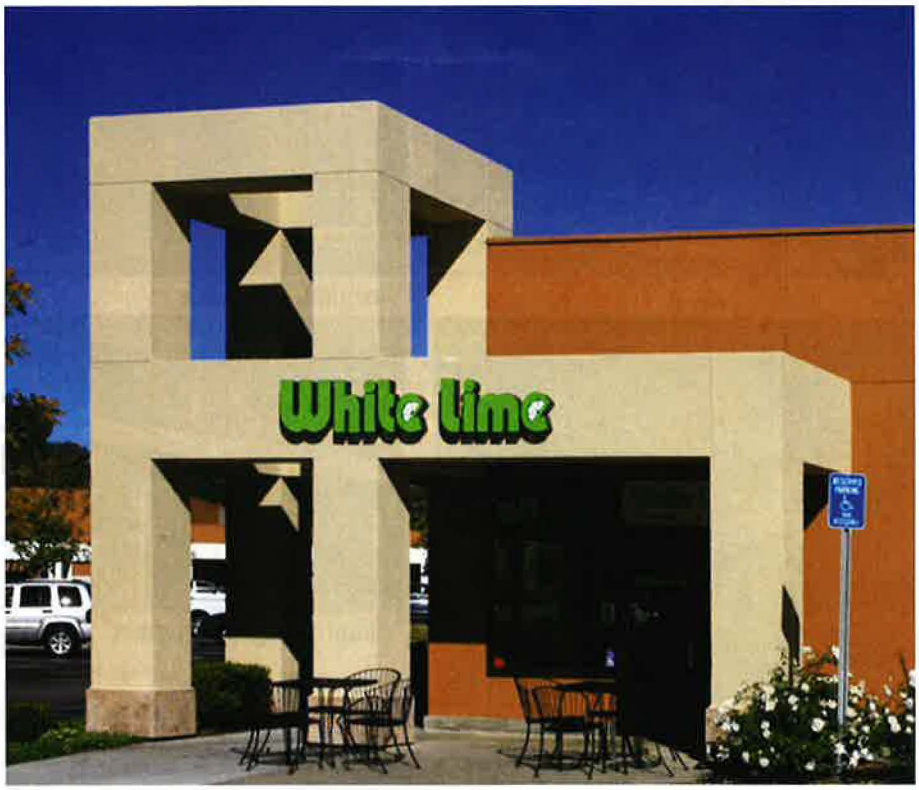
G15 – Sun Control Structures and Awnings

G15a. Independent structures within the parking lots or at building corners can offer way finding cues as well as vertical visual interest. Careful placement of these elements is encouraged to identify main nodes.
G15b. Traditional window awnings can be in fabric or metal. The shape, color and style should match the thematic style of the center.
G15c. The creation of shade along the walkways as well as along the building facades will be accomplished with combinations of:

- Recessed openings
- Awnings
- Trellis structures
- Free standing shade structures
- Deep overhangs
- Eyebrows
- Landscape

Accent Awnings

Inset Awnings with Signage



Corner Accent Shade Structure

Architectural Elements

Steel and Glass Shading

Curved Metal Arbor

G16 – Architectural Metals

G16a. Metal as an accent material should be one of the primary architectural materials. It offers durability and has numerous uses. Metal siding, typically galvanized finish, is a strong counterpoint to smooth plaster walls. Additionally metal detailing in sign bands, green screens and screening shades adds color and detail to the building.

G16b. Metal should be utilized not only as a siding material, but a detail material for eyebrows and awnings, and as the structural members for trellis and shade structures.

G16c. Accent elements such as shade structures will be painted steel and other metals.

Decorative sign band

Horizontal metal siding

Full height accent panels

Metal siding with accent screen panels

Vertical metal siding

G17 – Wall Surfaces

G17a. As one of the unifying materials, plaster (stucco) will be used on building walls and site walls. It can be both the dominant wall material and an accent material. While a variety of textures may be used on the project, they will not be mixed on a single layer of a building facade. Metal, brick and screening should be integrated into the design.

G17b. Plaster walls and details will be integral color or painted with deeper tones to minimize the reflective glare and provide a more luxurious ambience

Interlocking horizontal metal panels

Accent shade screens

Canted and curved wall with vertical metal siding

Horizontal banding in plaster

Greenscreen against a tilt up concrete wall

Brick and Metal Siding with screen accents

G18 – Building Colors

G18a. A variety of colors emphasizes the different building elements and their layers. The project should employ a thoughtful use of color, assisting in tenant branding, a festive atmosphere and visual interest.

Metal and glass accents

Subtle colors enhance the pop out surfaces

Each surface colorized to add depth

Continuity of the fascia color

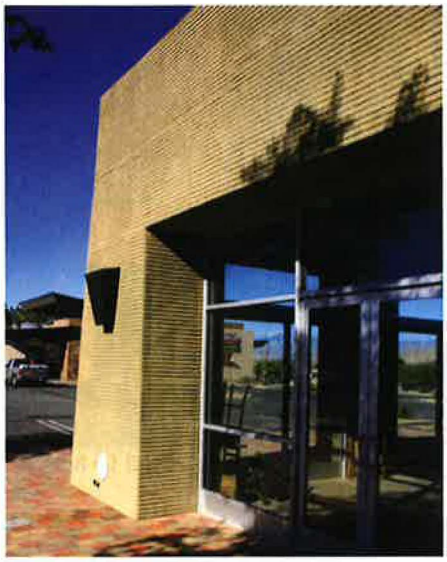
Combination of plaster colors

Bold color accents

G19 – Wall Materials

G19a. Different wall materials should be selected, allowing for variance in textures and colors.

G19b. The materials proposed should offer a contrast from smooth to textured. Wall materials, base materials, and accent materials for both buildings and site elements should be a combination of: smooth and textured concrete, textured masonry, plaster, metal and composite siding, with accents of stone, tile, and metals.



Horizontal raked finish stucco

Painted tilt up concrete panels

Horizontal siding with stucco

Porcelain tile

Exposed integral color concrete

Precision block, fluted block and split faced block column

G20 – Base and Accent Materials

G20a. Natural materials and finishes for accent walls and base materials are encouraged.

G20b. Walls with masonry, natural stone and tile accents should be proposed for some of the building finishes. Combinations of textures and colors should be used. Typical locations for these materials will be entries to buildings, bases and walls of major building elements.

G20c. Architectural detailing utilizing plaster, metal siding, and strong colors shall be included at key places on the buildings and site features.

Stone accent wall

Cantera stone base

Brick walls with standing seam metal roof

Slate tile accent at base

Shot blasted precision concrete block

G21 – Site Furniture

G21a. Outdoor seating areas shall be provided at various locations on the site. Typical locations would be adjacent to major tenants and at corners between two buildings. The spaces should be designed with safety in mind allowing open viewing and be lighted.

G21b. Benches, planters and trash receptacles should be architectural grade and compatible with the colors and style of the architecture and hardscape. The same style furniture should be consistently used throughout the common areas of the site. Private areas such as dining patios may vary from the standard.

Benches, planters and trash receptacles should be architectural grade and compatible with the colors and style of the architecture and hardscape.

Color Bowl Accents

Hanging Plants

Decorative Pots

Coordinated Site Furnishings

G22 – Landscape

G22a. The landscape design shall be a bold design utilizing plant materials to define the spaces, connect the spaces, and enclose the edges. Required street tree patterns along Highway 74 will be continued and enhanced. Setbacks and edges will have a consistent design palette that includes trees, shrubs, contoured berms, and monumentation for both the entire project and the tenants. Landscape shall conform to the City Adopted Landscape Guidelines.

G22b. Within the Retail Center, the design will encourage pedestrian activity and include shade protection from both structures and landscape.

Integrated Hardscape Elements

Large, Lacy Shade Trees

G22c. Wayfinding will be aided by the use of accent plantings at entry points and thematic plantings along routes. Hardscape elements such as curbs, low walls, seat walls, planters and pilasters will compliment the softscape. These elements will incorporate the building materials, provide seating, and create a foreground for the buildings in some locations.

G22d. Landscaped and lighted passageways through the parking areas will connect to the streetside pad buildings. Pathways will be marked with bold rows of trees, visually linking the street and pad buildings with the main courts and plazas.

G22e. Wayfinding from plaza to plaza will also be enhanced with a landscape edge.

G22f. Edges will include thematic street plantings, shrubs, berms and low walls to screen parking areas, and accent plantings at the major points of access, both vehicle and pedestrian per details within the Specific Plan.

G22g. Transition from landscape to hardscape will be defined with curbs, low walls and pilasters. The landscape will have numerous vertical layers, offering variety in texture and color.

Accent Shadows on the Buildings

Combination of Bold Textures

G23 – Parking Lot Landscape

G23a. The linear promenades through the parking lots will have vertical elements to give prominence and easy visibility while offering a shaded pathway through the use of both structured shade devices and trees.

G23b. Vehicle circulation routes on site shall provide clear and direct paths of travel. Thematic landscape may be used to accent the main circulation aisles.

G23c. Major entries shall include enhanced landscaping at the sides and within any medians.

G23d. The planting within the parking lot will provide shade and offer a canopy that will soften the view over the cars without blocking the signs or views into the buildings.

G23e. Landscape islands will have shrubs and groundcover that is appropriate for the environment, and will enhance the edges of the main driveways.

Trees Surrounding the Signage

Shading the Cars and Pavement

End Island Accent Plantings

G24 – Hardscape

G24a. Hardscape along the storefronts shall be a combination of quality paving, benches, architectural pottery and landscaping. ADA path of travel shall be maintained throughout the site.

G24b. The pedestrian spaces should be enhanced by well designed pavement. The colors, textures and materials of the hardscape will convey direction and quality. The palette may include pavers, colored concrete, natural stone and tile.

G24c. Provide convenient pedestrian circulation between buildings, remote building pads and parking areas.

G24d. Pedestrian circulation and wayfinding shall utilize a strong palette of hardscape and landscape elements and materials.

G24e. Paving details will reflect the use of curves to compliment the architecture. The subtle use of texture as well as the bold use of shape will offer paving variety.

G24f. Architectural pottery should be used to accent building entries, define spaces, separate seating areas, and add color through both the pot and the plantings.

Pavers Provide Texture and Color

Deeper Colors Reflect Less Light

Color, Texture and Pattern

G25 – Lighting

G25a. Lighting fixtures should be decorative, in a style compatible with the architecture. Where applicable, the same family of fixtures should be used for pole and post top locations as sell as wall mounting.

G23b. The lighting guidelines listed below are consistent with the City of Menifee and the Mt. Palomar Ordinance. When incorporated into the development they will eliminate sources of light pollution and aesthetic disturbance within the City.

G25c. Exterior lighting will be located and fully shielded so as to direct light away from adjoining lots, buildings, and streets (public or private).

G25d. Any architectural, landscape, or accent lighting (lighting used for decorative effects) will be turned off from one hour after closing until sunrise in order to protect Palomar Observatory from light pollution. This requirement shall exclude outdoor lighting used for illuminating walkways, or other outdoor security lighting as permitted.

G25e. Architectural lighting will include wall mounted decorative fixtures, ground mounted fixtures and in conjunction with architectural details neon and LED lighting may be used. Glare free type opaque fixtures for general task lighting shall be provided. Path lighting shall be accomplished with concealed source post-top fixtures, bollard fixtures and surface mounted building fixtures.

G25f. Parking lot lighting shall be accomplished with pole lighting with a maximum height of 25' or lower depending on a photometric study. Fixtures shall be decorative in a style matching the buildings. Parking lot light fixture locations shall be coordinated with the tree planting plan to avoid conflicts.

Pedestrian Scaled Lighting

Wall Mounted Accent Lights

Pathway Poletops

Wall Mounted and Pole Top Version of Same Fixture for Continuity

Decorative Wall Sconce

G26 – Service Areas (Trash Enclosures / Loading Facilities)

G26a. All trash and recycle bins shall be in permanent enclosures as approved by the City. The architectural design of the enclosure, the gates, and the cover if required shall be consistent with the thematic style of the overall center.

G26b. The location of trash enclosures shall provide convenient access for each tenant and be located in discrete areas while still maintaining clear truck access. Loading and trash facilities shall be located and concealed from public view by a combination of walls and landscape.

G26c. Within pedestrian areas all trash receptacles selected shall be in conformity with existing color schemes, materials and site furniture styles.

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The City of Menifee Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Menifee Planner Mr. Brandon Cleary at 951-723-3761.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1531MA22 – Richland Ventures, Inc., (Representative: Richland Investments) – City of Menifee Case Nos. DEV2021-005 (Specific Plan Amendment), TTM38132 and TTM38133 (Tentative Tract Maps). A proposal to amend the Menifee North Specific Plan (SP260) to modify the uses, configuration, acreages, unit counts, densities, and land use designations of Planning Areas 9, 22, and 23A, generally located easterly of Palomar Road, southerly of Watson Road, westerly of Briggs Road, and northerly of Highway 74. The applicant also proposes two separate tentative tract maps: TTM38132 (Planning Area 9) a proposal to divide 31.2 gross acres into 173 single family residential lots, 5 open space lots, and 1 water quality basin; and TTM38133 (Planning Area 22) a proposal to divide 28.8 gross acres into 149 single family residential lots, 6 open space lots, and 1 water quality basin (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1526MA22 Date Submitted: 6/14/2022

AIA: March Zone: C2 Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John Semcken

Applicant Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Phone: 562-948-4306 **Email:** jsemcken@majesticrealty.com

Representative/ Property Owner Contact Information

Representative: T&B Planning, Inc. **Email:** tzinn@tbplanning.com

Tracy Zinn Phone: 714-505-6360 ext. 350

Address: 3200 El Camino Real Suite 100, Irvine, CA 92602

Property Owner: Majestic Freeway Business Center, LLC. **Email:** jsemcken@majesticrealty.com

John Semcken Phone: 562-948-4306

Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Local Jurisdiction Agency

Agency Name: Riverside County Phone: 951-955-3025

Staff Contact: Russell Brady **Email:** rbrady@rivco.org

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Local Agency Case No.: PPT220008

Project Location

Street Address: No address yet - "S.W. corner of Perry and Harvill" Gross Parcel Size.: 18.33

Assessor's Parcel No.: 314-130-015, -23, -024, -026, -027

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 1527.5 ft

Height of Building or structures: 45 feet (request to review at 50 feet to allow flexibility up to 50 feet)

What type of drainage basins are being proposed and the square footage: Water Detention basin, 33,671 square feet

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.6
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1013CO22 – Ares Management LLC (Representative: Christopher Sandford)
APPROVING JURISDICTION:	City of Corona
JURISDICTION CASE NO:	GPA2022-0001 (General Plan Amendment)
LAND USE PLAN:	2004 Corona Municipal Airport Land Use Compatibility Plan
Airport Influence Area:	Corona Municipal Airport
Land Use Policy:	Compatibility Zone D
Noise Levels:	Below 60 CNEL
MAJOR ISSUES:	**None**

RECOMMENDATION: Staff recommends that the Commission find the General Plan Amendment CONSISTENT with the 2004 Corona Municipal Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: A proposal to amend the general plan land use designation of 4.92 acres from General Industrial (GI) to Light Industrial (LI). The site contains one existing industrial building.

PROJECT LOCATION: The site is located at westerly of Sherman Avenue, southerly of Railroad Street, easterly of Smith Avenue, and northerly of Pomona Road, approximately 4,469 feet southeasterly of the easterly end of Runway 7-25 at Corona Municipal Airport.

BACKGROUND:

Non-Residential Intensity: The site is located within Zone D of the Corona Municipal Airport Influence Area, where non-residential average intensity is restricted to 100 people per acre, and single acre intensity is restricted to a maximum 300 people. The project does not propose any development at this time.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1 or C (children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, hazardous materials and hazards to flight). The project proposes no development at this time.

Noise: The Corona Municipal Airport Land Use Compatibility Plan depicts the site as being located below the 60 CNEL contour range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise. The project does not propose any development at this time.

Part 77: The elevation of Corona Airport's Runway 5-23 at its southeasterly terminus is 1,499 feet above mean sea level (AMSL). At a distance of 3,500 feet from the runway to the site, any structure with a top point elevation exceeding 1,534 feet AMSL would require notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES). The site contains one existing industrial building. The project does not propose any development at this time. Therefore, FAA OES review is not required.

Open Area: The site is located within Compatibility Zone D of the Corona Municipal Airport Influence Area, which requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 4.92 acres in area and no development is proposed at this time, therefore open area is not required.

General Plan Amendment: The applicant proposes amending the general plan land use designation of 4.92 acres from General Industrial (GI) to Light Industrial (LI). The proposed amendments would be consistent with the Compatibility Plan as long as the underlying development's intensity is consistent with the compatibility criteria.

X:\AIRPORT CASE FILES\Corona\ZAP1013CO22\ZAP1013CO22sr.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

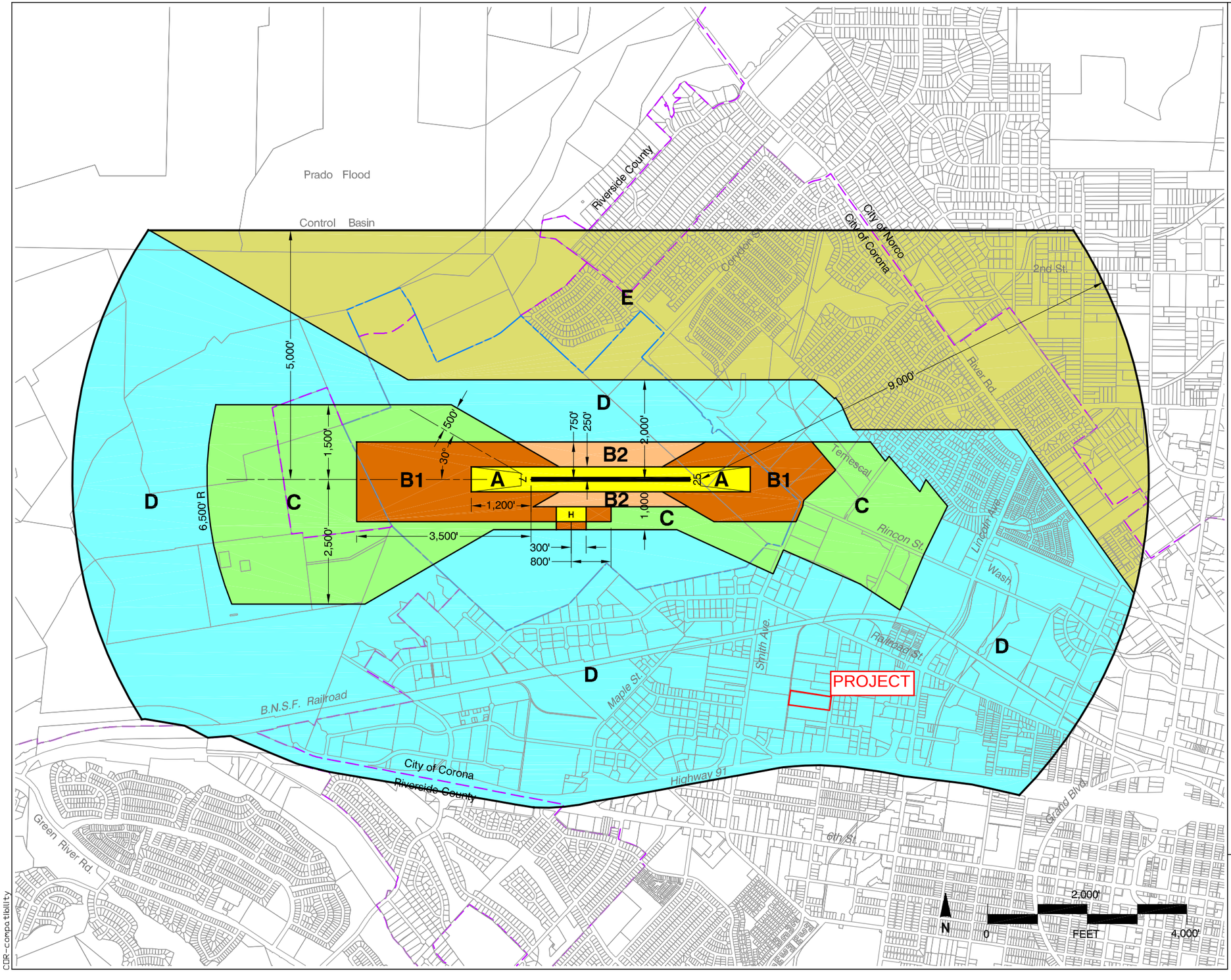
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Note

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 October 2004)

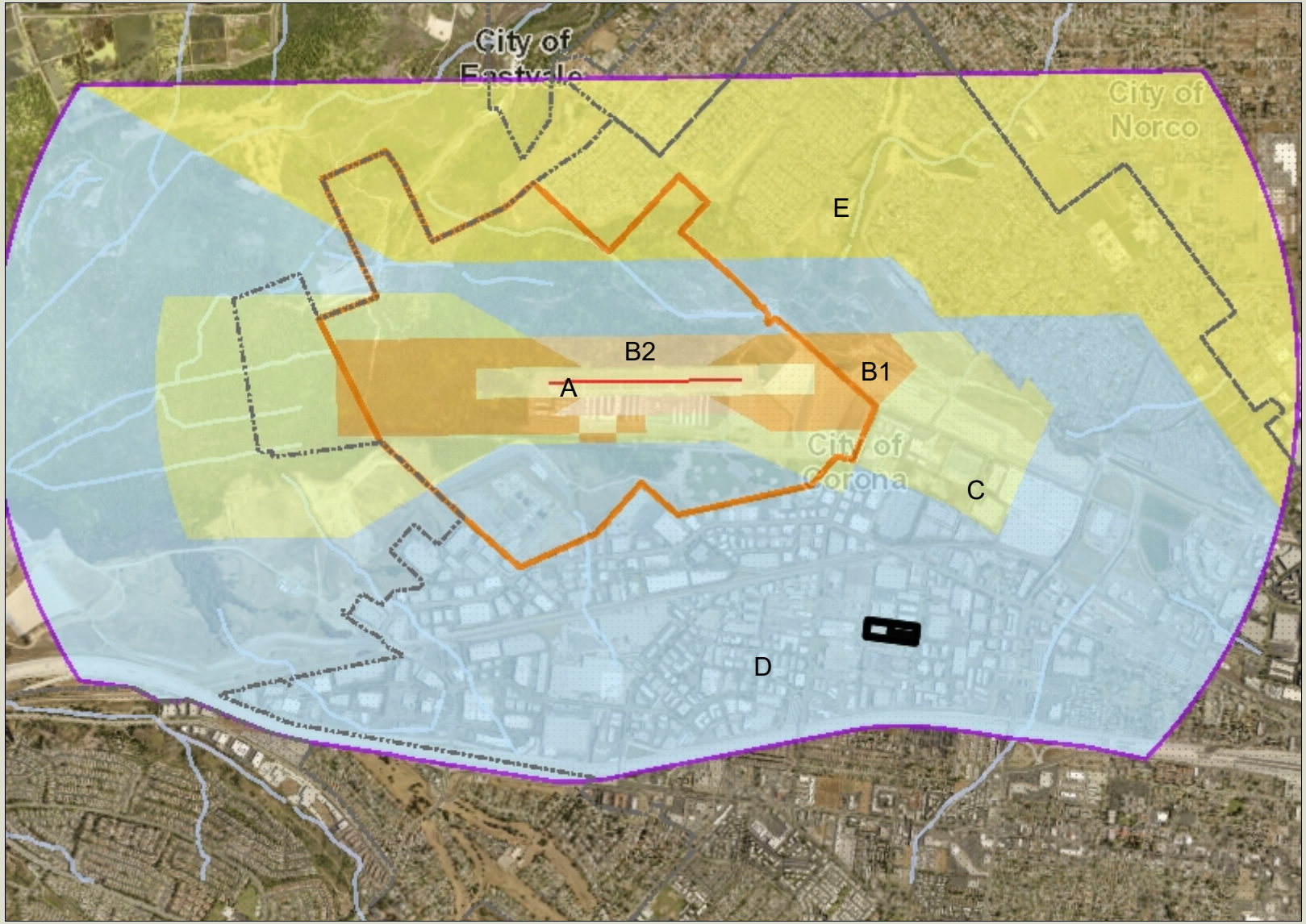
Map CO-1

Compatibility Map

Corona Municipal Airport

CDR-compatibility

Map My County Map



Legend

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

0 3,079 6,157 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

Map My County Map

Legend

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

0 192 385 Feet

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Notes

Map My County Map

Legend

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

0 192 385 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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Notes

Map My County Map

Legend

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

0 1,539 3,079 Feet

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Notes

Map My County Map

Legend

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

0 770 1,539 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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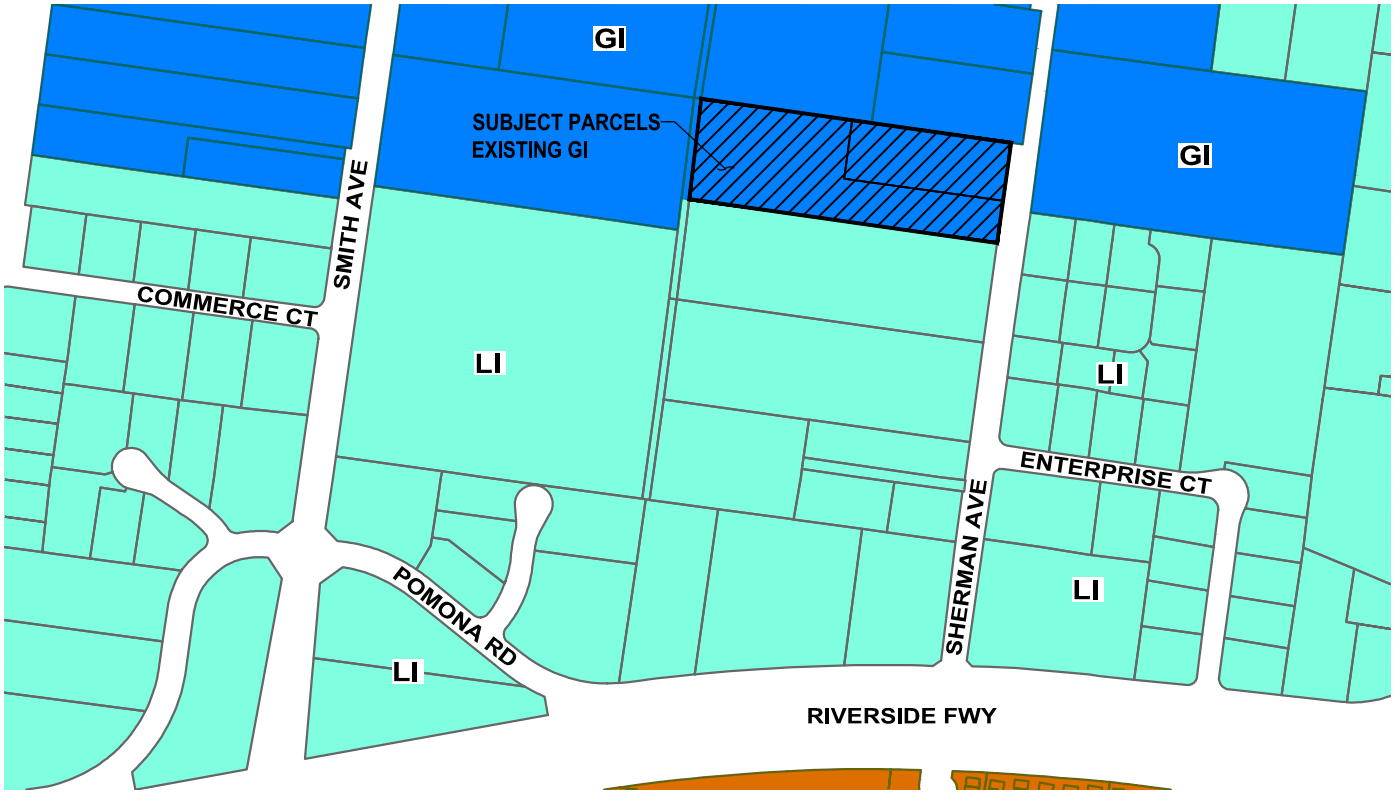
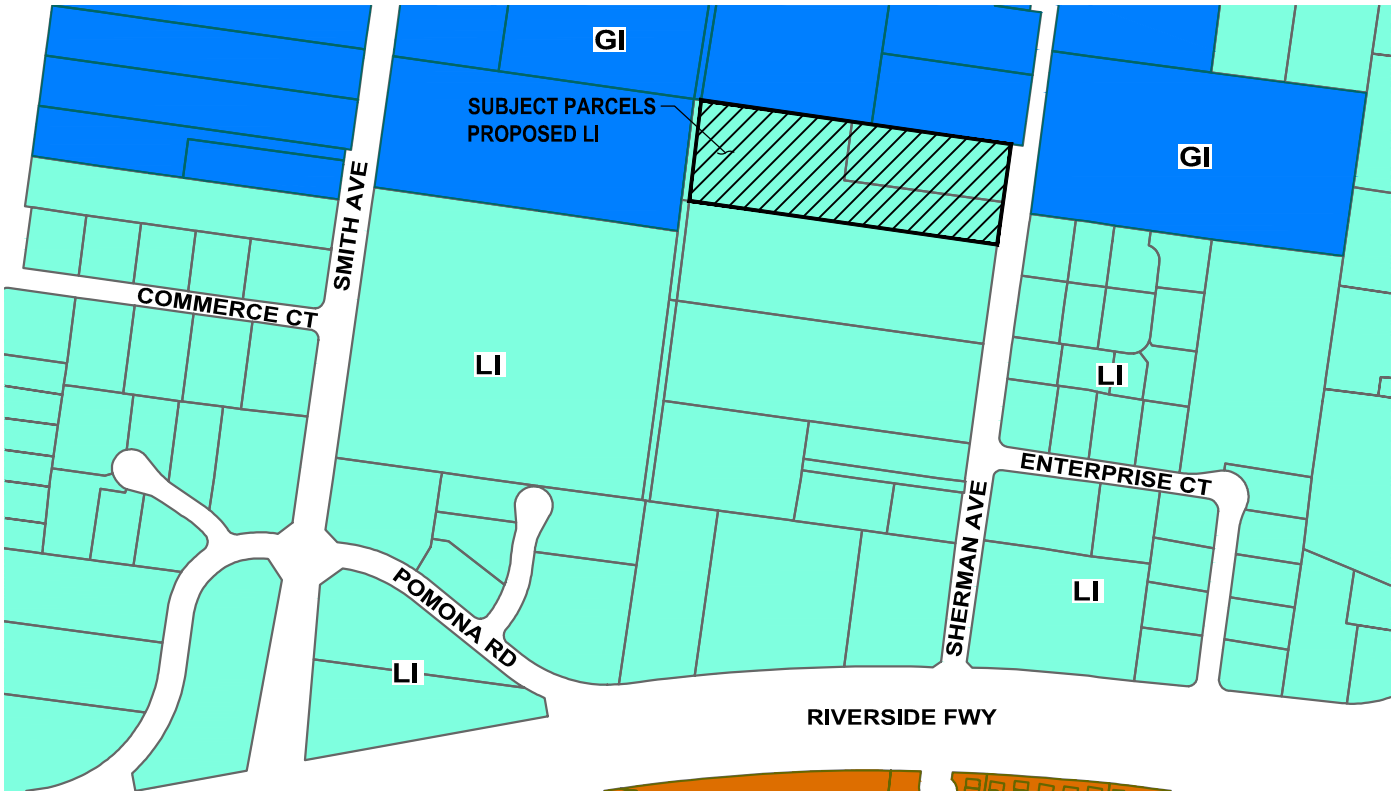
Notes



EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

WestLAND Group, Inc.

GENERAL PLAN AMENDMENT

SUBJECT PARCEL'S BOUNDARIES AND ITS CURRENT GENERAL PLAN DESIGNATION

WestLAND Group, Inc.

GENERAL PLAN AMENDMENT

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The City of Corona Planning Department should be contacted on non-ALUC issues. For more information please contact City of Corona Planner Rafael Torres at (951) 739-4973.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1013CO22 – Ares Management LLC (Representative: Christopher Sandford) City of Corona Case No. GPA2022-0001(General Plan Amendment). A proposal to amend the general plan land use designation of 4.92 acres located westerly of Sherman Avenue, southerly of Railroad Street, easterly of Smith Avenue, and northerly of Pomona Road, from General Industrial (GI) to Light Industrial (LI). The site contains one existing industrial building (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area)

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1013CO22 Date Submitted: 6/29/22

AIA: Corona Zone: D Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: Christopher Sanford, Ares Management LLC

Applicant Address: 4675 MacArthur Ct, Suite 625, Newport Beach, CA 92660

Phone: (949) 892-4911 **Email:** csanford@aresmgmt.com

Representative/ Property Owner Contact Information

Representative: Christopher Sanford, Ares Management LLC **Email:** csanford@aresmgmt.com

Phone: (949) 892-4911

Address: 4675 MacArthur Ct, Suite 625, Newport Beach, CA 92660

Property Owner: IPT CORONA COMMERCE CENTER LLC **Email:**

Phone:

Address: 4675 MacArthur Ct, Suite 625, Newport Beach, CA 9266

Local Jurisdiction Agency

Agency Name: City of Corona Phone: 951 739-4973

Staff Contact: Rafael Torres **Email:** Rafael.Torres@CoronaCA.gov

Address: 400 S. Vicentia Ave., Corona, CA 92882

Local Agency Case No.: GPA2022-0001

Project Location

Street Address: 220 -224 Sherman Ave, Corona, CA Gross Parcel Size.: 4.92 Ac.

Assessor's Parcel No.: 118-330-016 & 118-330-015

Solar

Is the project proposing solar Panels? Yes ☐ No ☑ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) ~627 ft

Height of Building or structures: ~18 ft (existing single story warehouse/office building)

What type of drainage basins are being proposed and the square footage: NA

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.7
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1118FV22 – Salim Development Group, LLC (Representative: Cross Engineering Services, LLC)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	CZ2000034 (Change of Zone), SP00265S03 (Third Substantial Conformance to Specific Plan No. 00265S03), PPT200033 (Plot Plan), TPM38464 (Tentative Parcel Map)
LAND USE PLAN:	2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011
Airport Influence Area:	French Valley Airport
Land Use Policy:	Compatibility Zones B1 and C
Noise Levels:	55 - 60 CNEL from aircraft noise
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the proposed Change of Zone and Substantial Conformance to Specific Plan No. 265 CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, and find the proposed Plot Plan and Tentative Parcel Map CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: A proposal to construct a 2,535 square foot Arby's sit-down restaurant with drive-thru, a 729 square foot carry-out Wienerschnitzel with drive-thru, and a 5,215 square foot car wash tunnel on 2.26 acres. The applicant also proposes a change of zone and amending Specific Plan No. 265 Borel Airport Center, to add a carwash use within Planning Area 3. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels

PROJECT LOCATION: The proposed project is located on the southwest corner of Penfield Road and Benton Road, approximately 3,000 feet northeasterly of the northerly terminus of Runway 18-36 at French Valley Airport.

BACKGROUND:

Non-Residential Average Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 (2.36 acres) and C (0.10 acres) of the French Valley Airport Influence Area. Within Compatibility Zone B1 of the French Valley Airport Influence Area, Additional Compatibility Policy 2.3 limits average acre intensity to 40 people. No buildings are proposed in Zone C.

Pursuant to Appendix C, Table C-1 of the Riverside County Airport Land Use Compatibility Plan, the following rates were used to calculate projected occupancy for the proposed building:

- Restaurant dining area – 1 person per 15 square feet, and
- Restaurant kitchen area – 1 person per 200 square feet,

The project proposes to construct a 2,535 square foot Arby's sit-down restaurant with drive-thru, a 729 square foot carry-out Wienerschnitzel with drive-thru, and a 5,215 square foot car wash tunnel on 2.26 acres. The applicant also proposes to divide the site's 2.26 acres into three parcels (one for each building) and therefore the average intensity on a lot-by-lot basis (based on the applicant's proposed lot lines as indicated on the parcel map and site plan) has to be considered:

- Parcel 1 proposes a 5,215 square foot car wash tunnel with 15 car-stack on 0.65 acres, accommodating 23 people, resulting in an average intensity of 35 people per acre, which is consistent with Compatibility Zone B1 average intensity criterion of 40 people per acre.

- Parcel 2 proposes a 2,535 square foot Arby's sit-down restaurant with drive-thru which includes 600 square feet of dining area and 1,200 square feet of kitchen area, and a 7 car-stack drive thru on 1.42 acres, accommodating 57 people, resulting in an average intensity of 40 people per acre, which is consistent with Compatibility Zone B1 average intensity criterion of 40 people per acre.

- Parcel 3 proposes a 729 square foot carry-out Wienerschnitzel restaurant with drive-thru which includes 405 square feet of kitchen area, and 7 car-stack drive thru on 0.62 acres, accommodating 13 people, resulting in an average intensity of 21 people per acre, which is consistent with Compatibility Zone B1 average intensity criterion of 40 people per acre.

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). Based on the number of vehicle parking spaces provided (29), the total occupancy would be estimated at 44 persons, resulting in an average intensity of 20 persons per acre, which is consistent with the Zone B1 average intensity criterion of 40 people per acre.

Non-Residential Single-Acre Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 (2.36 acres) and C (0.10 acres), where Additional Compatibility Policy 2.3 restricts single acre intensity to a maximum of 80 persons. No buildings are proposed in Zone C.

Based on the proposed site plan and occupancies as previously noted, the maximum single-acre intensity includes the 2,535 square foot Arby's sit-down restaurant with drive-thru which includes 600 square feet of dining area and 1,200 square feet of kitchen area, and a 7 car-stack drive thru, and the 729 square foot carry-out Wienerschnitzel restaurant with drive-thru which includes 405

square feet of kitchen area, and 7 car-stack drive thru, accommodating a total occupancy of 70 people, which is consistent with the Zone B1 single-acre intensity criterion of 80 people.

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

Noise: The French Valley Airport Land Use Compatibility Plan depicts the site as being located within the 55 - 60 CNEL contour range from aircraft noise. Office and retail (restaurant) uses are identified as normally acceptable within this range; however, staff is recommending a condition to incorporate noise attenuation measures into the design of the proposed buildings to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 3,000 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,377 feet AMSL. The site elevation is 1,355 feet AMSL. With a maximum building height of 28 feet, the top point elevation would be 1,385 feet. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study Nos. 2022-AWP-13582-OE, 2022-AWP-13583-OE, and 2022-AWP-13584-OE, to this project and is currently in a “work in progress” status.

Open Area: Compatibility Zone B1 requires 30% and Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 2.26 acres in area, so open area is not required.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 3,000 feet from the runway, and therefore would be subject to the above requirement.

The project would utilize sand filter basins, which are desirable near airports because standing water is not long-standing and is treated through an underdrain system, however, standing water may not drain quickly after a peak storm event. Pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such basins are suitable within 10,000 feet of the airport. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

Specific Plan Amendment/Change of Zone: The applicant proposes a change of zone and amending Specific Plan No. 265 Borel Airport Center, to add a carwash use within Planning Area 3. The proposed amendments would be consistent with the Compatibility Plan as long as the underlying development’s intensity is consistent with the compatibility criteria.

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

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

   (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials.

   (f) Highly noise-sensitive outdoor nonresidential uses.

   (g) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County – Aviation Division at (951) 955-9722 for additional information.

4. The project shall utilize sand filter basins and shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

5. Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

6. This project has been evaluated as consisting of a 5,215 square foot car wash tunnel with 15 car-stack, a 2,535 square foot Arby's sit-down restaurant with drive-thru which includes 600 square feet of dining area and 1,200 square feet of kitchen area, and a 7 car-stack drive thru on 1.42 acres, and a 729 square foot carry-out Wienerschnitzel restaurant with drive-thru which includes 405 square feet of kitchen area, and 7 car-stack drive thru. No outdoor seating is proposed. Any increase in building area (including construction of a new building), change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

Legend

Compatability 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

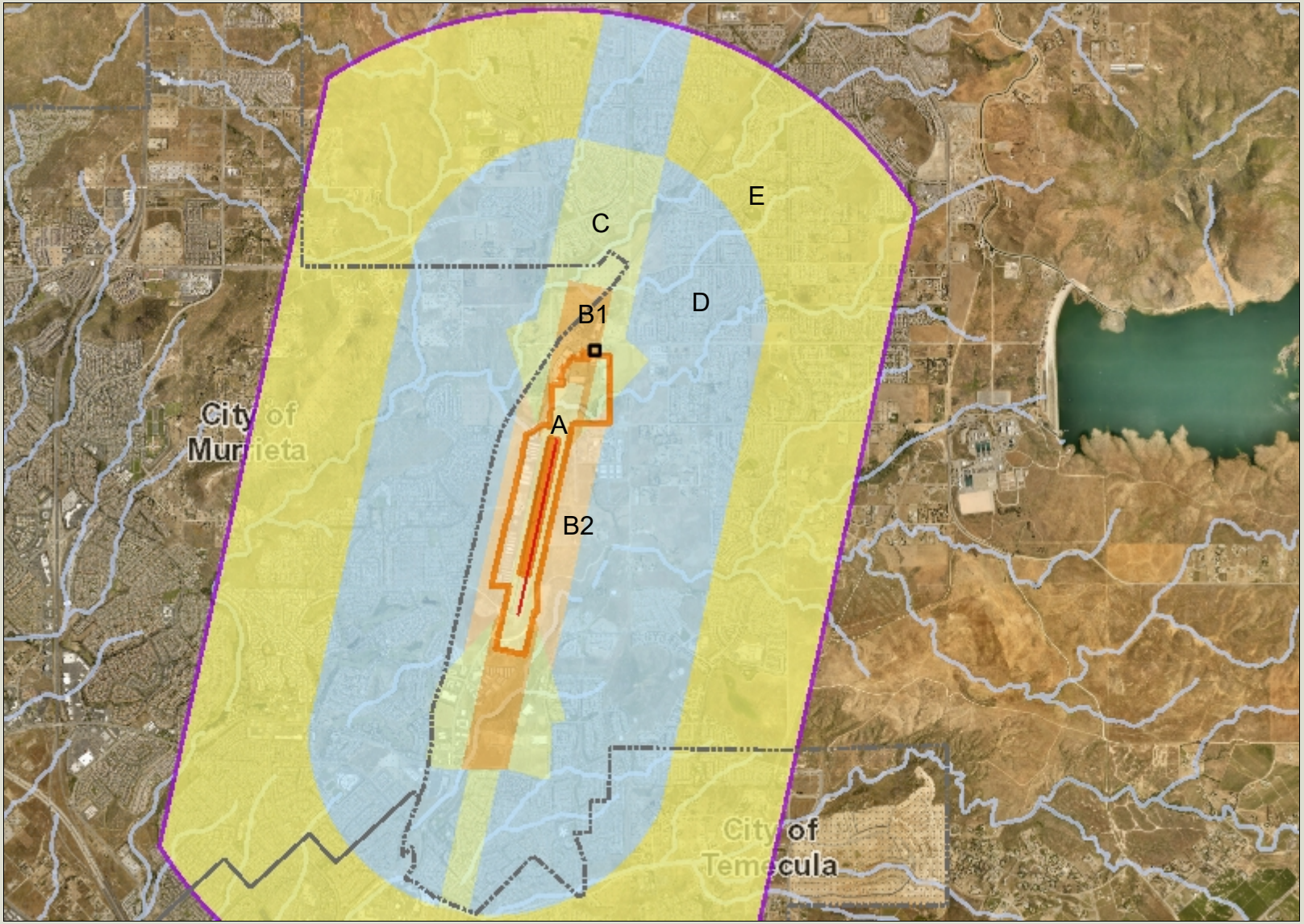
(April 2010)

Map FV-1

Compatibility Map

French Valley Airport

Map My County Map



Legend

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

0 6,157 12,314 Feet

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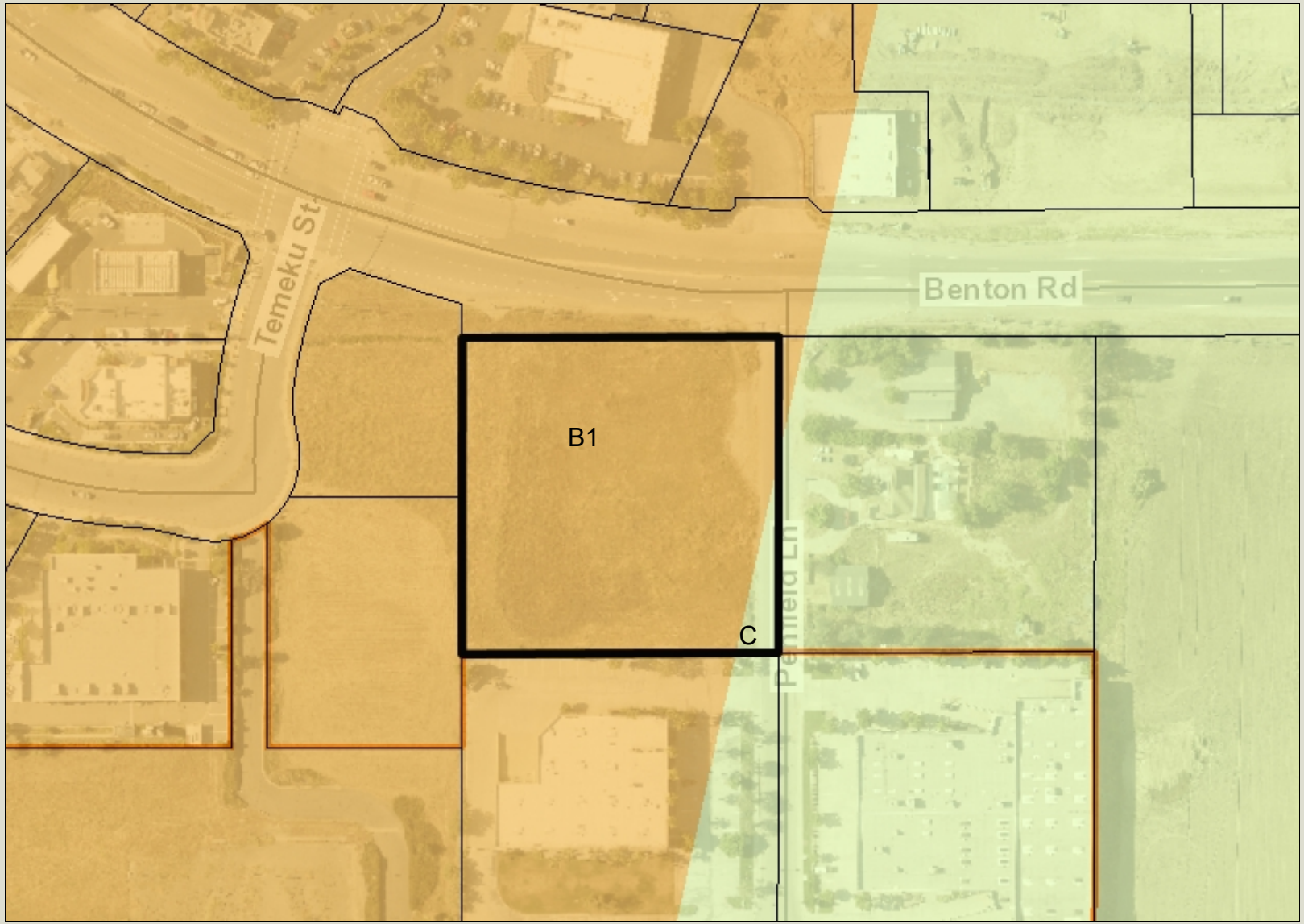
Notes

Map My County Map



Legend

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

0 192 385 Feet

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Notes

Map My County Map

Legend

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

0 192 385 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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Notes

Map My County Map

Legend

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

0 1,539 3,079 Feet

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Notes

Map My County Map

Legend

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

0 770 1,539 Feet

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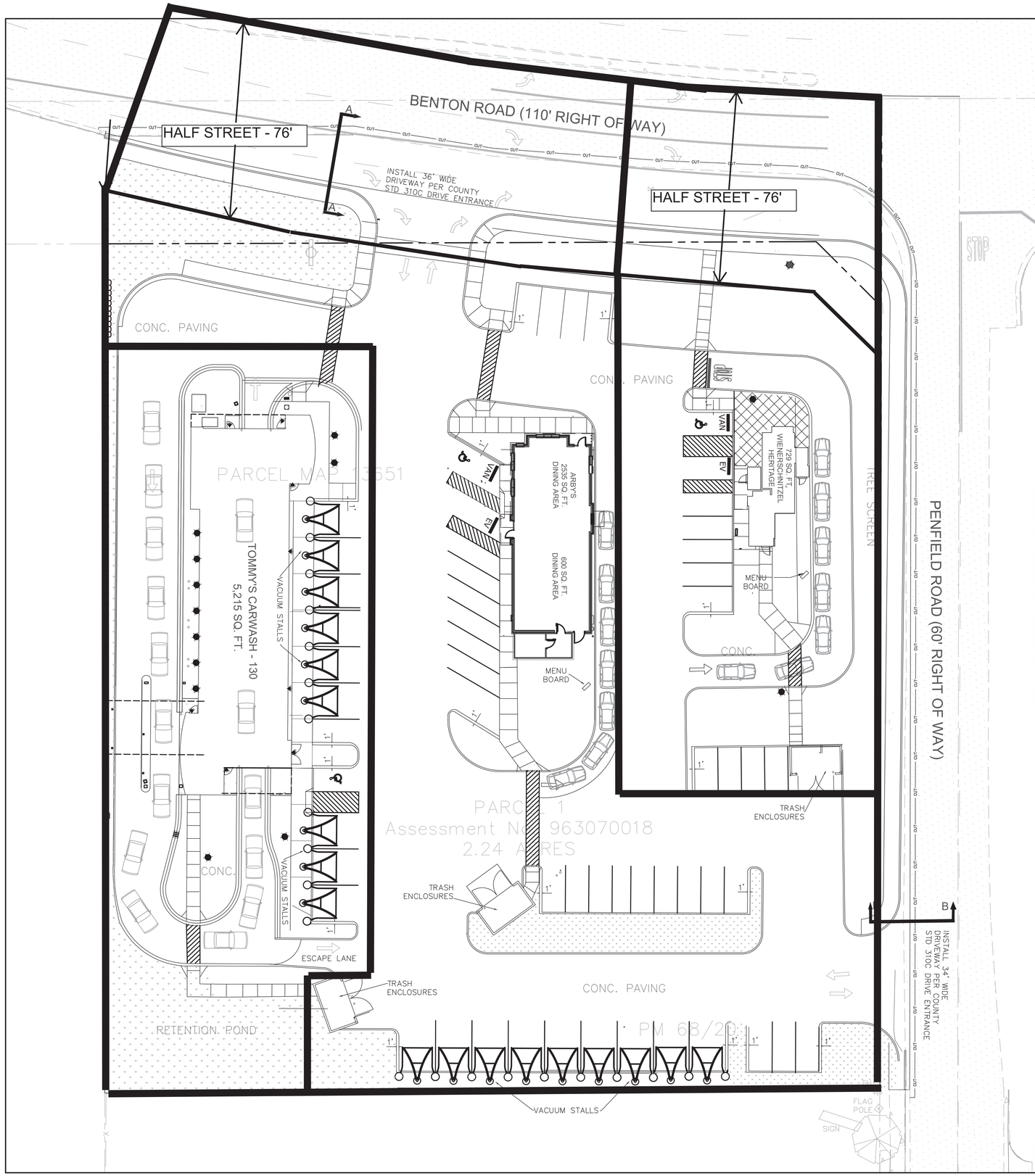
Notes



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE

LEGEND

- FH = FIRE HYDRANT
- SSMH = SEWER MANHOLE
- SSCO = SEWER CLEANOUT
- SDMH = STORM DRAIN MANHOLE
- BP = BOLLARD POLE
- CB = CATCH BASIN
- = INLET GRATE
- EMH = ELECTRIC MANHOLE
- EB = ELECTRIC BOX
- EM = ELECTRIC METER
- GM = GAS METER
- PP = POWER POLE
- LP = LIGHT POLE
- TRANS = TRANSFORMER PAD
- TMH = TELEPHONE MANHOLE
- TP = TELEPHONE PEDESTAL
- GP = GUY WIRE
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WM = WATER METER
- MW = MONITOR WELL
- SPB = SPRINKLER BOX
- RD = ROOF DRAIN
- RV = ROOF VENT

VACUUM STALL

ZONING: M-SC (MANUFACTURING SERVICE COMMERCIAL ZONE)
ASSESSORS PARCEL NO: 963070018 - 2.24 ACRES

MSC REQUIREMENTS
MIN LOT SIZE : 10,000 SF
MIN WIDTH: 75' AVERAGE (65' MIN)
BUILDING SETBACK: 25' FROM STREET
LANDSCAPE SETBACK: 10' FROM ROW
10% OF SITE SHALL BE LANDSCAPED
BUILDING HEIGHT: 50' MAX

TOMMYS :
18 VAC STALLS
1 EMPLOYEE STALL
1 HANDICAP STALL
DRIVE-THRU: 15 VEHICLES X 1.5 = 22.5 PEOPLE
3.5 EMPLOYEES AT ANY TIME
26 PEOPLE / 0.65 AC = 40 PEOPLE PER ACRE

WIENERSCHNITZEL:
2 EMPLOYEES AT ANY TIME

DRIVE-THRU: 7 VEHICLES X 1.5 = 11 PEOPLE
13 PEOPLE / 0.625 AC = 21 PEOPLE PER ACRE

ARBY'S
1 PERSON PER 15 SF DINING AREA
600 SF SERVICE AREA = 40 PEOPLE
1 PERSON PER 200 SF OF KITCHEN AREA
1200 SF OF KITCHEN: = 6 PEOPLE
DRIVE-THRU: 7 VEHICLES X 1.5 = 11 PEOPLE
TOTAL ARBYS: 40+6+11= 57 PEOPLE
57 PEOPLE / 1.425 AC= 40 PEOPLE PER ACRE

TOTAL SITE: 30 +12+46 = 88 PEOPLE
NET AREA: 2.19 ACRES
GROSS AREA: 2.19+0.51 = 2.70 AC
AVG DENSITY: 108 PEOPLE / 2.70 = 40 PEOPLE PER ACRE

ALUC REQUIREMENT FOR ZONE B1
40 PEOPLE PER ACRE ON AVERAGE
MAX ALLOWED IS 80 PEOPLE ON ANY 1 ACRE - WHICH IS NOT EXCEEDED

UTILITY PROVIDERS:
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
TELEPHONE: AT&T
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT

SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

PRE-DEVELOPED CONDITIONS: EXISTING PROPERTY CONTAINS NO PERMANENT STRUCTURES. PROPERTY CONSIST OF UNDEVELOPED LAND WITH NATIVE PLANTS - NO TREES.

DEMOLITION FOR THIS PROJECT IS VERY MINOR,I.E. CLEAR & GRUB AND ROUGH GRADING.

PROPOSED DEVELOPED CONDITIONS: THE PROPERTY WILL BE DEVELOPED INTO VARIED COMMERCIAL USE. THE PROJECT CONSISTS OF:

1. A SINGLE STORY FAST FOOD RESTAURANT (WEINERSCHNITZEL) WITH DRIVE-THRU CAPABILITIES AND OUTDOOR SEATING AREA. PROJECT WILL INCLUDE TYPICAL UTILITY CONNECTIONS FOR A FOOD SERVICE FACILITY, INCLUDING A GREASE TRAP

2. A SINGLE STORY FAST FOOD RESTAURANT WITH DRIVE-THRU CAPABILITIES AND OUTDOOR SEATING AREA. PROJECT WILL INCLUDE TYPICAL UTILITY CONNECTIONS FOR A FOOD SERVICE FACILITY, INCLUDING A GREASE TRAP

3. A SINGLE STORY DRIVE-THRU AUTOMATIC CAR WASH WITH VACUUM STALLS. PROJECT INCLUDES TYPICAL UTILITY CONNECTIONS, TOGETHER WITH A WATER TREATMENT AND WATER REUSE SYSTEM.

SITE BREAKDOWN:
TOTAL SITE AREA: 97,436 SF (100%)
LANDSCAPE: 25,176 SF (25.8%)
BUILDING: 8,144 SF (8.4%)
HARDSCAPE: 64,116 SF (65.8%)

SITE GRADING VOLUME: CUT = 2381 CY, FILL = 1283 CY, NET = 1098 CY (CUT)

Prepared for:
Salim development
Tahir Salim
4740 Green River Road
Corona, CA 92880

Prepared by:
Cross Engineering Services
203 W. Main Street Ste. F3
Lexington, SC 29072
Office: (803) 236-7123
Cell: (801) 391-2391

PARCEL AREAS

TOMMY'S CARWASH - NET AREA: 0.650 AC

WIENERSCHNITZEL - NET AREA: 0.445 AC
GROSS AREA: 0.625 AC

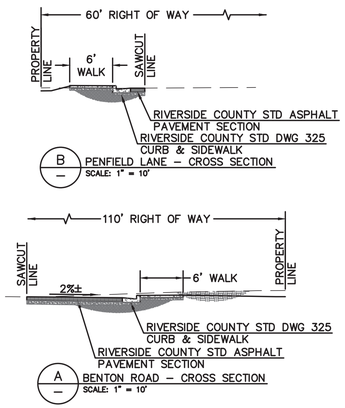
ARBY'S - NET AREA:1.09 AC
GROSS AREA: 1.425 AC

MAX NUMBER OF PEOPLE ON A SINGLE ACRE:
80
ARBYS - 57 PEOPLE
WIENERSCHNITZEL - 21

TOTAL = 78 PEOPLE

N

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Lexington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391

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DRAFTED BY:	DJR
DESIGNED BY:	BKS
CHECKED BY:	JWC

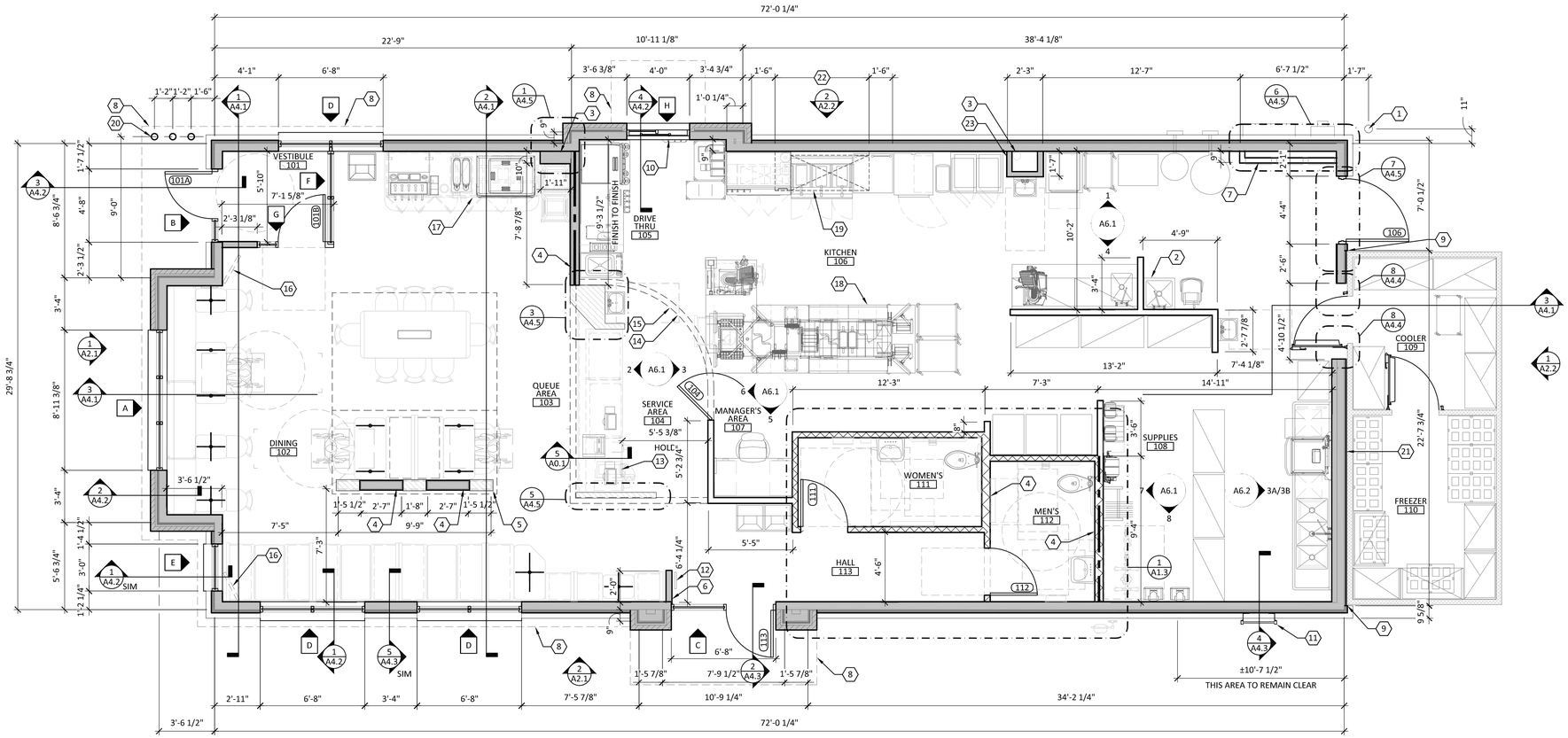
NO.	REVISION DESCRIPTION	DATE

CONDITIONAL USE PERMIT - CIVIL SITE PLAN
TOMMY'S EXPRESS
04/11/2022

FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA
APN: 963-07-0018

PROJECT NO.
XXX

SHEET NUMBER
XXX



ARCHITECTURAL FLOOR PLAN

1/4" = 1'-0"

OWNER FURNISHED ITEM LIST

THE FOLLOWING ITEMS MAY OR MAY NOT BE SUPPLIED BY THE OWNER/FRANCHISEE. G.C. IS TO CONFIRM WITH OWNER THAT THESE ITEMS ARE BEING SUPPLIED AND/OR INSTALLED BY OWNER. PLEASE CONTACT OWNER IF YOU HAVE ANY QUESTIONS ABOUT THIS LIST. ON SHEET SP-1 IN THE ARCHITECTURAL SPECIFICATIONS THERE IS ALSO A LIST THAT OUTLINES SEVERAL OWNER SUPPLIED ITEMS THAT ARE INCLUDED IN THIS LIST, THE SAME INSTRUCTIONS APPLY TO THAT LIST.

A. DRIVE-THRU WINDOW
B. DRIVE-THRU MUSIC SYSTEM
C. HVAC UNITS
D. KITCHEN EQUIPMENT
E. SMALLWARES
F. ATS CASH MACHINE
G. REGISTERS
H. HOOD SYSTEM
I. BULK CO2
J. DRINK SYSTEM
K. DRINK EQUIPMENT INSTALLATION
L. INTERIOR MENU BOARD
M. EXTERIOR MENU BOARD
N. MENU BOARD CANOPY
O. CANOPIES/ACCENT BAND
P. DECOR PACKAGE
   a. DECOR LIGHTING
   b. SEATING
   c. WALL COVERINGS
   d. FLOORING
Q. MAX. OCCUPANCY SIGNAGE
R. CUSTOMER BELL
S. STORE SIGNAGE
T. LOT LIGHTING
U. FIRE EXTINGUISHERS

SYMBOL LEGEND

(#)	FLOOR PLAN CODED NOTE (SEE SCHEDULE ON THIS SHEET)
(####)	DOOR TAG (SEE SCHEDULE ON SHEET A8.1)
X	WINDOW TAG (SEE ELEVATIONS ON SHEET A8.2)

WALL LEGEND

	WALL/PARTITION
	WALL WITH SOUND BATT
	SHEAR WALL
	PARTIAL HEIGHT WALL

CODED NOTES (#)

1. 6" Ø STEEL BOLLARD, CENTER ON FACE OF BUILDING, REFER TO DETAIL 9/AS1.2.
2. MOP SINK, REFER TO PLUMBING DRAWINGS.
3. INTERIOR ROOF DRAIN IN WALL, REFER TO PLUMBING DRAWINGS.
4. 2x6 WD. STUD WALL @ 16" O.C.
5. REFER TO DECOR DRAWINGS FOR ELEVATIONS OF PARTIAL HEIGHT WALLS. INSTALL UNI-STRUT AT EACH END AND 4'-0" O.C. MAX. REFER TO DETAIL 6/A0.1.
6. INSTALL MAXIMUM OCCUPANCY SIGNAGE (WHERE REQUIRED). SIGNAGE SHALL BE INSTALLED AT 60" A.F.F. THE G.C. IS TO VERIFY THE SIZE, QUANTITY AND LOCATION(S) OF SIGNAGE WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION. (G.C. TO CONFIRM WITH OWNER THAT THIS ITEM IS TO BE PROVIDED BY OWNER.)
7. 2x4 FUR OUT WALL AT ELECTRIC PANELS. REFER TO ELECTRICAL DRAWINGS.
8. LINE OF CANOPY/ACCENT BAND ABOVE.
9. STAINLESS STEEL CLOSURE PIECE PROVIDED BY COOLER MANUFACTURER. INSTALLED BY G.C. CAULK TO ADJACENT SURFACE.
10. INSTALL OWNER FURNISHED DRIVE-THRU WINDOW, REFER TO EQUIPMENT PLAN AND SCHEDULE.
11. ROOF ACCESS LADDER.
12. INSTALL OWNER FURNISHED "CUSTOMER BELL" AT 54" A.F.F.
13. COORDINATE THE LOCATION OF THE SECURING BOLTS FOR THE SAFE WITH THE MANUFACTURER'S REQUIREMENTS.
14. MENU BOARD ABOVE, REFER TO CEILING PLAN.
15. LINE OF SOFFIT ABOVE, REFER TO CEILING PLAN.
16. INSTALL TELEVISION AND MOUNTING BRACKET. PROVIDE IN-WALL BLOCKING.
17. SELF SERVE DRINK STATION AND CONDIMENT BAR. TOP OF COUNTER TO BE SET AT 34" A.F.F. MAX. REFER TO ELECTRICAL AND PLUMBING DRAWINGS.
18. PRODUCTION COUNTER. REFER TO ELECTRICAL DRAWINGS.
19. HOOD ABOVE, REFER TO MECHANICAL DRAWINGS.
20. CANOPY POST, BY OWNER. TYP. OF (3).
21. DO NOT INSTALL BRICK BEHIND COOLER, PROVIDE 1" RIGID INSULATION ON WALL BEHIND COOLER. HOLD COOLER OFF INSULATION 1"
22. PROVIDE STAINLESS STEEL SHEET OVER 1/2" CEMENT BOARD ON METAL STUD FRAMING BEHIND HOOD. EXTEND MIN. 18" BEYOND EDGE OF HOOD IN BOTH DIRECTIONS, FROM SLAB TO T.O. WALL.
23. FURR OUT EXTERIOR WALL WITH 2x4 WOOD STUDS FOR WATER PIPING.

NOT FOR CONSTRUCTION

pacific rim architects
5912 BOLSA AVENUE
SUITE 212
HUNTINGTON BEACH, CA 92649
PH 714.840.2100
FAX 714.840.2101
www.pacificrimarchitects.com

Arby's
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ARBY'S RESTAURANT GROUP
SWC BENTON RD & PENFIELD LN.
FRENCH VALLEY, CA 92563

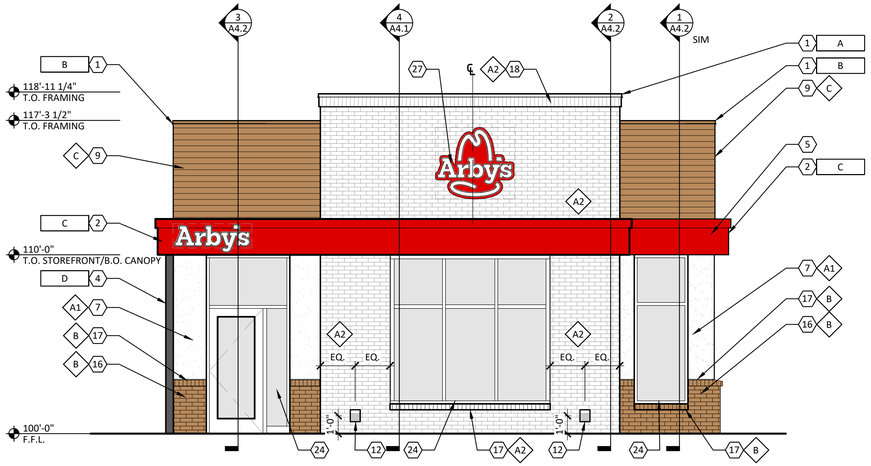
PROJECT NUMBER:
PRA-ARBYS-001 French Valley

ISSUE	DATE
FRANCHISE REV	03-01-2022

ARCHITECTURAL FLOOR PLAN

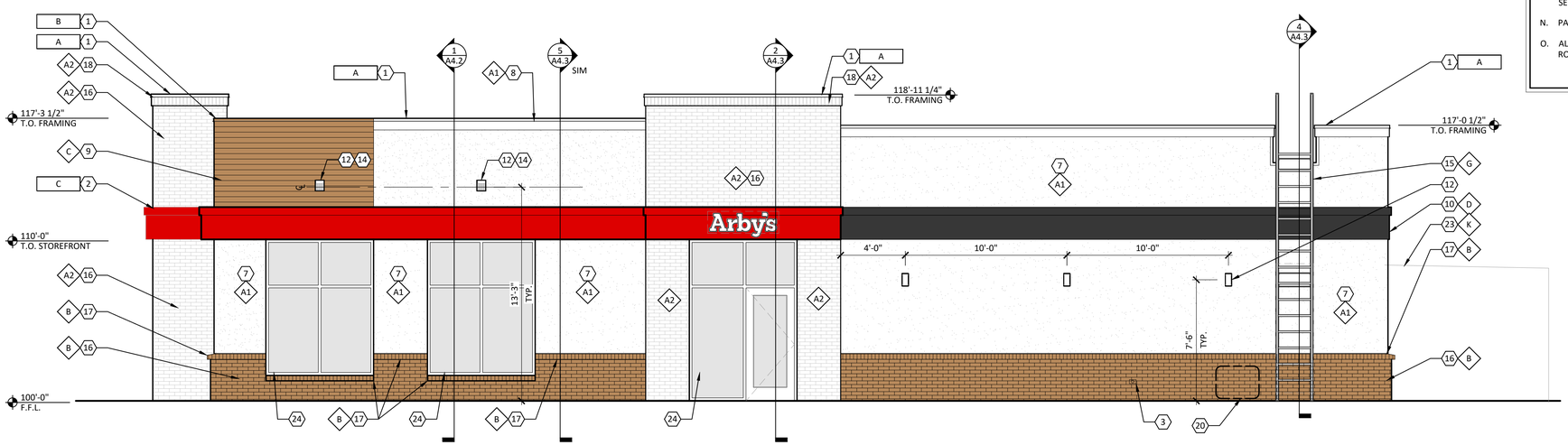
SHEET: A1.1

2/22/2022 4:12 PM



1 A2.1 **NORTH ELEVATION**

1/4" = 1'-0"



2 A2.1 **WEST ELEVATION**

1/4" = 1'-0"

2/22/2022 4:13 PM

CODED NOTES

(#) (ALL CODED NOTES MAY NOT BE USED)

1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. HOSE BIBB, REFER TO PLUMBING DRAWINGS.
4. PRE-FABRICATED METAL POST FOR CANOPY.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
7. EIFS WALL SYSTEM.
8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS. REFER TO 2/A4.4.
10. EIFS ACCENT BAND.
11. DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL.
12. WALL MOUNTED LIGHT FIXTURE.
13. 6"CONC. FILLED STEEL PIPE BOLLARD, PAINT YELLOW.
14. CENTER LIGHT FIXTURE ON STOREFRONT BELOW.
15. PAINT ROOF LADDER
16. BRICK VENEER. RUNNING BOND.
17. BRICK ROWLOCK SILL.
18. BRICK CORNICE, SOLDIER COURSE.
19. ELECTRICAL EQUIPMENT.
20. GAS METER. REFER TO MEP DRAWINGS FOR EXACT LOCATION. PAINT TO MATCH BRICK.
21. GREASE OUTLET.
22. Co2 HOOKUP.
23. COOLER/FREEZER, PAINT TO MATCH EIFS.
24. ALUMINUM STOREFRONT.
25. PREFABRICATED SCUPPER BOX. MATH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 6/A1.2
26. CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE MOUNT ON BRICK WALL REFER TO SIGNAGE VENDORS DRAWINGS.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	BELDEN BRICK	ALASKA WHITE	TEXTURE: VELOUR GROUT: CEMEX GRAY TYPE N 1000
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRIACTED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRIACTED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

A. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.

B. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.

C. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS , SILLS, ETC.

D. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLENT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.

E. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.

F. REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.

G. ALUMINUM STOREFRONT TO BE DARK BRONZE.

H. ALL GLAZING TO BE 1" INSULATED GLAZING.

I. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. INSTALL EIFS WALL SYSTEM OVER FLUID APPLIED MEMBRANE.

J. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

K. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.

L. PAINT ALL EXPOSED BRICK LINTELS TO MATCH STOREFRONT.

M. ALL WALL MOUTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BEAD OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.

N. PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL ACCENT BAND.

O. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)

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LICENSED ARCHITECT
MARK D ANDERSON
NO. C-31687
EXP: 07/23
STATE OF CALIFORNIA

Arby's
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ARBY'S RESTAURANT GROUP
SWC BENTON RD & PENFIELD LN.
WINCHESTER, CA 92563
(FRENCH VALLEY)

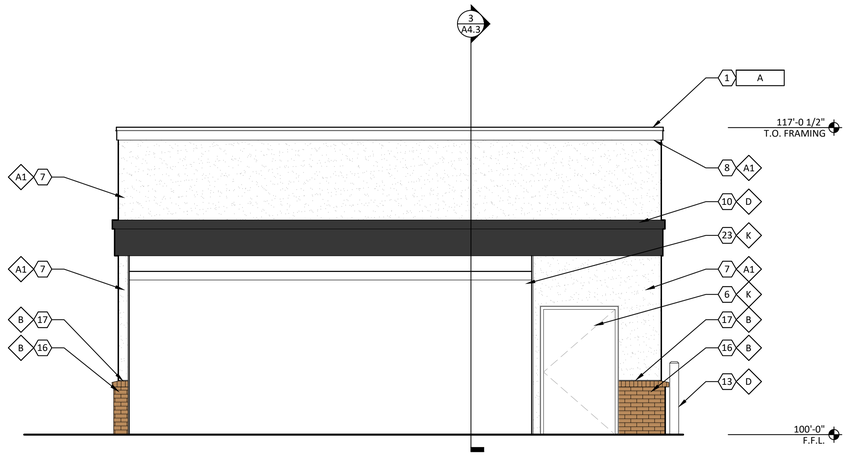
PROJECT NUMBER:

ISSUE	DATE
2020 v1.0	
CUP Set	04-20-2022

EXTERIOR ELEVATIONS

SHEET: A2.1

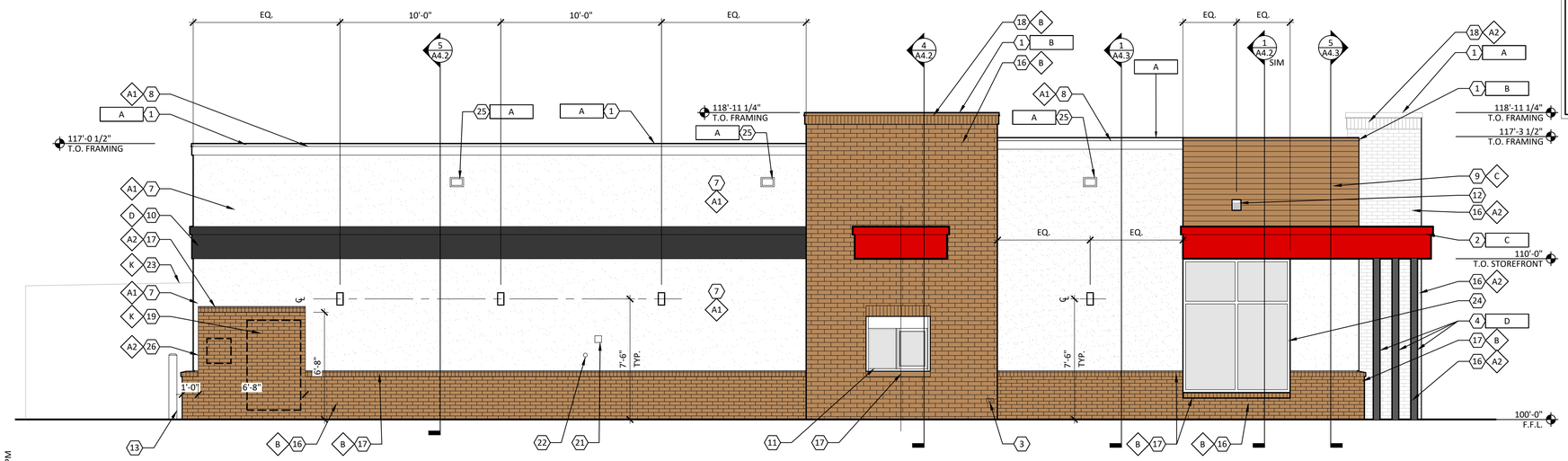
NOT FOR CONSTRUCTION



1
A2.2

SOUTH ELEVATION

1/4" = 1'-0"



2
A2.2

EAST ELEVATION

1/4" = 1'-0"

2/22/2022 4:13 PM

CODED NOTES

(#) (ALL CODED NOTES MAY NOT BE USED)

1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. HOSE BIBB, REFER TO PLUMBING DRAWINGS.
4. PRE-FABRICATED METAL POST FOR CANOPY.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
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8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS. REFER TO 2/A4.4.
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14. CENTER LIGHT FIXTURE ON STOREFRONT BELOW.
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16. BRICK VENEER. RUNNING BOND.
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25. PREFABRICATED SCUPPER BOX. MATH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 6/A1.2
26. CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE MOUNT ON BRICK WALL REFER TO SIGNAGE VENDORS DRAWINGS.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	BELDEN BRICK	ALASKA WHITE	TEXTURE: VELOUR GROUT: CEMEX GRAY TYPE N 1000
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
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E	NOT USED	---	---
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LICENSED ARCHITECT
MARK D ANDERSON
NO. C-31687
EXP: 07/23
STATE OF CALIFORNIA

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ARBY'S RESTAURANT GROUP
SWC BENTON RD & PENFIELD LN.
WINCHESTER, CA 92563
(FRENCH VALLEY)

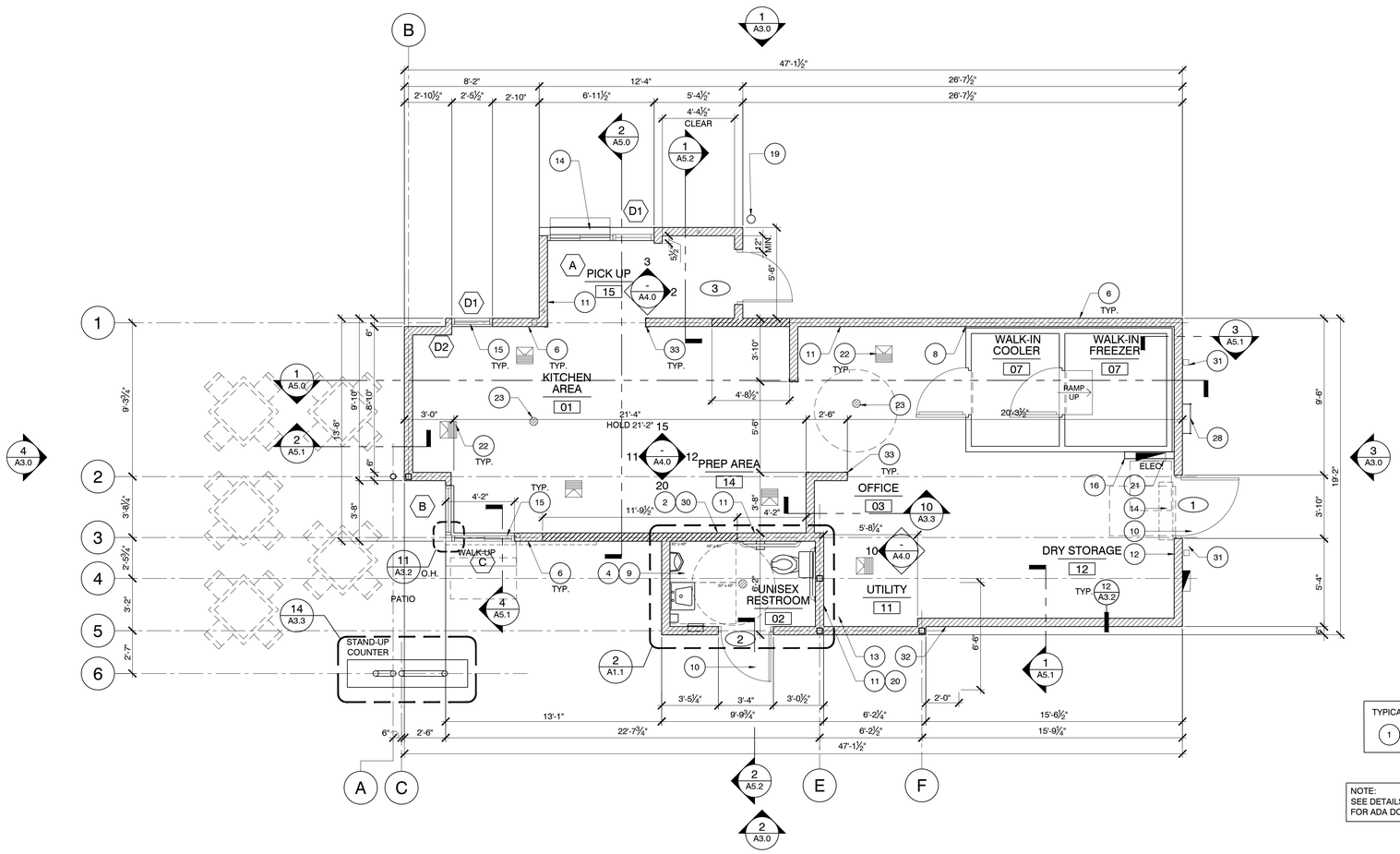
PROJECT NUMBER:

ISSUE	DATE
2020 v1.0	
CUP Set	04-20-2022

EXTERIOR ELEVATIONS

SHEET: A2.2

NOT FOR CONSTRUCTION



TYPICAL THROUGHOUT

1 5 7 15

NOTE:
SEE DETAILS 2/GA-2 AND 5/GA-2
FOR ADA DOOR SIGN INFORMATION

FOR TOILET ACCESSORIES SCHEDULE,
SEE SHEETS A1.4 AND 3/GA-2

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE
2. PROVIDE 5/8" TYPE X GYP BRD. BEHIND STAINLESS STEEL AND BEHIND ALL COOKING EQUIPMENT. SEE INTERIOR ELEVATIONS
3. UNISEX DOOR SIGN, REFER TO DETAILS 2 AND 5 ON SHEET GA-2.
4. WHITE CAULKING FOR ALL CORNERS IN RESTROOMS.
5. SEE SHT. K-1 FOR EQUIPMENT LAYOUT
6. ALL EXTERIOR WALLS TO BE 2X6 W/ R-19 INSULATION. SEE SECTIONS AND SPECIFICATIONS
7. FINISH ROOM SCHEDULES SEE SHEET A1.4
8. EXTEND FRP 6" BEYOND FACE OF WALK-IN COOLER (5/8" GREENBOARD GWB IS CONTINUED ON ALL WALLS AROUND COOLER/FREEZER
9. SEE A-4 AND A-1.4 FOR RESTROOM ACCESSORIES
10. LANDING AREA ON EACH SIDE OF EXIT DOOR SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD.
11. PROVIDE BACKER BOARD PER DETAIL 2/K-1
12. PLYWOOD BACKBOARD FOR TELEPHONE EQUIPMENT, SIZE AND LOCATIONS AS REQUIRED PER LOCAL AGENCY
13. 24" SQ. FLOOR MOUNTED MOP SINK; SEE 3/A3.1
14. AIR CURTAIN ABOVE (INSTALLED ONLY IF REQUIRED BY LOCAL AGENCY) ELECT. CONDUIT & J BOX REQUIRED REGARDLESS)
15. SEE SHEET A1.4 FOR WINDOW AND DOOR SCHEDULES
16. 2X4 INTERIOR STUD WALL (NO INSULATION)
17. ~~PREFINISHED ALUMINUM FLASHING~~
18. ~~2X6 INTERIOR STUD WALL (FULL HEIGHT) NO INSULATION~~
19. BOLLARD, SEE 5/AS-2.
20. WATER HEATER, SEE PLUMBING DOCUMENTS
21. INTERIOR ELECTRICAL PANELS, SEE ELECTRICAL DOCUMENTS
22. FLOOR SINKS, SEE PLUMBING DOCUMENTS (DIMENSIONS ON A1.0)
23. FLOOR DRAINS, SEE PLUMBING DOCUMENTS
24. LINE OF AWNING ABOVE
25. ~~EDGE OF ROOF OVER HANG ABOVE AND FURRED DOWN WALL~~
26. ~~2X6 @16" O.C. STUD WALL AT 2'-8" HIGH, SEE 7/A3.1.~~
27. ~~2X6 @ 16" OC STUB WALL, 44" HIGH~~
28. ROOF ACCESS LADDER 4/AS-2.
29. ~~60" HIGH PARTITION~~
30. 6" METAL STUD FULL HEIGHT AND PARTIAL WALL @ 16" O.C. GA STEEL STUD WALL. SEE INTERIOR ELEVATIONS
31. ROOF DOWNSPOUT ON WALL (TYP. OF 2)
32. CO2 FILL SEE 2/A3.1
33. S/S CORNER GUARDS ON ALL CORNERS TYP. IN KITCHEN; 4/A3.4

SYMBOL LEGEND

- (A) TOILET ACCESSORIES; SEE SCHEDULE ON SHEET A1.4
- (15) KEY NOTE
  SEE K-1 FOR EQUIPMENT PLAN
- (XXX) FINISHES; SEE FINISH SCHED. A-1.4
- (X) WINDOW CALLOUT; SEE SCHED. A-1.4
- (X) DOOR CALLOUT; SEE SCHED. A-1.4

- 2X6 EXTERIOR WALL W/R-19 INSULATION
- 2X6 FULL HEIGHT INTERIOR WALL
- 2X4 FULL HEIGHT INTERIOR WALL
- 8" METAL STUD WALL, FULL HEIGHT

FLOOR PLAN | SCALE 1/4" = 1' - 0" | 1

ENLARGED RESTROOM PLAN | SCALE 1/2" = 1' - 0" | 2

FLOOR PLAN KEYNOTES | SCALE NONE | B

SYMBOL LEGEND | SCALE NONE | A

Wienerschnitzel

pacific rim architects

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HUNTINGTON BEACH, CA 92649
PH 714.840.2100
FAX 714.840.2101

WIENERSCHNITZEL

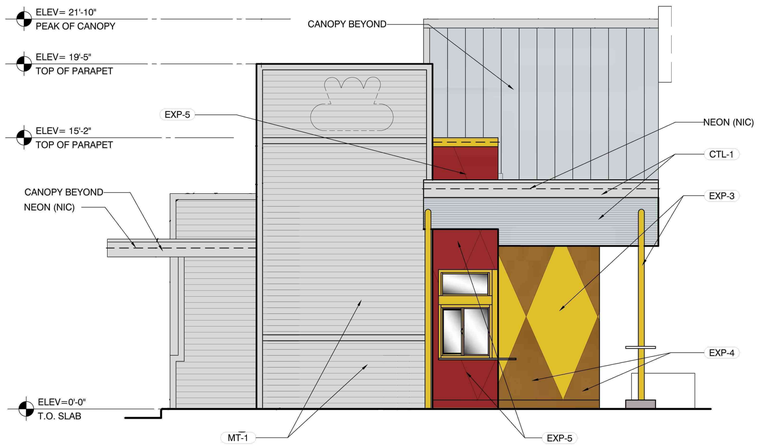
SWC BENTON RD & PENFIELD LN.
FRENCH VALLEY, CA 92563

	DATE	DESCRIPTION
-	XX-XX-2022	1ST COUNTY SUBMITTAL

PROJECT #: PRA-SD-004-003

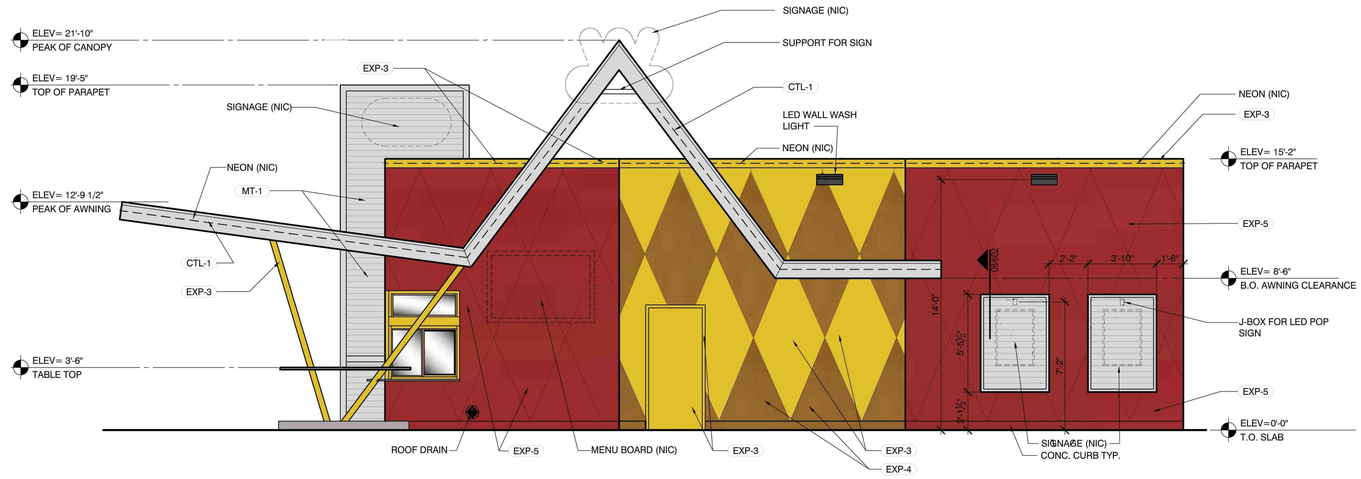
FLOOR PLAN

A1.1



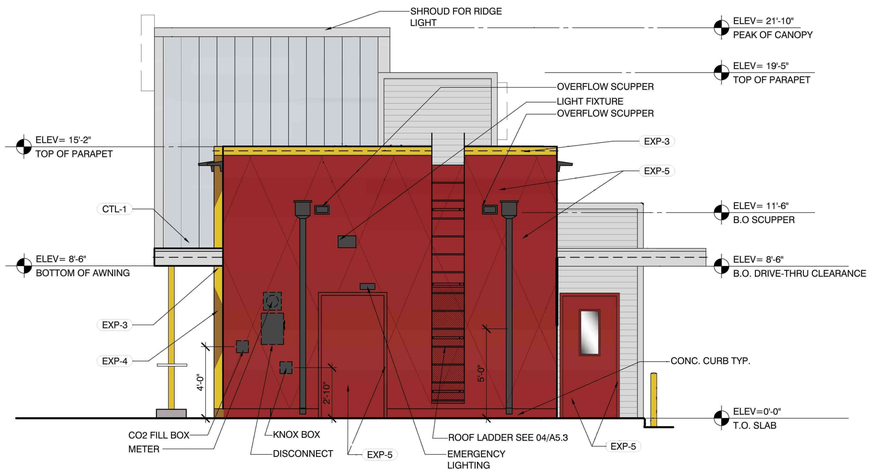
N NORTH ELEVATION

1/4" = 1'-0"



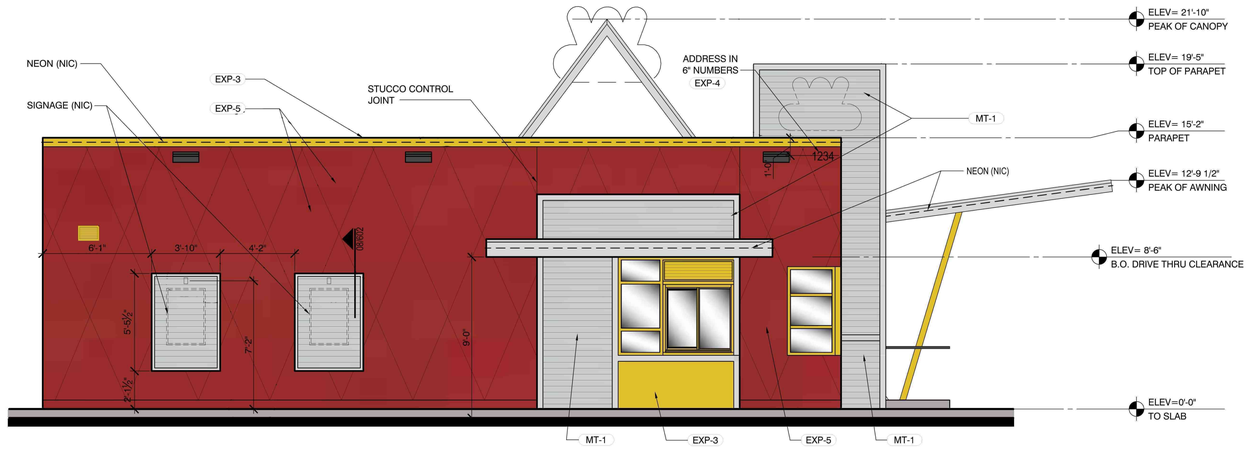
W WEST ELEVATION

1/4" = 1'-0"



S SOUTH ELEVATION

1/4" = 1'-0"



E EAST ELEVATION

1/4" = 1'-0"

EXTERIOR COLOR/MATERIAL LEGEND

SYMBOL	COLOR	DESCRIPTION	LOCATION
EXP-3	SW CUSTOM COLOR - SAFETY YELLOW	PRO INDUSTRIAL ACRYLIC B66Y600 - GLOSS	WIENERSCHNITZEL TOWER & DRIVE-THRU
EXP-4	SW#6383 GOLDEN RULE	RESILIENCE ACRYLIC LATEX PAINT - GLOSS	EXTERIOR TRIM
EXP-5	SW CUSTOM COLOR - SAFETY RED	PRO INDUSTRIAL ACRYLIC B66Y600 - GLOSS	EXTERIOR OVERALL
EXP-7	#132 SAFETY BLACK WIENERSCHNITZEL	GLOSS	

SYMBOL	MATERIAL	FACTORY OR NATURAL FINISH
CTL-1	CANTILEVER	METAL SOFFIT PANEL - CANOPIES METAL SALES 1" HIGH x 12" WIDE SMOOTH - GALVALUME FINISH
AW-1	AWNING	METAL ROOF PANEL - CANOPIES METAL SALES 1" MINI BATTEN - GALVALUME FINISH
MT-1	METAL PANEL	METAL WALL PANEL - TOWER / DRIVE THRU - METAL SALES T-16E PANEL - GALVALUME FINISH
MT-3	METAL ROOF PANEL	METAL ROOF PANEL - CANOPIES - METAL SALES MAGNA-LOC-GALVALUME FINISH
CN-1	SCORED CONCRETE	LM SCOREFIELD SG 134-4 ROMAN CLAY INTEGRAL COLOR SG

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OWNER INFORMATION:

WIENERSCHNITZEL

APM# 963-070-018

SWC OF BENTON ST AND PENFIELD LN
WINCHESTER, CA 92596
(FRENCH VALLEY)

LICENSER:

LICENSED ARCHITECT
MARK D ANDERSON
NO. C-31687
EXP: 07/23
STATE OF CALIFORNIA

JOB NO: PRA-SD-004-009

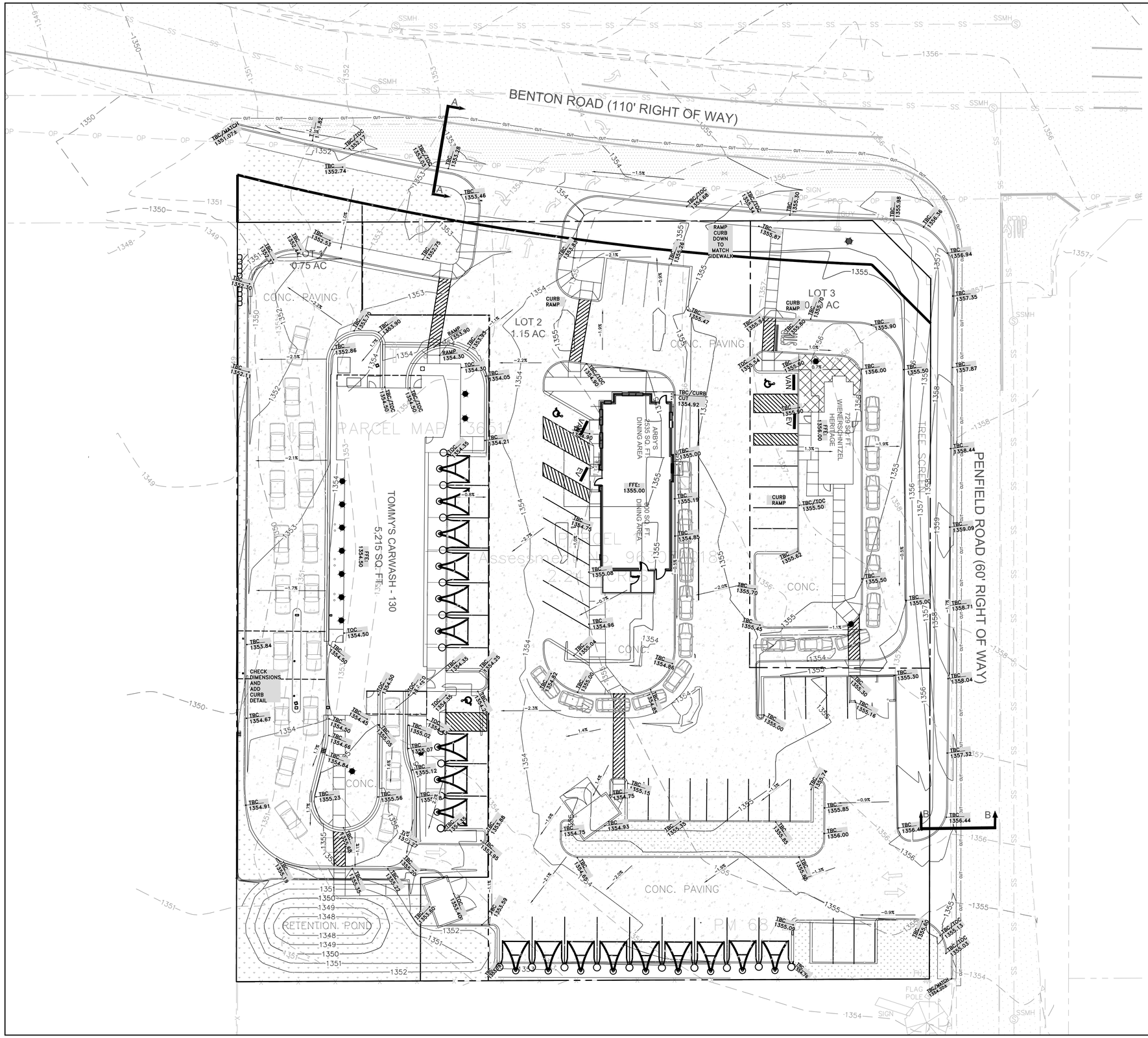
REVISION: DATE:	DESCRIPTION:	BY:
04/20/2022	CUP Submittal	UA

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2



GRADING PLAN LEGEND
TOC = TOP OF CONCRETE
TOA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
FG = FINISH GRADE
F.F.E. = FINISHED FLOOR ELEVATION
RIM = CB GRATE/MH LID
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
LIP = LIP OF GUTTER
WW = WATER WAY INVERT
TOP = TOP OF SLOPE
TOE = TOE OF SLOPE

BENCH MARK ELEVATION:
CITY MONUMENT
CONTROL POINT 6
ELEV:3150.24 (CONTRACTOR TO VERIFY)

10-YEAR UNDEVELOPED

Job Description: TOMMY'S FRENCH VALLEY
Job Number: 20-11-13
Date: 11-Apr-22

Run-off using the Rational Method

Land Use	Area (acre)	Runoff Coef.	Area (sq. ft.)
Asphalt & Concrete	0.00	0.9	0
Roofs	0.00	0.9	0
Compacted Gravel/Roadbase	0.00	0.4	0
Undeveloped	2.24	0.2	97436
Interlocking Pavers / Porous Conc/Asph	0.00	0.4	0
Lawns (2%)	0.00	0.11	0
Lawns (2-7%)	0.00	0.15	0
Lawn (>7%)	0.00	0.3	0
Total Area	**2.24**		**97436**
Weighted Runoff Coef.	**0.20**		
Allowable Discharge (cfs\acre)	0		
Intensity (in/hr.) (Assume 15 min TOC)	2.616		
Peak Flow (cfs)	1.18		
Total Allowable Discharge (cfs)	0.000		

Design Storage - 10 Year 24-Hour Storm (NOAA ATLAS 14, LATITUDE: 33.5905°, LONGITUDE: -117.1222°)

Interval (min.)	Rainfall (in.)	Storage (ft^3)	Outfall (ft^3)	Req. Storage (ft^3)
5	0.224	363.76	0.00	363.76
10	0.321	521.28	0.00	521.28
15	0.388	630.09	0.00	630.09
30	0.607	985.73	0.00	985.73
60	0.921	1495.64	0.00	1495.64
120	1.27	2062.40	0.00	2062.40
180	1.54	2500.86	0.00	2500.86
360	2.15	3491.46	0.00	3491.46
720	2.87	4660.69	0.00	4660.69
1440	3.85	6252.14	0.00	6252.14
			Required Storage	**6252.14**
			Total Storage Capacity (ft^3)	**0.00**
			Storage Capacity Needed (ft^3)	**6252.14**

100-YEAR UNDEVELOPED

Job Description: TOMMY'S FRENCH VALLEY
Job Number: 20-11-13
Date: 11-Apr-22

Run-off using the Rational Method

Land Use	Area (acre)	Runoff Coef.	Area (sq. ft.)
Asphalt & Concrete	0.00	0.9	0
Roofs	0.00	0.9	0
Compacted Gravel/Roadbase	0.00	0.4	0
Undeveloped	2.24	0.2	97436
Interlocking Pavers / Porous Conc/Asph	0.00	0.4	0
Lawns (2%)	0.00	0.11	0
Lawns (2-7%)	0.00	0.15	0
Lawn (>7%)	0.00	0.3	0
Total Area	**2.24**		**97436**
Weighted Runoff Coef.	**0.20**		
Allowable Discharge (cfs\acre)	0	**(~00 GPM/ACRE)**	
Intensity (in/hr.) (Assume 15 min TOC)	0.654		
Peak Flow (cfs)	0.29	**(~76.5 GPM)**	
Total Allowable Discharge (cfs)	0.000	**(~00 GPM)**	

Design Storage - 100 Year 24-Hour Storm (NOAA ATLAS 14, LATITUDE: 33.5905°, LONGITUDE: -117.1222°)

Interval (min.)	Rainfall (in.)	Storage (ft^3)	Outfall (ft^3)	Req. Storage (ft^3)
5	0.377	612.22	0.00	612.22
10	0.541	878.55	0.00	878.55
15	0.654	1062.05	0.00	1062.05
30	1.02	1656.41	0.00	1656.41
60	1.55	2517.10	0.00	2517.10
120	2.06	3345.30	0.00	3345.30
180	2.46	3994.88	0.00	3994.88
360	3.39	5505.13	0.00	5505.13
720	4.53	7356.42	0.00	7356.42
1440	6.15	9987.19	0.00	9987.19
			Required Storage	**9987.19**
			Total Storage Capacity (ft^3)	**0.00**
			Storage Capacity Needed (ft^3)	**9987.19**

N

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Lexington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391

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DRAFTED BY: BKS
DESIGNED BY: BKS
CHECKED BY: JWC

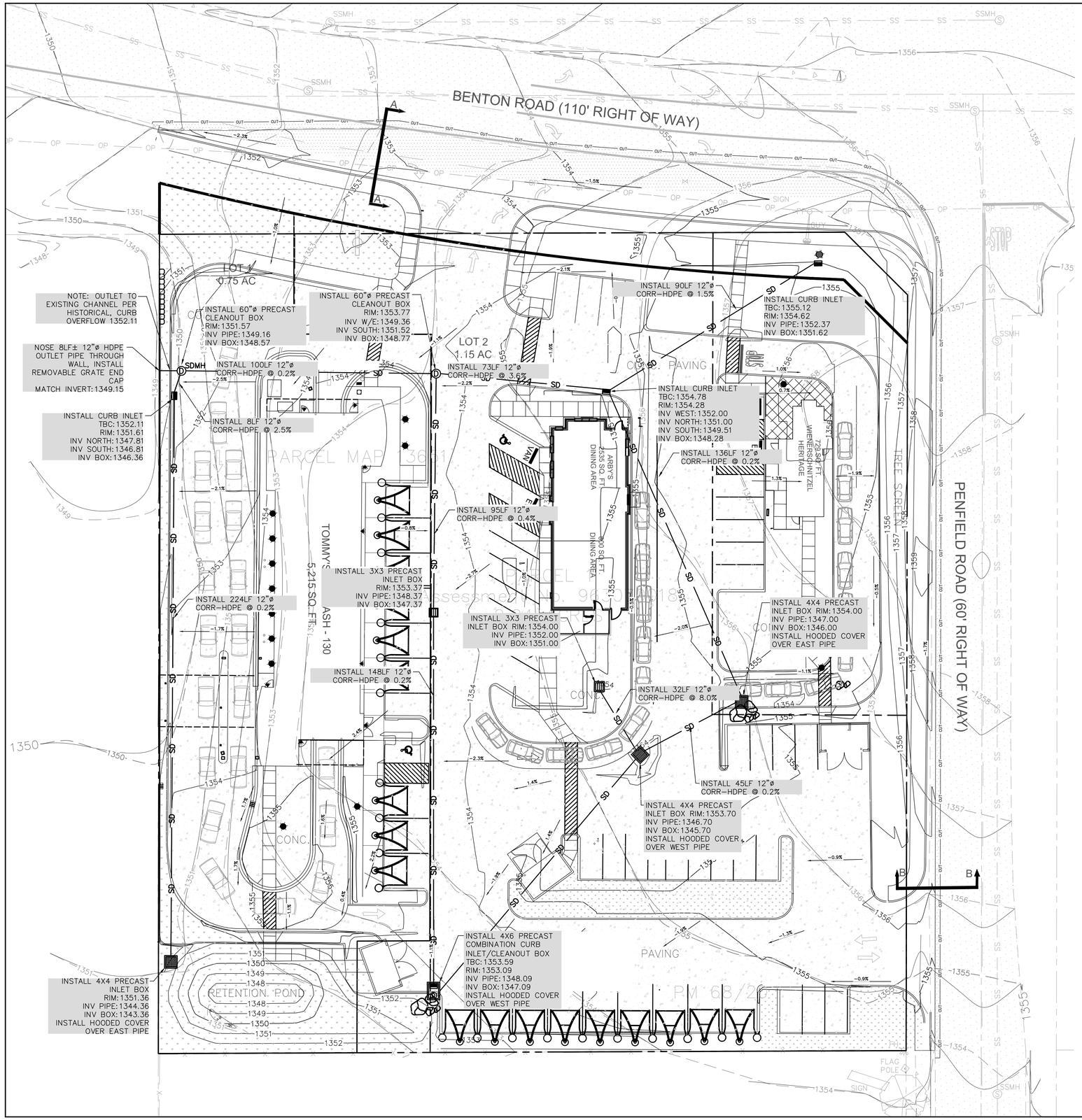
DATE
NO.
REVISION DESCRIPTION

CONDITIONAL USE PERMIT - GRADING PLAN
TOMMY'S EXPRESS
04/11/2020

FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA
APN: 963-07-0018

PROJECT NO.
XXX

SHEET NUMBER
XX



Job Description: TOMMY'S FRENCH VALLEY
Job Number: 20-11-13
Date: 11-Apr-22

Run-off using the Rational Method

Land Use	Area (acre)	Runoff Coef.	Area (sq. ft.)
Asphalt & Concrete	0.00	0.9	0
Roofs	0.00	0.9	0
Compacted Gravel/Roadbase	0.00	0.4	0
Undeveloped	2.24	0.2	97436
Interlocking Pavers / Porous Conc/Asph	0.00	0.4	0
Lawns (2%)	0.00	0.11	0
Lawns (2-7%)	0.00	0.15	0
Lawn (>7%)	0.00	0.3	0
Total Area	2.24		97436
Weighted Runoff Coef.	0.20		
Allowable Discharge (cfs\acre)	0		
Intensity (in/hr.) (Assume 15 min TOC)	1.55		
Peak Flow (cfs)	0.70		
Total Allowable Discharge (cfs)	0.000		

Design Storage - 10 Year 24-Hour Storm (NOAA ATLAS 14, LATITUDE: 33.5905°, LONGITUDE: -117.1222°)

Interval (min.)	Rainfall (in.)	Storage (ft^3)	Outfall (ft^3)	Req. Storage (ft^3)
5	0.224	363.76	210.00	153.76
10	0.321	521.28	420.00	101.28
15	0.388	630.09	630.00	0.09
30	0.607	985.73	1260.00	-274.27
60	0.921	1495.64	2520.00	-1024.36
120	1.27	2062.40	5040.00	-2977.60
180	1.54	2500.86	7560.00	-5059.14
360	2.15	3491.46	15120.00	-11628.54
720	2.87	4660.69	30240.00	-25579.31
1440	3.85	6252.14	60480.00	-54227.86
			Required Storage	**153.76**
			Total Storage Capacity (ft^3)	**6713.00**
			Storage Capacity Needed (ft^3)	**-6559.24**

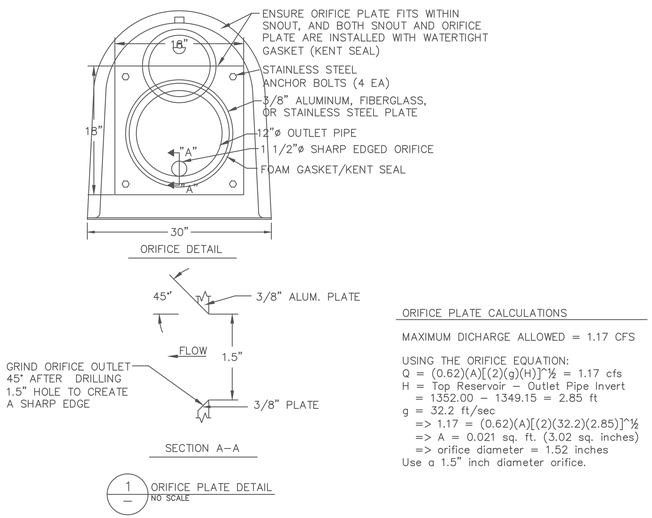
Job Description: TOMMY'S FRENCH VALLEY
Job Number: 20-11-13
Date: 11-Apr-22

Run-off using the Rational Method

Land Use	Area (acre)	Runoff Coef.	Area (sq. ft.)
Asphalt & Concrete	1.47	0.9	64116
Roofs	0.19	0.9	8144
Compacted Gravel/Roadbase	0.00	0.4	0
Undeveloped	0.00	0.2	0
Interlocking Pavers / Porous Conc/Asph	0.00	0.4	0
Lawns (2%)	0.58	0.11	25176
Lawns (2-7%)	0.00	0.15	0
Lawn (>7%)	0.00	0.3	0
Total Area	2.24		97436
Weighted Runoff Coef.	0.70		
Allowable Discharge (cfs\acre)	0		
Intensity (in/hr.) (Assume 5 min TOC)	4.52		
Peak Flow (cfs)	7.09		
Total Allowable Discharge (cfs)	0.000		

Design Storage - 100 Year 24-Hour Storm (NOAA ATLAS 14, LATITUDE: 33.5905°, LONGITUDE: -117.1222°)

Interval (min.)	Rainfall (in.)	Storage (ft^3)	Outfall (ft^3)	Req. Storage (ft^3)
5	0.377	2130.16	351.00	1779.16
10	0.541	3056.80	702.00	2354.80
15	0.654	3695.28	1053.00	2642.28
30	1.02	5763.29	2106.00	3657.29
60	1.55	8757.93	4212.00	4545.93
120	2.06	11639.58	8424.00	3215.58
180	2.46	13899.69	12636.00	1263.69
360	3.39	19154.45	25272.00	-6117.55
720	4.53	25595.77	50544.00	-24948.23
1440	6.15	34749.22	101088.00	-66338.78
			Required Storage	**4545.93**
			Total Storage Capacity (ft^3)	**6713.00**



1 ORIFICE PLATE DETAIL
NO SCALE

ORIFICE PLATE CALCULATIONS

MAXIMUM DICHARGE ALLOWED = 1.17 CFS

USING THE ORIFICE EQUATION:
Q = (0.62)(A)[(2)(g)(H)]^½ = 1.17 cfs
H = Top Reservoir – Outlet Pipe Invert
= 1352.00 – 1349.15 = 2.85 ft
g = 32.2 ft/sec
=> 1.17 = (0.62)(A)[(2)(32.2)(2.85)]^½
=> A = 0.021 sq. ft. (3.02 sq. inches)
=> orifice diameter = 1.52 inches
Use a 1.5" inch diameter orifice.

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Lexington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391

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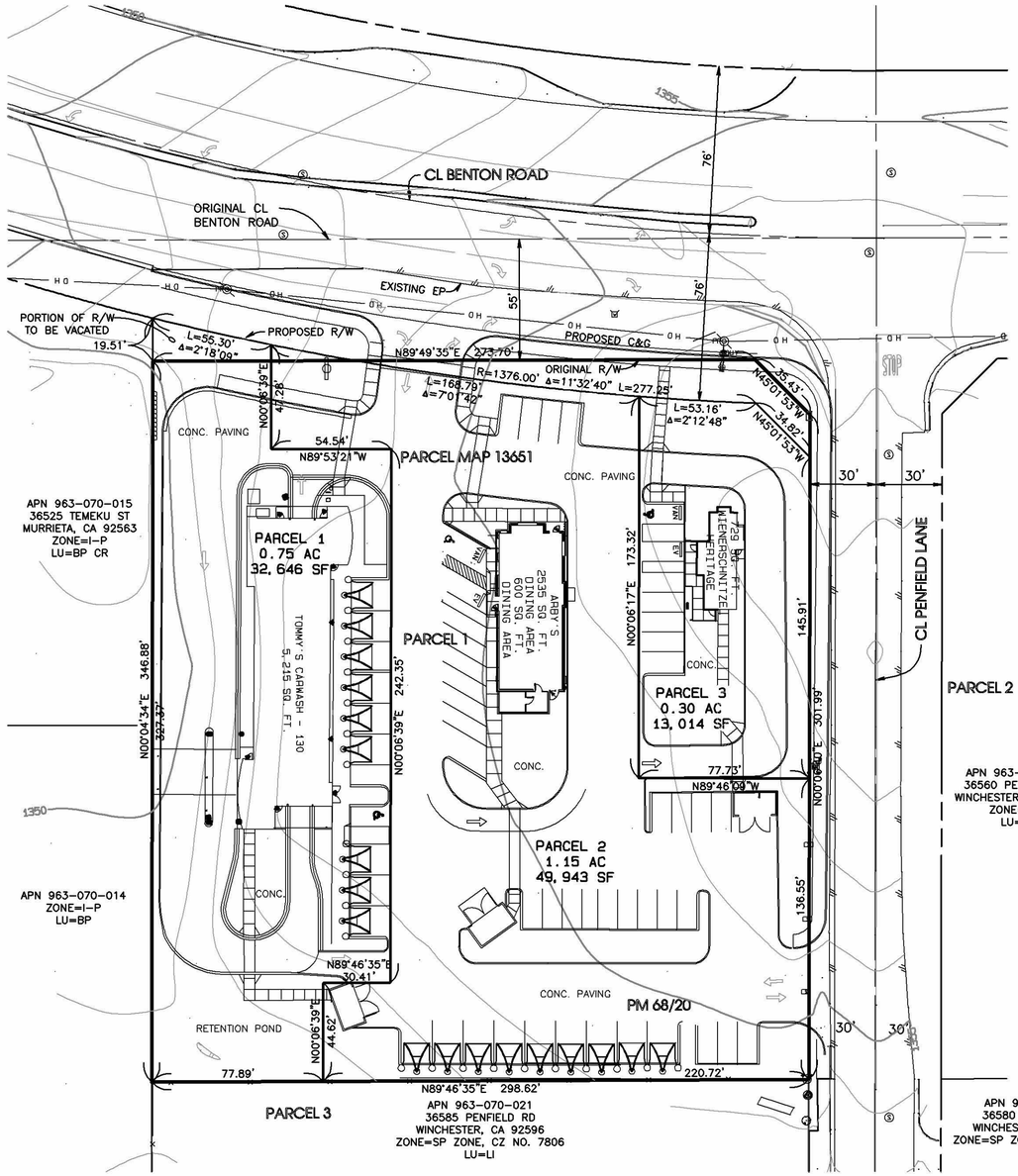
DRAFTED BY:
DESIGNED BY:
CHECKED BY:

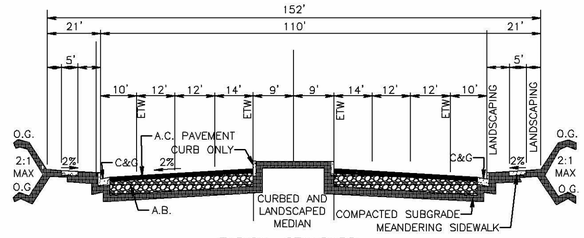
DATE	REVISION DESCRIPTION

PROJECT NO.

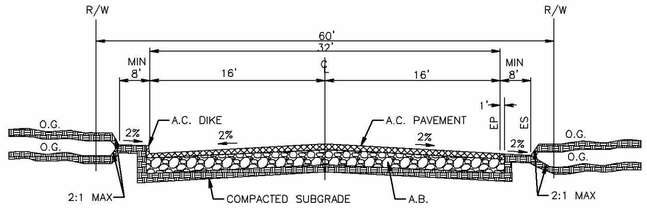
SHEET NUMBER

TENTATIVE PARCEL MAP NO. 38464

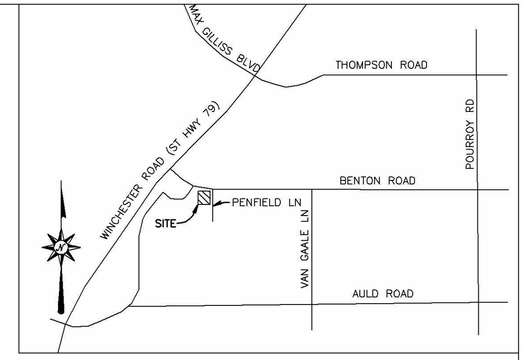




TYPICAL STANDARD
URBAN ARTERIAL HIGHWAY
BENTON ROAD



TYPICAL STANDARD
OFFSITE ACCESS ROAD
PENFIELD LANE



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

ACREAGE:

TOTAL PROJECT AREA: 2.26 ACRES GROSS
NUMBER OF PARCELS: 3
PARCEL 1: 0.75 AC. GROSS, 0.75 AC. NET
PARCEL 2: 1.18 AC. GROSS, 1.15 AC. NET
PARCEL 3: 0.33 AC. GROSS, 0.30 AC. NET

ZONING AND LAND USE

EXISTING LAND USE: LI
PROPOSED LAND USE: LI
EXISTING ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)
PROPOSED ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE: FRONTIER AND SPECTRUM

SCHOOL DISTRICT:

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

REPRESENTATIVE:

HESS DEVELOPMENT
28039 SCOTT RD, SUITE D-387
MURRIETA, CA 92563
(951) 325-2200

APPLICANT:

CROSS ENGINEERING
203 W. MAIN ST, STE F3
LEXINGTON, SC 29072

PROPERTY ADDRESS:

NO SITE ADDRESS

ASSESSOR'S PARCEL NUMBER:

963-070-018

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 13651, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 68, PAGE 20 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

GENERAL NOTES

1. THIS MAP SHOWS THE ENTIRE CONTIGUOUS SUBDIVISION
2. THIS PROJECT IS NOT WITHIN LIQUEFACTION, GEOLOGIC HAZARDS OR SPECIAL STUDY ZONES
3. THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
4. THIS PROJECT IS IN BOREL AIRPARK CENTER #265 SPECIFIC PLAN AND HIGHWAY 79 POLICY AREA GENERAL PLAN.
5. THIS PROJECT IS WITHIN WAMSHCP PLAN AREA
6. NO DRAINAGE FACILITIES ARE PROPOSED, A RETENTION BASIN IS PROPOSED.
7. THERE ARE NO KNOWN WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY
8. FEMA MAPPED FLOODPLAIN & FLOODWAY ZONE "D", COMMUNITY-PANEL NUMBER 06065C2730G REVISED 08/28/2008.

PROFESSIONAL LAND SURVEYOR
BRIAN T. HESS
NO. 8136
STATE OF CALIFORNIA

REVISION	DATE	BY

HESS DEVELOPMENT INC.
28039 SCOTT RD STE D387
MURRIETA, CA 92563
PH. 951-325-2200 F. 951-639-9861

FOR: SITEWORK DEVELOPMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38464

BEING A DIVISION OF PARCEL 1 IN PARCEL MAP 13651, AS SHOWN BY MAP ON FILE IN BOOK 68 PAGE 20 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET	1
OF	1
DATE:	05-12-2022
SCALE:	1"=40'
DR BY:	BTH
CK BY:	BTH
W.O.:	20-107

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

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, and parcel delivery services.

(2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

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

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;

Strikeout

h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), ~~s)~~, t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

d. Planning Areas 4, 6, and 7.

(1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include organic fertilizer production, composting and recycling of green waste, not including food waste.

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

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

e. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Tim Wheeler at (951) 955-6060.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING:	**Riverside County Administration Center** **4080 Lemon Street, 1st Floor Board Chambers** **Riverside California**
DATE OF HEARING:	**August 11, 2022**
TIME OF HEARING:	**9:30 A.M.**

CASE DESCRIPTION:

ZAP1118FV22 – Salim Development Group, LLC (Representative: Cross Engineering Services, LLC) – County of Riverside Case Nos. CZ2000034 (Change of Zone), SP00265S03 (Third Substantial Conformance to Specific Plan No. 00265S03), PPT200033 (Plot Plan), TPM38464 (Tentative Parcel Map). A proposal to construct a 2,535 square foot Arby's sit-down restaurant with drive-thru, a 729 square foot carry-out Wienerschnitzel with drive-thru, and a 5,215 square foot car wash tunnel on 2.26 acres, located on the southwest corner of Penfield Road and Benton Road. The applicant also proposes a change of zone and amending Specific Plan No. 265 Borel Airport Center, to add a carwash use within Planning Area 3. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1118FV22 DATE SUBMITTED: May 22, 2022

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Salim Development Group LLC	Phone Number	818-378-2004
Mailing Address	4740 Green River Road Ste 317	Email	scottsalimdevelopment@gmail.com
	Corona, CA 92878		
Representative	Joseph Cross	Phone Number	801-391-2391
Mailing Address	203 W. Main Street Ste. F3	Email	jcross@cespros.net
	Lexington, SC 29072		
Property Owner	Help Hospitalized Veterans, Inc.	Phone Number	951-926-4500
Mailing Address	36585 Penfield Lane	Email	jsmcclain@healvets.org
	Winchester, CA 92596		

LOCAL JURISDICTION AGENCY

Local Agency Name	Riverside County	Phone Number	951-955-9549
Staff Contact	Tim Wheeler	Email	twheeler@Rivco.org
Mailing Address	4080 Lemon Street - 12th Floor	Case Type	
	Riverside, CA 92501	☐ General Plan / Specific Plan Amendment	
		☐ Zoning Ordinance Amendment	
		☐ Subdivision Parcel Map / Tentative Tract	
Local Agency Project No	PPT200033 CZ2000034, SP00265S03 TPM38464	☐ Use Permit	
		■ Site Plan Review/Plot Plan	
		☐ Other	

PROJECT LOCATION

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

Street Address	SW corner of Benton Road and Penfield Lane		
	Riverside County, CA		
Assessor's Parcel No.	963-070-018	Gross Parcel Size	2.47 Acres
Subdivision Name		Nearest Airport and distance from Air-port	
Lot Number	Parcel 1 of Parcel Map 13651		French Valley - 2520 ft

PROJECT DESCRIPTION

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 Field, no use

Proposed Land Use (describe)	Commercial Development with a Tommy's fully automatic carwash, a Wienerschnitzel restaurant with patio seating only and an Arby's Restaurant Building. Site shall include parking, landscape areas and a combination of above ground and below ground retention.	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	
For Other Land Uses	Hours of Operation 10am-11pm	
(See Appendix C)	Number of People on Site Maximum Number 88	
	Method of Calculation	Tommys - 20 vehicle drive thru x 1.5 people per vehicle = 30 people
3rd Restaurant - 600 sf dining/15 sf = 40 + 1200 sf kitchen/200 sf = 6 Total people = 46		Wienershcnitzel - 8 vehicle drive thru x 1.5 people = 12 people
Height Data	Site Elevation (above mean sea level)	1355 ft.
	Height of buildings or structures (from the ground)	Max Height - Carwash Tower - 28 feet ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	☐ Yes ■ No
	If yes, describe	

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. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.

C. **SUBMISSION PACKAGE:**

1. . . . . Completed ALUC Application Form
1. . . . . ALUC fee payment
1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
1. . . . . CD with digital files of the plans (pdf)
1. . . . . Vicinity Map (8.5x11)
1. . . . . Detailed project description
1. . . . . Local jurisdiction project transmittal
3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.8
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1064TH22 – JTM Land Company, LLC (Representative: Albert A. Webb Associates)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	PP24690R04 (Revised Plot Plan No. 4)
LAND USE PLAN:	2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006)
Airport Influence Area:	Jacqueline Cochran Regional Airport
Land Use Policy:	Airport Compatibility Zones B1, C, and D; proposed building in Zone C
Noise Levels:	55 - 60 CNEL from aircraft
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the revision to the Plot Plan, specifically in regard to the proposed paddock garage building, CONSISTENT with the the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006.

PROJECT DESCRIPTION: A proposal to construct a 6,000 square foot single-story trackside commercial garage (no viewing area) on 139 acres, within the middle paddock area of the existing Thermal Motorclub facility.

PROJECT LOCATION: The site is located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street, in the unincorporated community of Thermal, approximately 4,700 feet southeasterly of the future southerly terminus of Runway 17-35 at Jacqueline Cochran Regional Airport.

HISTORY:

History of ALUC Review of Thermal Club Plot Plan No. 24690

Plot Plan No. 24690 was originally considered by the Airport Land Use Commission at its October 14, 2010 hearing. At that time, it was described as “a proposal to construct and operate a motorsports race track facility consisting of a private (membership) auto racing track, control tower, track-side garages/luxury suites, event tent, member car storage buildings, registration building,

maintenance building, tuning shop, go-kart track, and go-kart team garages," along with 254 private/member garages, one for each "founders' lot" being established through Commercial Parcel Map No. 36293. The track was not to be open to the public and would be for daytime use only, and there was to be no overnight occupancy of the members' garages on the founders' lots.

Based on sample floor plans provided by the applicant, ALUC Planner Russell Brady estimated total planned occupancy per member garage at 19.1 persons, and that not more than 6 lots would be located within a single-acre area. As such, the single-acre intensity of the founders' lot areas was estimated at less than 120 persons per acre. The applicant team estimated the number of persons in each garage as 14.3. On an overall basis, with 195 acres in Compatibility Zone C, the average intensity allowance of 75 persons per acre results in a total allowed capacity of 14,625 persons.

Condition No. 12, as recommended in the initial staff report, stated as follows:

"Prior to building permit issuance of any of the Member Garages/Founder Lots, verification that proposed buildings do not exceed the Standard Garage plan shall be provided. The Standard Garage shall be defined as two stories, with a total square feet of 7,150, including a garage area of 2,450 square feet, storage area of 380 square feet, and office use or other undefined area of 4,320 square feet. Any building that exceeds the number of stories, total square feet of the building, or total square feet of the individual uses, shall be reviewed by ALUC for consistency."

The applicant team expressed concerns that persons purchasing lots larger than the standard size of 7,540 square feet might wish to have larger garages, and so staff prepared revised conditions that provided separate conditions for the smaller lots and a general condition. The condition for the smaller lots was revised to read as follows:

"Prior to building permit issuance on any of the Founders' Lots with a net area of 7,540 square feet or less, verification that proposed buildings do not exceed the "Standard Garage" plan shall be provided. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office (and kitchen, if applicable) area not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses (Occupancy Type S uses). Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than Occupancy Type S uses, or with a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review."

A general condition No. 13 was added that would apply to all of the Founders' Lots stating as follows:

"Development on Founders' Lots shall comply with the following standards: (1) the floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to office uses or other uses whose intensity exceeds Occupancy Type S uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential uses or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of these criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review."

Condition No. 14 required posting of special occupancy load restrictions limiting the maximum

number of persons in each of the track side garages, the registration/administration building, and the corporate tent at any given time to 150 persons, and limiting the maximum number of persons in each of the members' storage garage structures at any given time to 75 persons.

Condition No. 15 stated as follows: "Prior to map recordation of Parcel Map No. 36293, a notice to potential purchasers that no residential uses or overnight occupancy shall be permitted, shall be provided to ALUC staff for approval. Prior to sale of any individual lot, this notice shall be provided to potential purchasers."

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On April 12, 2012, the Airport Land Use Commission considered Plot Plan No. 24690, Substantial Conformance No. 1. The proposal primarily affected uses that would be in the "motorsports village" and included deletion of the track-side garages/luxury suites and the event tent (a.k.a., corporate tent) and addition of team garages, day garages, and a fuel island. The control tower and registration buildings were redesigned as well.

Condition No. 14 was amended to limit the maximum number of persons in the tower building and the tuning shop building (as well as the registration/administration building) at any given time to 150 persons, and limiting the maximum number of persons permitted in each of the day garage structures at any given time to 75 persons.

The Commission modified Condition No. 15 at the hearing to read as follows: A notice to potential purchasers, indicating that no residential uses or overnight occupancy shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding content of the notice. Said instrument shall be recorded at the time of map recordation for Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers."

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On September 12, 2013, the Airport land Use Commission considered Plot Plan No. 24690, Revised Permit No. 1. The applicant proposed addition of an on-site irrigation reservoir with aviary screen, deletion of the previously proposed, but never built, registration building, and amendments to the conditions relating to the occupancy type of the garages on the founders' lots and the prohibition of overnight stays. The applicant indicated that the assignment of a non-residential occupancy classification to the garages on the founders' lots required various "commercial/industrial improvements within the individual garage units, such as elevators and other equipment to render the garage units accessible pursuant to the Americans with Disabilities Act, unlike the requirements imposed on garages attached to single-family residences.

ALUC staff responded that the fundamental problem arises from the site's Specific Plan and zoning were for industrial use. Additionally, the lots had been approved as commercial/industrial. If the applicant had wanted to allow residential uses, the founders' lots should have been established through a tract map process, rather than a parcel map process.

The Commission did not support staff's attempt to reduce the allowable square footages and reinstated the allowance for 7,150 square feet of total floor area, including up to 4,320 square feet of office, entertainment, and kitchen uses per building, but did add "whichever is less" in the second

and third sentences following the phrase “two stories or 42 feet.”

Staff proposed to amend the text of Condition No. 13 to read as follows: “Development on Founders’ Lots shall comply with the following standards: (1) the floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than storage, garage, and warehousing uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential uses or overnight occupancy (occupancy between the hours of 10:00 P.M. and 6:00 A.M. – between 2200 hours and 600 hours military time) is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of these criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

The Commission supported the amendment to section (3), did not support the amendment to section (5), and changed the word “these” to the word “those” in the final sentence.

Condition No. 14 was amended to limit the maximum number of persons in the members’ storage garage in the village area at any given time to 75 persons. References to the registration/administration building and the day garage structures were deleted, as these were no longer part of the project.

Staff proposed to amend the text of Condition No. 15 to read as follows: “A notice to potential purchasers of lots, indicating that no residential uses or overnight occupancy (between 10:00 P.M. and 6:00 A.M. – between 2200 hours and 600 hours military time) shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding content of the notice. Said instrument shall be recorded at the time of map recordation for each unit of Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs. This restriction does not apply to the nonresidential use of the tuning shop and members’ storage garage in the village area for purposes of vehicle repair and maintenance during those hours, under the supervision of Club officials.”

The Commission declined to make any changes to Condition No. 15.

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On January 8, 2015, the Airport Land Use Commission considered Specific Plan No. 303, Amendment No. 3, Change of Zone Case No. 7852, and Tentative Tract Map No. 36851. Although Plot Plan No. 24690 was not directly considered, its conditions became an integral part of the discussion of the proposal to change the designation of the Thermal Club from Heavy Industrial to Mixed Use, in order to provide for a maximum of 166 dwelling units (including 15 live/work units and an “amenity” area that would allow for a hotel, motel, or bed and breakfast facility with up to 32 rooms. In order to avoid increasing the allowable number of residential units in the entirety of the Kohl Ranch Specific Plan, the applicant proposed to reduce the number of dwelling units in the central portion of the Specific Plan by an equal amount. The Tentative Tract Map proposed to subdivide 20 non-contiguous Founders’ Lots parcels for condominium purposes so as to allow for each of those lots to accommodate a two-unit structure or duplex.

The applicant originally proposed to provide for 120 overnight stay units within Zone D and 39 within

Zone C, plus 15 live/work units in Zone C. However, a portion of the Zone C area had been separated from the Thermal Club ownership for use as a BMW facility. This reduced the Thermal Club acreage within Zone C to 155 acres. Therefore, pursuant to Compatibility Plan criteria, only 31 dwelling units could be located in Zone C. The net density of the portion of the project in Zone D, however, would have fallen into the prohibited intermediate density range. (Ultimately, the Airport Land Use Commission utilized Policy 3.3.6 to allow up to 120 units with overnight occupancy on the original 103 lots within Zone D and adding the additional units allowed by the Tentative Tract Map, given that the inherent ambient noise from the racetrack already exposes the proposed units to considerable noise, rendering the impact from aircraft noise to those units negligible, and that the project provides 233.6 acres of open area, which greatly exceeds the minimum open area requirement, thus limiting potential safety impacts on the proposed residential area. A total of 39 units with overnight stays was allowed in Zone C, including a row of 18 lots along the southerly portion of the property and 21 lots east of the track. This was part of a trade-off in which the applicant withdrew the request for the 15 live/work units.)

A set of conditions were provided that were based on the Plot Plan conditions, with the following changes:

It was clarified that Condition Nos. 12, 13, and 15 would not apply to those Founders' Lots allowing overnight stays. A new conceptual Condition No. 33 was formulated for the units that would allow overnight stays, stating as follows:

"Prior to building permit issuance on any of the Founders' Lots allowing overnight stays within Planning Area E-5, E-6, E-7, E-8 and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Unit" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding two stories or 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review."

It should be noted that no restriction was placed on the size of units allowing overnight stays on lots with a net area larger than 7,540 square feet.

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Three commercial/industrial projects were approved through separate Plot Plans, reducing the acreage of Plot Plan No. 24690 in Compatibility Zone C: Plot Plan No. 25677 for a BMW Performance Driving School facility on a 37.3-acre area that had previously been planned for a go-kart track; Plot Plan No. 26120 for development of eight industrial buildings with a cumulative gross floor area of 135,549 square feet on 4.69 acres southerly of Jasper Lane; and Plot Plan No. 26121 for development of fourteen industrial buildings with a cumulative gross floor area of 361,800 square feet on 14.16 acres westerly of Ascot Drive. Together these projects reduced the acreage of Plot Plan No. 24690 in Zone C to 134.2 acres.

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On October 12, 2017, the Airport Land Use Commission considered Plot Plan No. 24690, Revised

Permit No. 2, which proposed to add a members' club house facility and six commercial hotel suites on 5.39 acres in Zone D and a new 7,040 square foot trackside garage with viewing deck in Zone C. A separate set of conditions was prepared for this project.

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On December 14, 2017, the Airport Land Use Commission considered Specific Plan No. 303, Amendment No. 4, along with its associated Change of Zone Case No. 7952. The Specific Plan Amendment proposed to allow overnight stays at the remaining 110 "founders' lots" in Zone C by creating a new land use category, "racetrack recreational units." The applicant contended that these "racetrack recreational units" would be distinguished from residences, and should not be counted as such, because they would be subject to limitations within the Thermal Club's covenants, conditions, and restrictions on the number of consecutive nights that they would be in use. They would be intermittently occupied overnight, but would not be available for use as permanent residences. Staff's concern was that the Zone C density limitations (one dwelling unit per five acres) would be exceeded if any additional residences were permitted in the Zone C area. The Commission found the project inconsistent. This determination was ultimately overruled by the Board of Supervisors, who allowed most, but not all, of the remaining lots to be used for overnight stays. Specifically, 36 lots (Lots 149 through 184) located westerly and northwesterly of the northerly racing circuit would continue to be prohibited from having overnight occupancy. So there are now three different levels of occupancy for the founders' lots: 159 that can be used as residences (as far as the County is concerned), 75 that are permitted overnight occupancy but are not residences, and 36 that permit neither residential use nor overnight occupancy.

It should be noted that the Plot Plan was not concurrently under consideration at that time.

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On June 11, 2020, the Airport Land Use Commission considered Plot Plan No. 24690, Revised Permit No. 3, which proposed to construct a new 16,800 square foot two-story "middle paddock" garage with lounge (tables and chairs) for track viewing and dining and offices on the second floor in Zone C. A separate set of conditions was prepared for this project.

BACKGROUND (PROPOSED PROJECT):

Non-Residential Average Intensity: Pursuant to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, the parcel is split between Compatibility Zones B1, C, and D; however, the proposed building is located entirely within in Compatibility Zone C.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the following rates were used to calculate potential occupancy for the proposed building in Compatibility Zone C:

- Parking Garage – 1 person per 200 square feet.

The building is located on a 139.26-acre parcel that also includes the central and south tracks, the trackside garage that allows for viewing of the south track, and the multi-building motorsports village. The parcel includes 62.98 acres in Zone B1, 56.67 acres in Zone C, and 19.61 acres in Zone D.

The “motorsports village” includes a control tower with dining and administration areas, a members’ storage garage, and a tuning shop. Pursuant to Condition No. 14 of PP24690R1, as reviewed by ALUC on September 12, 2013, the number of persons in these buildings was to be limited to 150, 75, and 150 persons, respectively. The trackside garage – south, added through PP24690R2, had a capacity of 139 persons. The trackside garage added through PP24690R3 had a capacity of 150 persons.

The proposed project occupancy is 30 people, resulting in an overall total occupancy of 694 persons, resulting in an intensity of 12 persons per acre of Zone C land within the parcel, which is consistent with the Compatibility Zone C average criterion of 75.

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). Based on the number of outdoor parking spaces (156), the number of parking spaces in the trackside garages (71 – 53 in the proposed garage and 18 in the previously approved garage), and 20 in the members’ storage garage, the total occupancy would be estimated at 371 people for an average intensity of less than 7 people per acre, which is consistent with the Compatibility Zone C average criterion of 75.

Aerial photographs show that most of the outdoor parking spaces are already in use.

Looking at the larger area within the scope of Plot Plan No. 24690, Compatibility Zone C includes 134.2 acres within the Thermal Club area.

Adding the 694 persons in the motorsports village to the residents of the 149 racetrack recreational units (assumed at 19 persons per unit), the total intensity would be 3,525 persons. However, the average intensity would be 26 persons per acre, which is still consistent with the Zone C compatibility criterion of 75.

Non-Residential Single-Acre Intensity: Pursuant to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, the parcel is split between Compatibility Zones B1, C, and D; however, the proposed building is located entirely within in Compatibility Zone C, which limits maximum single-acre intensity to 150 people.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include the entire 6,000 square foot commercial garage, resulting in a single acre intensity of 30 people, which is consistent with the Compatibility Zone C single acre criterion of 150 people.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C (children’s schools, hospitals, nursing homes, day care centers, libraries).

Noise: The Jacqueline Cochran Regional Airport Land Use Compatibility Plan depicts the site as being located within the 55 - 60 CNEL contour range from aircraft noise. Manufacturing uses are identified as clearly acceptable within this range. Therefore, additional noise mitigation is not required.

Part 77: The elevation of Runway 17-35 at its southerly terminus is -137.5 feet below mean sea level (MSL]). At a distance of approximately 4,700 feet from the southerly terminus of the runway) to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding -90.5 feet MSL. The building's finished floor elevation is -146 feet MSL and the proposed building height is 21 feet, resulting in a top point elevation of -125 feet MSL. Therefore, review by the FAA Obstruction Evaluation Service is not required.

Open Area: The building site is located within Compatibility Zone C, which requires that at least 20 percent of land area be set aside as ALUC qualifying open land. This criterion was previously addressed, when it was determined that the track and its surroundings provided sufficient open land to meet the requirements of all of the development northerly of 62nd Avenue.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C).

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 4,700 feet), the site is already developed, and the project does not propose any basins.

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. Outdoor lighting plans, if any, shall be transmitted to Riverside County Transportation and Land Management Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)

2. The following uses shall be prohibited:

    (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

    (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

    (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor

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

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, and buildings with more than three aboveground habitable floors.

(f) Highly noise-sensitive outdoor nonresidential uses.

(g) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

5. This project has been evaluated as consisting of a 6,000 square foot commercial garage. No assembly or viewing areas are proposed. Any increase in building area, change in use to any higher intensity use, change in building location or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director.

6. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar

glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

7. No portion of any roadway or track shall be located within the Runway Protection Zone.

8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.

9. Development of the areas addressed through Plot Plan No. 24690, Plot Plan No. 24690, Revised Permit No. 1, Plot Plan No. 24690, Revised Permit No. 2, and Plot Plan No. 24690, Revised Permit No. 3, and Plot Plan No. 24690, Reviser Permit No. 4, shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.

10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).

11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only or their designees.

12. The following special occupancy load restrictions shall be posted:

    (a) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.

    (b) The maximum number of persons permitted in the members' storage garage in the village area at any given time shall not exceed seventy-five (75) persons.

    (c) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.

13. No trees, light poles, utility poles, or any other object greater than four feet in height and thicker than four inches shall be allowed within designated open areas.

14. Per the applicant's comment, racing on the track shall be limited to the hours of 7:00 A.M. to 7:00 P.M.

15. No pole affixed lighting shall be allowed on interior private streets.

The following conditions apply to portions of the area with development approved pursuant to Plot Plan No. 24690 with its associated Revised Permits and Substantial Conformance determinations, but which lie outside the boundaries of the parcel upon which the building evaluated through PP24690R3 is proposed.

No changes are being made to these conditions. Staff thanks the applicant team for offering corrections to assure that these accurately reflect the existing record.

16. Prior to building permit issuance on any of the Founders' Lots not allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, entertainment, and kitchen areas, as applicable, not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, and a height not exceeding two stories or 42 feet, whichever is less. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than storage, garage, or warehousing uses, or with a height exceeding two stories or 42 feet, whichever is less, shall be submitted to the Riverside County Airport Land Use Commission for review.

17. Development on Founders' Lots not allowing overnight stays shall comply with the following standards: (1) floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than storage, garage, and warehousing uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential use or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of those criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

18. A notice to potential purchasers of lots not allowing overnight stays, indicating that no residential uses or overnight occupancy shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding the content of the notice. Said instrument shall be recorded at the time of map recordation for Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs.

19. Prior to building permit issuance on any of the Founders' Lots allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either (1) the proposed building does not exceed the "Standard Unit" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.

20. Development on Founders' Lots shall be reviewed for determination of whether FAA review is required for Obstruction Evaluation. The Exhibit titled Buildings Summary Table and dated March 27, 2012 shall be used as a guide for determining whether a building is required to be reviewed based on the pad elevation, building height, distance to the ultimate end of the runway, and a relevant slope ratio of 1:100. ALUC staff shall be consulted if there is any issue with this determination at time of building permit application. If FAA review is deemed to be required, the development shall comply with any subsequent

determination and conditions from the FAA.

21. The covenants, conditions, and restrictions established for this project shall specify that any splash pools or other water features associated with individual member garage units shall be equipped with covers. The water shall not be allowed to stagnate and shall be completely covered at all times when the individual member garage unit is not in immediate use.

22. Prior to issuance of certificates of occupancy or final inspection approval for garage units on Lots 156 through 201, a block wall shall be constructed in conjunction with the progressive development phasing along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.

23. The irrigation reservoir shall be completely covered at all times from top, sides, and bottom so as to prevent access by birds and other wildlife. The cover shall consist of 1" x 1" UV-protected polypropylene mesh secured at ground level around the edges and suspended four feet above the edge elevation, on steel cables spread not greater than 30 feet apart, as depicted on the attached exhibits. The suspension design is intended to allow for the sagging of the netting material without touching the surface of the waters, so that the material stays dry. The cables and netting material shall be maintained in operable condition (no gaps or tears) throughout the life of the permit, as long as the reservoir holds water or other liquid.

24. In the event that wildlife activity is observed as a result of the presence of the irrigation reservoir on-site, upon notification to the airport operator [currently the Riverside County Transportation and Land Management Agency], the airport operator shall notify Thermal Operating Company, LLC (or its successor(s)-in-interest) (Hereafter referred to as "Owner") in writing. Within 15 days of written notice, the Owner shall be required to promptly take all measures necessary to eliminate such wildlife activity, including, if necessary, but not limited to, the emptying of the reservoir and repair or replacement of the netting material. The Owner shall work with the airport operator to prevent recurrence of the wildlife activity. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the Owner and the airport operator to assure that the cables and netting material continue to prevent access to the water. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

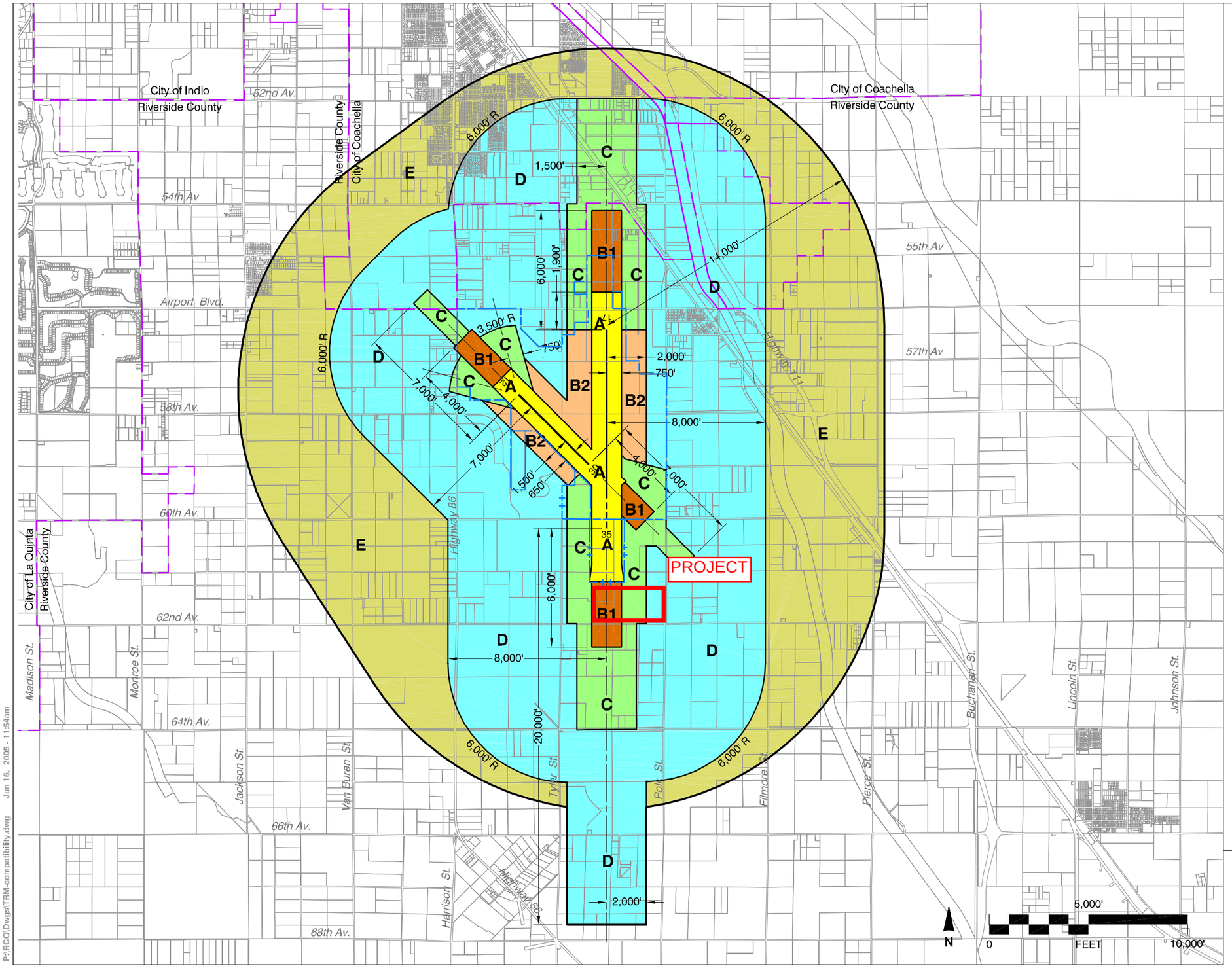
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



Legend

Compatibility Zones

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

Boundary Lines

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

Note

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

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

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(Adopted June 2005)

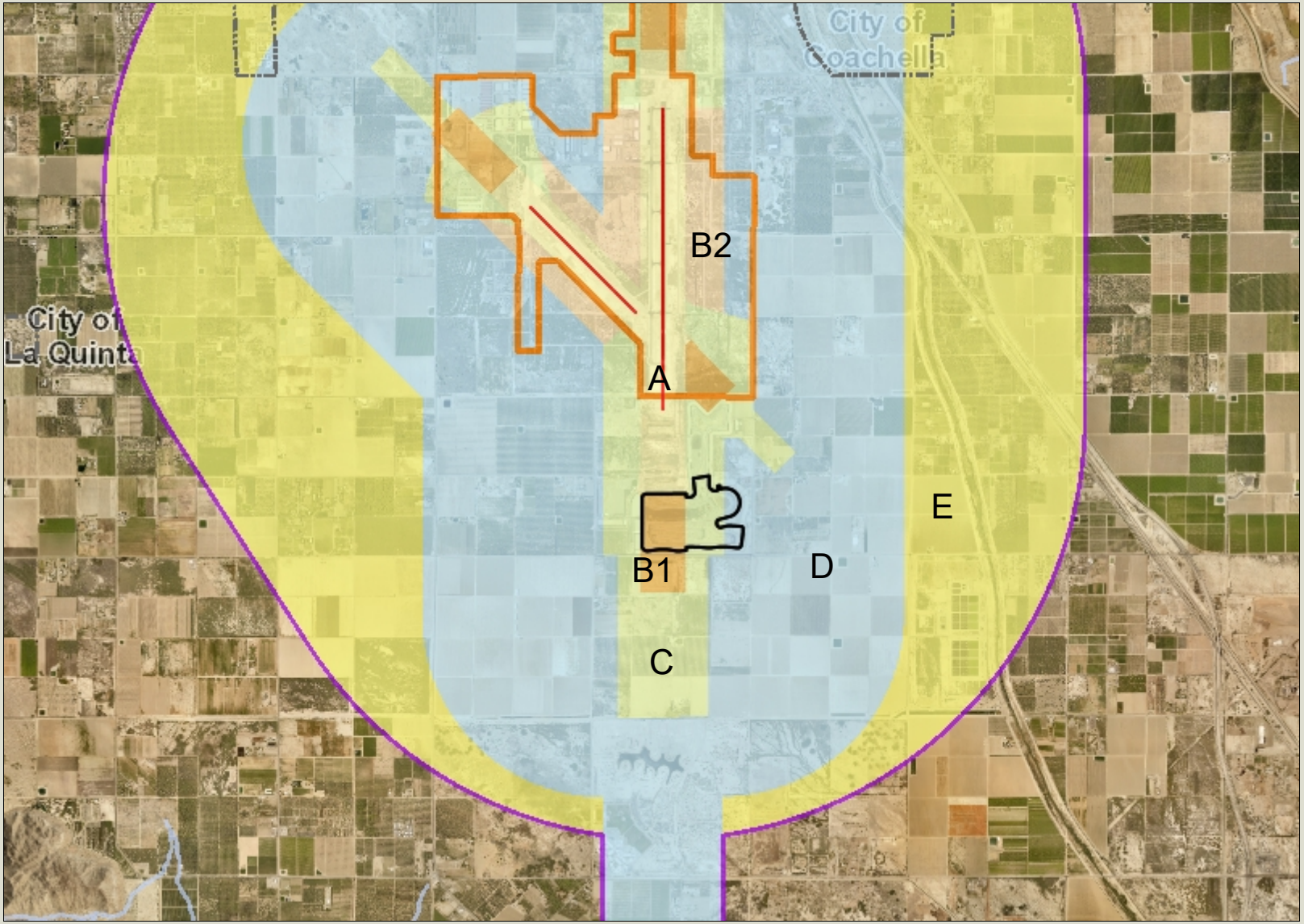
Map JC-1

Compatibility Map

Jacquelline Cochran Regional Airport

P:\RCO\Dwgs\TRM-compatibility.dwg Jun 16, 2005 - 11:54am

Map My County Map



Legend

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

RCIT

0 6,157 12,314 Feet

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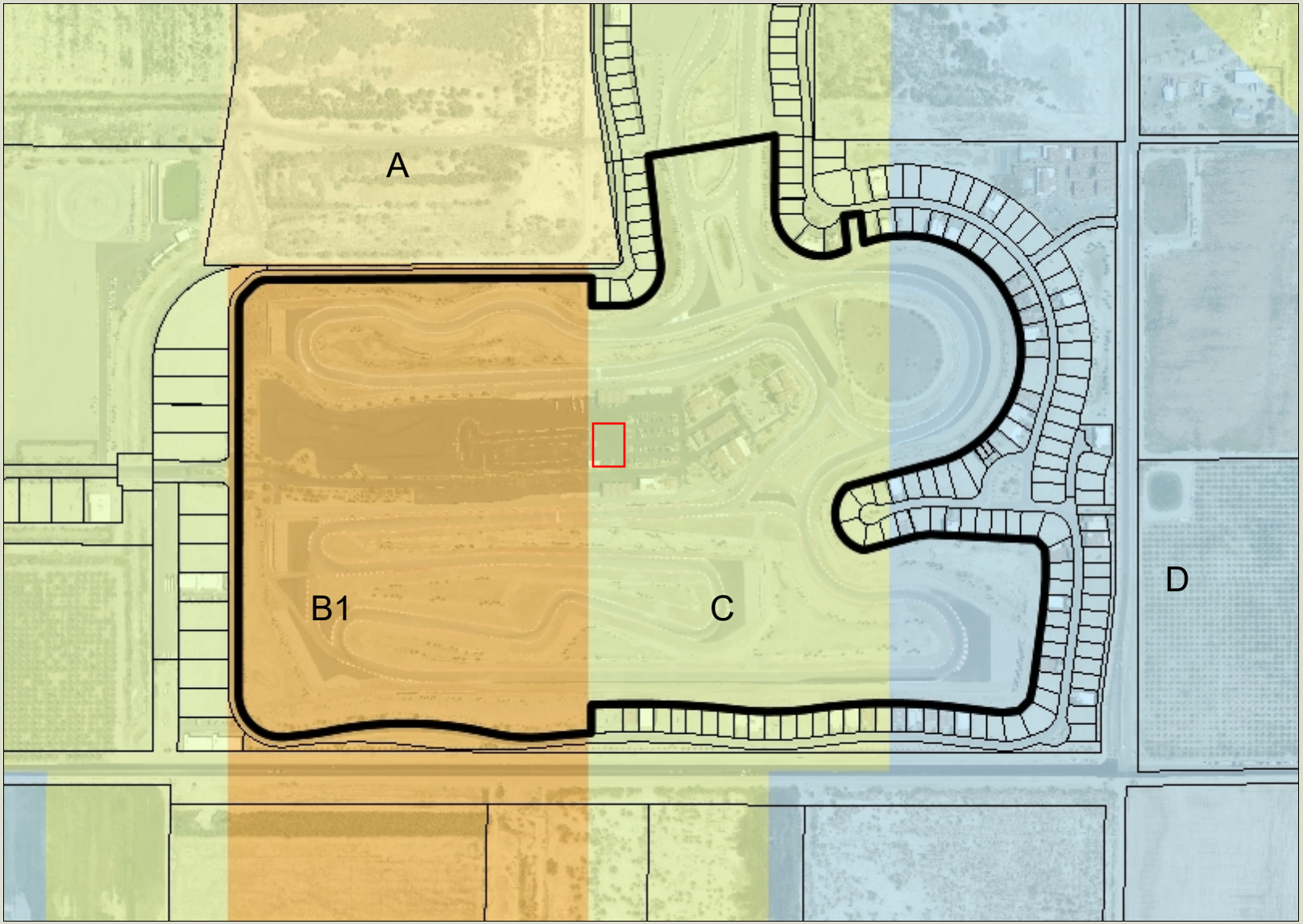
Notes

Map My County Map



Legend

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

0 770 1,539 Feet

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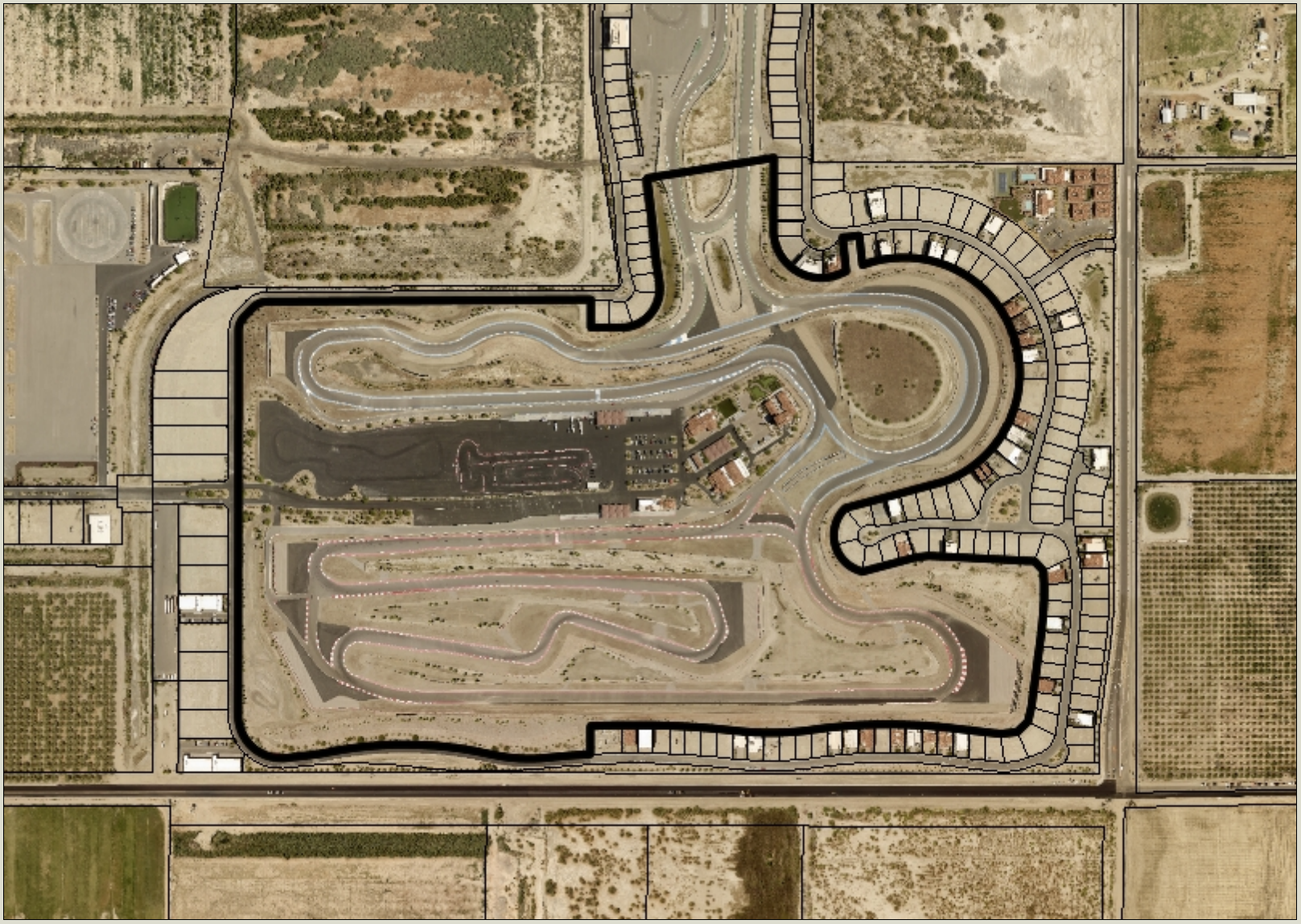
Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

0 770 1,539 Feet

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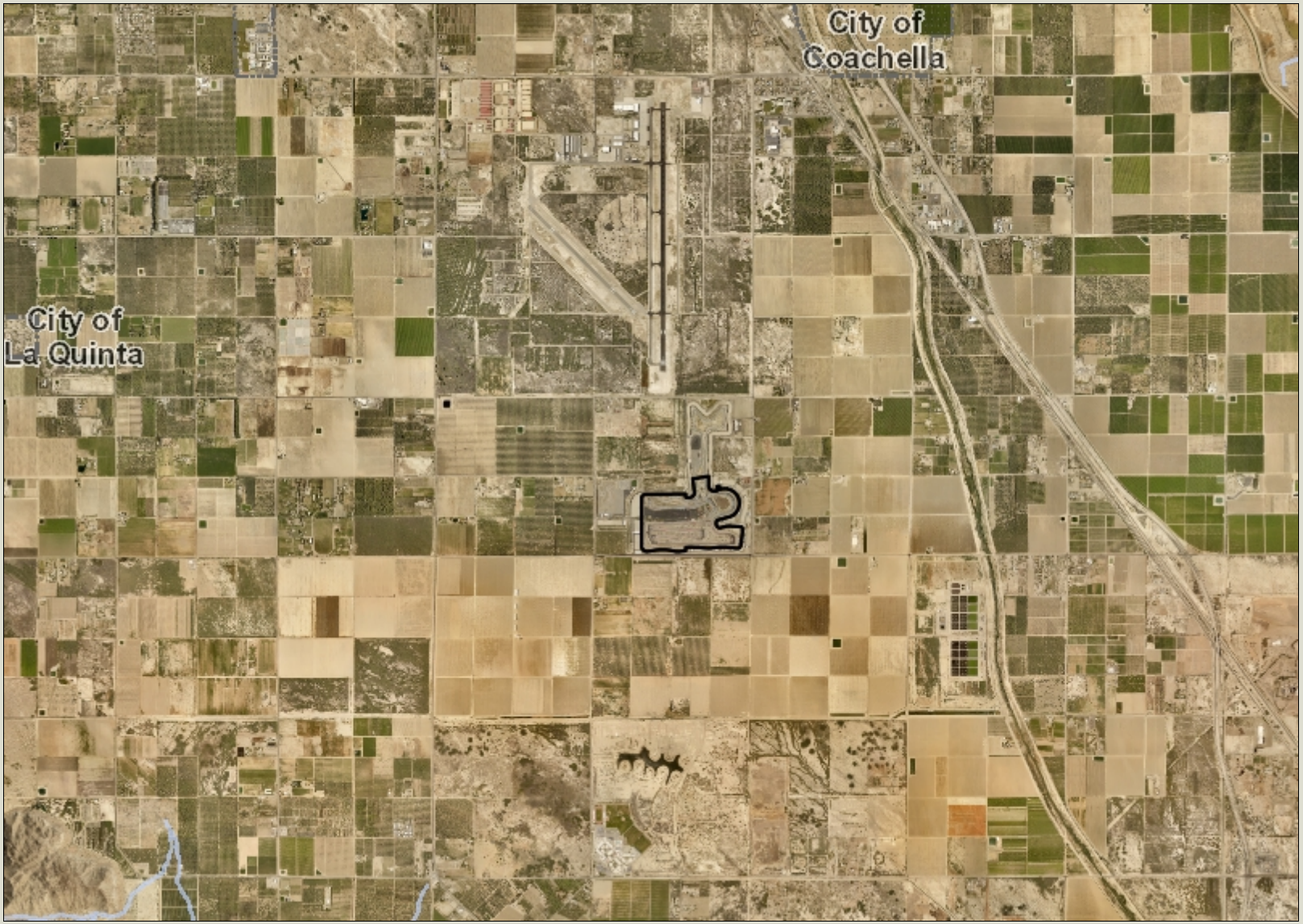
Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

0 6, 12,314 Feet
157

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 1,539 3,079 Feet

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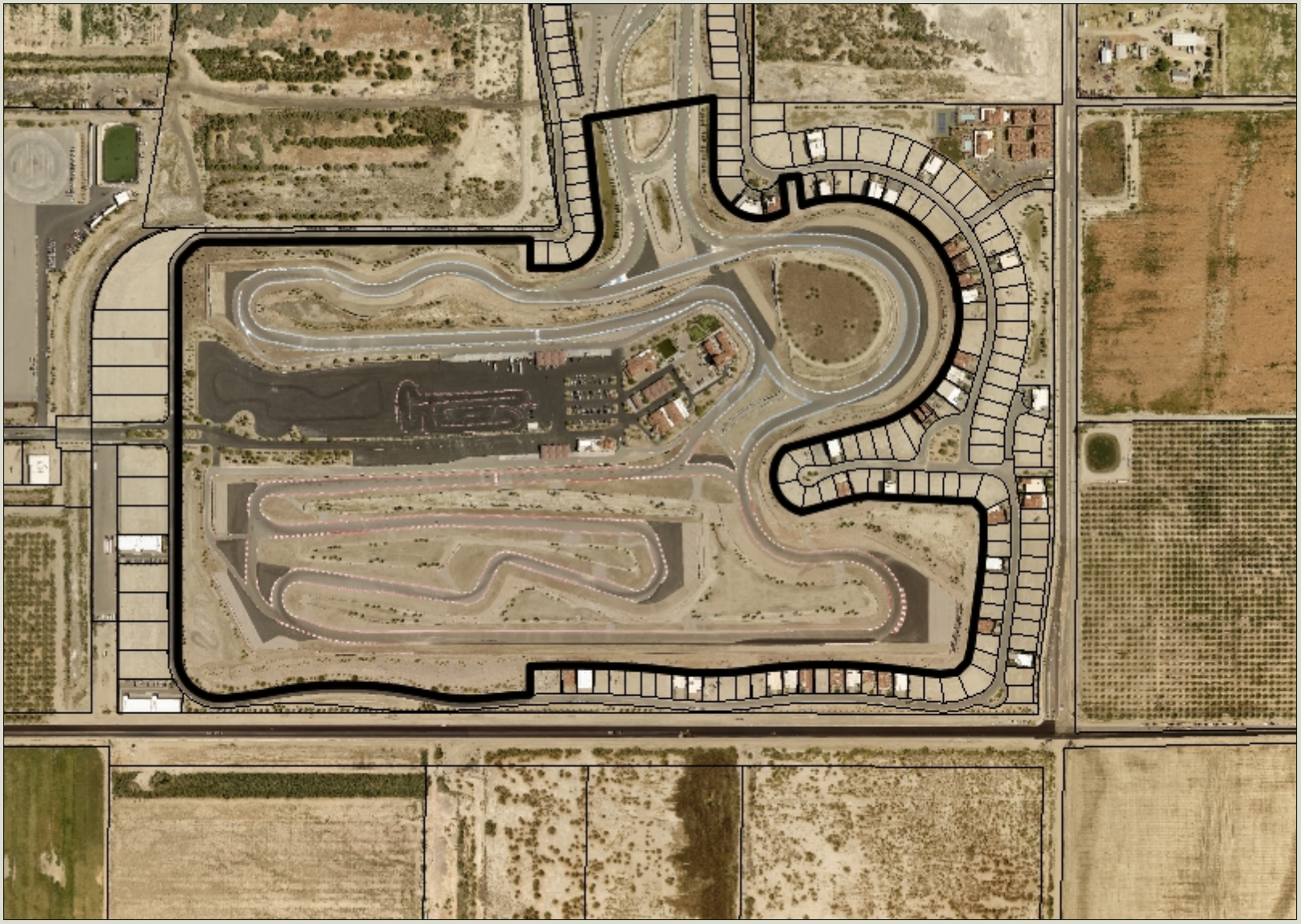
Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

0 770 1,539 Feet

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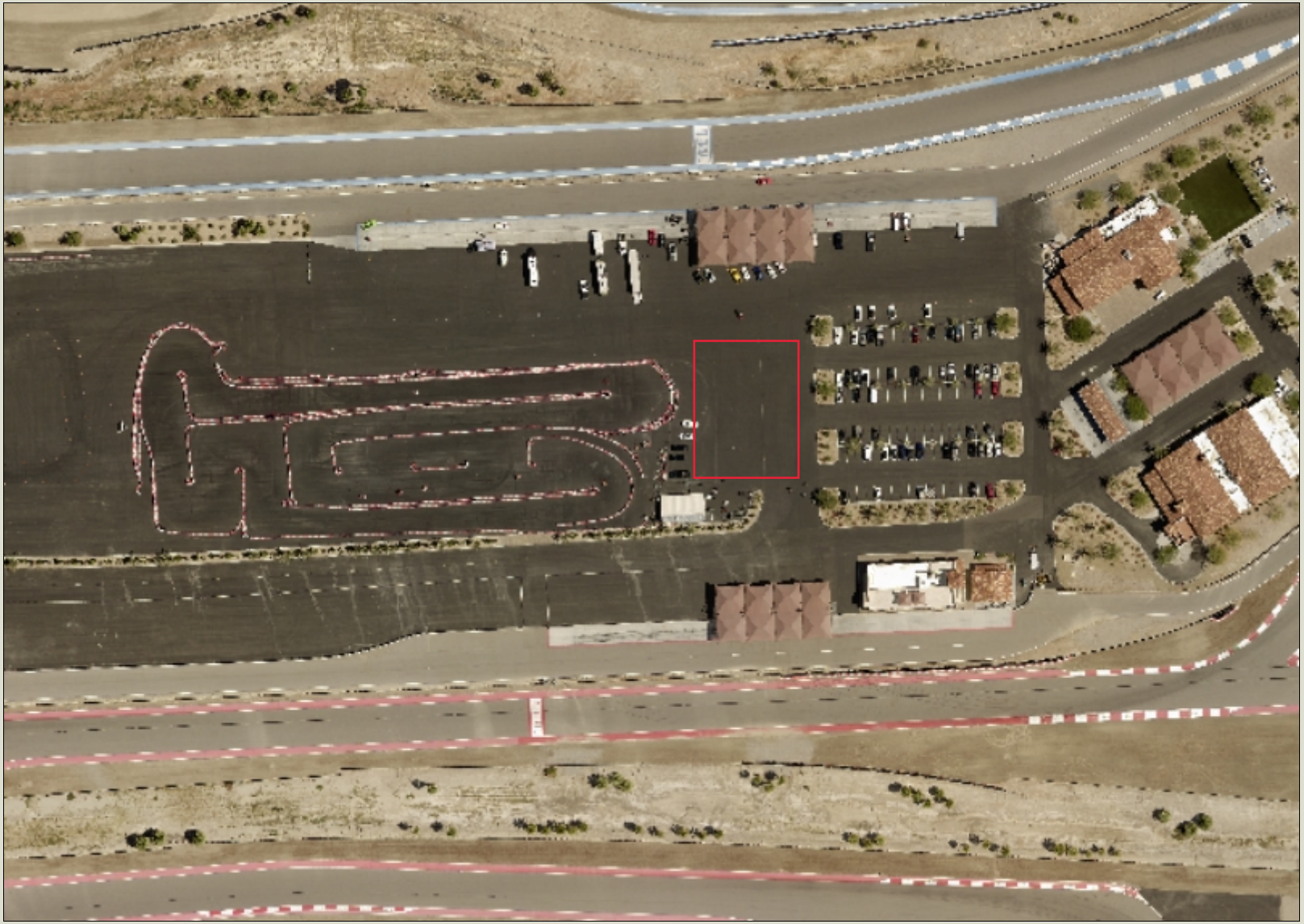
Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

0 192 385 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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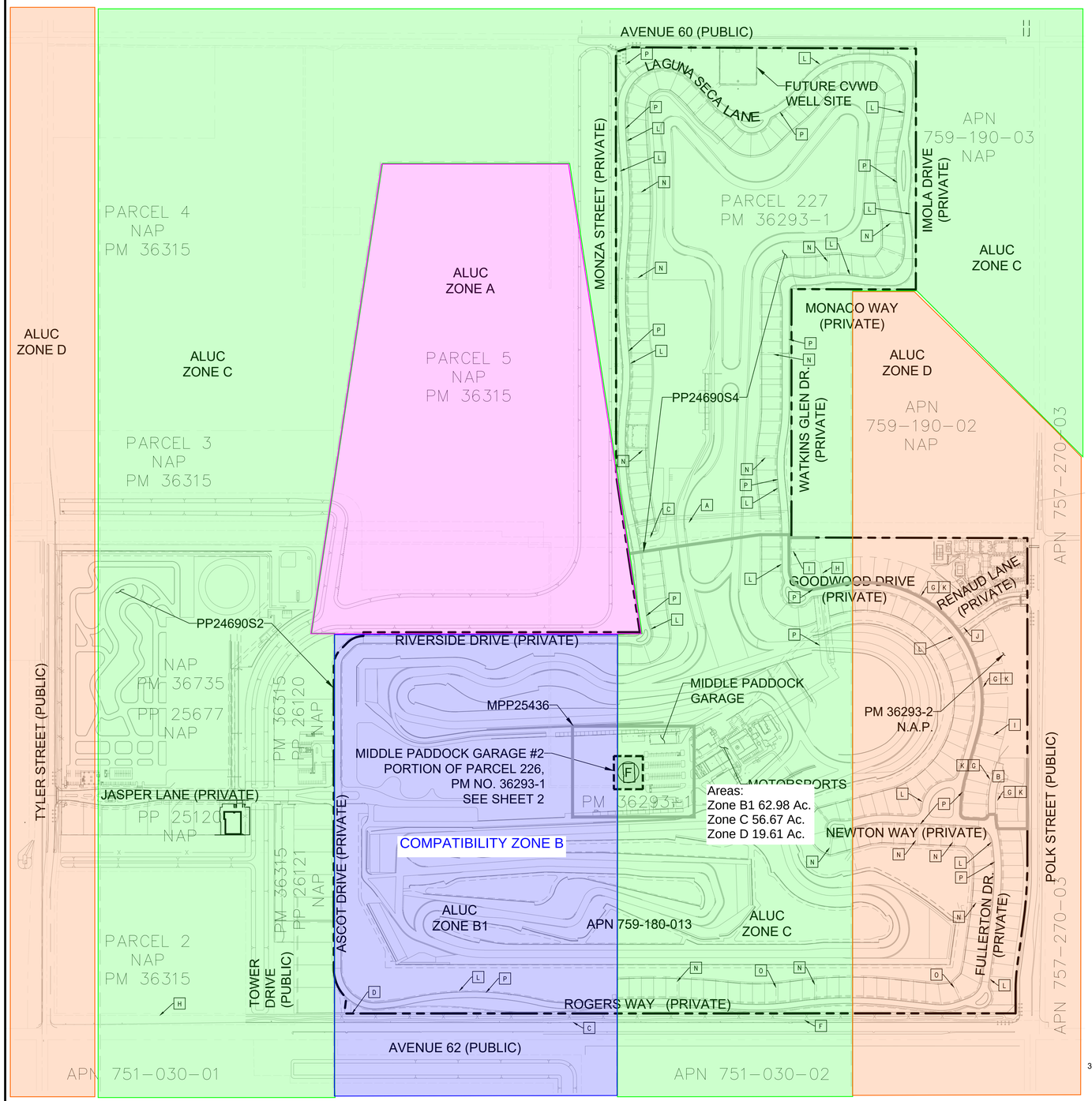
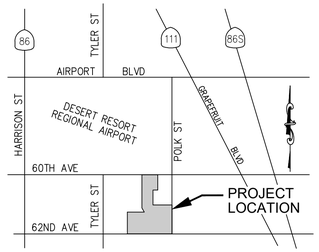
Notes

REVISED PLOT PLAN NO. 24690R4 - THE THERMAL CLUB

PARCEL MAP 36293-1 BEING A PORTION OF THE SE 1/4 OF SECTION 33 T.6S, R.8E, S.B.B.M.





VICINITY MAP
NTS

LEGAL DESCRIPTION FOR PP24690 R4

LOTS 1–90, 192–215, 218, 224, AND 226 AND LOT E OF PARCEL MAP NO. 36293–1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PARCELS 1 AND 6 OF PARCEL MAP NO. 36315, AS PER MAP RECORDED IN BOOK 234 PAGES 24–50 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN 759–180–010 THRU 011,759–180–013 THRU 014, 759–200–001 THRU 759–200–018, 759–210–001 THRU 759–210–028, 759–220–001 THRU 759–220–031, 759–230–001 THRU 759–230–009, 759–230–012 THRU 759–230–020, 759–240–001 THRU 759–240–018, 759–280–001 THRU 759–280–018, AND 759–290–001 THRU 759–290–022

PROJECT DESCRIPTION

THE THERMAL CLUB WILL BE BUILT ON 329.72 ACRES OF KOHL RANCH (PARCELS 1 AND 6 OF PM 36315) AT THE NORTH–WEST CORNER OF POLK STREET AND AND AVENUE 62 IN THE COMMUNITY OF THERMAL, CA. IT IS THE FIRST WORLD CLASS ROAD COURSE BUILT IN SOUTHERN CALIFORNIA AND FEATURES A MEMBERSHIP PROGRAM SIMILAR TO A GOLF COURSE COUNTRY CLUB. THE GRAND PRIX TRACK IS 5.2 MILES IN LENGTH AND HAS MULTIPLE CONFIGURATION POSSIBILITIES.

THE THERMAL CLUB IS A PRIVATE FACILITY. ONLY MEMBERS, THEIR INVITED GUESTS, STAFF, AND CREDENTIALED 3RD PARTIES ARE ALLOWED INSIDE THE GATE. THE MAIN EXCEPTIONS ARE GROUPS SUCH AS CAR CLUBS, MANUFACTURERS THAT USE THE TRACK FOR TESTING, AND CORPORATE EVENTS.

PLOT PLAN 24690R4 IS A PROPOSAL TO MODIFY THE APPROVED PLOT PLAN 24690R3. THIS PLOT PLAN SHOWS THE CURRENTLY PROPOSED CHANGES AS WELL AS PROVIDES AN OVERALL COMPOSITE FOR PLOT PLAN 24690 INCLUDING ALL OF THE REVISIONS AND SUBSTANTIAL CONFORMANCES TO DATE AND IDENTIFIES ALL APPROVED/PENDING CASES TO BE REMOVED FROM THE BOUNDARY OF THIS PLOT PLAN. THE PORTIONS REMOVED INCLUDE THE BMW FACILITY, APPROVED UNDER PLOT PLAN NO. 25677, AND THE ASCOT AND JASPER LOTS, APPROVED UNDER PLOT PLAN NO. 26120 AND 26121. THE PROPOSED CHANGE ADDS A PADDOCK GARAGE #2 CONSISTING OF A FOOTPRINT OF 6,000 SQUARE FEET.

PROJECT DATA

APPLICANT	THERMAL OPERATING COMPANY, LLC 1983 W. 190TH STREET, SUITE 100 TORRANCE, CA 90504 (310) 486–4774 E–MAIL: INFO@THERMALCLUB.COM
OWNER	JTM LAND COMPANY, LLC 1983 W. 190TH STREET, SUITE 100 TORRANCE, CA 90504 (310) 486–4774
ENGINEER	RTM ENGINEERING CONSULTANTS 24361 EL TORO ROAD, SUITE 230 LAGUNA WOODS, CA 92637 (949) 453–0111 E–MAIL: RCLARK@RTMEC.COM
ASSESSOR'S PARCEL NUMBER PLOT PLAN 24690	APN 759–180–010 THRU 011,759–180–013 THRU 014, 759–200–001 THRU 759–200–019, 759–210–001 THRU 759–210–029, 759–220–001 THRU 759–220–031, 759–230–001 THRU 759–230–009, 759–230–012 THRU 759–230–020, 759–240–001 THRU 759–240–018
DATE OF PREPARATION	MARCH 2022
THOMAS BROTHERS MAP (2008 ED) COORDINATES	PAGE 5591, GRID E–2 N 2166199, E 6590159
TOTAL AREA (PP 24690R2)	269.26 AC

CHRONOLOGICAL ORDER OF APPROVAL

DOCUMENT NAME	PERMIT/PLAN NO.	DATE
SPECIFIC PLAN NO. 303	SP303	JUNE 2002
PLOT PLAN 24690	PP24690	MARCH 2011
TENTATIVE PARCEL MAP 36315 – SCHEDULE "I"	TPM36315	MARCH 2011
TENTATIVE PARCEL MAP 36293 – SCHEDULE "E"	TPM36923	MARCH 2011
PLOT PLAN 24690 – AMENDMENT 3	PP24690	MARCH 2011
PARCEL MAP 36315	PM36315	SEPT. 2011
UNIT PHASING MAP	UPM–PM36293	APRIL 2012
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S1	PP24690S1	MAY 2012
PARCEL MAP 36293–1	PM36293–1	OCT. 2012
REVISED PLOT PLAN NO. 24690R1	PP24690R1	APRIL 2013
MINOR PLOT PLAN NO. 25436	MPP25436	MARCH 2014
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S2 (NOT A PART)	PP24690S2	JULY 2014
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S3	PP24690S3	MARCH 2015
PLOT PLAN 26120 (NOT A PART)	PP26120	SEPT. 2016
PLOT PLAN 26121 (NOT A PART)	PP26121	SEPT. 2016
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S4	PP24690S4	DEC. 2016
REVISED PLOT PLAN NO. 24690R2	PP24690R2	AUG. 2017
REVISED PLOT PLAN NO. 24690R3	PP24690R3	JULY 2020
REVISED PLOT PLAN NO. 24690R4	PP24690R4	

EXISTING EASEMENTS

SYMBOL ON MAP	DESCRIPTION PER PRELIMINARY REPORT BY _____ TITLE CO. DATE _____
A	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60473 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
B	DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–2, PMB 239/55–60
C	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60472 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
D	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60470 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
E	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60471 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
F	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED OCTOBER 10, 1955 AS INSTRUMENT NO.64896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
G	10' EASEMENT FOR PUBLIC UTILITY PURPOSES PER PM 36293–2, PMB 239/55–60
H	PRIVATE WATER PIPELINE EASEMENT PER PM 36293–2, PMB 239/55–60
I	PRIVATE SUBSURFACE DRAINAGE EASEMENT PER PM 36293–2, PMB 239/55–60
J	A DOMESTIC WATER EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES PER GRANT OF RESEMENT/PIPELINES RECORDED DECEMBER 10, 2013 AS DOCUMENT NO. 2013–0573469, O.R. OF RIVERSIDE COUNTY
K	10' WIDE DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–2, PMB 239/55–60
L	PUBLIC UTILITY EASEMENT PER PM 36293–1, PMB 234/24–50
M	PRIVATE PEDESTRIAN EASEMENT PER PM 36293–1, PMB 234/24–50
N	PRIVATE DRAINAGE EASEMENT PER PM 36293–1, PMB 234/24–50
O	PRIVATE SUBSURFACE DRAINAGE EASEMENT PER PM 36293–1, PMB 234/24–50
P	DOMESTIC WATER AND SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
Q	DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
R	SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
S	PRIVATE DRAINAGE BASIN EASEMENT PER PM 36293–1, PMB 234/24–50

LEGEND

- ALUC ZONE BOUNDARIES
- ALUC ZONE X — ALUC ZONE DESIGNATOR
- ENTITLEMENT BOUNDARY
- (X) PROPOSED BUILDING

300 150 0 300 600
1 INCH = 300 FEET

NOTES:

1. EASEMENTS OF RECORD ARE AS SHOWN.
2. MAIN ACCESS SHALL BE FROM TYLER ST. (PUBLIC)
3. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
4. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
5. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS.
6. THIS PROJECT WAS FAST TRACK APPROVED UNDER FTA 2011–11.
7. SECONDARY PROJECT ACCESS OCCURS ON POLK ST (PUBLIC) & AVE 60 (PUBLIC)
8. SEWER SERVICE PROVIDED BY CVWD
9. SEWER SERVICE ONSITE IS PRIVATELY MAINTAINED AND OPERATED

SHEET INDEX

1. TITLE SHEET
2. PLOT PLAN R4 MIDDLE PADDOCK GARAGE #2

DATE OF MAP: MARCH 2022

REVISIONS	DATE	NO.

rtm engineering consultants

SIGNATURE
P.E. EXP.

24361 El Toro Road
Suite 230
Laguna Woods, CA. 92637
Phone: 949.453.0111

STAMP: REGISTERED PROFESSIONAL ENGINEER — RICHARD L. CLARK — NO. C46559 — EXP. 6–30–23 — CIVIL — STATE OF CALIFORNIA

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST ONE–QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., AS BEING N89°44'51"W. AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 98 AT PAGES 38 THROUGH 41 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BENCH MARK

CALTRANS BM NO. RIV–14.8 L 2–1/2" BRASS DISK IN CONCRETE AT THE S.W. QUAD OF HWY 86 AND AVE. 61. STAMPED CALIFORNIA DEPT. OF TRANSPORTATION 1986 R–14.8 L 0.3' BELOW GROUND AND 3' S.E. OF PP# 950758D

ELEVATION = 375.53
USC&GS DATUM +500' 1972 ADJUSTMENT

APPROVED BY:

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN NO. 24690R4

THE THERMAL CLUB

PM36293-1, FAST TRACK #2011-11

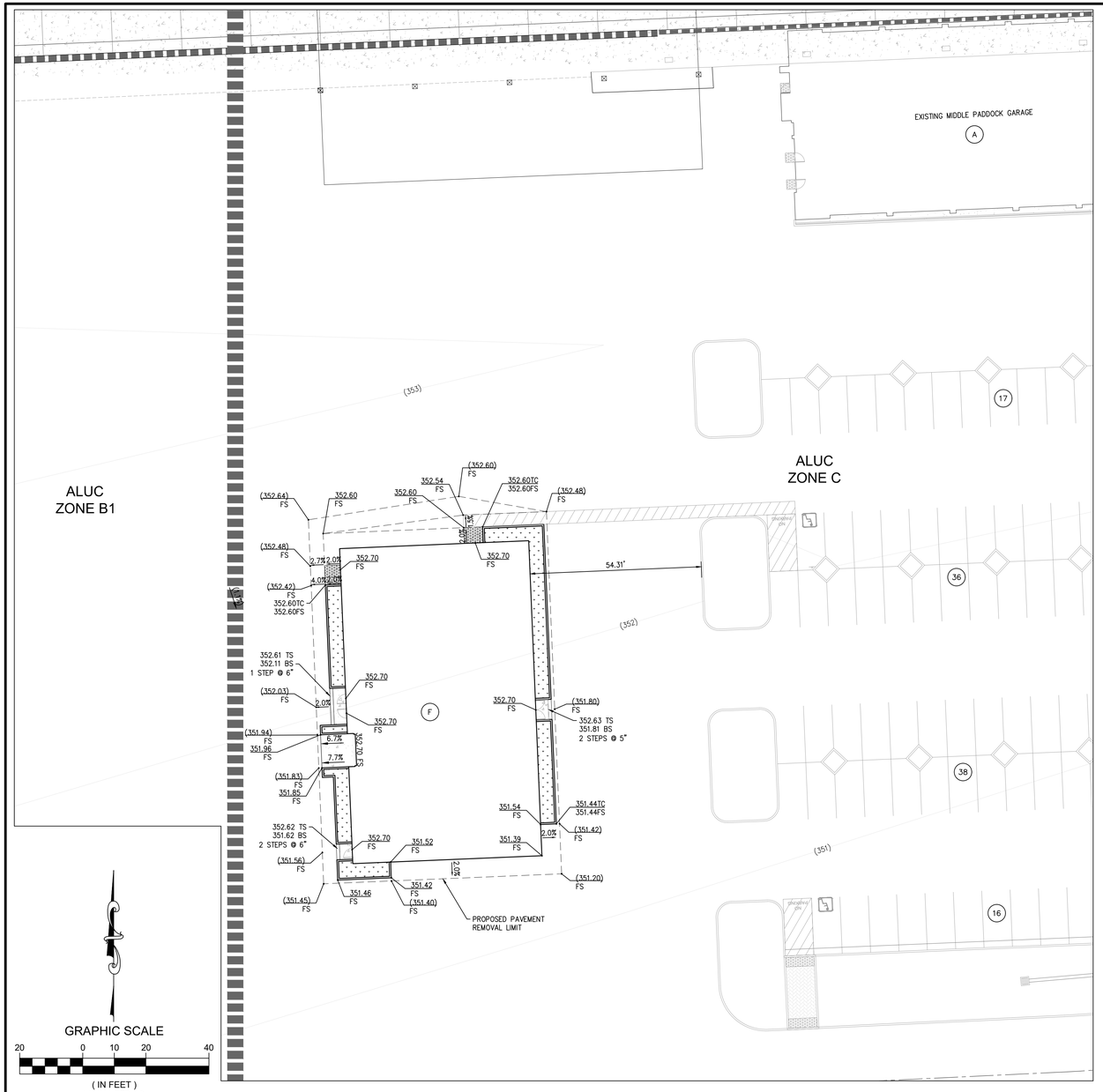
BEING A PORTION OF THE SE 1/4 OF SECTION 33 T.6S, R.8E, S.B.B.M.

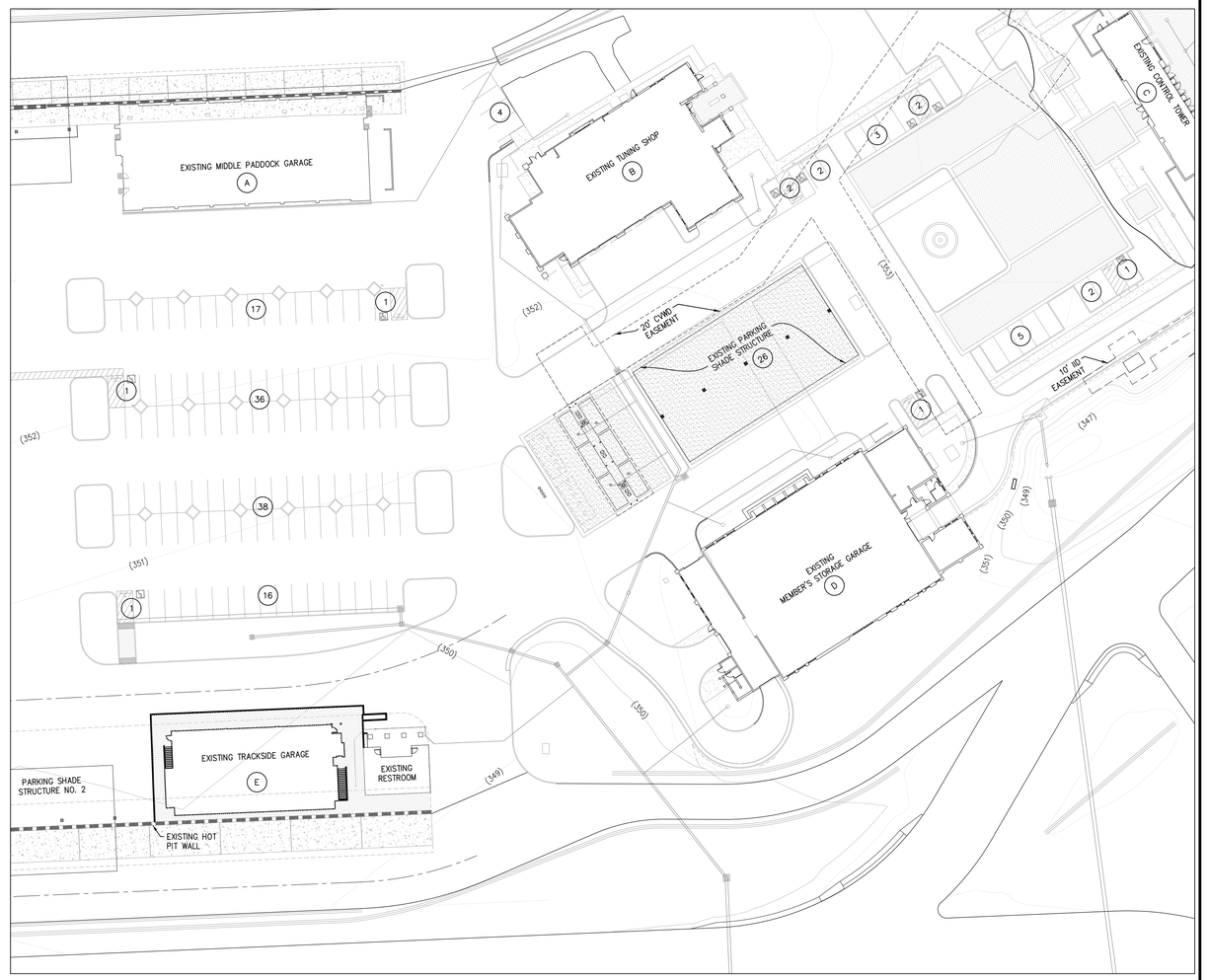
DRAWING NAME: PP 24690R4 01 TL

PROJECT No. 0590.0001.505

SHEET 1 OF 2

P:\THERMAL\24.1560\01 Paddock #2\ALUC\entitlement\PP 24690R4 01 TL.dwg





PREVIOUS APPROVAL PER PP24690R3

EXISTING PARKING CALCULATIONS

	BUILDING/FACILITY NAME	TOTAL AREA	SPACES REQUIRED
A	MIDDLE PADDOCK GARAGE	8,345 SF	11
B	TUNING SHOP	6,844 SF	50 + 2 ADA
C	CONTROL TOWER	7,569 SF	69 + 3 ADA
D	MEMBER'S STORAGE GARAGE	12,564 SF	7 + 1 ADA
E	TRACKSIDE GARAGE	4,748 SF	9 + 1 ADA

PROVIDED PARKING TOTALS = 149 + 8 ADA
REQUIRED PARKING TOTAL = 149 + 9 ADA

LEGEND

SYMBOL	DESCRIPTION
(#)	PARKING COUNT

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

MIDDLE PADDOCK GARAGE PARKING CALCULATIONS

	BUILDING NAME	SIZE	USE	PARKING	TOTAL PARKING REQUIRED	PARKING PROVIDED	ADA PARKING PROVIDED
F	MIDDLE PADDOCK GARAGE #2 (WAREHOUSES)	6,000 SF	STORAGE	1 SPACE/2,000 SF	3*	3	1

* PARKING PROVIDED FOR MIDDLE PADDOCK GARAGE #2

MIDDLE PADDOCK GARAGE PROPOSED BUILDING LEGEND AND DATA

	BUILDING NAME	SIZE	CONSTRUCTION TYPE	OCCUPANCY
F	MIDDLE PADDOCK GARAGE #2	6,000 SF	VB	XXX

DIFFERENCES BETWEEN APPROVED PP24690R3 & PROPOSED PP24690R4

- ADDED MIDDLE PADDOCK GARAGE #2

LEGAL DESCRIPTION FOR MIDDLE PADDOCK GARAGE

LOTS 226 OF PARCEL MAP NO. 36293-1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PARCELS 1 AND 6 OF PARCEL MAP NO. 36315, AS PER MAP RECORDED IN BOOK 234 PAGES 24-50 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN 759-180-013

THE PROJECT IS LOCATED WITHIN THE KOHL RANCH SPECIFIC PLAN No. 303.

REVISIONS	DATE	NO.

rtm engineering consultants

SIGNATURE

P.E. EXP.

24361 El Toro Road
Suite 230
Laguna Woods, CA. 92637
Phone: 949.453.0111

STAMP

REGISTERED PROFESSIONAL ENGINEER
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NO. C46559
EXP. 6-30-23
CIVIL
STATE OF CALIFORNIA

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ELEVATION = 375.53
USC&GS DATUM +500' 1972 ADJUSTMENT

APPROVED BY:

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN NO. 24690R4

THE THERMAL CLUB

PM36293-1, FAST TRACK #2011-11

BEING A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 33
T.6S, R.8E, S.B.B.M.

DRAWING NAME: PP 24690R4 02 PP

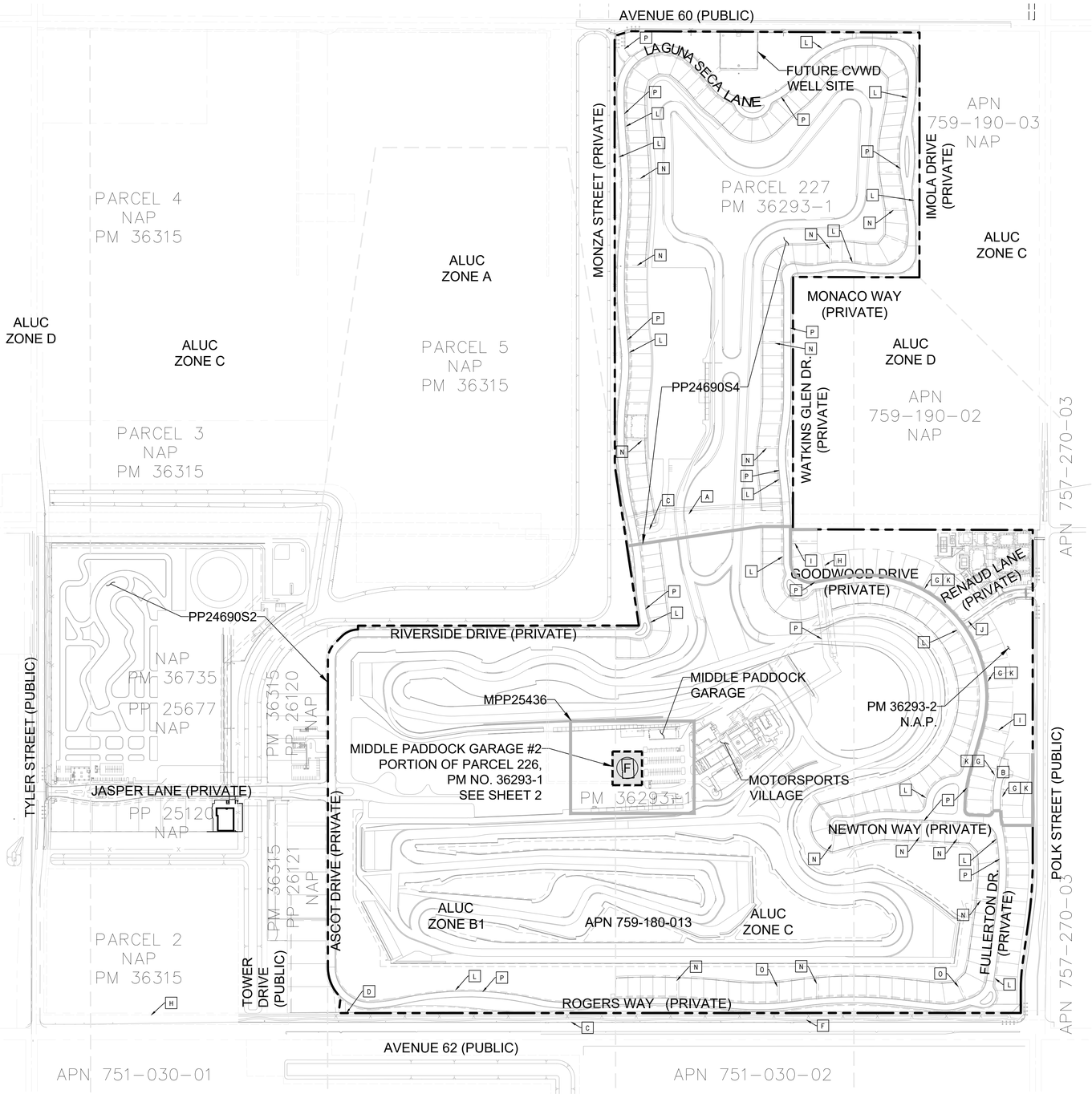
PROJECT No. 0590.0001.505

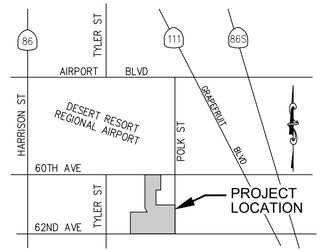
SHEET 2 OF 2

Plotted: 7/29/2022 10:58 AM By: Jonathan Hilgeman
File: C:\Users\jonathan\Desktop\PP 24690R4 02 PP.dwg

REVISED PLOT PLAN NO. 24690R4 - THE THERMAL CLUB

PARCEL MAP 36293-1 BEING A PORTION OF THE SE 1/4 OF SECTION 33 T.6S, R.8E, S.B.B.M.





VICINITY MAP

NTS

LEGAL DESCRIPTION FOR PP24690 R4

LOTS 1–90, 192–215, 218, 224, AND 226 AND LOT E OF PARCEL MAP NO. 36293–1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PARCELS 1 AND 6 OF PARCEL MAP NO. 36315, AS PER MAP RECORDED IN BOOK 234 PAGES 24–50 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN 759–180–010 THRU 011,759–180–013 THRU 014, 759–200–001 THRU 759–200–018, 759–210–001 THRU 759–210–028, 759–220–001 THRU 759–220–031, 759–230–001 THRU 759–230–009, 759–230–012 THRU 759–230–020, 759–240–001 THRU 759–240–018, 759–280–001 THRU 759–280–018, AND 759–290–001 THRU 759–290–022

PROJECT DESCRIPTION

THE THERMAL CLUB WILL BE BUILT ON 329.72 ACRES OF KOHL RANCH (PARCELS 1 AND 6 OF PM 36315) AT THE NORTH–WEST CORNER OF POLK STREET AND AND AVENUE 62 IN THE COMMUNITY OF THERMAL, CA. IT IS THE FIRST WORLD CLASS ROAD COURSE BUILT IN SOUTHERN CALIFORNIA AND FEATURES A MEMBERSHIP PROGRAM SIMILAR TO A GOLF COURSE COUNTRY CLUB. THE GRAND PRIX TRACK IS 5.2 MILES IN LENGTH AND HAS MULTIPLE CONFIGURATION POSSIBILITIES.

THE THERMAL CLUB IS A PRIVATE FACILITY. ONLY MEMBERS, THEIR INVITED GUESTS, STAFF, AND CREDENTIALED 3RD PARTIES ARE ALLOWED INSIDE THE GATE. THE MAIN EXCEPTIONS ARE GROUPS SUCH AS CAR CLUBS, MANUFACTURERS THAT USE THE TRACK FOR TESTING, AND CORPORATE EVENTS.

PLOT PLAN 24690R4 IS A PROPOSAL TO MODIFY THE APPROVED PLOT PLAN 24690R3. THIS PLOT PLAN SHOWS THE CURRENTLY PROPOSED CHANGES AS WELL AS PROVIDES AN OVERALL COMPOSITE FOR PLOT PLAN 24690 INCLUDING ALL OF THE REVISIONS AND SUBSTANTIAL CONFORMANCES TO DATE AND IDENTIFIES ALL APPROVED/PENDING CASES TO BE REMOVED FROM THE BOUNDARY OF THIS PLOT PLAN. THE PORTIONS REMOVED INCLUDE THE BMW FACILITY, APPROVED UNDER PLOT PLAN NO. 25677, AND THE ASCOT AND JASPER LOTS, APPROVED UNDER PLOT PLAN NO. 26120 AND 26121. THE PROPOSED CHANGE ADDS A PADDOCK GARAGE #2 CONSISTING OF A FOOTPRINT OF 6,000 SQUARE FEET.

PROJECT DATA

APPLICANT	THERMAL OPERATING COMPANY, LLC 1983 W. 190TH STREET, SUITE 100 TORRANCE, CA 90504 (310) 486–4774 E–MAIL: INFO@THERMALCLUB.COM
OWNER	JTM LAND COMPANY, LLC 1983 W. 190TH STREET, SUITE 100 TORRANCE, CA 90504 (310) 486–4774
ENGINEER	RTM ENGINEERING CONSULTANTS 24361 EL TORO ROAD, SUITE 230 LAGUNA WOODS, CA 92637 (949) 453–0111 E–MAIL: RCLARK@RTMEC.COM
ASSESSOR'S PARCEL NUMBER PLOT PLAN 24690	APN 759–180–010 THRU 011,759–180–013 THRU 014, 759–200–001 THRU 759–200–019, 759–210–001 THRU 759–210–029, 759–220–001 THRU 759–220–031, 759–230–001 THRU 759–230–009, 759–230–012 THRU 759–230–020, 759–240–001 THRU 759–240–018
DATE OF PREPARATION	MARCH 2022
THOMAS BROTHERS MAP (2008 ED) COORDINATES	PAGE 5591, GRID E–2 N 2166199, E 6590159
TOTAL AREA (PP 24690R2)	269.26 AC

CHRONOLOGICAL ORDER OF APPROVAL

DOCUMENT NAME	PERMIT/PLAN NO.	DATE
SPECIFIC PLAN NO. 303	SP303	JUNE 2002
PLOT PLAN 24690	PP24690	MARCH 2011
TENTATIVE PARCEL MAP 36315 – SCHEDULE "I"	TPM36315	MARCH 2011
TENTATIVE PARCEL MAP 36293 – SCHEDULE "E"	TPM36923	MARCH 2011
PLOT PLAN 24690 – AMENDMENT 3	PP24690	MARCH 2011
PARCEL MAP 36315	PM36315	SEPT. 2011
UNIT PHASING MAP	UPM–PM36293	APRIL 2012
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S1	PP24690S1	MAY 2012
PARCEL MAP 36293–1	PM36293–1	OCT. 2012
REVISED PLOT PLAN NO. 24690R1	PP24690R1	APRIL 2013
MINOR PLOT PLAN NO. 25436	MPP25436	MARCH 2014
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S2 (NOT A PART)	PP24690S2	JULY 2014
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S3	PP24690S3	MARCH 2015
PLOT PLAN 26120 (NOT A PART)	PP26120	SEPT. 2016
PLOT PLAN 26121 (NOT A PART)	PP26121	SEPT. 2016
PLOT PLAN SUBSTANTIAL CONFORMANCE 24690S4	PP24690S4	DEC. 2016
REVISED PLOT PLAN NO. 24690R2	PP24690R2	AUG. 2017
REVISED PLOT PLAN NO. 24690R3	PP24690R3	JULY 2020
REVISED PLOT PLAN NO. 24690R4	PP24690R4	

EXISTING EASEMENTS

SYMBOL ON MAP	DESCRIPTION PER PRELIMINARY REPORT BY _____ TITLE CO. DATE _____
A	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60473 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
B	DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–2, PMB 239/55–60
C	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60472 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
D	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60470 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
E	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO.60471 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
F	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED OCTOBER 10, 1955 AS INSTRUMENT NO.64896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
G	10' EASEMENT FOR PUBLIC UTILITY PURPOSES PER PM 36293–2, PMB 239/55–60
H	PRIVATE WATER PIPELINE EASEMENT PER PM 36293–2, PMB 239/55–60
I	PRIVATE SUBSURFACE DRAINAGE EASEMENT PER PM 36293–2, PMB 239/55–60
J	A DOMESTIC WATER EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES PER GRANT OF EASEMENT/PIPELINES RECORDED DECEMBER 10, 2013 AS DOCUMENT NO. 2013–0573469, O.R. OF RIVERSIDE COUNTY
K	10' WIDE DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–2, PMB 239/55–60
L	PUBLIC UTILITY EASEMENT PER PM 36293–1, PMB 234/24–50
M	PRIVATE PEDESTRIAN EASEMENT PER PM 36293–1, PMB 234/24–50
N	PRIVATE DRAINAGE EASEMENT PER PM 36293–1, PMB 234/24–50
O	PRIVATE SUBSURFACE DRAINAGE EASEMENT PER PM 36293–1, PMB 234/24–50
P	DOMESTIC WATER AND SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
Q	DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
R	SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PM 36293–1, PMB 234/24–50
S	PRIVATE DRAINAGE BASIN EASEMENT PER PM 36293–1, PMB 234/24–50

LEGEND

- ALUC ZONE BOUNDARIES
- ALUC ZONE X — ALUC ZONE DESIGNATOR
- ENTITLEMENT BOUNDARY
- (X) PROPOSED BUILDING

300 150 0 300 600

1 INCH = 300 FEET

NOTES:

1. EASEMENTS OF RECORD ARE AS SHOWN.
2. MAIN ACCESS SHALL BE FROM TYLER ST. (PUBLIC)
3. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
4. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
5. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS.
6. THIS PROJECT WAS FAST TRACK APPROVED UNDER FTA 2011–11.
7. SECONDARY PROJECT ACCESS OCCURS ON POLK ST (PUBLIC) & AVE 60 (PUBLIC)
8. SEWER SERVICE PROVIDED BY CVWD
9. SEWER SERVICE ONSITE IS PRIVATELY MAINTAINED AND OPERATED

SHEET INDEX

1. TITLE SHEET
2. PLOT PLAN R4 MIDDLE PADDOCK GARAGE #2

DATE OF MAP: MARCH 2022

REVISIONS	DATE	NO.

rtm engineering consultants

SIGNATURE

P.E. EXP.

24361 El Toro Road
Suite 230
Laguna Woods, CA. 92637
Phone: 949.453.0111

STAMP

REGISTERED PROFESSIONAL ENGINEER — RICHARD L. CLARK — NO. C46559 — EXP. 6–30–23 — CIVIL — STATE OF CALIFORNIA

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST ONE–QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., AS BEING N89°44'51"W, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 98 AT PAGES 38 THROUGH 41 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BENCH MARK

CALTRANS BM NO. RIV–14.8 L 2–1/2" BRASS DISK IN CONCRETE AT THE S.W. QUAD OF HWY 86 AND AVE. 61. STAMPED CALIFORNIA DEPT. OF TRANSPORTATION 1986 R–14.8 L 0.3' BELOW GROUND AND 3' S.E. OF PP# 950758D

ELEVATION = 375.53
USC&GS DATUM +500' 1972 ADJUSTMENT

APPROVED BY:

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN NO. 24690R4

THE THERMAL CLUB

PM36293-1, FAST TRACK #2011-11

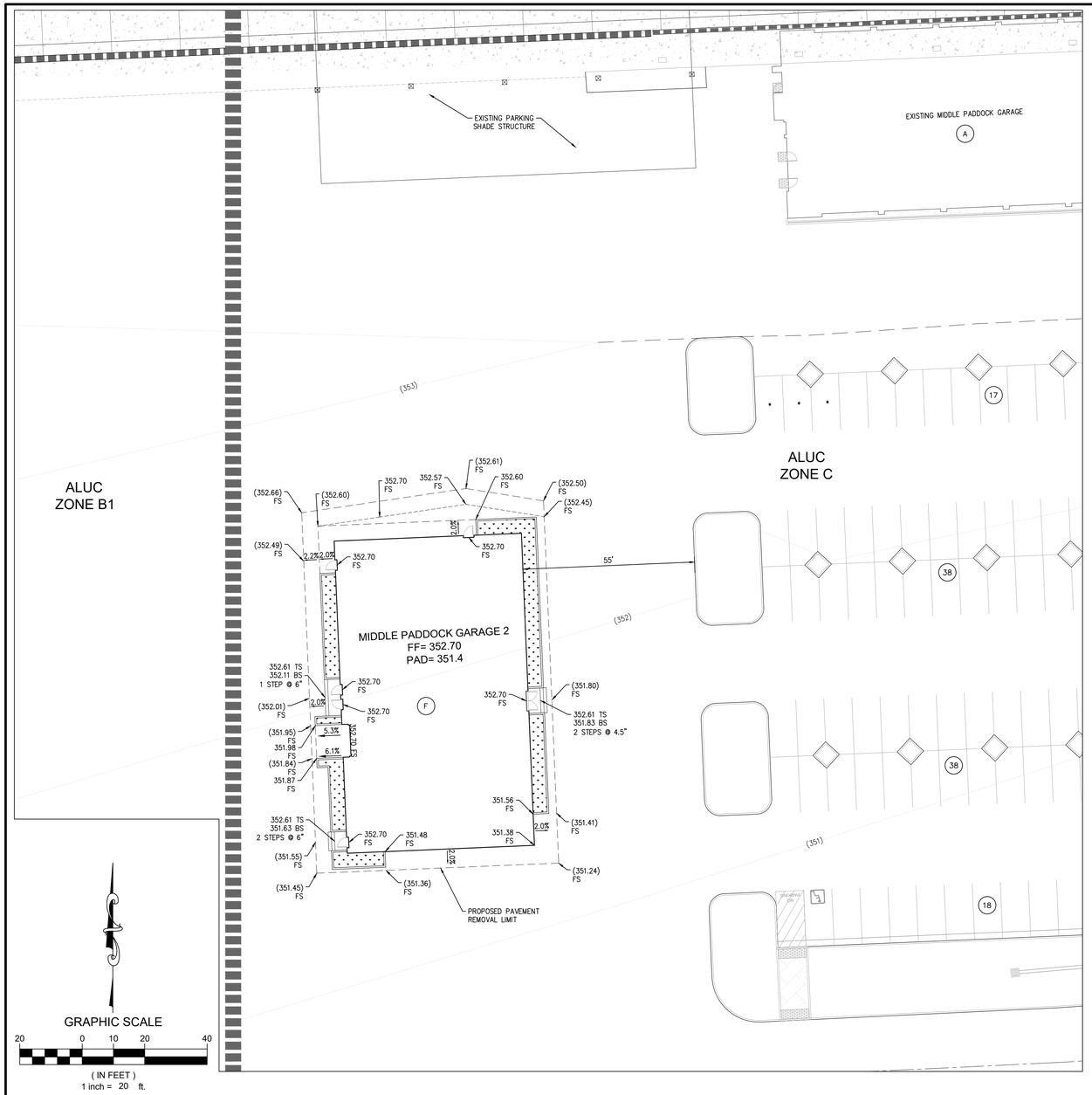
BEING A PORTION OF THE SE 1/4 OF SECTION 33 T.6S, R.8E, S.B.B.M.

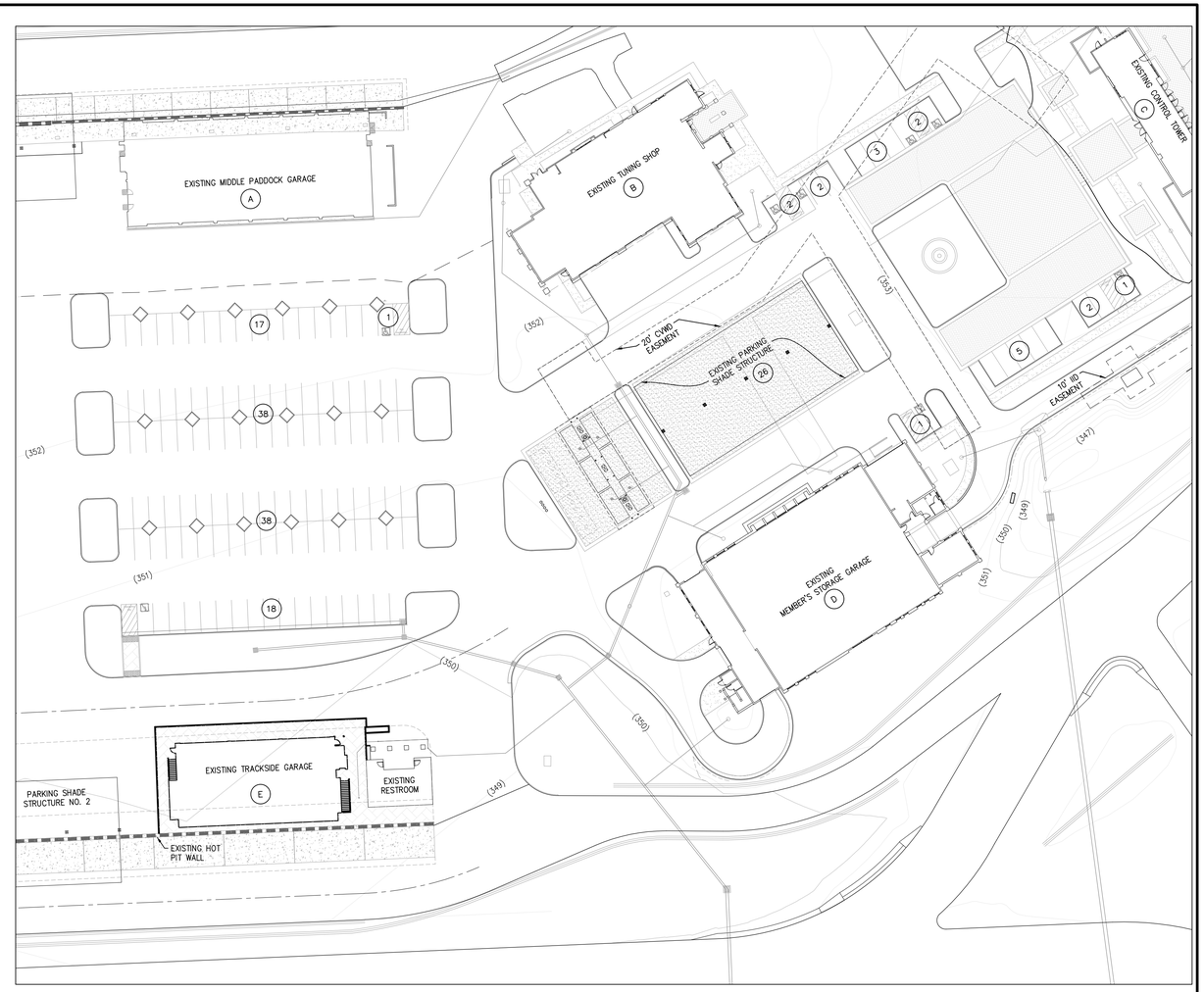
DRAWING NAME: PP 24690R4 01 TL

PROJECT No. 0590.0001.505

SHEET 1 OF 2

P:\THERMAL\24.1560\01 Paddock #2\ALUC\entitlement\PP 24690R4 01 TL.dwg





PREVIOUS APPROVAL PER PP24690R3

EXISTING PARKING CALCULATIONS

	BUILDING/FACILITY NAME	TOTAL AREA	SPACES REQUIRED
A	MIDDLE PADDOCK GARAGE	8,345 SF	11
B	TUNING SHOP	6,844 SF	50 + 2 ADA
C	CONTROL TOWER	7,569 SF	69 + 3 ADA
D	MEMBER'S STORAGE GARAGE	12,564 SF	7 + 1 ADA
E	TRACKSIDE GARAGE	4,748 SF	9 + 1 ADA

PROVIDED PARKING TOTALS = 149 + 7 ADA
REQUIRED PARKING TOTAL = 146 + 7 ADA

LEGEND

SYMBOL	DESCRIPTION
(#)	PARKING COUNT

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

MIDDLE PADDOCK GARAGE PARKING CALCULATIONS

	BUILDING NAME	SIZE	USE	PARKING	TOTAL PARKING REQUIRED	PARKING PROVIDED	ADA PARKING PROVIDED
F	MIDDLE PADDOCK GARAGE #2 (WAREHOUSES)	6,000 SF	STORAGE	1 SPACE/2,000 SF	3*	3	–

* PARKING PROVIDED FOR MIDDLE PADDOCK GARAGE #2

MIDDLE PADDOCK GARAGE PROPOSED BUILDING LEGEND AND DATA

	BUILDING NAME	SIZE	CONSTRUCTION TYPE	OCCUPANCY
F	MIDDLE PADDOCK GARAGE #2	6,000 SF	VB	XXX

DIFFERENCES BETWEEN APPROVED PP24690R3 & PROPOSED PP24690R4

- ADDED MIDDLE PADDOCK GARAGE #2

LEGAL DESCRIPTION FOR MIDDLE PADDOCK GARAGE

LOTS 226 OF PARCEL MAP NO. 36293-1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PARCELS 1 AND 6 OF PARCEL MAP NO. 36315, AS PER MAP RECORDED IN BOOK 234 PAGES 24-50 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN 759-180-013

THE PROJECT IS LOCATED WITHIN THE KOHL RANCH SPECIFIC PLAN No. 303.

REVISIONS	DATE	NO.

rtm engineering consultants

SIGNATURE

P.E. EXP.

24361 El Toro Road
Suite 230
Laguna Woods, CA. 92637
Phone: 949.453.0111

STAMP

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. CLARK
NO. C46559
EXP. 6-30-23
CIVIL
STATE OF CALIFORNIA

BASIS OF BEARINGS

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CALTRANS BM NO. RIV-14.8 L 2-1/2" BRASS DISK IN CONCRETE AT THE S.W. QUAD OF HWY 86 AND AVE. 61, STAMPED CALIFORNIA DEPT. OF TRANSPORTATION 1986 R-14.8 L. 0.3' BELOW GROUND AND 3' S.E. OF PP# 950758D

ELEVATION = 375.53
USC&GS DATUM +500' 1972 ADJUSTMENT

APPROVED BY:

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN NO. 24690R4

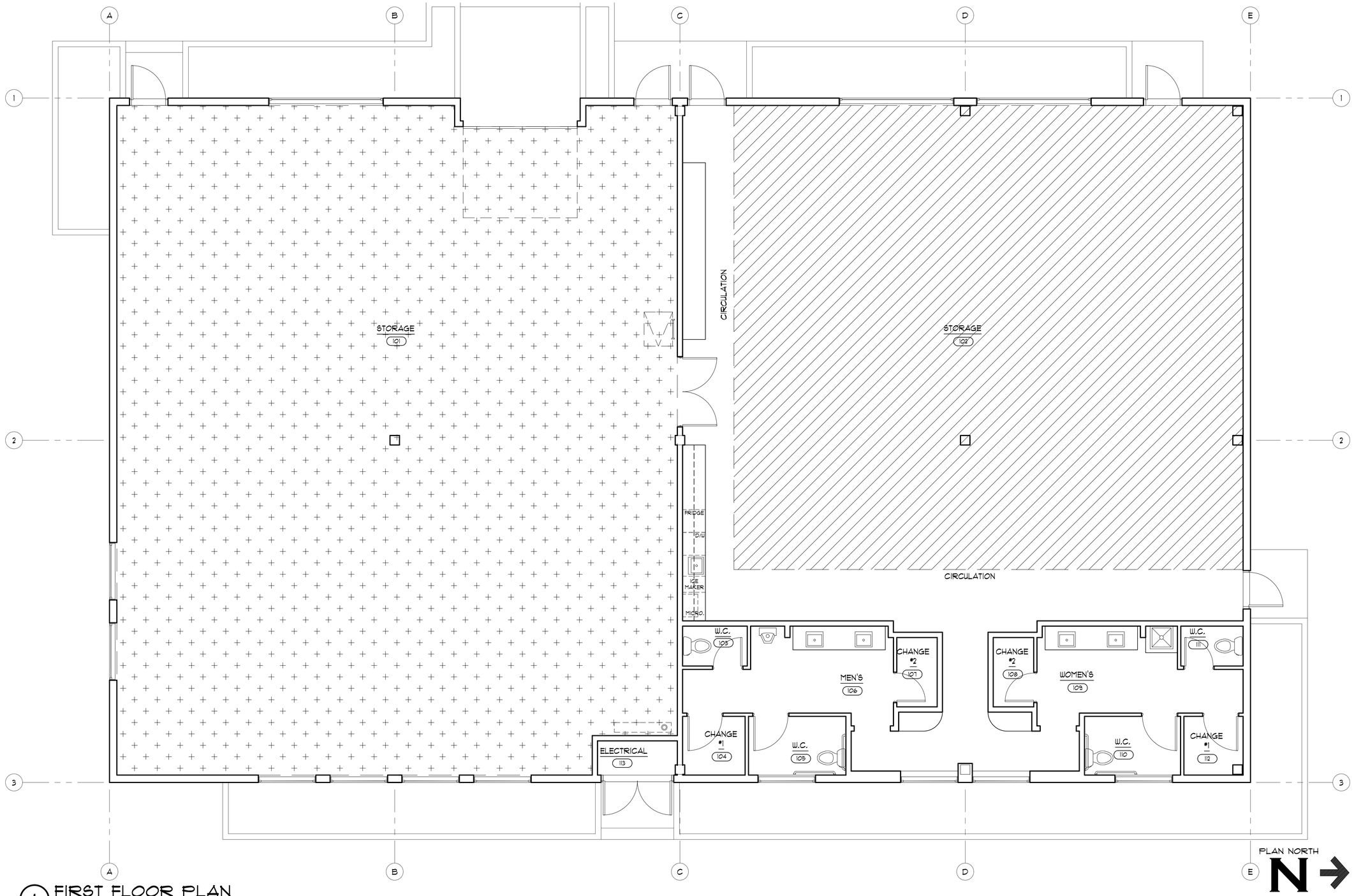
THE THERMAL CLUB
PM36293-1, FAST TRACK #2011-11
BEING A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 33
T.6S, R.8E, S.B.B.M.

DRAWING NAME: PP 24690R4 02 PP

PROJECT No. 0590.0001.505

SHEET 2 OF 2

PATH=P:\22\16\00\Paddock #2\ADV\Entitlement\PP 24690R4 02 PP.dwg



1 FIRST FLOOR PLAN

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

SQUARE FOOTAGE:		
MAIN LEVEL FLOOR PLAN	@	6,000 S.F.
TOTAL SQUARE FOOTAGE	@	6,000 S.F.

LEGEND

- WAREHOUSE (1 OCC / 200 SF)
- SOFT SEATING/STORAGE (1 OCC / 50 SF)

WAREHOUSE:	
2,837 SF AT (1/200) =	14.2
SOFT SEATING/STORAGE	
1,815 SF AT (1/15) =	121.0
TOTAL OCCUPANCY =	135

REGISTERED ARCHITECT
NICHOLAS FULLERTON
C-29584
July 31, 2023
RENEWAL DATE
STATE OF CALIFORNIA

nfa
fullerton architects p.c.
P.O. Box 2710, Bigfork, MT 59911
Ph: 406-837-1550 F: 406-837-2476
E-MAIL: nfa@fullerton.com

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THERMAL

No.	Date	Revision

Project Number 21-606

THE THERMAL CLUB PADDOCK #2

61-980 TYLER ST
THERMAL, CA

ISSUED FOR PERMIT

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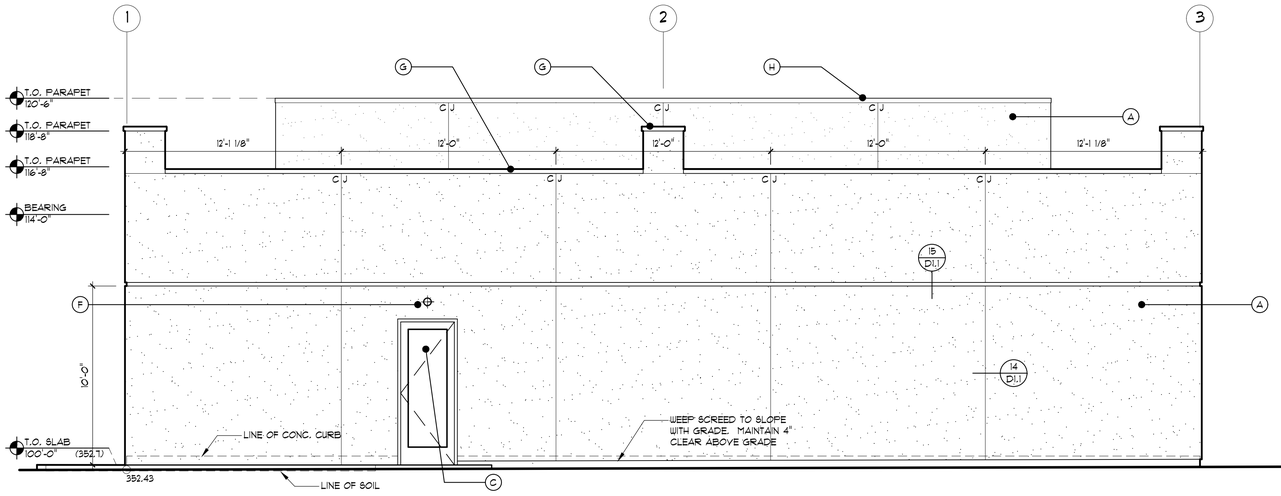
Checked:	NF, DS
Date:	April 4, 2022

Sheet Title:

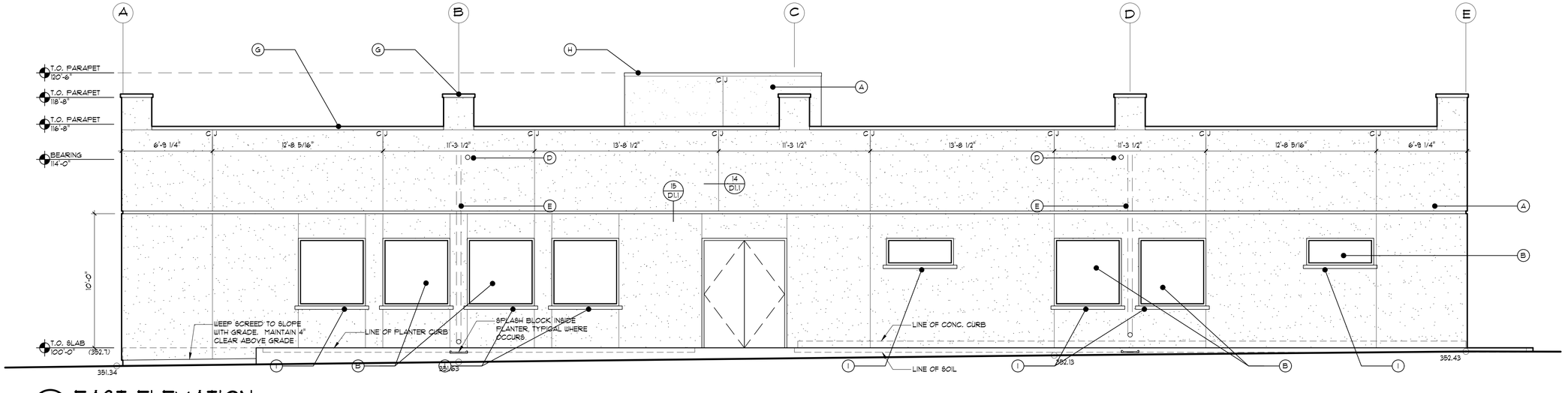
FLOOR PLAN

Sheet Number:

A2.1



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) PAINTED EXTERIOR PLASTER MINIMUM 7/8" THICK W/SMOOTH HAND-TROWELED FINISH, OVER BROWN AND SCRATCH COATS, OVER 2-LAYERS 15# 60 MINUTE GRADE D FELT AND WOVEN WIRE MESH.
- (B) WINDOW UNIT, SEE SCHEDULE
- (C) DOOR UNIT, SEE SCHEDULE
- (D) DOWNSPOUT (AT DASHED LINE = INSIDE WALL)
- (E) OVERFLOW DRAIN NOZZLE, SEE ROOF PLAN & DETAIL 15/D1.1
- (F) LIGHT FIXTURE
- (G) PRE-CAST CONCRETE COPING CAP
- (H) METAL CAP
- (I) PRE-CAST CONCRETE WINDOW SILL

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH RIVERSIDE COUNTY ORDINANCE NO. 655, ZONE B, REQUIREMENTS, MAXIMUM 4,050 LUMENS, FULLY SHIELDED. CONTRACTOR TO SUBMIT MANUFACTURER CUT SHEET FOR REVIEW PRIOR TO ORDERING.

LICENSED ARCHITECT
JAMES M. FULLERTON
C-29584
July 31, 2023
RENEWAL DATE
STATE OF CALIFORNIA

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fullerton architects p.c.
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760.773.3315 fax

THERMAL

No.	Date	Revision

Project Number 21-606

THE THERMAL CLUB PADDOCK #2

61-880 TYLER ST
THERMAL, CA

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Checked:	NF, DS
Date:	March 29, 2022

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A3.1

S:\nfa2021\Thermal - Paddock 2 21-60613 Working Drawings\A3 Exterior Elevations.dwg Mar 29, 2022

EXTERIOR DOOR AND WINDOW COLORS

ENTRY DOOR

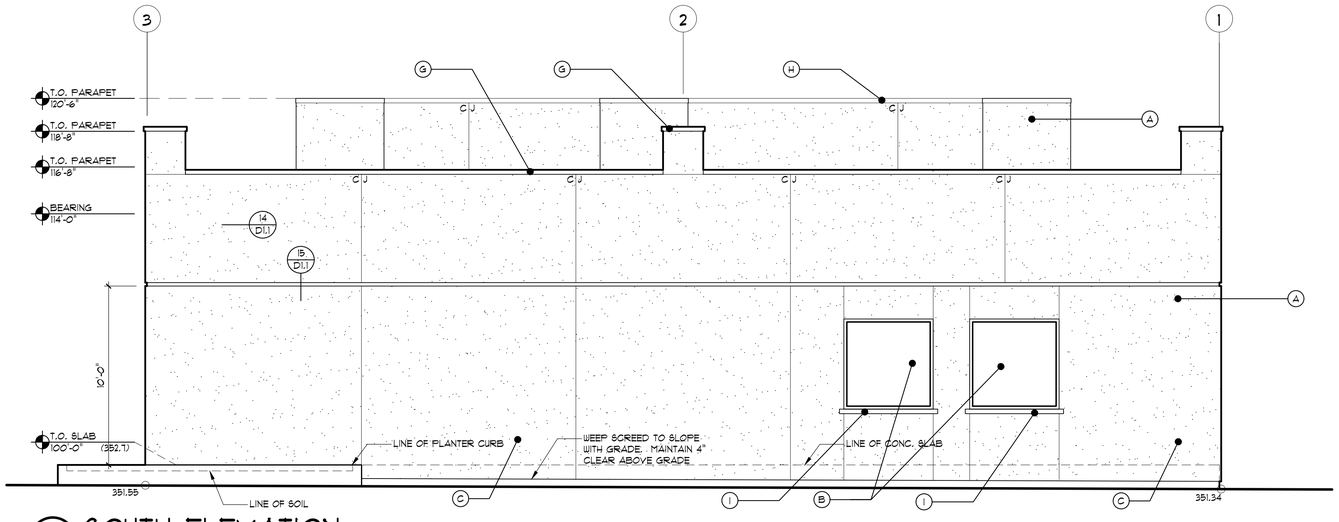
OVERHEAD GARAGE DOOR

COLORS AND EXTERIOR FINISHES TO ,MATCH EXISTING TRACK SIDE GARAGE LOCATED DUE SOUTH ON THE OTHER SIDE OF THE PARKING LOT.

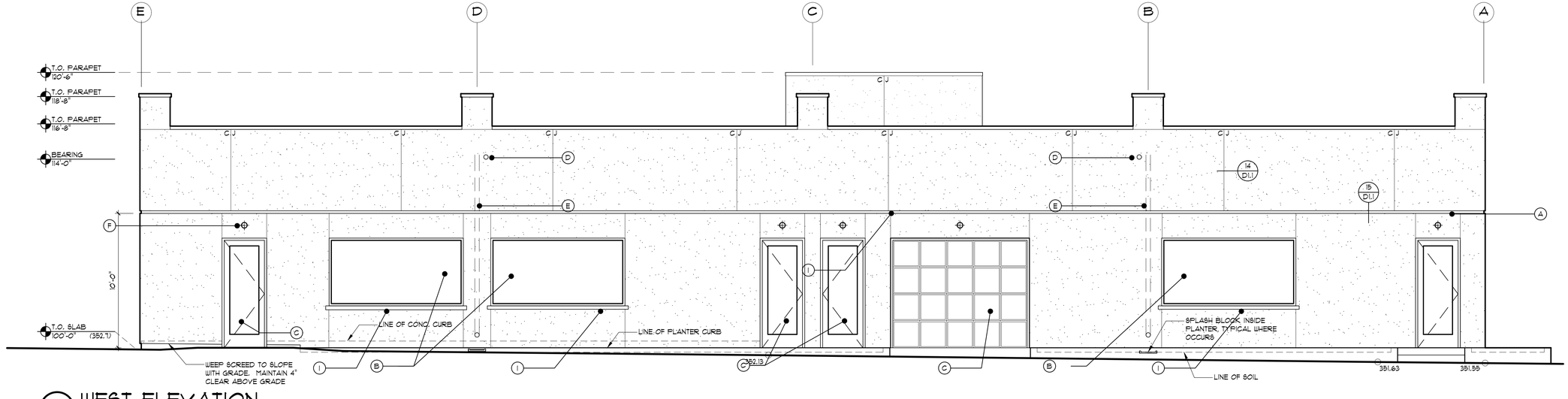
PRE-CAST CONCRETE SILL AND CAPS

CEMENT PLASTER SMOOTH TEXTURE, WHITE

EXTERIOR WALL FINISHES AND COLORS



1 SOUTH ELEVATION
SCALE: 1/4"= 1'-0"



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

EXTERIOR FINISH SCHEDULE

- (A) PAINTED EXTERIOR PLASTER MINIMUM 7/8" THICK W/SMOOTH HAND-TROWELED FINISH, OVER BROWN AND SCRATCH COATS, OVER 2-LAYERS 15# 60 MINUTE GRADE D FELT AND WOVEN WIRE MESH.
- (B) WINDOW UNIT, SEE SCHEDULE
- (C) DOOR UNIT, SEE SCHEDULE
- (D) DOWNSPOUT (AT DASHED LINE = INSIDE WALL)
- (E) OVERFLOW DRAIN NOZZLE, SEE ROOF PLAN & DETAIL 15/D1.1
- (F) LIGHT FIXTURE
- (G) PRE-CAST CONCRETE COPING CAP
- (H) METAL CAP
- (I) PRE-CAST CONCRETE WINDOW SILL

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH RIVERSIDE COUNTY ORDINANCE NO. 655, ZONE B, REQUIREMENTS, MAXIMUM 4,050 LUMENS, FULLY SHIELDED. CONTRACTOR TO SUBMIT MANUFACTURER CUT SHEET FOR REVIEW PRIOR TO ORDERING.

LICENSED ARCHITECT
NICHOLAS M. FULLERTON
C-29584
July 31, 2023
RENEWAL DATE
STATE OF CALIFORNIA

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fullerton architects p.c.
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760.341.1515 tele
760.773.3315 fax

THERMAL

No.	Date	Revision

Project Number 21-606

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61-880 TYLER ST
THERMAL, CA

ISSUED FOR PERMIT

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Checked:	NF, DS
Date:	April 4, 2022

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A3.2

S:\nfa2021\Thermal - Paddock 2 21-606\3 Working Drawings\A3 Exterior Elevations.dwg Apr 20, 2022

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information, please contact County of Riverside Planner Scott Nespor at (760) 863-7050.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1064TH22 – JTM Land Company, LLC (Representative: Albert A. Webb Associates) County of Riverside Case No. PP24690R04 (Plot Plan Revised Permit No. 4). A proposal to construct a 6,000 square foot single-story trackside commercial garage (no viewing area) on 139 acres, within the middle paddock area of the existing Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1064TH22 Date Submitted: 4/28/22

AIA: Airport JCRCA Zone: Zone B1, C, D Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John T. Rogers

Applicant Address: 1983 W 190th St. Ste. 100, Torrance, CA 90504-6240

Phone: timr@towerenergy.com Email: 310-538-8000 ext. 150

Representative/ Property Owner Contact Information

Representative: Albert A. WEBB Associates Email: fayres.hall@webbassociates.com

Fayres Hall Phone: 951-320-6085

Address: 3788 McCray St., Riverside, CA 92506

Property Owner: JTM Land Company, LLC. Email: timr@towerenergy.com

John T. Rogers Phone: 310-486-4774

Address: 1983 W 190th St. Ste. 100, Torrance, CA 90504-6240

Local Jurisdiction Agency

Agency Name: County of Riverside Phone:

Staff Contact: Scott Nespor Email:

Address: 4080 Lemon St., Riverside, CA 92501

Local Agency Case No.: PP24690R04

Project Location

Street Address: 86030 62nd Ave., Thermal, CA 92274 Gross Parcel Size.: 269.26 AC

Assessor's Parcel No.: Portion of 759-180-013

Solar

Is the project proposing solar Panels? Yes ☐ No ☑ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) -146 ft.

Height of Building or structures: 20.5 ft.

What type of drainage basins are being proposed and the square footage: N/A

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.9
HEARING DATE:	August 11, 2022
CASE NUMBER:	ZAP1065RG22 – Rain Tree Investment Corporation (Representative: Johnson Aviation, Inc.)
APPROVING JURISDICTION:	City of Perris
JURISDICTION CASE NO:	SPA21-05125 (Specific Plan Amendment)
LAND USE PLAN:	2010/2011 Perris Valley Land Use Compatibility Plan, 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	Perris Valley Airport, March Air Reserve Base/Inland Port Airport
Land Use Policy:	Zones B1, C, D and E (Perris Valley), Zone E (March)
Noise Levels:	Portions within the 55 - 60 CNEL from aircraft, and portions below the 55 CNEL from aircraft (Perris Valley)
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: A proposal amending the Green Valley Specific Plan (Green Valley Specific Plan Amendment No. 2 [SPA2]), amending the land use designations of 274.4 acres located in the northeast corner of the 1,266.9 acre Specific Plan, specifically within Planning Areas: 3a, 6a, 6b, 19a, 20, 21, 22a, 29, 30, 32a, 33a, and 57a, in order to be consistent with the 2011 Perris Valley Airport Land Use Compatibility Plan and SB330.

On September 10, 2020, the Commission found consistent, via ZAP1019PV20, a proposal for 6 tentative tract maps within the Green Valley Specific Plan, as well as amendments to the Green Valley Specific Plan.

PROJECT LOCATION: The project is generally located northerly of Ethanac Road, westerly of Goetz Road, easterly of the 215 Freeway, and southerly of Case Road and the BNSF Railroad, in the City of Perris, approximately 613 feet southeasterly of the southerly terminus of Perris Valley Runway 15-33, and approximately 37,500 feet southeasterly of the southerly terminus of March Air Reserve Base 14-32.

BACKGROUND:

Residential Density: Although the project boundary is located within Compatibility Zones B1, C, D and E of the Perris Valley Airport, and Zone E of the March Air Reserve Base/Inland Port Airport Influence Areas (AIAs), only Open Space land use designations are proposed in Zones B1, C and a portion of Zone D, which will not contain any residential/non-residential land uses. The remaining area of the proposed project contains residential land use designations within Zones D and E of Perris Valley AIA, where residential density is restricted to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre for Zone D. Zone E of Perris and March AIA does not restrict residential density.

The project proposes four noticeable changes within the Planning Areas (PA):

1. PA6a, originally zoned R-7,200 to R-8,000, is being split into a portion zoned R-5,500 to R-6,000, and Open Space. The residential zone portion is located in Zone D. The intent on providing Open Space in this area is because it falls within Zone C which significantly restricts residential density, as well as being located within the extended approach/departure zones. Therefore, providing Open Space in this area (instead of the previous residential zoning) will help reduce safety impacts and noise complaints.

2. PA22, originally zoned R-5,500 to R-7,200, is being rezoned to Open Space. The Open Space zone is located within Zones B1, C, and D. The intent on providing Open Space in this area is because it falls predominately within Zones B1 and C, which significantly restricts residential density, as well as being located within the inner and extended approach/departure zones. Therefore, providing Open Space in this area (instead of the previous residential zoning) will help reduce safety impacts and noise complaints.

3. PA19a, PA20, and PA21 zoning will remain the same, but their densities are slightly reduced to account for actual developable space. These residential zones are located within Zones D and E.

4. PA30, originally zoned a mixture of Multi-Family, R-5,000 to R-6,000, School, Park, and Open Space, is being rezoned to Multi-Family to absorb the loss of units from the other PA. The Multi-Family zone is located within Zone E.

Below is the Land Use Table for Zone D residential Planning Areas (ALUC Resolution 05-104 allows project's to utilize net acreage rather than gross as the basis on which compliance with the high density option in Zone D is measured). Zone E density is not restricted.

Planning Area	Dwelling Units	Gross Acres	Gross Density	Net Acres[1]	Net Density
6a	77	16.7	4.6	14.2	6.1
19a	110	23.4	4.7	19.9	6.3
20	130	28.1	4.6	23.9	6.2
21	145	27.5	5.3	23.4	7.0

The table identifies that the proposed residential changes to the PAs result in a density greater than 5.0 dwelling units per acre, which is consistent with Zone D residential density criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones B1, C, D or E of Perris Valley AIA or Zone E of March Air Reserve Base/Inland Port AIA.

Noise: The project is located outside the March Air Reserve Base/Inland Port Airport 60 CNEL contour relative to aircraft noise, and portions are located within the 55 - 60 CNEL contour for Perris Valley Airport (with some portions below the 55 CNEL contour). Single family residences are marginally acceptable within this contour range. Although there is no development proposed at this time, future residential projects would be analyzed and conditioned to ensure that the single family residences are designed to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway to the project (613 feet) is 15-33 at Perris Valley Airport. Although no development is proposed at this time, future projects will be analyzed to determine if review by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is required.

Open Area: None of the Compatibility Zones for the March AIA require open area specifically, however, Zones B1 (30%), C (20%) and D (10%) of the Perris Valley AIA requires open area for projects greater than 10 acres to bet set aside as open land that could potentially serve as emergency landing areas (Zone E does not require open area). Although no development is proposed at this time, the provision of ALUC open area was previously satisfied under ZAP1019PV20 in the form of a dedicated 35-acre park within the specific plan.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 613 feet from the runway, and therefore would be subject to the above requirement at the time a development project is proposed.

Specific Plan Amendment: The applicant proposes amending the Green Valley Specific Plan (Green Valley Specific Plan Amendment No. 2 [SPA2]), amending the land use designations of 274.4 acres located in the northeast corner of the 1,266.9 acre Specific Plan, specifically within

Planning Areas: 3a, 6a, 6b, 19a, 20, 21, 22a, 29, 30, 32a, 33a, and 57a, in order to be consistent with the 2011 Perris Valley Airport Land Use Compatibility Plan and SB330.

The proposed amendment to the Specific Plan (as stated above) also contains language as to the compliance with the Perris Valley Airport Land Use Compatibility Plan, and therefore would be as, or more, consistent with the Compatibility Plan as long as the underlying developments are consistent with the compatibility criteria.

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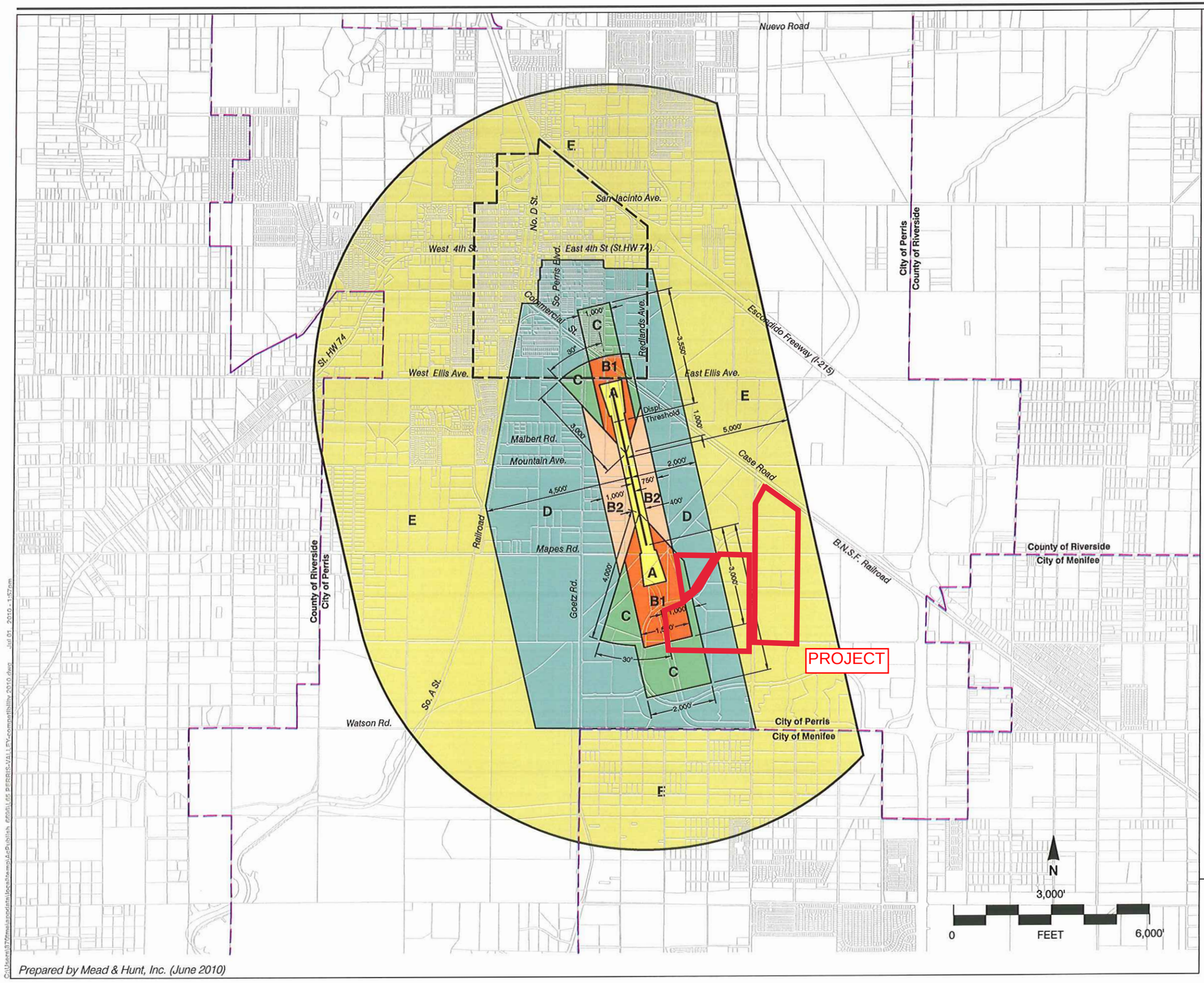

Legend

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
- Downtown Specific Plan

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(July 2010 Draft)

Map PV-1

Compatibility Map

Perris Valley Airport

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

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SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

UNINCORPORATED

UNINCORPORATED

PERRIS

PERRIS RESERVOIR

MATHEWS LAKE

Columbia Ave.
Chicago Ave.
Arlington Ave.
State Highway 91
Canyon Crest Dr.
Trautwein Rd.
Washington St.
Wood Rd.
Barton St.
Van Buren Blvd.
Interstate 215
Frederic St.
State Highway 60
Eucalyptus Ave.
Alessandro Blvd.
Cactus Ave.
Heacock St.
Perris Blvd.
Lasselle St.
Oliman Springs Rd.
Davis Rd.
El Sobrante Rd.
Cajalco Rd.
Clark St.
Old Elsinore Rd.
Gavilan Rd.
Ramona Expressway
Nuevo Rd.
San Jacinto Ave.
4th St.
Ellis Ave.
State Highway 74
Goetz Rd.
Ethanac Rd.

E
D
C1
C2
B1
B2
A
M
APZ I
APZ II
1
2
3
4
5
6
14,000'
7,500'
18,000'
1,000'
3,000'
15,000'
50,000'
75,000'
1,500'
4,000'

PROJECT

SEE INSET AT RIGHT

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.

INSET

Goetz Rd.
Ethanac Rd.
McCall Blvd.
Murrieta Rd.
Menifee Rd.
Simpson Rd.
Interstate 215
Newport Rd.
7,500'
14,000'
D
E
1

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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

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Riverside County
Airport Land Use Commission

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

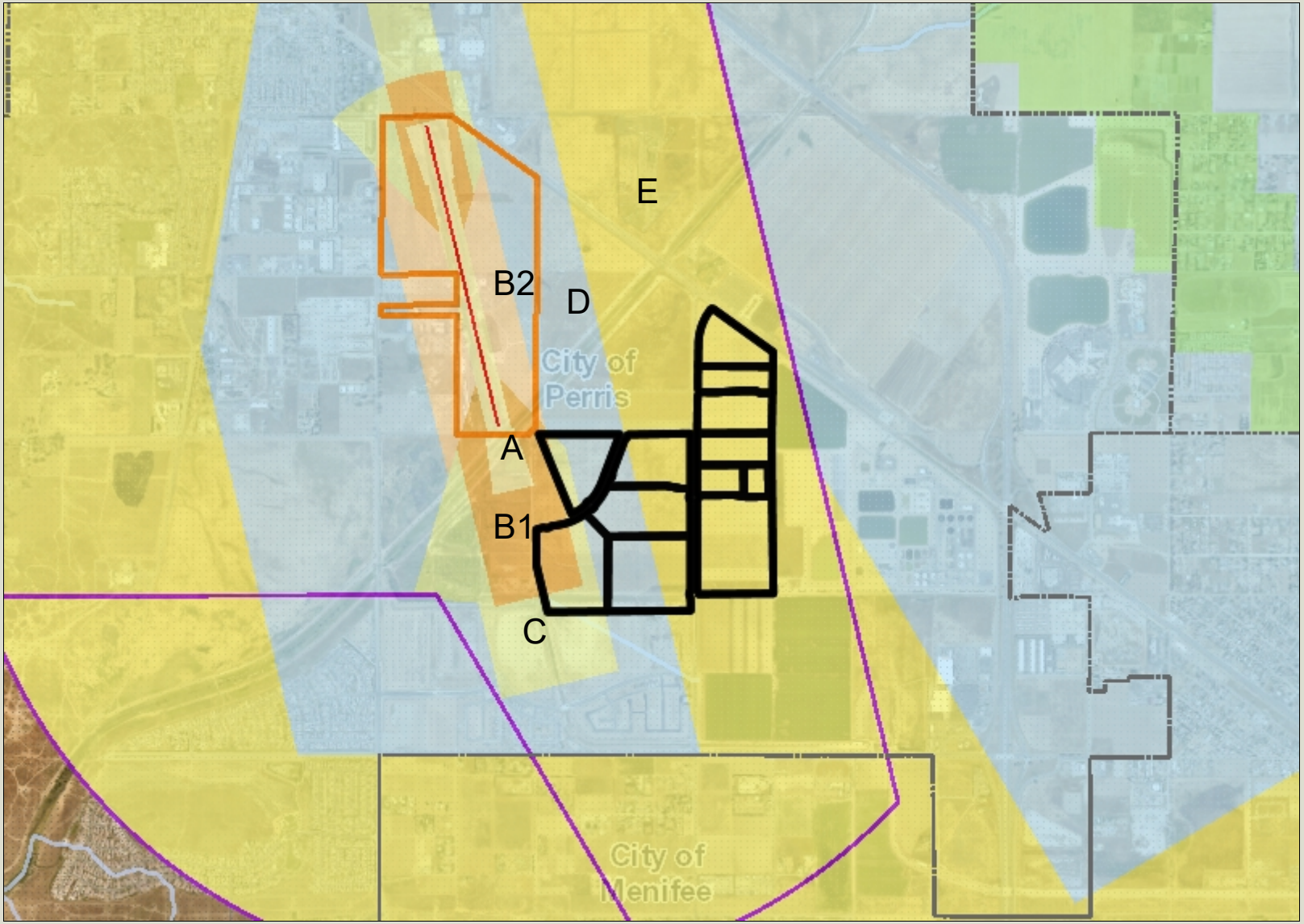
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

0 3,079 6,157 Feet

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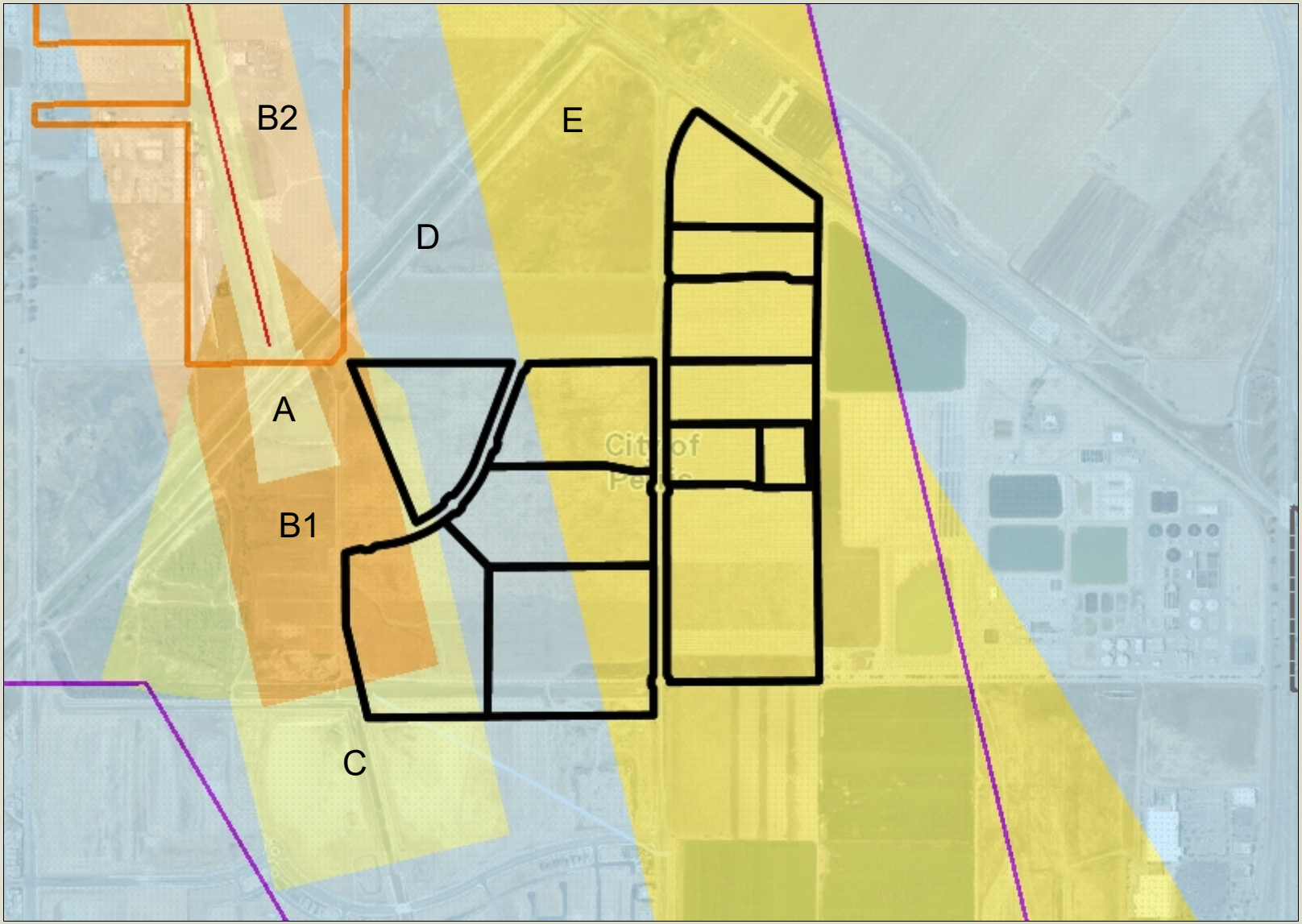

Legend

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

0 1,539 3,079 Feet

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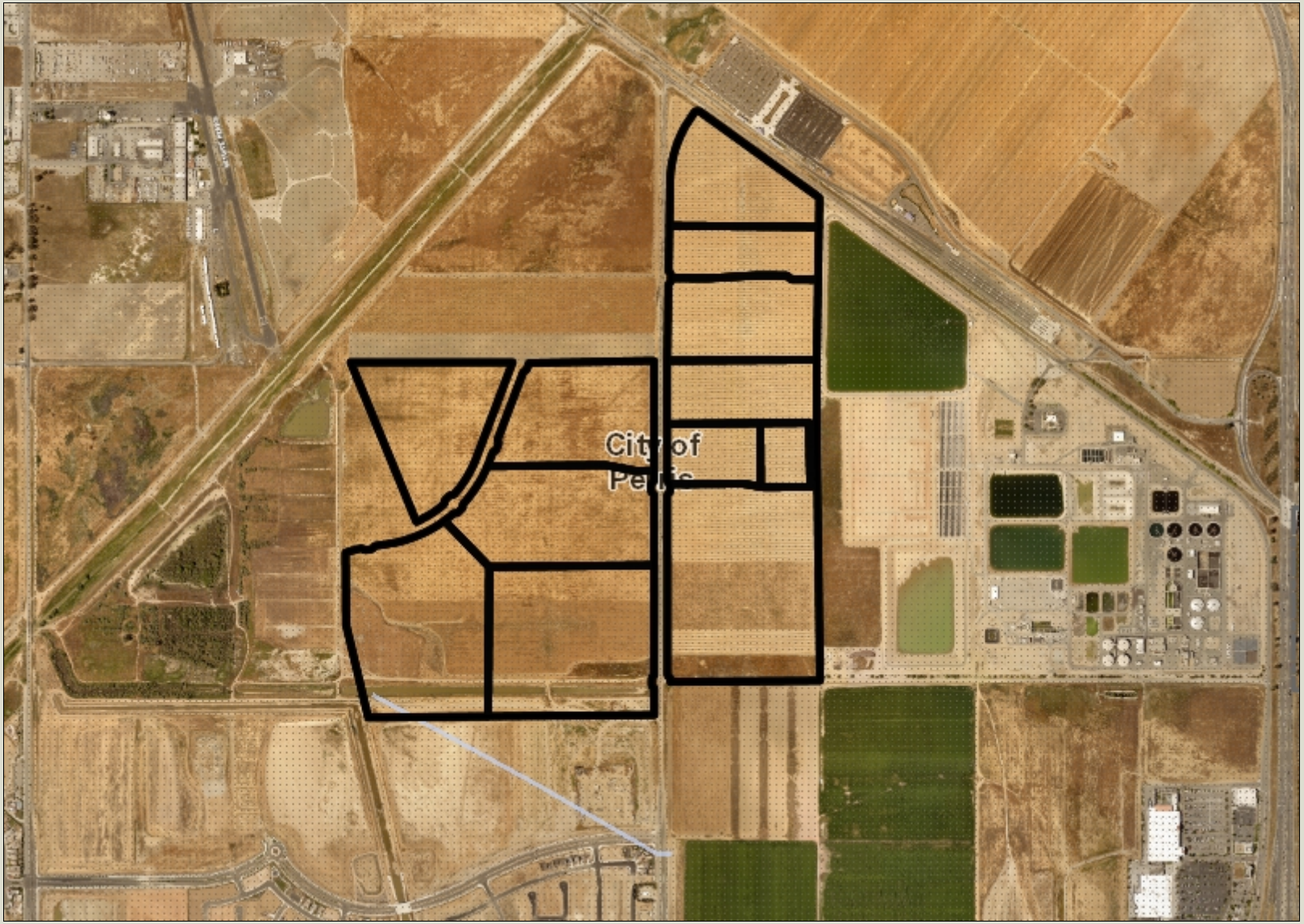

Legend

- Blueline Streams
- City Areas
- World Street Map

0 1,539 3,079 Feet

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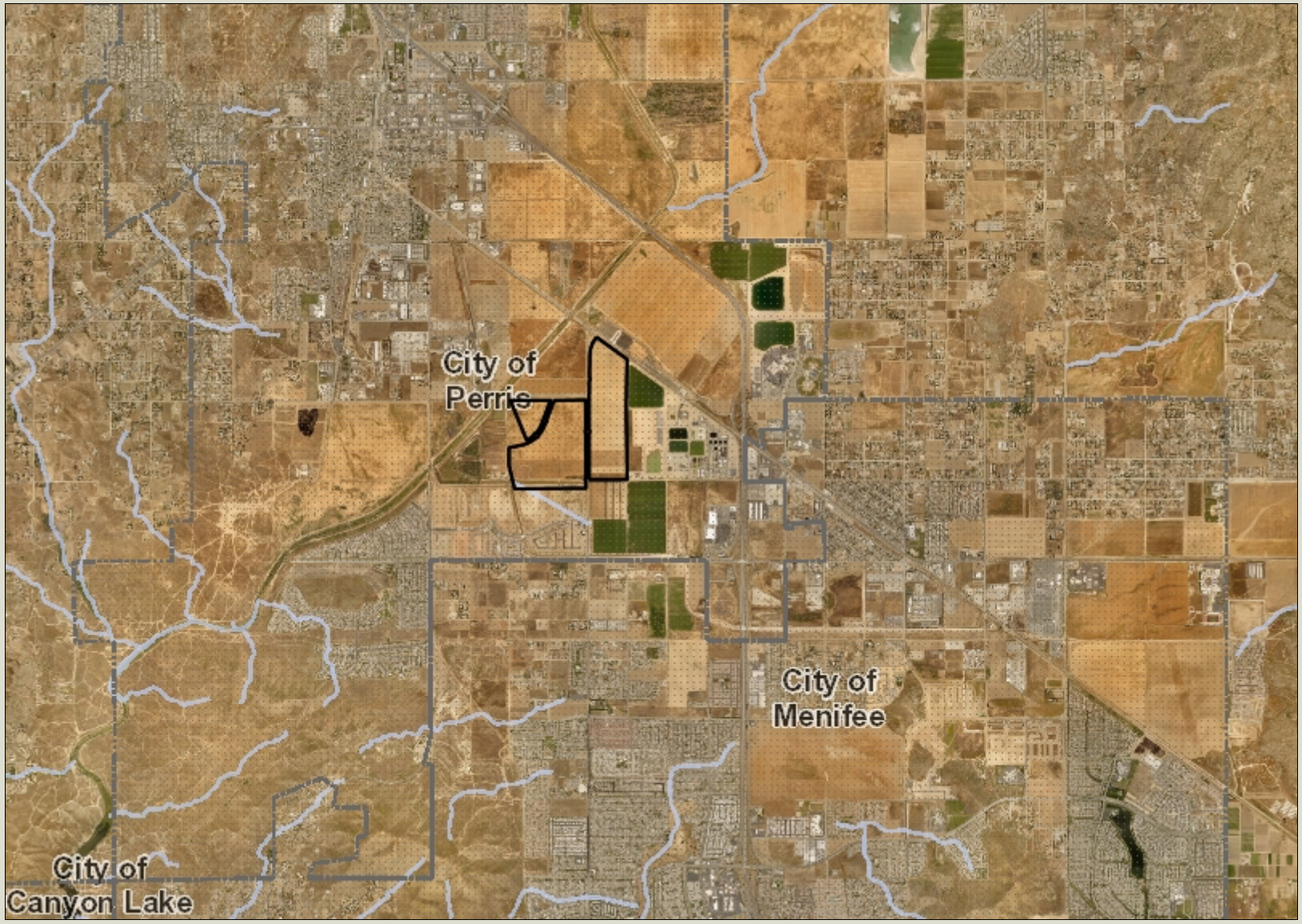

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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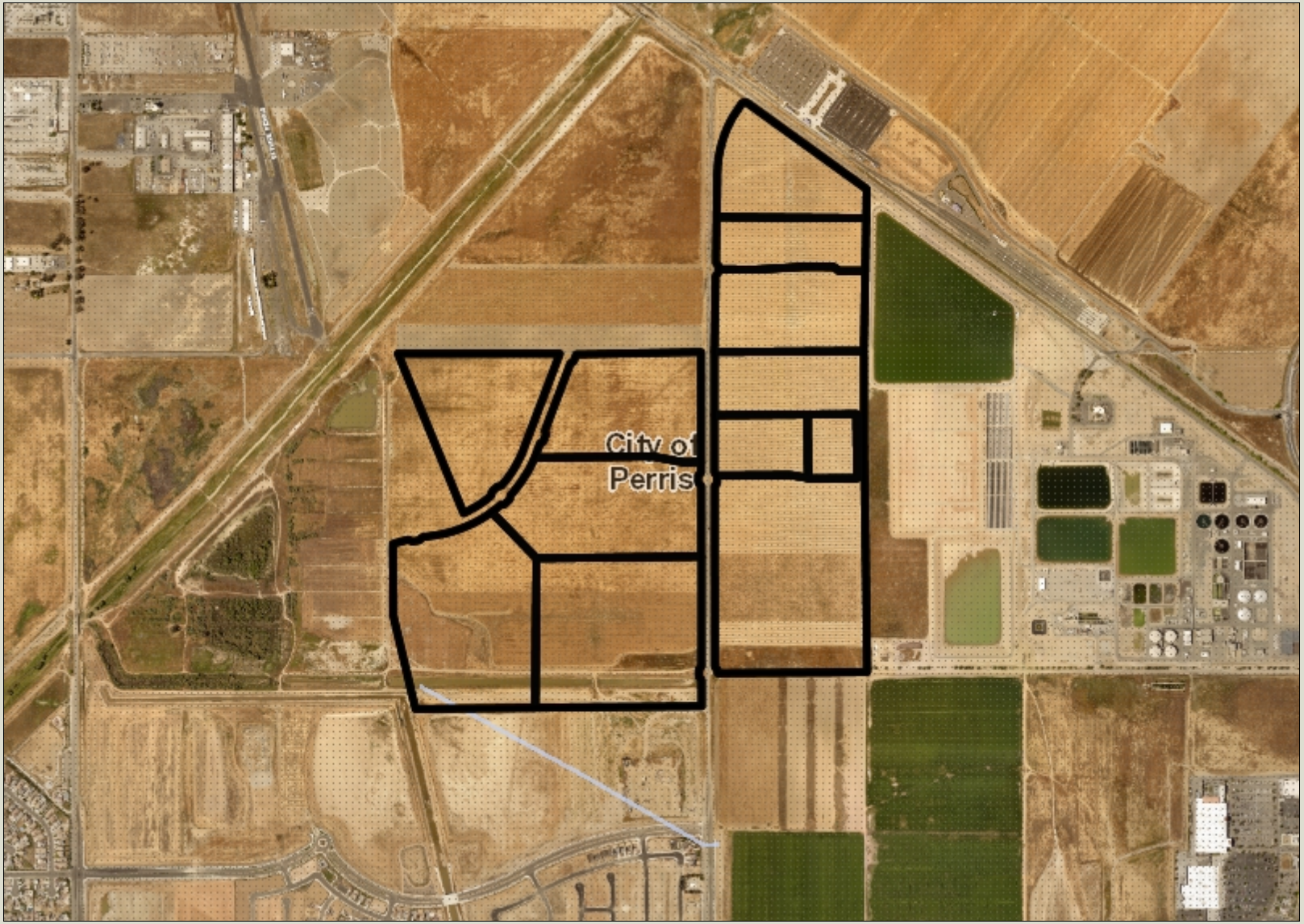

Legend

- Blueline Streams
- City Areas
- World Street Map

0 1,539 3,079 Feet

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Notes

Airport Land Use Commission

Zone D Residential Planning Areas
Land Use Table

Below is the Land Use Table for Zone D Residential Planning Areas within Green Valley Specific Plan – Amendment 2. Net acres were generated by subtracting out the local streets from the conceptual site plan that was prepared, which reduced the gross acres by approximately 25 percent.

Planning Area	Dwelling Units	Gross Acres	Gross Density	Net Acres[1]	Net Density
6a	77	16.7	4.6	14.2	6.1
19a	110	23.4	4.7	19.9	6.3
20	130	28.1	4.6	23.9	6.2
21	145	27.5	5.3	23.4	7.0

[1] Net Acres are 25% less than Gross Acres to account for local streets

Technical Memorandum

To: Paul Rull, Riverside County Airport Land Use Commission
From: Nick Johnson, Johnson Aviation, Inc.
Date: June 29, 2022

Subject: Green Valley Specific Plan Amendment 2 (Phase 2) ALUC Application Information near Perris Valley Airport, Perris, CA

Project Description

The purpose of this Airport Land Use Commission (ALUC) submittal is to process the Green Valley Specific Plan Amendment 2 (SPA2) (also referred to as "Phase 2") within the Green Valley Specific Plan (GVSP) area (City of Perris Case Number SPA21-05125). The project is located southwest of Case Road, North of Ethanac Road, east of Goetz Road and west of I-215 in the City of Perris. The San Jacinto River runs along the northwest portion of the property. The Perris Valley Airport is located directly north of the property.

The Project Applicant, Rain Tree Investment Corporation, owns a portion of the GVSP area as Green Valley Recovery Acquisition, LLC. Other owners control parcels within the GVSP area that are labeled herein as "Not A Part" or "NAP." While this submittal includes the entire Green Valley SPA on behalf of the City of Perris, the revised Land Use Plan only covers those properties owned by the Applicant.

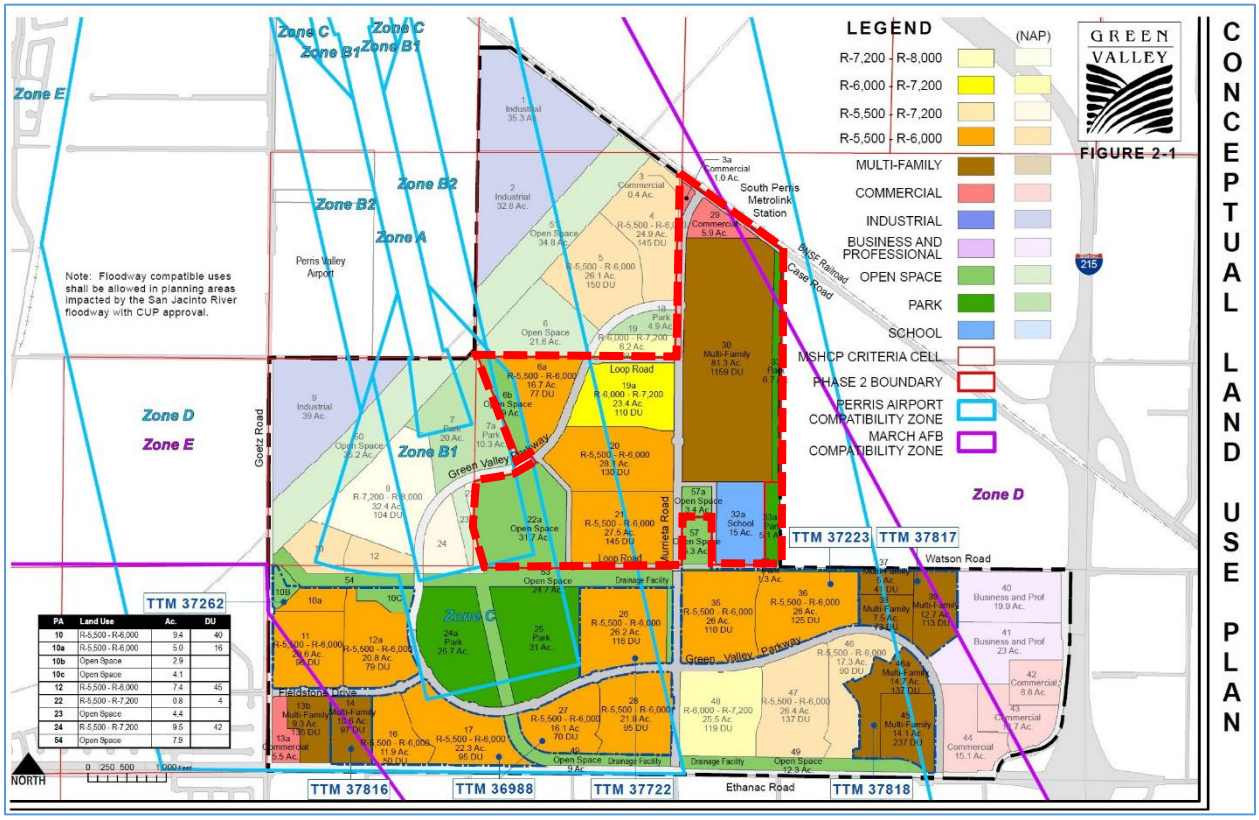
The project consists of (1) amendments to GVSP land use designations and zoning located within 274.4 acres of the northeast portion of the GVSP area that would change land use designations to be consistent with the 2010 Airport Land Use Compatibility Plan (ALUCP) for Perris Valley Airport and meet the intent of SB 330 to recapture dwelling units that were not realized across the plan area with previous project approvals (i.e., Phase 1A and Phase 1B projects recently approved in southern half of the GVSP); and (2) buildout of the Phase 2 plan area. The ALUCP for Perris Valley Airport was adopted in March 2011 and SB 330 was signed on October 9, 2019; both occurred after the certification of the GVSP EIR in 1990.

While land uses proposed for the Phase 2 Project Area are generally consistent with the land uses planned under the approved 1990 GVSP (see Figure 1), some variations are proposed. The intent of the proposed amendments is to change land use designations to be consistent with the 2010 ALUCP for Perris Valley Airport and meet the intent of SB 330 to restore the plan area's development capacity for dwelling units that were not realized across the GVSP plan area with previous project approvals (i.e., Phase 1A and Phase 1B projects recently approved in the southern portion of the GVSP). The increased allowable density in the northeast portion of the plan area would allow the GVSP area as a whole to be developed with the previously approved total number of dwelling units assumed for the GVSP in 1990 (i.e., up to 4,210 dwelling units). Proposed changes to land uses in the Phase 2 Project Area of the GVSP are shown in Table 1.

This project comes before the ALUC in continuation of extensive coordination with the ALUC over a decade of cooperation and collaboration to protect the Perris Valley Airport while developing a thoughtful and responsive ALUCP for development in the City of Perris. Even though the Green Valley SP was adopted in 1990, prior to the 2011 adoption of the Perris Valley ALUCP, the City committed to land use changes that would benefit the Airport. In 2016 the first Tentative Tract Maps, school site relocation and open land revisions were approved by the ALUC in case ZAP1010PV16. In 2020 a Specific Plan Amendment and six additional tentative tract maps were found consistent by the ALUC in case ZAP1019PV20. This current

project is the next step in the continuation of the commitments made by Raintree Investment Corporation and the City of Perris in collaboration with the Conatser Family, the Perris Valley Airport users, the Romoland School District and the ALUC.

Figure 1: Proposed Green Valley Specific Plan Amendment 2 – Land Use Plan



The following land use table (Table 1) provides the land use by ALUC Zone. Zones B1, C, D, and E and outside of the ALUCP area. Zones D and E are the only ALUC Zones that have habitable development. Each zone is consistent with the land use safety standards for that zone following the ALUC Countywide Standards. Open land requirements have been previously met through the dedication of park land and open space that has been set aside for ALUCP Zones A, B1 and C.

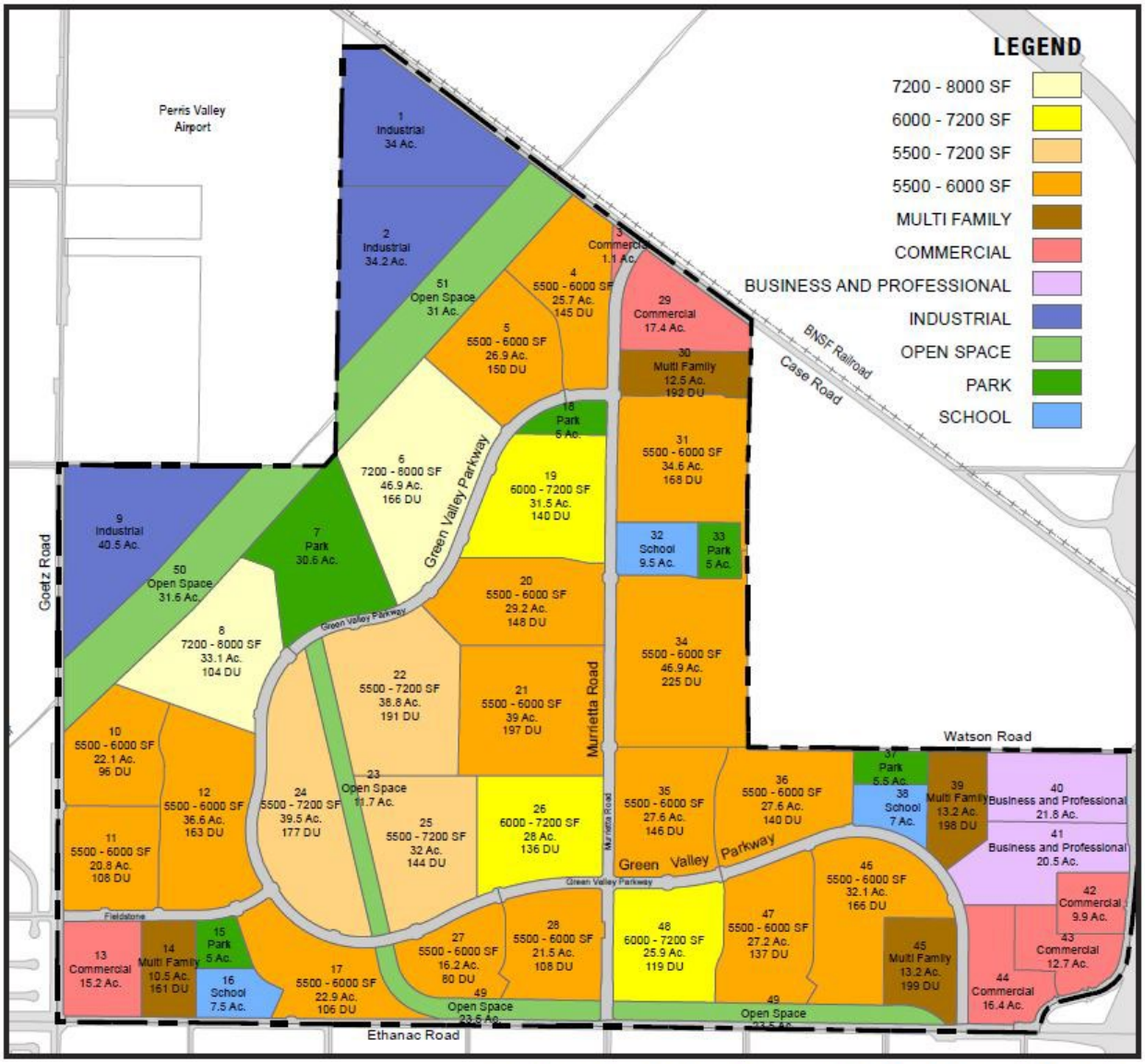
Table 1: Proposed Green Valley Specific Plan Amendment 2 – Land Use Calculations

PERRIS AIRPORT ZONE & USE	2021 APPROVED ACRES	2021 APPROVED UNITS	2022 PROPOSED ACRES	2022 APPROVED UNITS	CHANGE IN ACRES FROM 2021 TO 2022	CHANGE IN UNITS FROM 2021 TO 2022
Zone A	13.1	0	13.1	0	0.0	0
Industrial	0.0	0	0.0	0	0.0	0
Open Space	5.5	0	5.5	0	0.0	0
Park	7.5	0	7.5	0	0.0	0
R-7,200 - R-8,000	0.1	0	0.1	0	0.0	0
Zone B1	82.0	173	82.0	85	0.0	-88
Industrial	2.9	0	2.9	0	0.0	0
Open Space	11.5	0	29.0	0	17.5	0
Park	22.1	0	22.1	0	0.0	0
R-5,500 - R-7,200	25.9	125	10.2	45	-15.7	-79
R-7,200 - R-8,000	14.1	49	12.4	40	-1.7	-9
Road	5.5	0	5.3	0	-0.2	0
Zone B2	3.8	0	3.8	0	0.0	0
Industrial	2.9	0	2.9	0	0.0	0
Open Space	0.8	0	0.8	0	0.1	0
R-7,200 - R-8,000	0.1	0	0.0	0	-0.1	0
Zone C	122.6	197	122.6	117	0.0	-80
Industrial	0.9	0	0.9	0	0.0	0
Open Space	21.4	0	38.8	0	17.4	0
Park	47.7	0	47.7	0	0.0	0
R-5,500 - R-6,000	11.6	56	11.6	55	0.0	-1
R-5,500 - R-7,200	10.8	52	0.2	1	-10.6	-51
R-7,200 - R-8,000	25.8	88	19.0	61	-6.8	-28
Road	4.4	0	4.4	0	0.0	0
Zone D	439.4	1,304	439.4	1,196	0.0	-107
Commercial	5.5	0	5.5	0	0.0	0
Industrial	78.1	0	78.1	0	0.0	0
Multi-Family	19.8	239	19.8	255	0.0	16
Open Space	60.2	0	88.6	0	28.5	0
Park	10.6	0	10.6	0	0.0	0
R-5,500 - R-6,000	181.3	881	192.9	918	11.6	36
R-5,500 - R-7,200	7.2	35	0.0	0	-7.2	-35
R-6,000 - R-7,200	4.4	20	4.5	21	0.0	1
R-7,200 - R-8,000	37.4	128	0.9	3	-36.4	-125
Road	34.9	0	38.4	0	3.5	0
Zone E	483.3	1,801	483.3	2,439	0.0	638
Commercial	19.3	0	7.3	0	-12.0	0
Industrial	22.2	0	22.2	0	0.0	0
Multi-Family	36.9	445	106.3	1,365	69.4	920
Open Space	39.0	0	42.4	0	3.4	0
Park	16.3	0	18.0	0	1.7	0
R-5,500 - R-6,000	228.9	1,113	175.9	837	-53.0	-276
R-6,000 - R-7,200	52.2	239	50.7	236	-1.5	-3
R-7,200 - R-8,000	1.2	4	0.0	0	-1.2	-4
Road	43.5	0	45.6	0	2.1	0
School	23.9	0	15.0	0	-8.9	0
NA	122.7	351	122.7	374	0.0	23
Business and Prof	43.0	0	43.0	0	0.0	0
Commercial	36.6	0	36.6	0	0.0	0
Multi-Family	29.0	350	29.0	373	0.0	23
Open Space	0.0	0	0.0	0	0.0	0
R-5,500 - R-6,000	0.2	1	0.2	1	0.0	0
Road	13.9	0	13.9	0	0.0	0
Grand Total	1,266.9	3,826	1,266.9	4,211	0.0	385

Background

The Green Valley SP was originally adopted in 1990 but never developed. Figure 2 shows the originally adopted 1990 Land Use Plan (LUP).

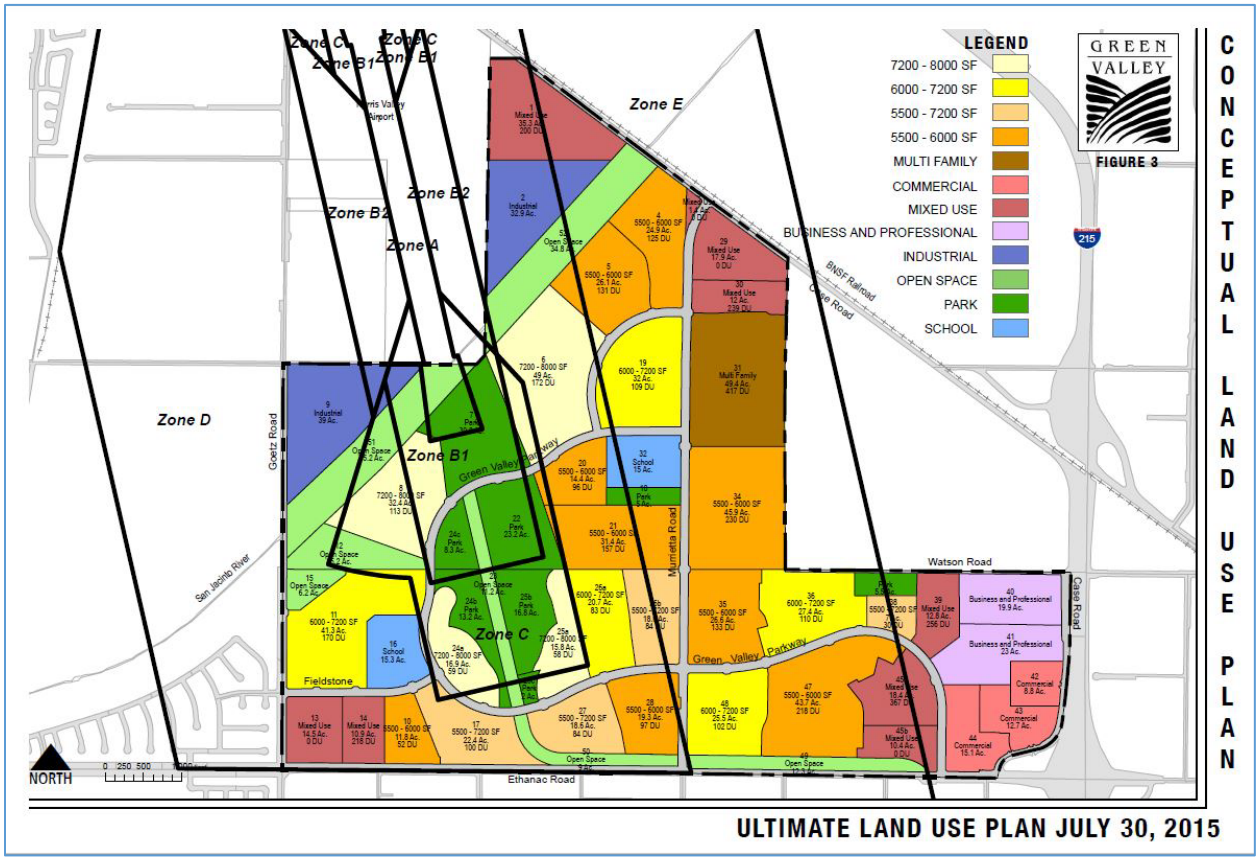
Figure 2: 1990 Original Green Valley Specific Plan Land Use Plan



The Riverside County ALUC, the City of Perris and the Conatser Family (owners of the Perris Valley Airport) developed an Airport Land Use Comprehensive Plan (ALUCP) for Perris Valley Airport that was adopted by the ALUC in 2011 to preserve and protect the ongoing Perris Valley operation. This ALUCP acknowledged the Green Valley SP but also raised issues with the proposed land uses.

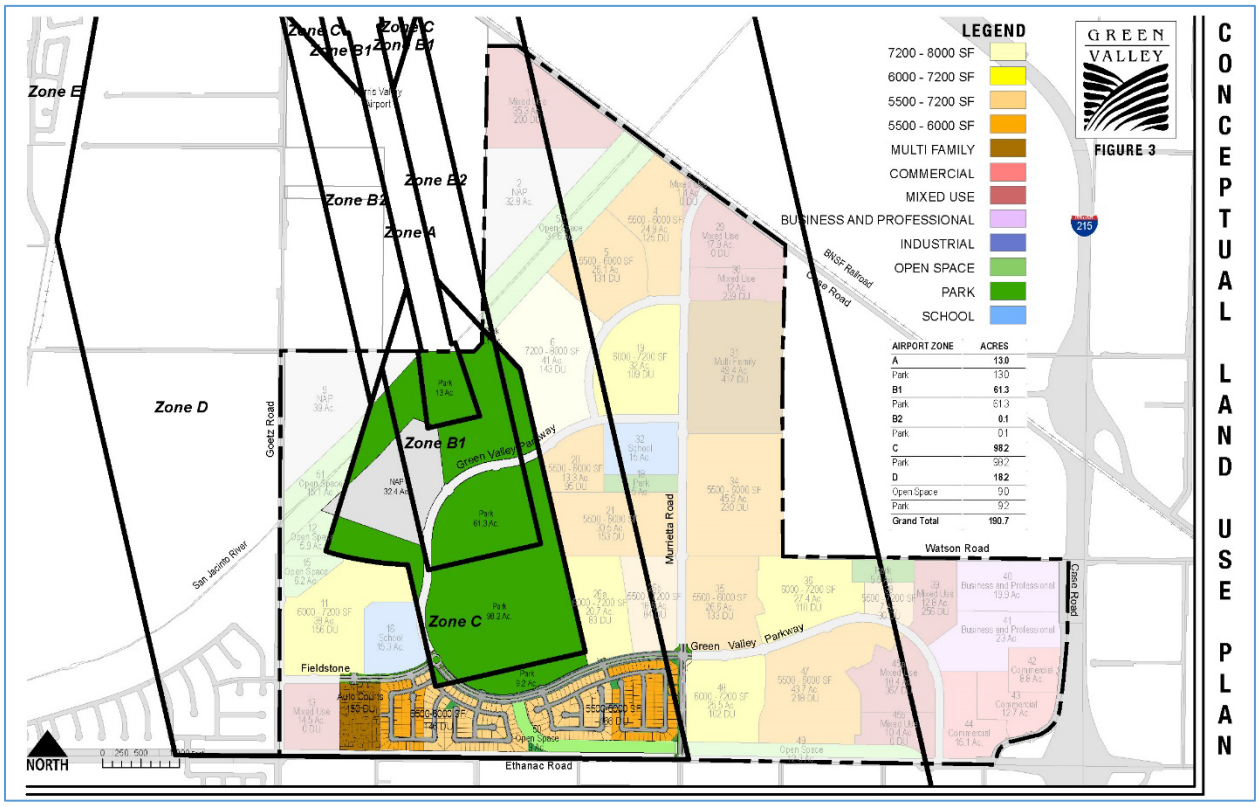
In 2015, an interim LUP was adopted to allow initial development planning to start on the site. Figure 3 depicts this interim approve LUP.

Figure 3: 2015 Interim Green Valley Specific Plan Land Use Plan



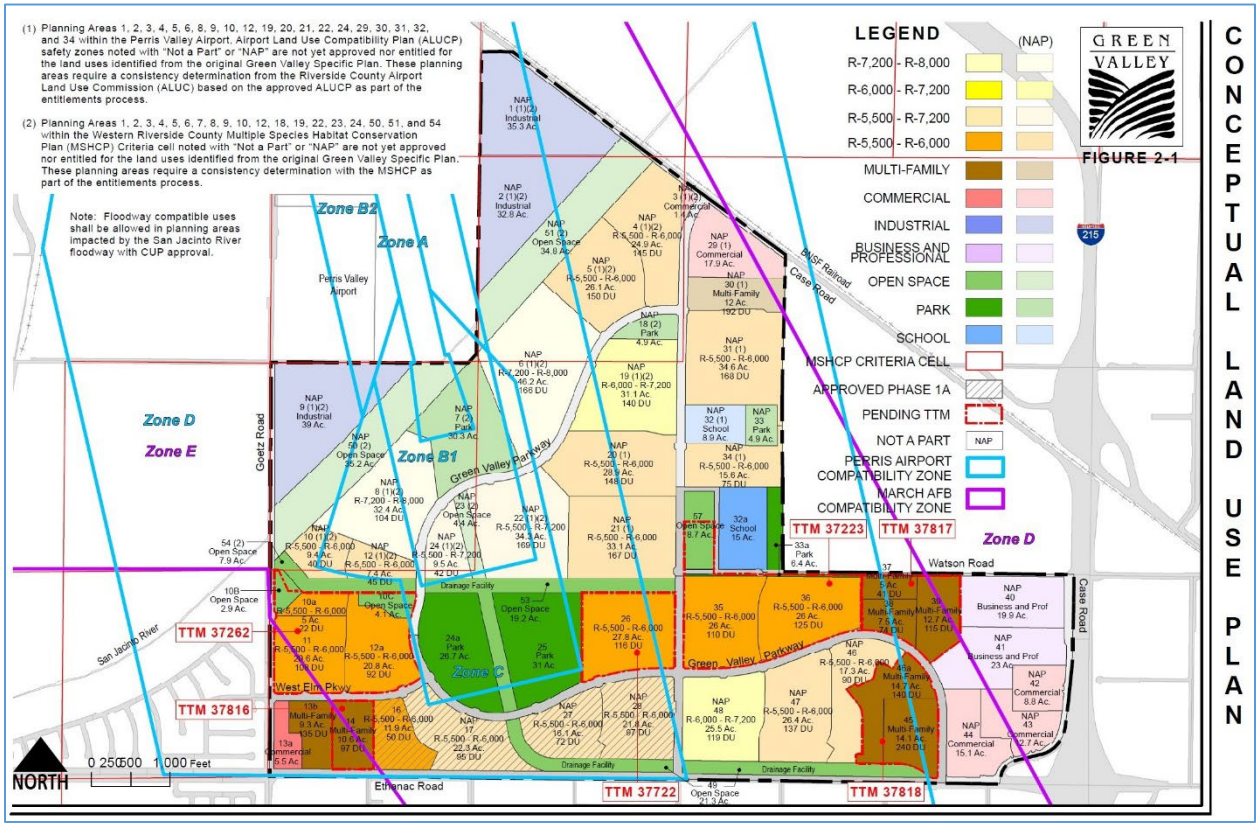
In 2016, two TTMs (TTM 36989 and TTM 36988) and Design Guidelines were found Conditional Consistent with the Perris Valley Airport ALUCP by the ALUC and Approved by the City of Perris Planning Commission and City Council in 2017. Development of these two tracts is nearly completed (See Figure 4).

Figure 4: Green Valley Initial Development Plan



In 2020 the ALUC found the proposed Green Valley Specific Plan Amendment consistent with the Perris Valley Airport ALUCP. In 2021 the City of Perris entitled the SPA and six additional tentative tract maps to continue the development (See Figure 5). Planning and development of Green Valley Regional Park and open land amenities have begun. It involves stakeholder coordination with the Romoland School District to approve the selected school site through the Caltrans Division of Aeronautics and State Education Code process. It also includes continued coordination with the Conatser Family, owners of the Perris Valley Airport. Altogether, the Green Valley Plan goes beyond being consistent with the Perris Valley Airport ALUCP; it ensures the compatible land use viability of the privately-owned airport and the SkyDive Perris operation.

Figure 5: 2021 Green Valley Specific Plan Amendment Land Use Plan



Attachments

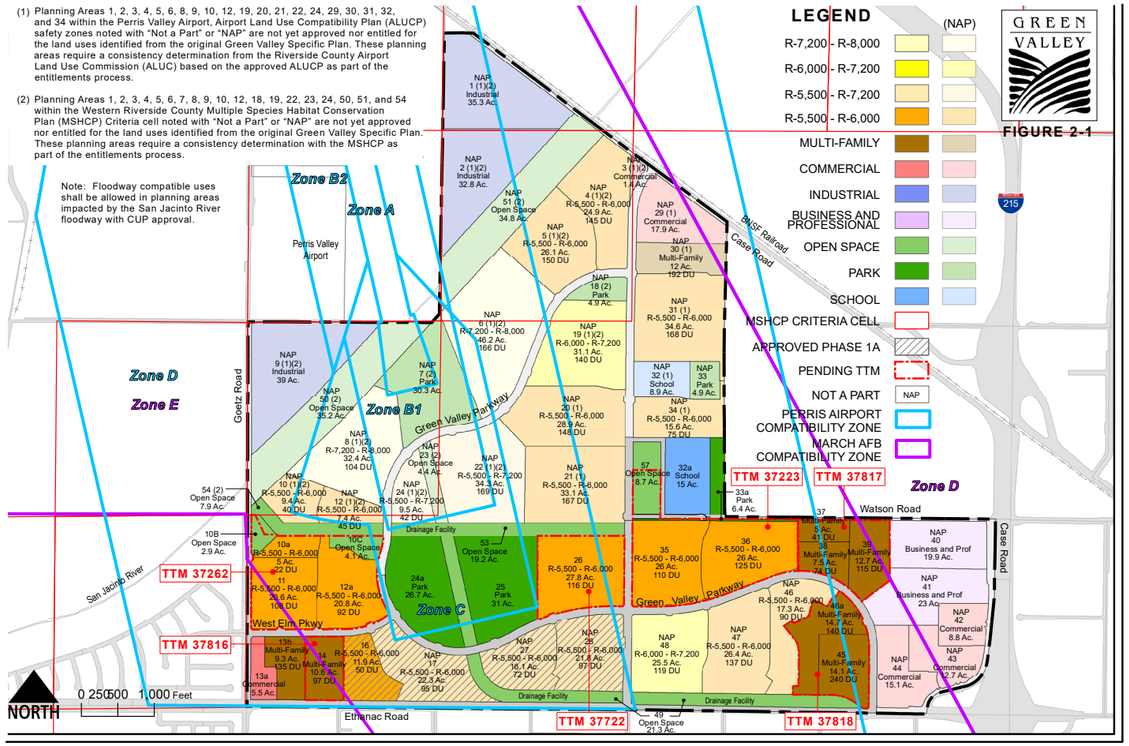
- Riverside County ALUC – Application for Major Land Use Action Review
- Green Valley Specific Plan Amendment 2 – Link to full SPA2 document

AIRPORT COMPATIBILITY

(1) Planning Areas 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 19, 20, 21, 22, 24, 29, 30, 31, 32, and 34 within the Perris Valley Airport, Airport Land Use Compatibility Plan (ALUCP) safety zones noted with "Not a Part" or "NAP" are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These planning areas require a consistency determination from the Riverside County Airport Land Use Commission (ALUC) based on the approved ALUCP as part of the entitlements process.

(2) Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 18, 19, 22, 23, 24, 50, 51, and 54 within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria cell noted with "Not a Part" or "NAP" are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These planning areas require a consistency determination with the MSHCP as part of the entitlements process.

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.



LEGEND

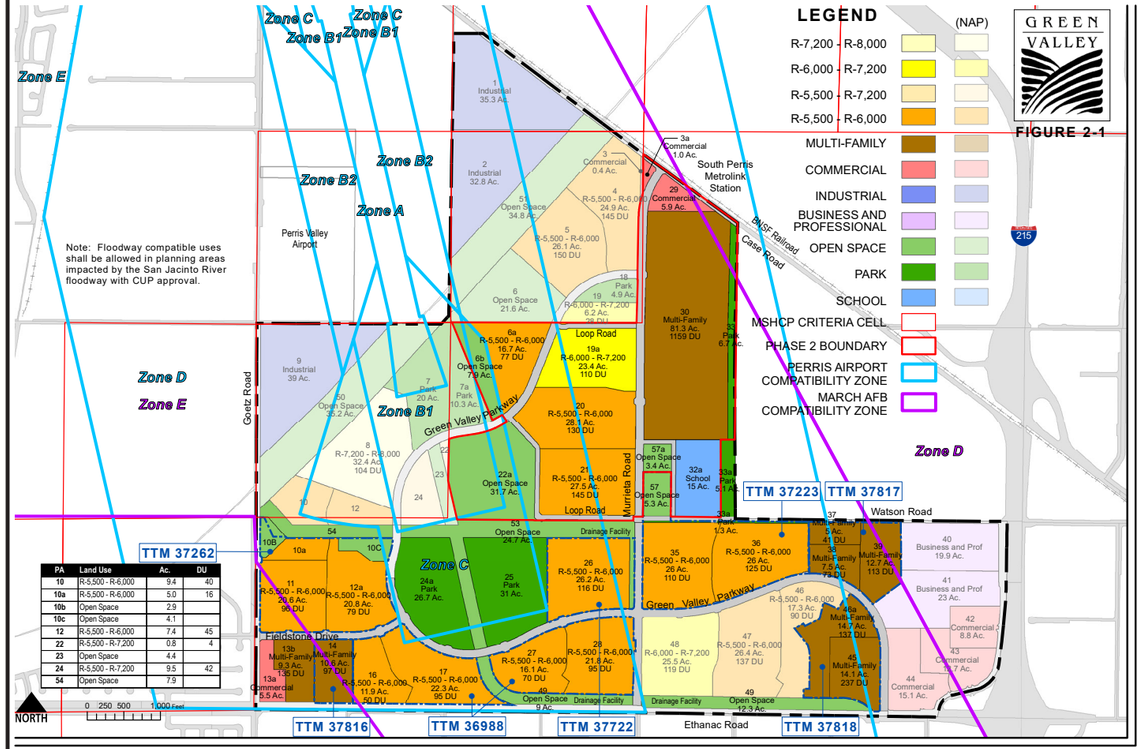
	(NAP)
R-7,200 - R-8,000	
R-6,000 - R-7,200	
R-5,500 - R-7,200	
R-5,500 - R-6,000	
MULTI-FAMILY	
COMMERCIAL	
INDUSTRIAL	
BUSINESS AND PROFESSIONAL	
OPEN SPACE	
PARK	
SCHOOL	
MSHCP CRITERIA CELL	
APPROVED PHASE 1A	
PENDING TTM	
NOT A PART	NAP
PERRIS AIRPORT COMPATIBILITY ZONE	
MARCH AFB COMPATIBILITY ZONE	

GREEN VALLEY

FIGURE 2-1

CONCEPTUAL LAND USE PLAN

2021 APPROVED LAND USE PLAN



PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

LEGEND

	(NAP)
R-7,200 - R-8,000	
R-6,000 - R-7,200	
R-5,500 - R-7,200	
R-5,500 - R-6,000	
MULTI-FAMILY	
COMMERCIAL	
INDUSTRIAL	
BUSINESS AND PROFESSIONAL	
OPEN SPACE	
PARK	
SCHOOL	
MSHCP CRITERIA CELL	
PHASE 2 BOUNDARY	
PERRIS AIRPORT COMPATIBILITY ZONE	
MARCH AFB COMPATIBILITY ZONE	

GREEN VALLEY

FIGURE 2-1

CONCEPTUAL LAND USE PLAN

2022 PROPOSED LAND USE PLAN

NORTH

Not to Scale

SPECIFIC PLAN AMENDMENT 2

18-05292

~~February 23, 2021~~April 2022

GREEN VALLEY

SPECIFIC PLAN

AMENDMENT ~~18-052922~~

SPECIFIC PLAN

89-25

"GREEN VALLEY"

ADOPTED BY THE PERRIS

CITY COUNCIL

MARCH 5, 1990

RESOLUTION NO. 1781

SPECIFIC PLAN AMENDMENT 1

ADOPTED BY

THE PERRIS CITY COUNCIL

FEBRUARY 23, 2021

ORDINANCE NO. 1396

Final Certified: March 5, 1990
Amendment 1 Certified February 23, 2021

GREEN VALLEY
SPECIFIC PLAN AMENDMENT 2

Lead Agency:
City of Perris
Planning Division
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Perris, California 92370

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Prepared By:
FORMA
~~3050 Pullman Street~~151 Kalmus Drive, Suite H5
Costa Mesa, California 92626
Contact Person: Gene Hsieh

Document Updates

This document reflects all amendments to ~~February~~ April ~~2021~~2022

Amendment No.	Case No.	Details of Amendment	Approval Date
1	18-05292	The purpose of Amendment No. 1 is to consolidate school sites to respond to changes in the education code, respond to the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan, and adoption of the Perris Valley Airport Plan which were approved after the 1990 adoption of the Specific Plan for the southern portion of the Specific Plan area.	February 23, 2021
2		The purpose of Amendment No. 2 is to respond to the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan, adoption of the Perris Valley Airport Plan, connection to the regional trail network, and construction of the South Perris MetroLink Station, which were approved after the 1990 adoption of the Specific Plan for the northern portion of the Specific Plan area outside of the MSHCP Criteria Cells.	

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1 SPECIFIC PLAN SUMMARY

1 SPECIFIC PLAN SUMMARY

1.1 SPECIFIC PLAN AMENDMENT 2 SUMMARY AND OBJECTIVE

The Green Valley Specific Plan (GVSP) and EIR SCH # 8903207 were approved in 1990 for a planned community situated on approximately 1,269.2 acres with a total of 4,210 dwelling units within the City of Perris. The San Jacinto River crosses the northwest corner of the property. Interstate 215 is immediately adjacent to the property on its eastern boundary. The northeast boundary is formed by Case Road and the Metrolink 91/Perris Valley rail line, while the south and west boundaries are common to Ethanac Road and Goetz Road, respectfully.

Since the original approval, Perris Crossings has been built within the Green Valley Specific Plan (Home Depot, WinCo Foods, Starbucks, and additional restaurant and commercial uses.), and 314 single family residential dwelling units were entitled as part of Tract Maps 36988 (recorded October 4, 2019) and 36989 (recorded September 26, 2018).

~~There are currently six tentative tract map applications submitted for development within approximately 190 acres located in the southern portion of the GVSP area along West Elm Parkway and Green Valley Parkway. Land uses proposed for these maps are single family and multi family residential and open space.~~

Since the 1990 adoption of the Green Valley Specific Plan there have been numerous changes to State and County laws that affect the project site, including the adoption of California Education Code Section 17215 governing requirements for school siting near an airport, the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the adoption of the Perris Valley Airport Land Use Compatibility Plan (ALUCP), the San Jacinto River Study, the adoption of the Romoland Master Drainage Plan, and the location of the adjacent Metrolink Station. Specific Plan Amendment 1 addressed these changes in the ~~The~~ southern portion of the Specific Plan Area. ~~is outside of the MSHCP Critical Cells and contains existing and entitled development and drainage improvements. Three MSHCP Critical Cells overlay the northern portion of the Specific Plan Area.~~

~~In discussions with the City and primary landowner it was determined that a Specific Plan Amendment should be prepared to update the Plan and part of the land use map to take into account the new laws and regulations at the same time the tentative tract map applications are considered.~~

The primary objective of ~~the proposed~~ Specific Plan Amendment 1. (Case Number 18-05292) ~~is~~ was to incorporate changes in the Specific Plan land use map resulting from development since 1990 and from the application of the laws and plans described above for the southern portion of the Specific Plan Area. These included:

- The six ~~proposed~~ approved tract maps~~, which will~~ provide enough dwelling units to meet the conditions of approval previously adopted for the first two tentative maps which require dedication of land for the construction of the Regional Park;
- The Regional Park within Planning Areas 24a and 25, and an additional park adjacent to the ~~relcoated~~relocated school site;
- Planning Area 16, which is part of recorded tract map 36989;
- The relocated and consolidated school site, which meets the school facility requirements for the Specific Plan;
- Planning Areas 13a – Commercial, and 13b – Multi-Family located at the intersection of Ethanac Road and Goetz Road and

- Built and approved drainage improvements.

An Addendum to the previously certified Green Valley Specific Plan Final EIR ~~will be~~was prepared and approved which addresse~~s~~d project-level impacts resulting from development in the six proposed tract map areas and provide~~s~~d program-level analysis for the land use changes (commercial, multi-family, school and parks) outside the tract map areas.

Specific Plan Amendment 2 has been prepared to address the numerous changes to State and County laws since the 1990 adoption of the Specific Plan for the northern area of the Specific Plan Area outside of the MSHCP Criteria Cells.

The primary objective of Specific Plan Amendment 2. (Case Number ???) is to incorporate changes in the Specific Plan land use map resulting from development since 1990 and from the application of the laws and plans described above for the northern portion of the Specific Plan Area. These include:

- Provision of 1,621 dwelling units;
- Increase the residential density of the area near Case Road to take advantage of the adjacent South Perris Metrolink Station and to comply with the intent of SB 330 regarding residential development capacity; and
- Update Planning Area dwelling units in the southern portion of the Specific Plan to reflect the number of units within the approved Tract Maps (update is reflected on Table 5-1 – Green Valley Land Use Summary).

An Addendum to the previously certified Green Valley Specific Plan Final EIR has been prepared which addresses land use changes and impacts resulting from development in the Phase 2 development area.

At this time there are no further amendments proposed to Green Valley Specific Plan for ~~most of~~ the remaining northern portion of the Specific Plan Area within the MSHCP Criteria Cells, as there are no specific development proposals for that portion and substantially more planning is needed to determine how the remainder of the Specific Plan Area's future land uses will need to be modified to achieve consistency with the MSHCP, the 2011 adopted Perris Valley ALUCP, floodplain regulations, and SB 330 (concerning changes to existing plans and zones providing for residential development capacity). Given the extensive agency consultations that may be required to develop a set of potentially feasible land use map revisions for consideration, this further process may take several more years, during which time, no tentative tract maps would be considered in the areas in the Specific Plan that are not covered under the currently proposed and approved tract maps and Specific Plan ~~a~~Amendments 1 and 2 until that further planning is completed and analyzed, including subsequent environmental review under CEQA to consider whether new or more severe significant impacts would result from those changes. At this time, it would be premature to consider making any changes to the ~~northern portion~~those areas within the MSHCP Criteria Cells of the Specific Plan land use map since environmental and economic conditions are likely to change further before any specific development proposals are offered, and any assumptions about development in the northern portion would be merely hypothetical.

~~Nonetheless, for the purposes of preparing an adequate cumulative impact analysis in the EIR Addendum covering past, present and reasonably foreseeable future projects in the area affected by the currently proposed project, some general assumptions have been made about the northern portion of the Specific Plan area, based on future changes to the land use map expected by the Riverside County Airport Land Use Commission, the MSHCP consultation process, and other applicable laws and regulations. Those changes include: approximately 155 acres limited to nonresidential uses within ALUCP Zones B1 and C of the 2011 Perris Valley ALUCP (unless Perris Valley Airport ceases activity), 35 acres already dedicated to the City as a Regional Park and approximately 69.9 acres of the San Jacinto River to remain as open space that is undevelopable for residential or commercial/industrial uses, and redesignation of the remaining~~

~~developable portions of the SPA to higher density residential land uses sufficient to achieve the same residential capacity as the 1990 Specific Plan (max 4,210 units).~~

1.2 COMMUNITY LOCATION

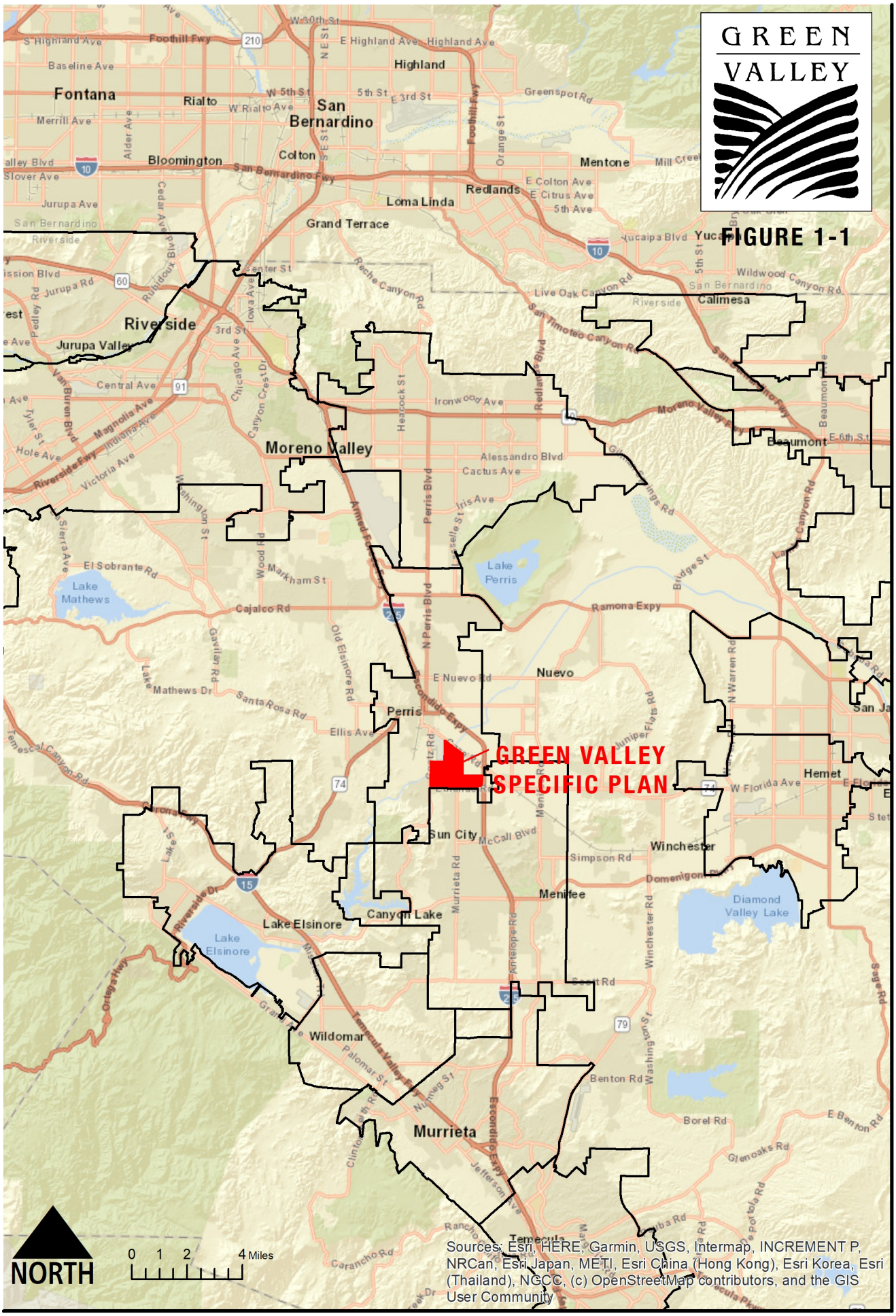
The Green Valley site is situated south of Case Road and north of Ethanac Road, between Goetz Road and Interstate 215. It is located approximately four miles southeast of the Perris City Hall. The property is illustrated on Figure 1-1, Regional Setting, and Figure 1-2, Local Setting.

1.3 MARKET CHARACTERISTICS

The Green Valley Specific Plan Amendment 2 Area will be completed ~~in two phases,~~ with multiple residential products and related uses ~~comprising each phase~~. The diversity of product types is intended to stimulate the creation of a planned community for singles and families, both first-time homeowners and, more predominantly, move-up buyers. There is also a local demand for ~~a smaller increment of~~ attached products and apartments. Commercial uses are proposed at the intersection of Murrieta Road and Case Road. This commercial center, along with the existing and proposed commercial uses at Ethanac and Goetz Road, and Perris Crossings provide a variety of commercial and retail opportunities for Green Valley and Perris residents.

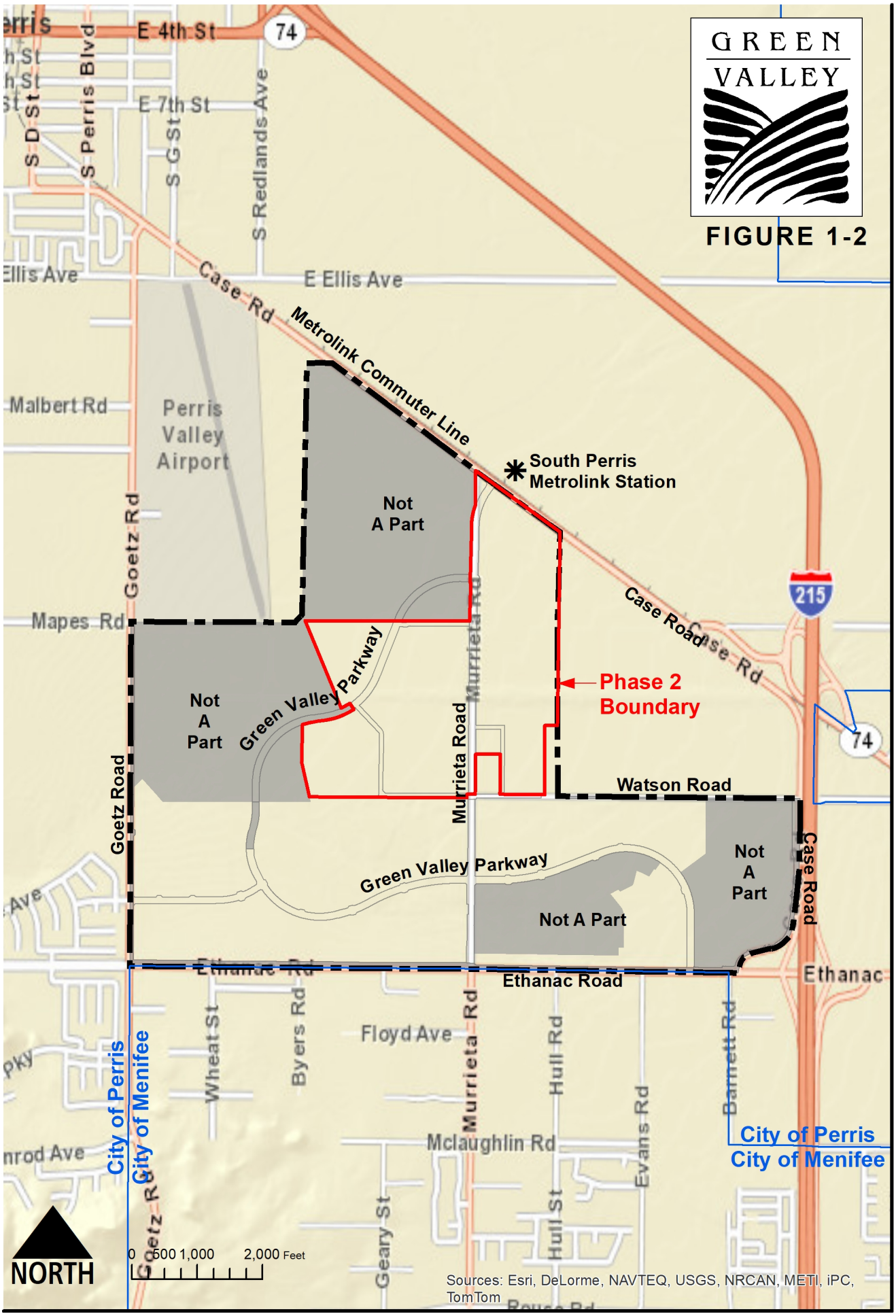
The inclusion of a school~~s~~, parks and open space within the planned community is considered desirable within the Perris area market. Such common areas, along with streetscapes ~~and drainage swales,~~ are proposed to be dedicated to the City of Perris, but maintained through Landscape Maintenance Districts (LMDs), for the use by Green Valley and other City of Perris residents, alike.

REGIONAL SETTING



GREEN VALLEY

FIGURE 1-2



1.4 GENERAL PLAN CONSISTENCY

Green Valley Specific Plan is located in Planning Area 8 in the General Plan. As characterized in the City of Perris General Plan (2030) there are key elements in PA 8 that affect the planning of Green Valley: Perris Airport, San Jacinto River and the Western Riverside County MSHCP areas.

1.4.1 Balanced Land Uses

In responding to the constraints and restriction of the Airport, San Jacinto River and the Western Riverside County MSHCP, the project has reduced the acres previously designated residential. This has greatly increased the amount of open space and parks. The residential density has increased to take advantage of the proximity to park, ~~and~~ school, open space, and the South Perris, Metrolink Station, still providing a range of housing types from traditional single family, single family court, townhomes, and apartments. The amount of park provided within the entire Specific Plan Area is greatly in excess of the amount of park required. ~~In the General Plan, there are three designated school sites in the Green Valley Specific Plan area. Due to the constraints of the Perris Airport and Western Riverside County MSHCP, only one school location is feasible. With the approval of the Romoland School District, this site has been expanded to accommodate both elementary and intermediate students.~~ Commercial uses are located at roadway intersections to provide a variety of neighborhood-level commercial and retail opportunities.

1.4.2 Regional Circulation

Green Valley Specific Plan Amendment 2 implements the General Plan Circulation with the extension of Murrieta Road north of Ethanac Road to Case Road and a portion of Green Valley Parkway~~, the alignment of Green Valley Parkway and the extension of Watson Road thru the Green Valley Specific Plan Amendment area~~. Murrieta Road extends beyond Ethanac Road south into the City of Menifee.

1.4.3 Open Space and Park

The General Plan does not designate any park and open space for PA 8. The Green Valley Specific Plan Amendment 2 adds regional open space. The plan provides ~~64~~ 43.0 acres of Open Space and ~~64.1~~6.7 acres of parks in addition to the 35.65 acre regional park approved in Amendment 1 ~~including a 35.65[1] acre regional park that will not only serve the Community of Green Valley, but the entire City of Perris~~.

1.4.4 Conservation and Sustainability

To conserve water, Green Valley will have a dual system to provide potable water and reclaimed water for landscaping. In addition, the landscape palette is designed to be low water use or drought tolerant to reduce water usage. Location of neighborhood commercial and extensive parks, trails and recreational system within the entire Green Valley Residential Community will help reduce vehicle miles travelled, therefore reducing greenhouse gas emissions.

1.4.5 Complete Community

In meeting the Goals and Objectives of the City of Perris General Plan, Green Valley is a complete community providing a variety of homes responding to different lifestyles, providing new commercial and employment areas, in addition to the existing commercial and business centers. The overall Specific ~~p~~Plan provides a full array of private recreation facilities, neighborhood parks, a regional park, school, community and regional trails, and community and regional open space. A comprehensive Design Guidelines Chapter is provided in the Specific Plan to ensure that the Green Valley Community is a quality place to live, work and play.

~~[1] The City of Perris and Green Valley Recovery Acquisition, LLC executed a Memorandum of Understanding for dedication of parkland and construction of park improvements requiring creation of a 36.65-acre regional park.~~

1.5 DESIGN OBJECTIVES

The Green Valley Specific Plan Amendment 2 has been designed to respond to the demand for a mixed residential, commercial and recreational theme oriented planned community. The objectives of design include the exclusive use of public streets, public parks of size, area and development consistent with the State of California Quimby Act (five acres per 1,000 population) and City of Perris Resolution no. 5141, a diverse but fiscally responsive distribution of land uses~~, and the provision of public school sites consistent with local public school planning standards~~. Other design features of note include:

- The creation of a regional park on 35.65 acres on all of Planning Area 25 and a portion of Planning Area 24a.
- Taking advantage of the adjacent South Perris Metrolink Station by providing commercial and multi-family uses within walking distance of the regional transportation center.
- The use of thematic entryways and streetscapes for community image along the backbone roadway and loop roads in addition to giving identity at neighborhood and secondary entries.
- The placement of a local public park adjacent to the elementary school site and Multi-Family Planning Area.
- The use of wide grassy swales for seasonal drainage during wet periods and landscape swales during dry seasons.
- The creation of a Landscape Maintenance District (LMD) to finance the maintenance of public parks and improvements without using general fund tax sources.
- The creation of a curvilinear collector circulation system to assist in reducing through traffic speeds, create a hierarchy of function and design, and to create a continually varying streetscape.
- The provision of ~~1,465~~1,621 dwelling units in Phase 2of a variety of densities and product type to help meet the residential demand of Perris and the Inland Empire.

The residential component is designed to establish small enclaves, or planning areas, each serving as a separate neighborhood unit. Each planning area is intended to be built around cohesive design treatments giving identity and providing for architectural unity.

1.6 PLAN PROCESSING

The Specific Plan Amendment must be reviewed and acted upon in advertised public hearings before both the City of Perris Planning Commission and City Council. The Planning Commission makes recommendations to the City Council, who is the formal approving body. The Specific Plan complies with the provisions of the California Environmental Quality Act (CEQA). An Environmental Impact Report (State Clearinghouse Number 1989032707) under the direction of the City of Perris Planning Department was prepared and certified in 1990. An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. The addendum is intended to evaluate and confirm CEQA compliance for proposed amendments to the GVSP, which would be a change relative to what is described and evaluated in the 1990 GVSP Final EIR and 2017 and 2020 GVSP ~~Addendum~~Addenda.

GREEN
VALLEY

2 SPECIFIC PLAN

2.1 COMPREHENSIVE LAND USE PLAN

2.1.1 Planned Community Synopsis

~~The~~ Green Valley Specific Plan Amendment 1 ~~provides~~ provided for development of the 360.5 acres consisting of 211.9 acres of residential, 5.5 acres of commercial, 64.1 acres of public parks, a 15.0 acre public school site, and 64.0 acres of open space land uses. Amendment 2 provides for the development of 274.4 acres consisting of 177.0 acres of residential , 6.9 acres of commercial, 6.7 acres of public park, a 15.0 acre public school site, 25.8 acres of roadways, and 43.0 acres of open space land uses. The mix of land uses proposed in the Green Valley community will serve to create a dynamic full-service community with residents, shopping and recreation areas closely linked together, thereby reducing the need to commute out of the area, with all the inherent environmental and safety implications. The commercial and the majority of the residential uses are located near the South Perris Metrolink Station. The planned community approach to development assures the project will function properly in respect to land use, circulation, drainage, and water and sewer issues. A comprehensive master plan, such as proposed in the Green Valley Specific Plan, provides the opportunity to create unifying design themes in the land use distribution through implementation of common streetscape and landscape elements, fencing and wall designs, colors and textures, cohesive signage, common architectural objectives and appropriately scaled street furnishings.

The community has been designed to be consistent with local and state plans, policies and programs. Public parks and the school site are proposed in quantity, location, and configuration that meet or exceed requirements by the respective agencies. Similarly, all streets are proposed to be publicly dedicated and maintained by the City of Perris. LMDs will be responsible for maintenance of the public parks, the parkways and medians, the greenbelt swales, and the special entry landscape features.

The Green Valley Specific Plan Amendment 2 proposed distribution of land uses~~. These~~ are summarized by use and planning area on Table 2-1, Green Valley Statistical Summary. This Statistical Summary contains the proposed uses, acres, residential densities, and dwelling units for each Planning Area.

~~The project lies within the boundaries of two school districts, Romoland School District and Perris Union High School District. One school has been planned for the Green Valley Specific Plan based on the student generation factors of the two school districts. After discussion with the Romoland School District, school site acreage has been increased to a minimum of 15 acres. This new site is acceptable by the District and the school is adjacent to a 6.5 acre active park.~~

~~The 64.1 acres of public parks range in size from 6.5 acres, located adjacent to the school, to the 35.65 acre Regional Park. The smaller local parks are intended for improvement as general-purpose park and playground facilities for the broad community interest and use. The Regional Park is intended to contain, soccer fields, little-league baseball diamonds, a concession facility, a picnic shelter, trails, tot lot, restrooms, and off-street parking. The regional park is also near the proposed San Jacinto River trail system linking it to more distant portions of the community.~~

~~The active park component of the plan has been designed to exceed the State standard (Quimby Act) of five (5) acres per 1,000 population and consistent to City of Perris Resolution no. 5141. Given an average population of 4.1 persons per household, the Quimby Act would require a dedication of 35.4 acres; the Green Valley Specific Plan Amendment provides for a total dedication of 64.1 acres, or the majority of the total parkland required for the entire Specific Plan Area. Only improved parkland is included in the above calculations. Other recreational areas, such as drainage swales are not included in the 64.1 acres of dedicated parks.~~

[Table 2-1 Green Valley Phase 2 Statistical Summary]

LAND USE	PLANNING AREA NO.	ACRES	DUs	DU/AC	% OF TOTAL
Single Family Residential					
6,000 - 7,200 S.F.					
	19a	23.4	110	4.7	8.5
5,500 – 6,000					
	6a	16.7	77	4.6	6.1
	20	28.1	130	4.6	10.2
	21	27.5	145	5.3	10.0
Single Family Subtotal		95.7	462	4.8	34.9
Multi-family Residential					
	30	81.3	1,159	14.3	29.6
Residential Subtotal		177.0	1,621	9.2	64.5
Parks					
	33	6.7			2.4
School					
	32a	15.0			5.5
Open Space					
	6b	7.9			2.9
	22a	31.7			11.6
	57a	3.4			1.2
Subtotal		43.0			15.7
Commercial					
	3a	1.0			0.4
	29	5.9			2.2
Subtotal		6.9			2.5
Circulation		25.8			9.4
PROJECT TOTAL		**274.4**	**1,621**	**5.9**	**100%**

CONCEPTUAL LAND USE PLAN

GREEN VALLEY

FIGURE 2-1

LEGEND

	(NAP)
R-7,200 - R-8,000	
R-6,000 - R-7,200	
R-5,500 - R-7,200	
R-5,500 - R-6,000	
MULTI-FAMILY	
COMMERCIAL	
INDUSTRIAL	
BUSINESS AND PROFESSIONAL	
OPEN SPACE	
PARK	
SCHOOL	
MSHCP CRITERIA CELL	
PHASE 2 BOUNDARY	

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 9.4 Ac. 40 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B
10C
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
32a School 15 Ac.
33a Park 5.1 Ac.
33a Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Drainage Facility
Drainage Facility
Drainage Facility

South Perris Metrolink Station
BNSF Railroad
Case Road
Perris Valley Airport
Goetz Road
Green Valley Parkway
Loop Road
Murrieta Road
Fieldstone Drive
Green Valley Parkway
Watson Road
Ethanac Road
Interstate 215

TTM 37262
TTM 37816
TTM 36988
TTM 37722
TTM 37223
TTM 37817
TTM 37818

0 250 500 1,000 Feet
NORTH

Commercial uses are existing at the intersection of Ethanac Road and Interstate 215 ~~(~~ Perris Crossing, which includes Home Depot, WinCo Foods, Starbucks, and additional restaurant and commercial uses~~)~~ and total 36.6 acres. A 5.5-acre local commercial enclave is proposed at the intersection of Ethanac and Goetz Roads to serve neighborhood shopping needs and was approved in GVSP Amendment 1. Phase 2 proposes 6.9 acres of commercial ~~proposed~~ at the northeasterly intersection of Murrieta Road at Case Road. The commercially designated parcels in these locations account for ~~53.9~~49.0 acres of mixed commercial shopping and take advantage of their arterial roadway locations, accessibility to the freeway, South Perris Metrolink Station, and high visibility settings. ~~A 5.5-acre local commercial enclave is proposed at the intersection of Ethanac and Goetz Roads to serve neighborhood shopping needs.~~

~~2.2 PHASING PLAN~~

~~2.2.1 Introduction~~

~~Due to the cost of constructing public improvements and the realities of land use absorption rates of the market plan, phasing of development is a practical necessity. The approach to phasing employed for the Green Valley Specific Plan Amendment is to create a distribution of land uses in each phase served by an appropriate infrastructure network and public improvements in reasonable balance to the population of the respective phase. Phases may run concurrently and overlap. The overall phasing program is illustrated on Figure 2-2.~~

~~2.2.2 Phase One~~

~~Phase One is located between Goetz Road and Case Road with the southern boundary being Ethanac Road and the norther boundary Watson Road and the drainage channel west of Murrieta Road. Currently built outside this Amendment is Perris Crossing commercial center at Ethanac Road and Case Road. Additionally, 314 single family residential dwelling units were entitled as part of Tract Maps 36988 (recorded October 4,, 2019) and 36989 (recorded September 26, 2018). The units within Planning Areas 17, 27, and 28 are not a part of this Amendment.~~

~~Proposed uses within Phase One include single family and multi-family residential, the Regional Park, and a community commercial site at Goetz Road and Ethanac Road as detailed in Table 2-2. The Green Valley Specific Plan is being built out with the backbone drainage component and all the Ethanac Road half-street improvements in the first phase. This phase also includes the full street improvements of Green Valley Parkway from the vehicular roadway in Tract 37262 in Planning Area 12 to Ethanac Road, half-street improvements for Goetz Road from Ethanac Road to the San Jacinto River and for the full width of Murrieta Road to Watson Road. The improvements of the San Jacinto River right-of-way will coincide with the phasing plan of Riverside County Flood Control. All infrastructure improvements (roadway, water, sewer, and drainage) within Phase One will be completed during Phase One.~~

~~[Table 2-2 Phase One Development Plan]~~

~~Land Use~~	~~DUs~~	~~Acres~~
~~R-7,200 – R-8,000 Residential~~	~~-~~	~~-~~
~~R-6,000 – R-7,200 Residential~~		~~-~~
~~R-5,500 – R-6,000 Residential~~	~~623~~	~~138.1~~
~~Multi-family Residential~~	~~842~~	~~73.8~~
~~School~~	~~-~~	~~-~~
~~Parks~~	~~-~~	~~57.7~~
~~Commercial~~		~~5.5~~
~~Business and Professional~~		~~-~~

~~Industrial~~	~~-~~	~~—~~
~~Open Space~~	~~-~~	~~55.3~~
~~Roads/Infrastructure~~		~~54.8~~
~~**TOTAL**~~	~~**1,465**~~	~~**385.2**~~

~~Figure 2-2 Phasing Plan~~

~~2.2.3 Phase Two~~

~~Phase Two is generally located north of Watson Road, east of Murrieta Road, and west of the EMWD Perris Valley Regional Water Reclamation Facility. The second phase of development includes the school site, and park and open space uses. The distribution of uses for Phase Two are summarized in Table 2-3. Phase Two requires less infrastructure and perimeter circulation improvements in support of development than installed in Phase One. Such improvements are limited to the half-street improvement of Murrieta Road. All infrastructure improvements (roadway, water, sewer, and drainage) within Phase Two will be completed during Phase Two.~~

~~[Table 2-3 Phase Two Development Plan]~~

~~Land Use~~	~~DUs~~	~~Acres~~
~~R-7,200 – R-8,000 Residential~~	~~–~~	~~-~~
~~R-6,000 – R-7,200 Residential~~	~~-~~	~~-~~
~~R-5,500 – R-6,000 Residential~~	~~-~~	~~-~~
~~Multi-family Residential~~	~~-~~	~~-~~
~~School (1 site)~~	~~-~~	~~15.0~~
~~Parks~~	~~-~~	~~6.5~~
~~Commercial~~	~~-~~	~~-~~
~~Industrial~~	~~-~~	~~-~~
~~Open Space~~	~~-~~	~~8.7~~
~~Roads/Infrastructure~~		~~6.2~~
~~**TOTAL**~~	~~**0**~~	~~**36.4**~~

~~2.2.4 Development Milestones~~

~~It is customary to establish development milestones for phasing in concert with the review and conditions establishment for the master tentative tract maps.~~

~~Ensuing planning may dictate the need for alternative development phasing scenarios for infrastructure construction and associated development phasing. This may result from changes in regional and local plans, including but not limited to airport operations, changes to the MSHCP, changes to regional water and reclaimed water master plans, and regional sewer plans. Should this occur, an alternative phasing plan would be filed pursuant to the requirements in P.M.C. 19.54 (Authority and Review Procedures).~~

~~2.3~~2.2 COMPREHENSIVE GRADING PLAN

~~2.3.1~~2.2.1 Grading Plan

Green Valley is located on a relatively flat area. Grading for the proposed site is designed to provide a balanced cut and fill situation to prevent the need for import or export of dirt while allowing adequate drainage of the site. Please refer to the Environmental Impact Report for cut/fill cubic yardage calculations.

~~2.3.2~~2.2.2 Plan Description

Grading as proposed will result in a balanced earthwork situation, and is designed to facilitate drainage from the site into the planned storm facilities and remove areas from the 100-year flood plain, refer to Figure 2-~~3~~2, Grading Plan. Grading will be phased to coincide with each phase of development. It may be necessary, however, to "borrow" or "loan" dirt from one phase to another within the project as construction proceeds. ~~The grading contours on Figure 2-3 are based on the approved 1990 Grading Plan and recorded Tentative Tract Maps.~~ More precise grading to be provided by ~~the~~ future Tentative Tract maps.

~~Grading for Tentative Tract maps 37223, 37262, 37722, 37816, 37817, and 37818 results in 197,300 cubic yards of cut and 1,729,600 cubic yards of fill.~~

~~2.3.3~~2.2.3 Development Standards

All grading is subject to the City of Perris policies and guidelines.

~~2.4~~2.3 DRAINAGE PLAN

~~2.4.1~~2.3.1 Approach

In the undeveloped state, the Green Valley site is subject to inundation by the 100-year storm runoff from two drainage areas: the San Jacinto River Basin and the Romoland Wash. The Riverside County Flood Control and Water Conservation District discusses plans for channeling storm flow for the San Jacinto River Basin in its *Master Drainage Plan for the San Jacinto River*[2]. These plans include the San Jacinto Storm Drain Channel, which transects the northwestern portion of the project site.

Improvements to the San Jacinto River will be capable of containing the anticipated peak storm flow of approximately 11,000 cubic feet per second (cfs). Improvements necessary to protect lands within the Romoland Wash are discussed in the *Homeland/Romoland Area Drainage Plan*[3]. One of these improvements, Romoland Line 'A', is located along the southerly boundary of the ~~project site~~Specific Plan Area and is designed to contain anticipated peak flows of approximately 5,250 cfs.

[2] Riverside County Flood Control and Water Conservation District, 1974.
[3] Riverside County Flood Control and Water Conservation District, 1988.

GRADING PLAN

GREEN VALLEY

FIGURE 2-2

LEGEND

PROPOSED CONTOUR

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

0 250 500 1,000 Feet

NORTH

The Green Valley project also proposes the construction of several secondary open drainage swales which will carry storm surface water on-site both to the Romoland Line 'A' and the San Jacinto River channel.

It is important to note that the Romoland Line 'A' and all proposed secondary swales will be improved with appropriate landscape treatments which will allow limited recreational use during non-storm periods. Improvements such as turf, plants and concrete nuisance flow ribbons will be constructed in a manner which does not interfere with storm drainage functions, but which offers some aesthetic and recreational value.

Green Valley is within the San Jacinto River Improvement District 4-2, and has been assessed a fee by the County for the design and construction of the San Jacinto Storm Drain Channel. Construction of the channel by the District, ~~anticipated to begin in 1990,~~ will remove the project site from the 100-year floodplain of the San Jacinto River. At this time, the design of the San Jacinto River Channel anticipates that, of the total flood control right-of-way, approximately 100 feet will contain an enhanced riparian /wildlife corridor, which will run the length of the channel. The property owner is also a participant in the pending Assessment District No. 4-4, which will provide the funding necessary for the construction of Romoland Line 'A'.

During the review process, a study moratorium area was established temporarily prohibiting development within a 750-foot wide cross-section of the San Jacinto River. This 750-foot wide corridor has been respected during the design process. The specific plan designates the area of this zone outside the 450' R.C.F.C.D. R.O.W. as a study area. Tentative maps denote this area as reserved for future development, with the concurrence of the City of Perris.

~~2.4.2~~2.3.2 Plan Description

The drainage plan for Green Valley (Figure 2-~~4~~3) presents the storm drain improvements necessary for flood control on the project site. Elements of the drainage system include:

- The project proponent is proposing to finance and construct the San Jacinto Channel and Romoland Line 'A' by the Riverside County Flood Control and Water Conservation District. The Green Valley drainage plan proposes to relocate a portion of Line 'A'. This realignment would allow runoff water to be channelized along greenbelt swales rather than across proposed private lots. Cross sections of these swales are illustrated on Figure 2-~~5~~4.
- Construction of approximately 17,900 lineal feet of secondary swales which will have a capacity of approximately 50 to 150 cubic feet per second (cfs) at a slope of 0.2 percent. These secondary swales are needed to channel runoff from the project site, due to the topography of the site.

~~2.4.3~~2.3.3 Development Standards

- The project proponent will cooperate with the Riverside County Flood Control District and the City of Perris to have Flood Insurance Maps amended to reflect the improved condition of channels.
- The Green Valley project will be consistent with all approved County Drainage Master Plans.

DRAINAGE PLAN

GREEN VALLEY

FIGURE 2-3

LEGEND

- EVAC CHANNEL
- SECONDARY SWALES*
- SAN JACINTO RIVER
- ROMOLAND LINE 'A'
- FLOW DIRECTION
- A 13, A 14A, A 14B, A 15A, A 15B
- PHASE 2 BOUNDARY

* Location to be determined during Tentative Tract Map preparation

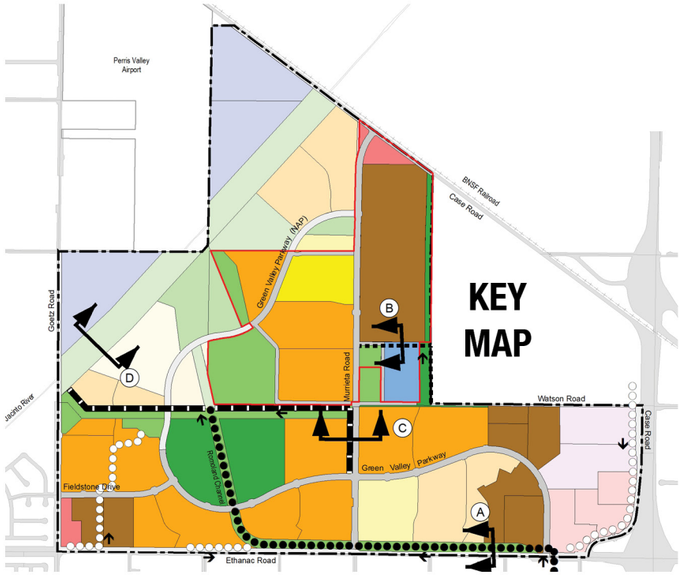
Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

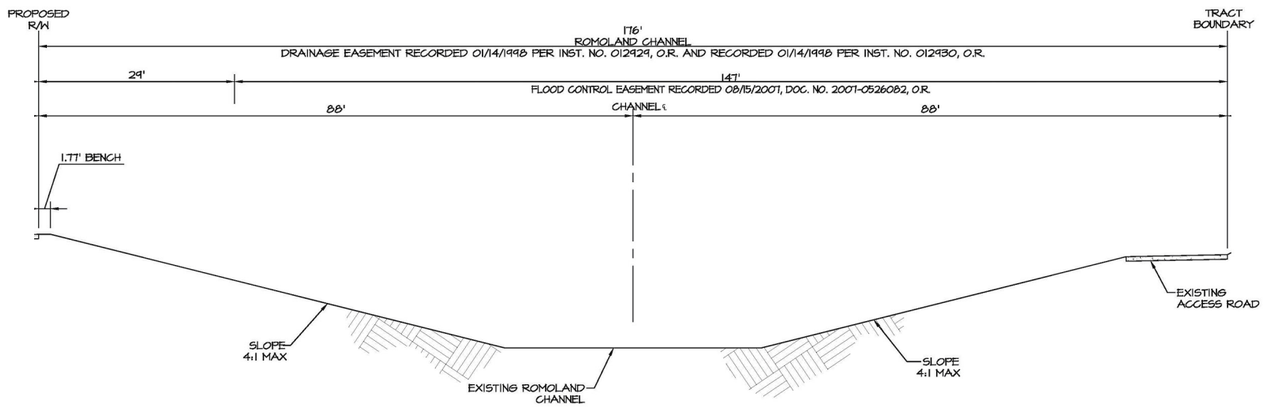
1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.0 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 10a 10B 10C
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 6 Ac. 87 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22a Open Space 31.7 Ac.
24 24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
32a School 15 Ac.
33a Park 5.1 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
54 Open Space 24.7 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
19a R-6,000 - R-7,200 23.4 Ac. 110 DU

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Goetz Road
Loop Road
Green Valley Parkway
Murrieta Road
Watson Road
Fieldstone Drive
Ethanac Road
EMWD Perris Valley Regional Water Reclamation Facility
Drainage Facility
A 13
A 15
A 15a
A 14a
A 14b
215

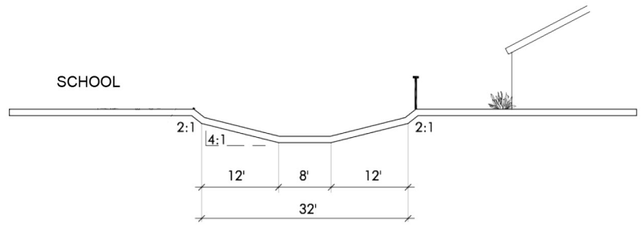
NORTH
0 250 500 1,000 Feet



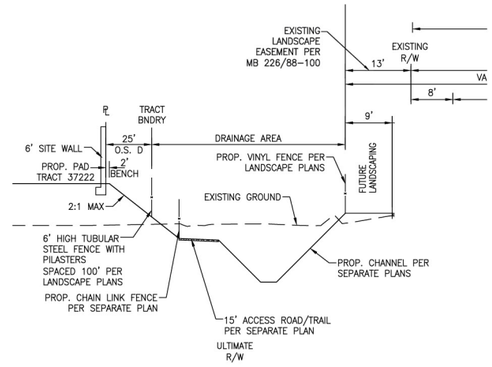
KEY MAP



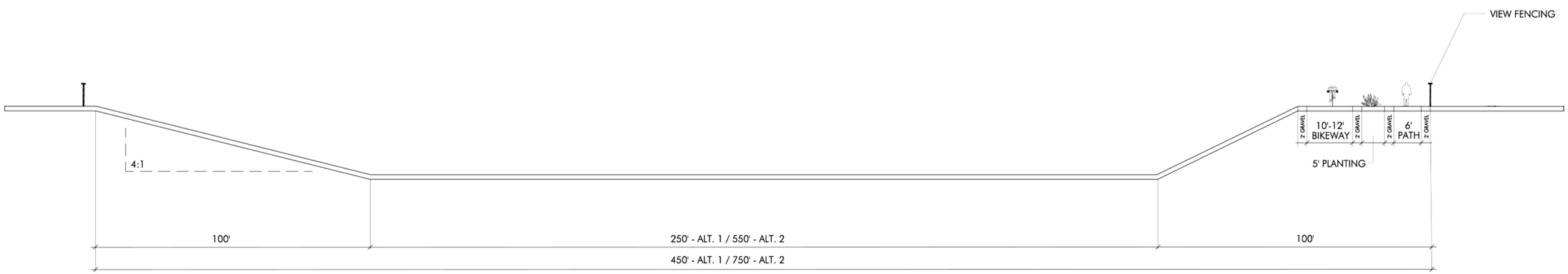
ROMOLAND CHANNEL "A" (176' R.O.W.)



SECONDARY SWALE CONDITION "B" (32' R.O.W.)



EVAC. CHANNEL "C" (32' R.O.W.)



SAN JACINTO RIVER CONDITION "D" (450' R.O.W. - ALT. 1 / 750' R.O.W. - ALT. 2)

NORTH

Not to Scale

GREEN VALLEY

FIGURE 2-4

SWALE CROSS SECTIONS

Standards will be used in the detailed engineering design of the Green Valley storm drain system so that proposed facilities will protect the homes, school~~s~~, commercial, and industrial areas of the community while meeting the requirements of the City of Perris and the Riverside County Flood Control and Water Conservation District.

No improvements to any drainage facility will be made by the project proponent which serve to alter or restrict the drainage functions of drainage facilities.

Maintenance of the EVAC Channel and all other drainage facilities, except the San Jacinto River channel, will be the responsibility of Riverside County Flood Control.

All drainage swales will be bordered by appropriate walls or fences. In areas where views are to be accentuated, view fencing will be used. In areas where views are to be screened, theme walls will be used.

~~2.5~~2.4 WATER AND SEWER PLAN

~~2.5.1~~2.4.1 Approach

Eastern Municipal Water District (EMWD) is the public agency purveyor for both water and sewer service for the Green Valley Specific Plan Area.

Water: Figure 2-~~6~~ 5 illustrates the water plan for Green Valley. The project site is within the 1627 service zone of EMWD. Waterlines exist in the vicinity of the property as follows:

- Murrieta Road — 8-18-inch diameter line
- Goetz Road (southern portion) — 12-inch diameter line
- Goetz Road (northern portion) — 8-inch diameter line

In addition, a temporary booster station currently exists just west of Murrieta Road, south of Green Valley Parkway. This booster station is being phased out and replaced with a ~~new~~ permanent station west of Murrieta Road and north of Watson Road.

Sewer: Figure 2-~~7~~ 6 illustrates the sewer plan for Green Valley. EMWD's Perris Valley Treatment Plant is located northeast of the project site between the project boundary and Case Road. A 24-inch diameter sewer line is located in Case Road adjacent to the northern boundary of the project site, and an 18-inch diameter sewer line runs through the site in Evans Road. An EMWD lift station is proposed south of ~~West Elm Parkway~~Fieldstone Drive, approximately 400 feet west of Goetz Road.

Reclaimed Wastewater: Figure 2-~~8~~ 7 illustrates the reclaimed wastewater plan for Green Valley. The sources of supply shall be obtained from Eastern Municipal Water District's Perris Valley Treatment Plant, which is located northeast of the project site. Residential development adjacent to this Treatment Plan shall provide disclosures to future homeowners of the proximity to the facility and potential odors.

~~2.5.2~~2.4.2 Plan Description

Water: The Green Valley community will connect with the existing waterlines at the project site. An internal loop system of 12-27-inch waterlines is proposed for the majority of the site.

Eastern Municipal Water District has approved a master water plan.

Sewer: Facilities to serve the project include:

- A lift station to a force main for areas in the southwest portion of Green Valley; and,

- A system of 8-inch, 10-inch, 12-inch, 15-inch, 18-inch, 30-inch and 48-inch diameter sewer lines throughout the Green Valley project.

The proposed sewer lines will connect to the existing sewer lines at the project site. The wastewater collected on the project site will be discharged into the Perris Valley Treatment Plant. Eastern Municipal Water District is currently in the process of preparing a master sewer plan.

Reclaimed Wastewater: It is anticipated that reclaimed wastewater will be used for the maintenance of parks, medians, schools and open space areas within the project area. Facilities to serve the project include the installation of approximately 46,000 linear feet of 8-18-inch pipeline. The source of supply will originate from a proposed 1,627-foot Eastern Municipal Water District wastewater service zone. This service zone has not been established by EMWD as of this date. Therefore, the installation of a ground storage reservoir and booster pump facilities may be required to provide the necessary operating pressure to irrigate the project site. The Reclaimed Water Plan is illustrated on Figure 2-8.

~~2.5.3~~2.4.3 Development Standards

The water distribution, wastewater collection, and reclaimed wastewater distribution systems will be designed so that the proposed facilities will be adequately sized to meet the requirements of Green Valley development, while meeting the requirements of the Eastern Municipal Water District and the City of Perris. These facilities will be installed in accordance with the requirements and specifications of the Riverside County Health Department. Cost for the capital facilities will be financed with private financing by the developer.

WATER PLAN

GREEN VALLEY

FIGURE 2-5

LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED PERMANENT BOOSTER (P)
- EXISTING TEMPORARY BOOSTER (P)
- PIPE SIZES (12")
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 12 24
10B 10a 10C
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22a Open Space 31.7 Ac.
23
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
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35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Drainage Facility
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Goetz Road
Loop Road
Green Valley Parkway
Murrieta Road
Watson Road
Ethanac Road
Drainage Facility
EMWD Perris Valley Regional Water Reclamation Facility
215

18" 18" 33" 27" 18" 12" 12" 18" P P

0 250 500 1,000 Feet

NORTH

SEWER PLAN

GREEN VALLEY

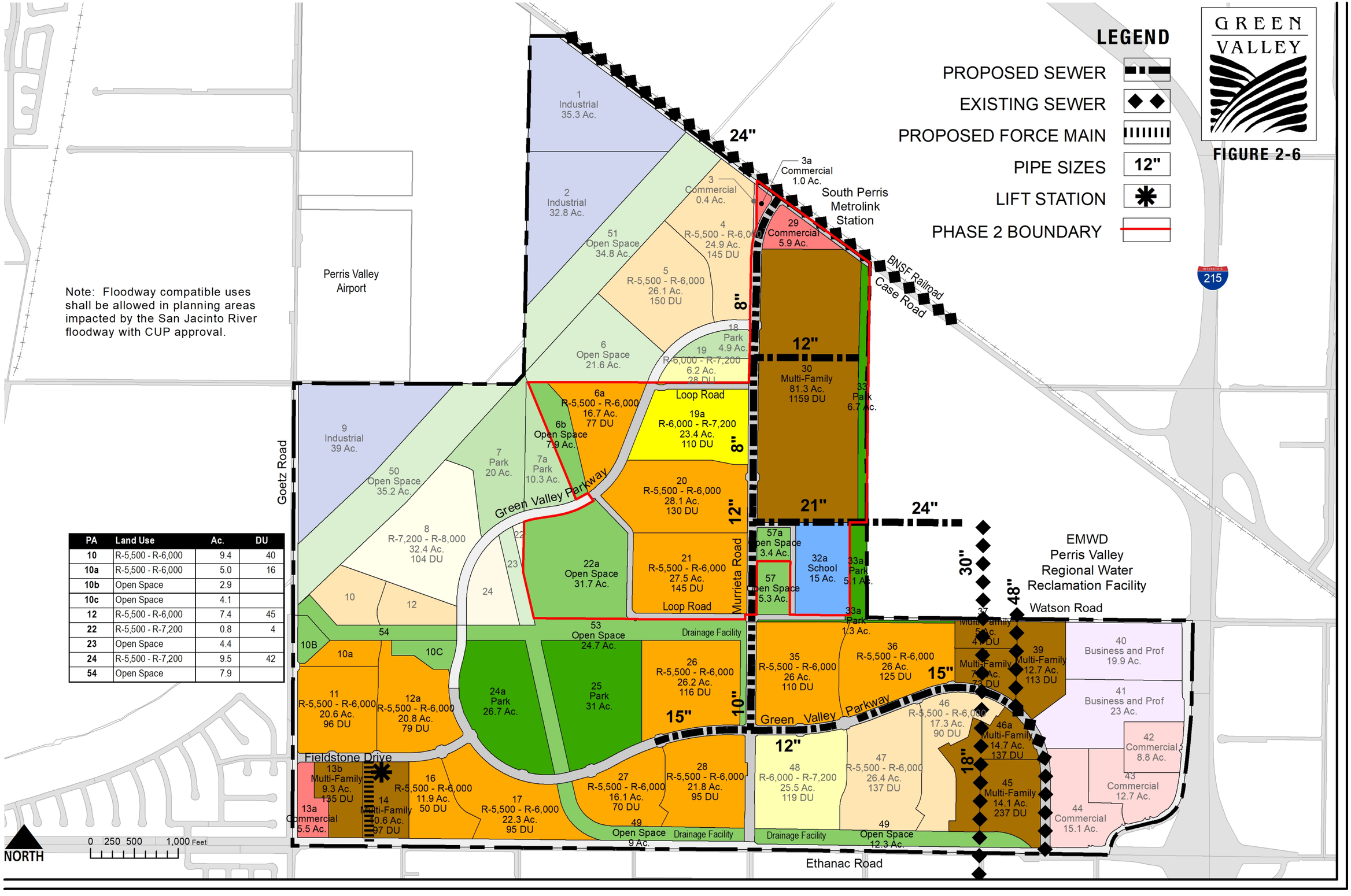
FIGURE 2-6

LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED FORCE MAIN
- PIPE SIZES — 12"
- LIFT STATION
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



RECLAIMED WATER PLAN

GREEN VALLEY

FIGURE 2-7

LEGEND

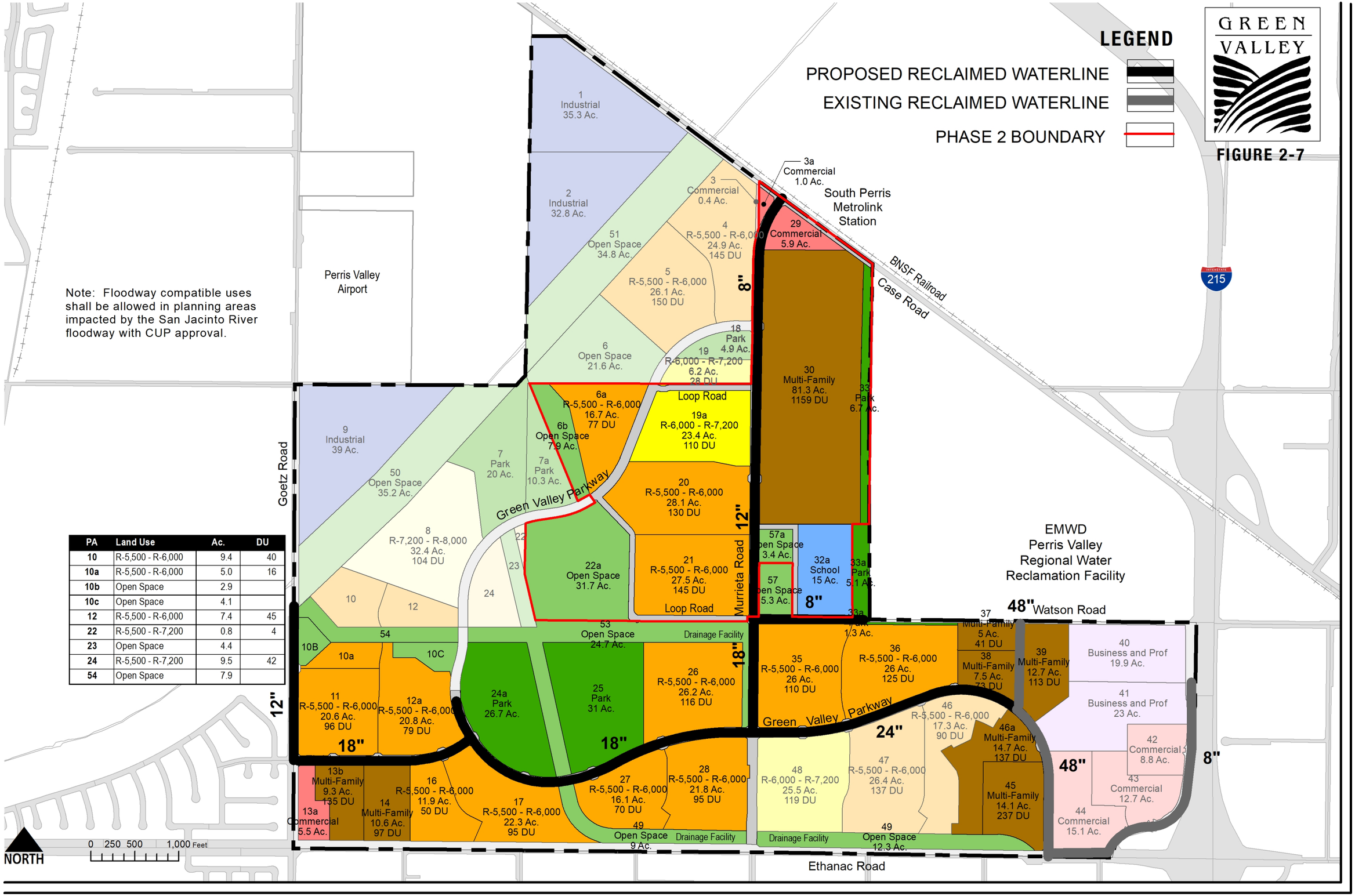
PROPOSED RECLAIMED WATERLINE

EXISTING RECLAIMED WATERLINE

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



JANUARY 2022

~~2.6~~2.5 CIRCULATION PLAN

~~2.6.1~~2.5.1 Approach

The approach to design of the circulation component has been to provide for safety and efficiency through the use of public streets arranged in a hierarchy of function. The design approach also recognizes that the circulation system also serves as visual corridors and creates the basis upon which the image of the community will be largely judged. Thus, medians and enhanced parkways have been encouraged.

The Green Valley circulation plan took in consideration the importance of the existing roadway system to the regional circulation network. The site is bordered by major thoroughfares, Case Road, Ethanac Road and Goetz Road. The existing Interstate 215 interchange at Ethanac increases the importance of this road. Additionally, the site is bisected by Murrieta Road, which is a vital north-south corridor for the area. The Green Valley circulation plan incorporates these roadways in the design in order to preserve the critical transportation links they provide, while ensuring the safety and efficiency of the Green Valley community.

~~2.6.2~~2.5.2 Plan Description

The Circulation Plan, Figure 2-~~9~~8, illustrates the backbone circulation design for Green Valley. All roads within the development will be public streets and will conform to City standards while still providing aesthetic project statements. This system is designed to move traffic efficiently with little disturbance to the residential neighborhoods. Additionally, rapid ingress and egress into the various commercial, centers is provided. These goals are accomplished by restricting vehicular access onto arterial roadways to controlled points. No direct access to or between individual dwelling unit lots and arterial roadways will be permitted. Commercial and business developments will have their own internal circulation system, connected to the backbone roadways at restricted points. Final access locations to each planning area will be identified at the time of final tract submittal.

Non-vehicular circulation is an important component of the Circulation Plan. Green Valley will be linked with the regional trail system by a trailhead located in the regional park along the San Jacinto River. Green Valley pedestrian and bicycle traffic will access this trailhead via local trails which will utilize the greenbelt swales and generous right-of-way along Green Valley Parkway. (See Figure 2-~~10~~9.)

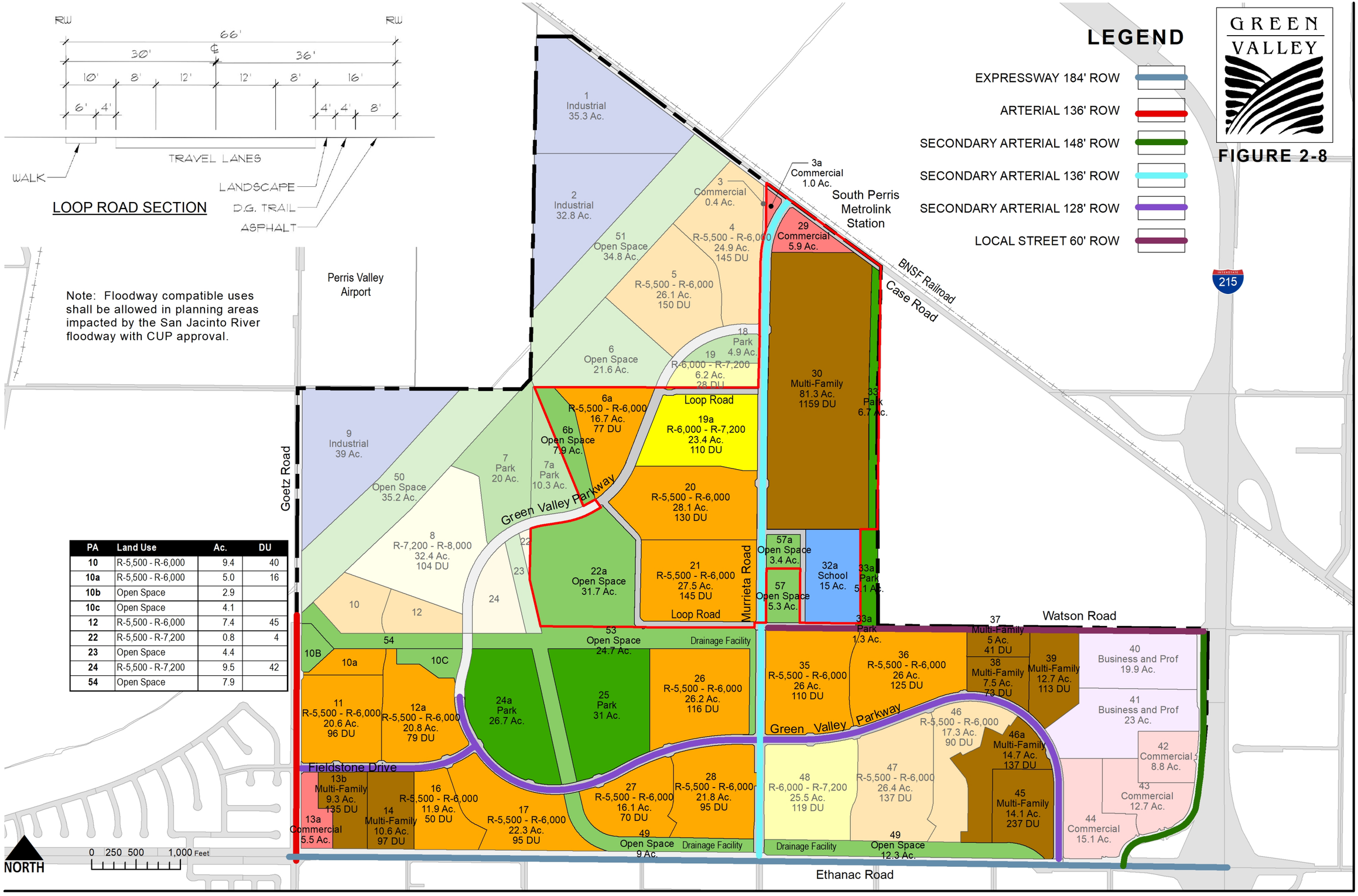
~~2.6.3~~2.5.3 Development Standards

The proposed circulation plan will provide efficient traffic design that meets the needs of the project and is consistent with the demands of regional transportation. Through-traffic within residential neighborhoods is discouraged. Controlled access onto arterial roadways is to be restricted to specific and limited points. Vehicle access to land use areas shall be limited and subject to appropriate restrictions to be determined at the time of tentative tract map approval. Such access points will be determined in conjunction with the review of future final tract maps.

LOOP ROAD SECTION

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



LEGEND

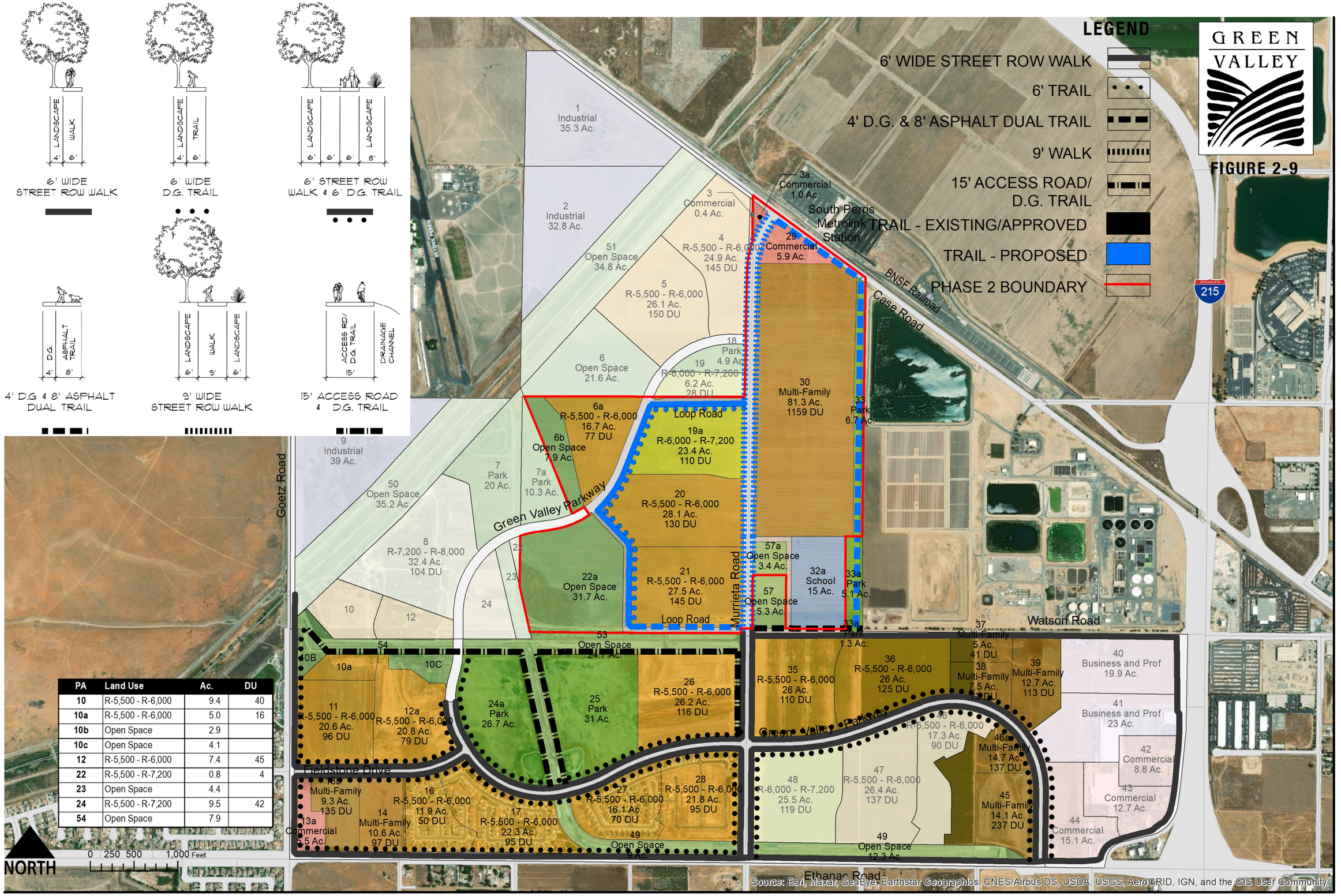
- EXPRESSWAY 184' ROW
- ARTERIAL 136' ROW
- SECONDARY ARTERIAL 148' ROW
- SECONDARY ARTERIAL 136' ROW
- SECONDARY ARTERIAL 128' ROW
- LOCAL STREET 60' ROW

GREEN VALLEY

FIGURE 2-8

CIRCULATION PLAN

PEDESTRIAN CIRCULATION



PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

Major roadway improvements will be financed through an assessment district or similar financing mechanisms. All roads will be constructed to City of Perris standards, and will comply with the conditions and requirements set forth by the City Engineer. Upon completion of construction, the roadway right-of-ways will be dedicated to the City of Perris and maintained by the City Public Works Department.

The proposed circulation plan shall provide for a bicycle and pedestrian circulation system that encourages non-vehicular movement and which connects with the County of Riverside regional trail system.

The backbone road system will consist of the following major roadways:

Green Valley Parkway	128' R.O.W.	Secondary Arterial
~~West Elm Parkway~~Fieldstone Drive	128' R.O.W.	Secondary Arterial
Murrieta Road	136' R.O.W.	Secondary Arterial
Case Road	148' R.O.W.	Secondary Arterial
Ethanac Road	184' R.O.W.	Expressway
Goetz Road	136' R.O.W.	Arterial
Watson Road	60' R.O.W.	Local
Loop Road	66' R.O.W	Local

Roadway cross-sections are shown on Figure 2-~~11~~10, Street Cross Sections.

The design of the 100-foot-wide internal collectors will allow for two travel lanes and one bicycle lane in each direction. A 12-foot wide median will allow for left-hand turn lanes and center landscaping. Additionally, there will be 12 feet of sidewalks and landscaping on both sides of the roadway. The full right-of-ways of Green Valley Parkway and Murrieta Road will be developed. Case, Ethanac and Goetz Roads will be fully developed at from centerline toward the site as determined by the City Engineer. The north ends of Goetz and Case will be improved to provide a transition to the existing roads. The intersection of Murrieta and Case will be designed to reflect a 90-degree configuration.

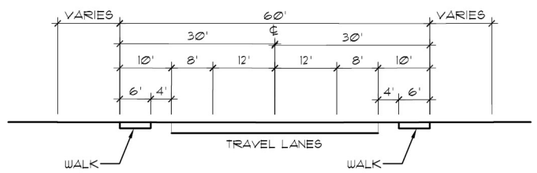
Watson Road is a two-lane roadway and full street improvements will be made where both sides of Watson Road is within the Specific Plan Area and half-street improvements will be made by Green Valley Recovery Acquisition LLC from Murrieta Road east to Planning Area 39. The owner/developer of Business and Professional Planning Area 40 will be responsible for the additional half-street improvements of Watson Road to Case Road, which was included as a part of the Engineering conditions of approval of the Perris Crossings Shopping Center. Eastern Municipal Water District is responsible for the north side half-street improvements of Watson Road adjacent to the Perris Valley Regional Water Reclamation Facility.

A Loop Road is proposed for Phase 2 west of Murrieta to provide additional vehicular and pedestrian access to Planning Areas 6a, 19a, 20, and 21. The Loop Road will connect to a portion of Green Valley Parkway that will be improved.

STREET CROSS SECTIONS

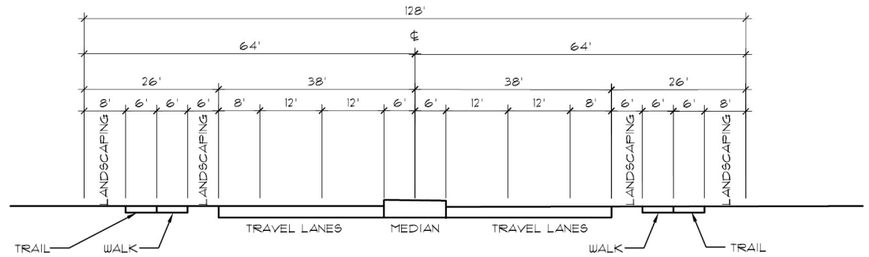
GREEN VALLEY

FIGURE 2-10



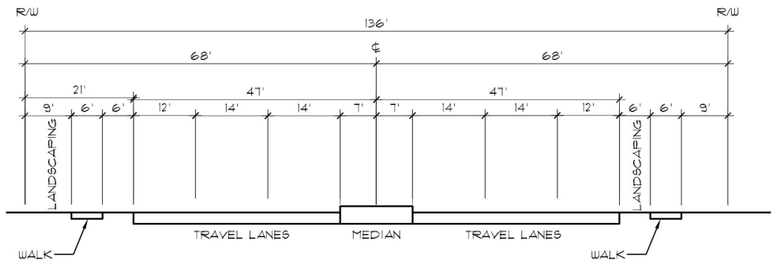
Local Street (60')

Watson Road



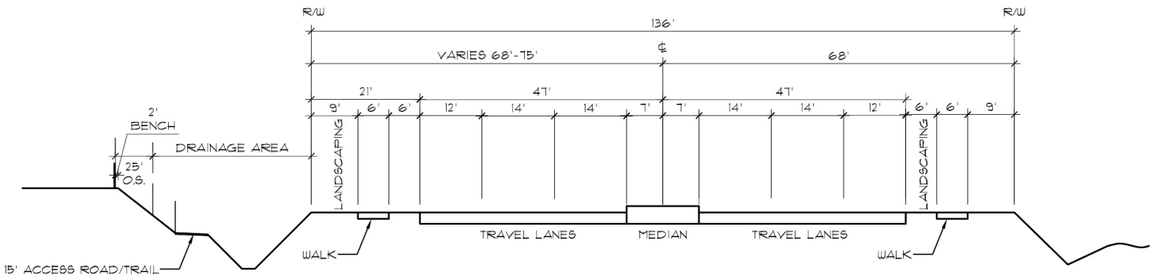
Secondary Arterial (128')

Fieldstone Drive, Green Valley Parkway



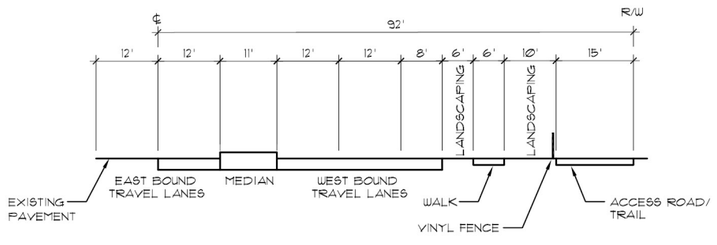
Secondary Arterial (136')

Murrieta Road



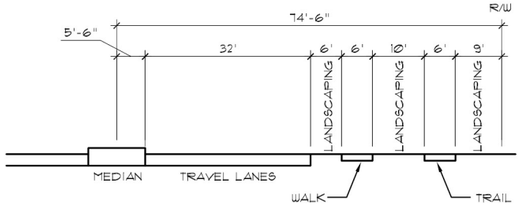
Secondary Arterial (136')
Adjacent to Drainage Channel

Murrieta Road



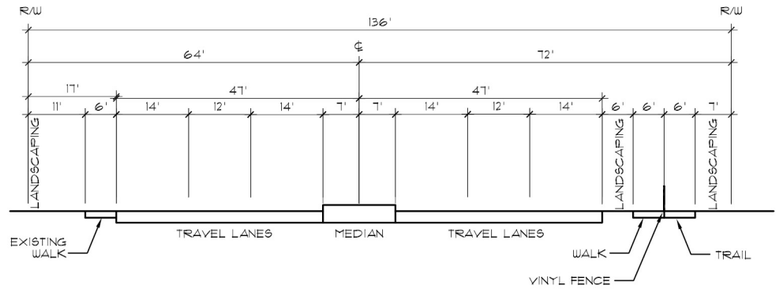
Expressway (184' Full Width)

Ethanac Road



Secondary Arterial (148' Full Width)

Case Road



Arterial (136')

Goetz Road

NORTH

Not to Scale

3 SPECIFIC PLAN ZONING

3 SPECIFIC PLAN ZONING

Planning Area 8
(Figure 3-1)

3.1 R-7,200 – R-8,000 RESIDENTIAL STANDARDS

These Planning Areas are within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell and are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These Planning Areas requires a consistency determination with the MSHCP as part of the entitlements process.

3.1.1 Permitted Uses: The uses permitted in the R-7,200 – R-8,000 Residential Zone shall be as follows (Uses are defined per Section 3.10 and P.M.C. 19.08 (Definitions)):

1. One (1) family residential dwelling of a permanent character placed in a permanent location.
2. The following accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially shall be permitted in the rear yard area, including:
   a. A private garage for the accommodation of not less than two automobiles;
   b. Arbors, trellises, gazebos, and similar shade structures of open construction;
   c. Patio covers;
   d. Swimming pools and spas;
   e. Pedestrian and bicycle trails;
   f. Tennis and racquet courts;
   g. Other accessory buildings per P.M.C. 19.29 (Accessory Buildings).
3. Accessory Dwelling Units in conformance with the provisions of P.M.C. 19.81 (Second Dwelling Units).
4. Childcare Facilities. All childcare facilities are subject to P.M.C. 19.83
5. Residential Care Facilities. All residential care facilities are subject to P.M.C. 19.84.
6. Home occupations. All home occupations are subject to P.M.C. 19.02.
7. The following conditional uses are permitted subject to approval of a Conditional Use Permit (CUP) application per P.M.C. 19.61 (Conditional Use Permits)
   a. Churches and religious institutions.
   b. Convalescent and senior home facilities.
   c. Mobile home parks.
   d. Public and semi-public institutions and facilities.
   e. School and educational institutions.
   f. Other similar uses as approved by the Director of Development Services, as provided in P.M.C. 19.54 (Authority and Review Procedures).
8. The following temporary uses are permitted subject to approval of a Temporary Use Permit (TUP) application:

a. Temporary construction facility during construction;
b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision;
c. Other uses not mentioned shall be subject to P.M.C. 19.60 (Temporary Uses).

9. The following uses are prohibited
   a. Commercial Uses.
   b. Industrial Uses.
   c. Large Animals
   d. Monopoles or similar wireless communications towers or facilities.
   e. Storage Structures greater than 120 square feet in size.

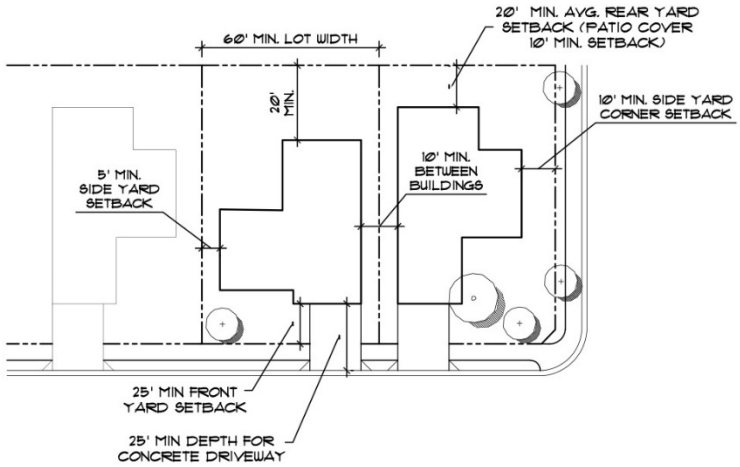
3.1.2 Development Standards

Building Height Limit: Building height limitations in the R-7,200 – R-8,000 Residential Zone shall be thirty-five (35) feet or two (2) stories.

Minimum Lot Size: The minimum lot size in the R-7,200 – R-8,000 Residential Zone shall be seven thousand (7,000) square feet for each single-family dwelling.

Width of Lot: The minimum width of that portion lot used as a building site in the R-7,200 – R-8,000 Residential Zone shall be sixty (60) feet.

Street Frontage Required: The minimum frontage of a lot shall be sixty (60) feet. On cul-de-sacs and knuckles the minimum frontage at the right-of-way, shall be thirty-five (35) feet.



TYPICAL LOT DETAIL
(7,000 SF MIN.,
40% MAX. BUILDING COVERAGE)
N.T.S.

Dwelling Area Required: The minimum living floor area requirement in the R-7,200 – R-8,000 Residential Zone shall be one thousand two hundred and fifty (1,250) square feet, including walls and excluding the garage and accessory uses.

Front Yard Required: The front yard requirement in the R-7,200 – R-8,000 Residential Zone shall be not less than twenty-five (25) feet in depth. Concrete driveways are also a minimum of twenty-five (25) feet in depth.

Side Yard Required: The side yard requirement in the R-7,200 – R-8,000 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots; for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

Rear Yard Required: The rear yard requirement in the R-7,200 – R-8,000 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

Distance Between Buildings: The minimum distance between buildings on two adjoining lots with a common side lot line in the R-7,200 – R-8,000 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

Lot Coverage: Maximum lot coverage in the R-7,200 – R-8,000 Residential Zone shall be forty percent (40%), including accessory structures.

Setback Encroachments: Encroachments into required setbacks in the R-7,200 – R-8,000 Residential Zone, including but not limited to architectural projections and first floor porches are subject to P.M.C. 19.02.060.

Fences, Walls or Screening: Fencing, walls or screening requirements in the R-7,200 – R-8,000 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance:
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;
4. Nothing contained herein shall preclude the owner of single-family residential property from constructing internal fences which meet height and other requirements.
5. All fencing/walls facing a public right of way, easement, trail, private alley way, or internal streets shall provide a decorative block wall with a wrought iron or vinyl gate.
6. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Advertising Structures: The advertising structures permitted in the R-7,200 – R-8,000 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, not exceeding four (4) square feet in area, pertaining only to the sale, or lease of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet In area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.
6. All other advertising temporary signage are subject to P.M.C. 19.75, specifically P.M.C. 19.75.140.

Parking Requirements: The parking requirements in the R-7,200 – R-8,000 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage; and
2. Vehicles parked at other locations of the lot shall be screened from adjacent property views without disruption to the view from those properties.
3. All other parking regulations are subject to P.M.C. 19.69.

Architectural and Landscape Design Standards: All new construction and additions are subject to Chapter 4, Design Guidelines and P.M.C. 19.70 (Landscaping).

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

FIGURE 3-1

LEGEND

R-7,200 - R-8,000

PHASE 2 BOUNDARY

GREEN VALLEY

R-7200 - R-8000 RESIDENTIAL

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 7.4 Ac. 45 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B Open Space 2.9 Ac.
10C Open Space 4.1 Ac.
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 ~~R-6,000 - R-7,200~~ 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
32a School 15 Ac.
33a Park 5.1 Ac.
33a Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Open Space 7.9 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Loop Road
Goetz Road
Green Valley Parkway (NAP)
Murrieta Road
Watson Road
Green Valley Parkway
Fieldstone Drive
Ethanac Road
215

0 250 500 1,000 Feet

NORTH

3.2 R-6,000 – R-7,200 RESIDENTIAL STANDARDS

Planning Areas 19, 19a, and 48

(Figure 3-2)

3.2.1 Permitted Uses: The uses permitted in the R-6,000 – R-7,200 Residential Zone shall be as follows (Uses are defined per Section 3.10 and P.M.C. 19.08 (Definitions)):

1. One (1) family residential dwelling of a permanent character placed in a permanent location.
2. The following accessory buildings and uses customarily incidental to each one family dwelling and not used or operated commercially shall be permitted, including:
   a. A private garage for the accommodation of not less than two automobiles;
   b. Arbors, trellises, gazebos, and similar shade structures of open construction;
   c. Patio covers;
   d. Swimming pools and spas;
   e. Pedestrian and bicycle trails;
   f. Tennis and racquet courts.
3. Accessory Dwelling Units in conformance with the provisions of P.M.C. 19.29 (Second Dwelling Unit).
4. Childcare Facilities. All childcare facilities are subject to P.M.C. 19.83.
5. Residential Care Facilities. All residential care facilities are subject to P.M.C. 19.84.
6. Home occupations. All home occupations are subject to P.M.C. 19.02.
7. The following conditional uses are permitted subject to approval of a Conditional Use Permit (CUP) application per P.M.C. 19.61 (Conditional Use Permits)
   a. Churches and religious institutions.
   b. Convalescent and senior home facilities.
   c. Mobile home parks.
   d. Public and semi-public institutions and facilities.
   e. School and educational institutions.
   f. Other similar uses as approved by the Director of Development Services, as provided in P.M.C. 19.54 (Authority and Review Procedures).
8. The following temporary uses are permitted subject to approval of a Temporary Use Permit (TUP) application:
   a. Temporary construction facility during construction;
   b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision;
   c. Other uses not mentioned shall be subject to P.M.C. 19.60 (Temporary Uses).

9. The following uses are prohibited
   a. Commercial Uses.
   b. Industrial Uses.
   c. Large Animals
   d. Monopoles or similar wireless communications towers or facilities.
   e. Storage Structures greater than 120 square feet in size.

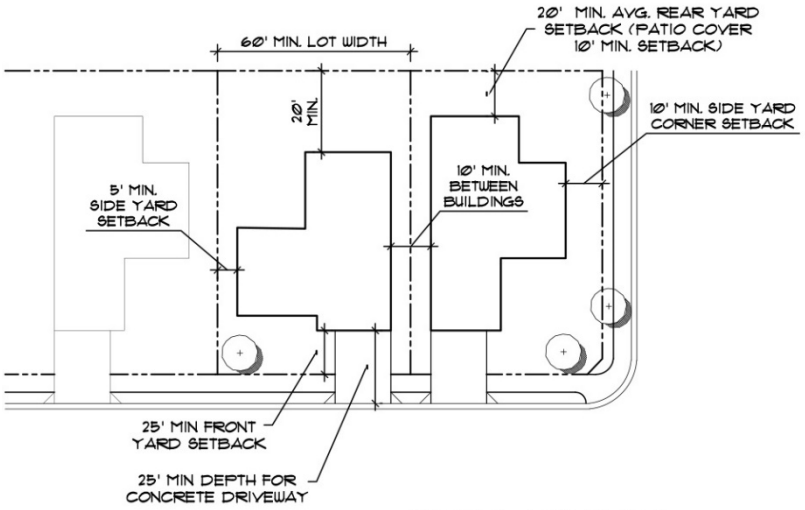
3.2.2 Development Standards

Building Height Limit: Building height limitations in the R-6,000 – R-7,200 Residential Zone shall be thirty-five (35) feet or two (2) stories.

Minimum Lot Size: The minimum lot size in the R-6,000 – R-7,200 Residential Zone shall be six thousand (6,000) square feet for each single family dwelling with a planning area average not less than six thousand (6,000) square feet.

Width of Lot: The minimum width of that portion lot used as a building site in the R-6,000 – R-7,200 Residential Zone shall be sixty (60) feet.

Dwelling Area Required: The minimum living floor area requirement in the R-6,000 – R-7,200 Residential Zone shall be one thousand two hundred (1,200) square feet, including walls and excluding the garage and accessory uses. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.



TYPICAL LOT DETAIL
(6,000 SF MIN.,
50% MAX. BUILDING COVERAGE)
N.T.S.

Street Frontage Required: The minimum frontage of a lot shall be sixty (60) feet. On cul-de-sacs or knuckles, the minimum front shall be thirty-five (35) feet at the right-of-way line.

Front Yard Required: The front yard requirement in the R-6,000 – R-7,200 Residential Zone shall be not less than twenty-five (25) feet in depth. Concrete driveways are also a minimum of twenty-five (25) feet in depth.

Side Yard Required: The side yard requirement in the R-6,000 – R-7,200 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots; for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

Rear Yard Required: The rear yard requirement in the R-6,000 – R-7,200 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

Distance Between Buildings: The minimum distance between buildings on two adjoining lots with a common side lot line in R-6,000 – R-7,200 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

Lot Coverage: Maximum lot coverage in the R-6,000 – R-7,200 Residential Zone shall be fifty percent (50%), including accessory structures.

Setback Encroachments: Encroachments into required setbacks in the R-6,000 – R-7,200 Residential Zone, including but not limited to architectural projections and first floor porches are subject to P.M.C. 19.02.060.

Fences, Walls or Screening: Fencing, walls or screening requirements in the R-6,000 – R-7,200 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;
4. Nothing contained herein shall preclude the owner of single-family residential property from constructing internal fences which meet height and other requirements.
5. All fencing/walls facing a public right of way, easement, trail, private alley way, or internal streets shall provide a decorative block wall with a wrought iron or vinyl gate.
6. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Advertising Structures: The advertising structures permitted in the R-6,000 – R-7,200 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, not exceeding four (4) square feet in area, pertaining only to the sale, or lease of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.
6. All other advertising temporary signage are subject to P.M.C. 19.75, specifically P.M.C. 19.75.140.

Parking Requirements: The parking requirements in the R-6,000 – R-7,200 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage; and
2. Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.

All other parking regulations are subject to P.M.C. 19.69.

Architectural and Landscape Design Standards: All new construction and additions are subject to Chapter 4, Design Guidelines and P.M.C. 19.70 (Landscaping).

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

R-6000 - R-7200 RESIDENTIAL

GREEN VALLEY

FIGURE 3-2

LEGEND

R-6,000 - R-7,200

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 7.4 Ac. 45 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B Open Space 2.9 Ac.
10C Open Space 4.1 Ac.
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
33 Park 6.7 Ac.
33a Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Open Space 7.9 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.
32a School 15 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Goetz Road
Murrieta Road
Green Valley Parkway (NAP)
Loop Road
Watson Road
Green Valley Parkway
Fieldstone Drive
Ethanac Road
Interstate 215

NORTH

0 250 500 1,000 Feet

3.3 R-5,500 – R-6,000 RESIDENTIAL ZONE

Planning Areas 4, 5, 6a, 10, 10a, 11, 12, 12a, 16, 17, 20, 21, 26, 27, 28, 35, 36, 46, and 47.

(Figure 3-~~1~~3)

3.3.1 Permitted Uses: The uses permitted in the R-5,500 – R-6,000 Residential Zone shall be as follows (Uses are defined per Section 3.10 and P.M.C. 19.08 (Definitions)):

1. One (1) family dwelling of a permanent character placed in a permanent location.
2. Accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially shall be permitted in the rear area, including:
   a. A private garage for the accommodations of not more than three (3) nor less than two automobiles;
   b. Arbors, trellises, gazebos, and similar shade structures of open construction;
   c. Patio covers;
   d. Swimming pools and spas;
   e. Pedestrian and bicycle trails;
   f. Tennis and racquet courts;
   g. Other accessory buildings per P.M.C. 19.29 (Accessory Buildings).
3. Accessory Dwelling Units in conformance with the provisions of P.M.C. 19.81 (Second Dwelling Units).
4. Childcare Facilities. All childcare facilities are subject to P.M.C. 19.83.
5. Residential Care Facilities. All residential care facilities are subject to P.M.C. 19.84.
6. Home occupations. All home occupations are subject to P.M.C. 19.02.
7. The following conditional uses are permitted subject to approval of a Conditional Use Permit (CUP) application per P.M.C. 19.61 (Conditional Use Permits)
   a. Churches and religious institutions.
   b. Convalescent and senior home facilities.
   c. Mobile home parks.
   d. Public and semi-public institutions and facilities.
   e. School and educational institutions.
   f. Other similar uses as approved by the Director of Development Services, as provided in P.M.C. 19.54 (Authority and Review Procedures).
8. The following temporary uses are permitted subject to a Temporary Use Permit (TUP) application:
   a. Temporary construction facility during construction;
   b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision;
   c. Other temporary uses not mentioned shall be subject to P.M.C. 19.60 (Temporary Uses).

9. The following uses are prohibited
   a. Commercial Uses.
   b. Industrial Uses.
   c. Large Animals
   d. Monopoles or similar wireless communications towers or facilities.
   e. Storage Structures greater than 120 square feet in size.

3.3.2 Development Standards

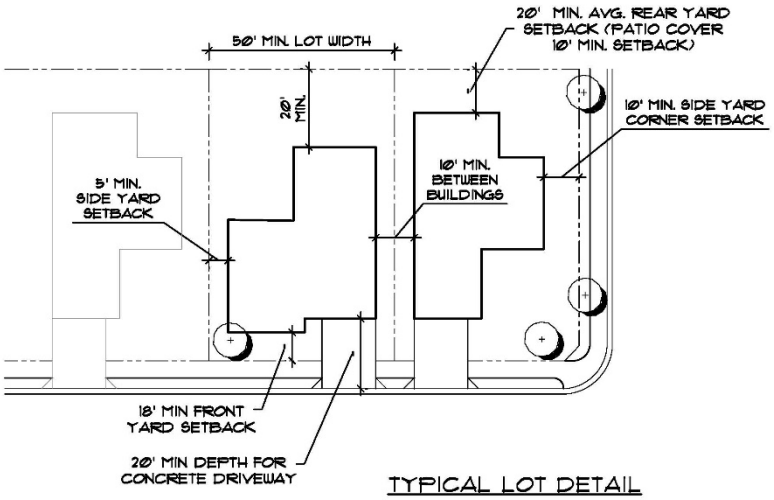
Building Height Limit: Building height limitations in the R-5,500 – R-6,000 Residential Zone shall be thirty-five (35) feet or two (2) stories.

Minimum Lot Size: The minimum lot size for the R-5,500 – R-6,000 Residential Zone shall be five thousand (5,000) square feet for each single family dwelling with a planning area average not less than five thousand five hundred (5,500) square feet.

Width of Lot: The minimum width of that portion lot used as a building site in the R-5,500 – R-6,000 Residential Zone shall be fifty (50) feet.

Dwelling Area Required: The minimum living floor area requirement in the R-5,500 – R-6,000 Residential Zone shall be one thousand two hundred (1,200) square feet, including walls and excluding the garage and accessory uses. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

Street Frontage Required: The minimum street frontage of a lot shall be fifty (50) feet. On cul-de-sacs or knuckles the minimum frontage shall be thirty-five (35) feet measured at the right-of-way.



TYPICAL LOT DETAIL
(5,000 SF MIN., 5,500 SF AVG., 60% MAX. BUILDING COVERAGE)
N.T.S.

Front Yard Required: The front yard requirement in the R-5,500 – R-6,000 Residential Zone shall be not less than seventeen (17) feet from the front property line. Non-livable encroachments (compatible to the architecture) such as porches, chimneys shall not be less than fifteen (15) feet from the front property line. Concrete driveways shall be a minimum of twenty-two (22) feet in depth from garage to the property line.

Side Yard Required: The side yard requirement in the R-5,500 – R-6,000 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots; for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

Rear Yard Required: The rear yard requirement in the R-5,500 – R-6,000 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

Distance Between Buildings: The minimum distance between buildings on two adjoining lots with a common side lot line in the R-5,500 – R-6,000 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

Lot Coverage: Maximum lot coverage in the R-5,500 – R-6,000 Residential Zone shall be sixty percent (60%), including accessory structures.

Setback Encroachments: Encroachments into required setbacks in the R-5,500 – R-6,000 Residential Zone, including but not limited to architectural projections and first floor porches are subject to P.M.C. 19.02.060.

Fences, Walls or Screening: Fencing, walls or screening requirements in the R-5,500 – R-6,000 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance, and shall be so constructed as to ensure a minimum open visibility of fifty percent (50%) along that portion of the front yard line and that portion of the side yard line from the front yard line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;
4. Nothing contained herein shall preclude the owner of single-family residential property from constructing internal fences which meet height and other requirements.
5. All fencing/walls facing a public right of way, easement, trail, private alley way, or internal streets shall provide a decorative block wall with a wrought iron or vinyl gate.

6. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Advertising Structures: The advertising structures permitted in the R-5,500 – R-6,000 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, no exceeding four (4) square feet in area, pertaining only to the sale, or hire of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.
6. All other advertising temporary signage are subject to P.M.C. 19.75, specifically P.M.C. 19.75.140.

Parking Requirements: The parking requirements in the R-5,500 – R-6,000 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage; and
2. Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.
3. All other parking regulations subject to P.M.C. 19.69 (Parking standards).

Architectural and Landscape Design Standards: All new construction and additions are subject to Chapter 4, Design Guidelines and P.M.C. 19.70 (Landscaping).

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

FIGURE 3-3

R-5,500 - R-6,000 RESIDENTIAL

LEGEND

- R-5,500 - R-6,000
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 9.4 Ac. 40 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B Open Space 2.9 Ac.
10C Open Space 4.1 Ac.
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 ~~R-6,000 - R-7,200~~ 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
31 Park 6.7 Ac.
32a School 15 Ac.
33a Park 5.1 Ac.
33a Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Open Space 7.9 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Loop Road
Green Valley Parkway (NAP)
Goetz Road
Murrieta Road
Watson Road
Green Valley Parkway
Fieldstone Drive
Ethanac Road
Interstate 215

0 250 500 1,000 Feet
NORTH

3.4 MULTI-FAMILY RESIDENTIAL STANDARDS

Planning Areas 13b, 14, 30, 37, 38, 39, 45, and 46a.

(Figure 3-~~2~~4)

3.4.1 Permitted Uses: The uses permitted in the Multi-Family Residential Zone shall be as follows (Uses are defined per Section 3.10 and P.M.C. 19.08 (Definitions)):

1. Multiple dwellings, including cooperative apartment houses, condominium dwellings, townhomes, small lot detached, and single family court;
2. Zero lot line development, including twin homes and other homes.
3. The following accessory buildings and uses customarily incidental to multi-family residences and not used or operated commercially shall be permitted in the rear yard area subject to required setback and lot coverage requirements, including:
   a. A private garage or carport for the accommodation of not more than three (3) automobiles per residential unit;
   b. Arbors, trellises, gazebos, and similar shade structures of open construction;
   c. Swimming pools and spas, tennis and racquet courts, and other recreational facilities, provided that these facilities are enclosed to prevent access by children not accompanied by an adult;
   d. Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses;
   e. Patio covers;
   f. Pedestrian and bicycle trails; and
   g. All other accessory buildings per P.M.C. 19.29 (Accessory Buildings).
4. Home occupations. All home occupations are subject to P.M.C. 19.02.
5. The following conditional uses are permitted subject to approval of a Conditional Use Permit (CUP) application per P.M.C. 19.61 (Conditional Use Permits)
   a. Churches and religious institutions.
   b. Convalescent and senior home facilities.
   c. Mobile home parks.
   d. Public and semi-public institutions and facilities.
   e. School and educational institutions.
   f. Other similar uses as approved by the Director of Development Services, as provided in P.M.C. 19.54 (Authority and Review Procedures).
6. The following temporary uses are permitted subject to approval of a Temporary Use Permit (TUP) application:
   a. Temporary construction facility during construction;
   b. Temporary homefinders information center;
   c. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
   d. Other uses not mentioned shall be subject to P.M.C. 19.29 (Temporary Uses).

7. The following uses are prohibited
   a. Commercial Uses.
   b. Industrial Uses.
   c. Large Animals
   d. Monopoles or similar wireless communications towers or facilities.
   e. Storage Structures greater than 120 square feet in size.

3.4.2 Development Standards

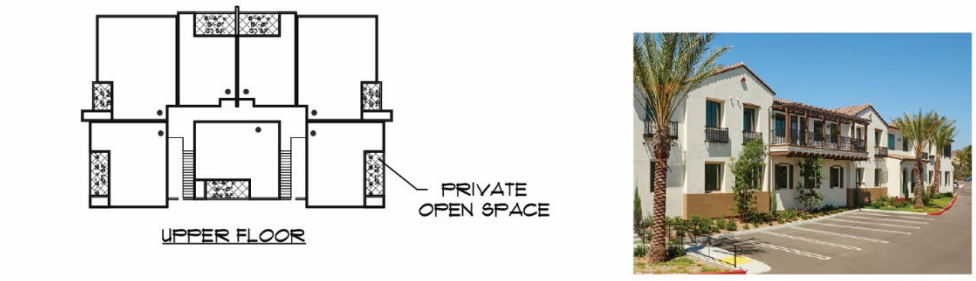
Table 3-1 depicts the Multi-Family Development Standards

[Table 3-1 Multi-Family Development Standards]

Development Standard	Apartments	Townhomes	Small Lot Detached Single Family	Single Family Court
Maximum Building Height	45 feet or 3 Stories	35 feet or 2 Stories	35 feet or 2 Stories	35 feet or 2 Stories
Minimum Lot Size	10,000 square feet	2,000 square feet	2,000 square feet	n/a[1]
Minimum Dwelling Area Required (livable area)	800 square feet	1,200 square feet	1,500 square feet	1,500 square feet
Minimum Lot Width	35 feet	25 feet	30 feet	n/a[1]
Minimum Front Yard Setback[2]	10 feet	10 feet	5 feet	n/a[1]
Minimum Side Yard Setback[2]	10 feet	n/a[1]	5 feet	5 feet
Minimum Rear Yard Setback[2]	10 feet	10 feet[3]	10 feet[4]	10 feet[5]
Minimum Distance Between Buildings	20 feet	10 feet	10 feet	10 feet
Minimum Usable Private Open Space	150 square feet/75 square feet[6]	10'x15'	200 square feet[7] Average	200 square feet[8] Average
Maximum Floor Area Ratio	2.0	1.5	1.5	n/a[1]
Maximum Lot Coverage	60%	n/a[1]	60%	n/a[1]

[1] Due to the irregular shape of the product, this standard does not apply.
[2] Encroachments into required setbacks in the MFR Residential Zone, including but not limited to architectural projections and first floor porches are subject to P.M.C. 19.02.060.
[3] No setback required in alley-loaded units.
[4] Units with Private Open Space parallel to the Rear Setback shall have a minimum rear yard of 10 feet. Units with Private Open Space in the Front or Side Setback shall have a minimum rear yard of 5 feet. No setback required in alley-loaded units.
[5] Units with Private Open Space parallel to the Rear Setback shall have a minimum rear yard of 10 feet. Units with Private Open Space in the Front or Side Setback shall have a minimum rear yard of 5 feet. No setback required in alley-loaded units.
[6] Ground floor units shall have a minimum 150 square feet. Upper floor units shall have a minimum 75 square feet.
[7] Small Lot Detached Single Family Units shall average 200 square feet of Usable Private Open Space with a minimum of 150 square feet.
[8] Single Family Court Units shall average 200 square feet of Usable Private Open Space with a minimum of 150 square feet.

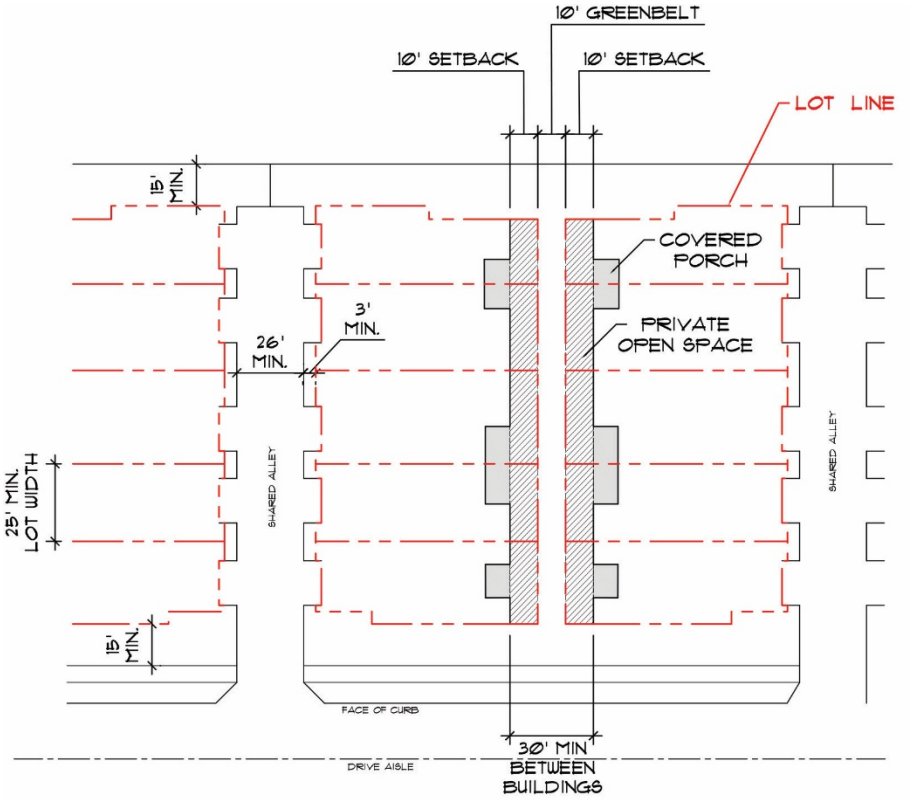
2-STORY



MIN. BUILDING SITE AREA - 3,000 SF
MIN. DWELLING (LIVABLE) AREA- 800 SF
MAX. LOT COVERAGE - 60%

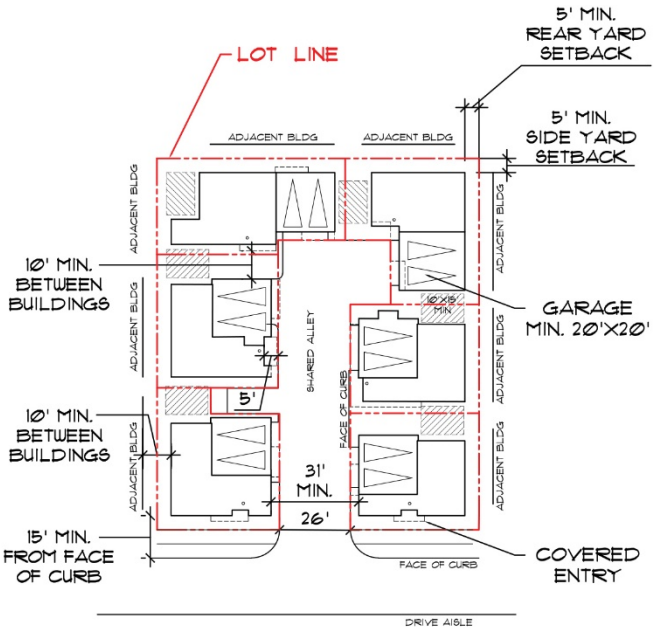
TYPICAL LOT DETAIL
(APARTMENTS)
N.T.S.

3-STORY



MIN. DWELLING (LIVABLE) AREA- 1,200 SF

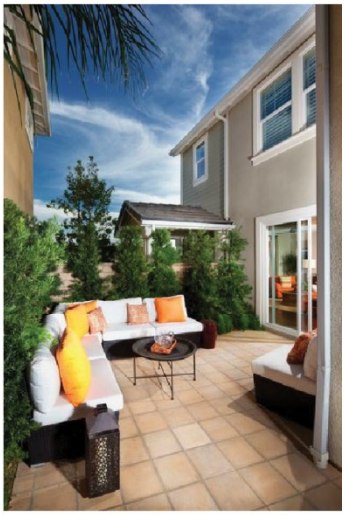
TYPICAL LOT DETAIL
(TOWNHOMES)
N.T.S.



MIN. DWELLING (LIVABLE) AREA- 1,500 SF

Note: Units with Private Open Space parallel to the Rear Setback shall have a minimum rear yard of 10 feet. Units with Private Open Space in the Front or Side Setback shall have a minimum rear yard of 5 feet. No setback required in alley-loaded units.

TYPICAL LOT DETAIL
(SINGLE FAMILY COURT)
N.T.S.



Multiple Projects Within One Planning Area: Multiple developments and product types are allowed within a single Multiple Family Planning Area as long as the total number of dwelling units does not exceed the maximum units allowed for that Planning Area.

Multiple Family Dwelling Units Open Space Requirements: All multiple-family dwelling units constructed in the Multi-Family Residential Zone shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:

1. Private Open Space:
    a. Each individual ground floor unit shall be provided with a minimum of one hundred fifty (150) square feet of contiguous and usable outdoor living space, inclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, at a minimum of thirty (30) inches in height and the rectangle inscribed within such private open space shall not have a dimension less than ten (10) feet. Private open space for ground floor dwelling units may be covered entirely by an overhanging balcony or patio roof. Patios and balconies may be included in the calculation of private open space.
    b. Each individual dwelling unit of a multi-family dwelling having no ground floor living area shall be provided with a minimum of seventy- five (75) square feet of aboveground private open space and the rectangle inscribed therein shall have no dimension less than five (5) feet. All above ground private open space shall have at least one (1) exterior side open above the railing height.
    c. Each square foot of private usable open space provided beyond the minimum requirements of this section shall be considered equivalent to one and one-half (1 1/2) square feet of the required common open space provided in the multiple-family dwelling project other than in the common pool area. In no case shall private open space constitute more than forty percent (40%) of the total required common open space of the project.
2. Common Open Space: Each unit of a multiple-family dwelling shall be provided with a minimum of one hundred fifty (150) square feet of common open space, exclusive of driveways, sidewalks and parking areas. Portions of yards (excluding the front yard and private open spaces) which are contiguous to all units in a multiple-family complex, pools, paved recreation areas and indoor recreational facilities may be included in the calculation of common open space. Not less than thirty percent (30%) of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

Single Family Detached Open Space Requirements: Single Family Detached projects shall average two hundred (200) square feet of private open space per unit, with each unit containing a minimum of one hundred fifty (150) square feet of contiguous and usable outdoor living space, inclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, at a minimum of thirty (30) inches in height and the rectangle inscribed within such private open space shall not have a dimension less than ten (10) feet.

Fences, Walls and Screening: Fencing, walls or screening requirements in the Multi-Family Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance.
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the portion of the front yard line and the portion of the side yard line from the front yard line to the front setback distance. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line.
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare.
5. Nothing contained herein shall preclude the owner of multi-family residential property from constructing internal fences which meet height and other requirements.
6. All fencing/walls facing a public right of way, easement, trail, private alley way, or internal streets shall provide a decorative block wall with a wrought iron or vinyl gate.
7. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Advertising Structures: The advertising structures permitted in the Multi-Family Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, not exceeding six (6) square feet in area, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.
2. Name plates not exceeding two (2) square feet in size, containing name and occupation of occupant of premises.
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property.
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed.
5. Banners and flags not exceeding thirty-five (35) feet in height and limited to one (1) flag or banner for every thirty (30) feet of street frontage.
6. One (1) directional sign not exceeding two (2) square feet shall be permitted at each intersection within the complex.

7. All other advertising temporary signage are subject to P.M.C. 19.75, specifically P.M.C. 19.75.140.

Parking Requirements: The parking requirements in Multi-Family Residential Zone shall be as follows, and shall conform to the City of Perris parking requirements:

1. Parking shall be screened from street view and adjacent developments by a berm and/or wall (minimum of three [3] feet in height), or with landscaping.
2. Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
3. Off-street parking areas shall be surfaced with permanent paving per soil engineer recommendations.
4. Parking spaces and driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.
5. Off-street parking spaces shall be connected with a public street by a paved driveway which affords safe and convenient ingress and egress. A minimum width of driveways shall be twenty-six (26) feet if ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be thirteen (13) feet.
6. All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking spaces shall not be located on an adjacent lot in another zone.
7. Tandem parking spaces are permitted for three-car garages.
8. Attached Residential Spaces Required: Two (2) spaces per unit, one (1) within a garage.
9. Apartments Spaces Required: One (1) space per unit shall be within a carport or an enclosed garage (per P.M.C. 19.69 Parking and Loading Standards):

One bedroom or studio unit	1.5 spaces
Two bedroom unit	2 spaces
Three bedroom or more unit	2.5 spaces

A ten percent (10%) reduction in the total number of required apartment spaces may be granted as a Minor Adjustment per P.M.C. 19.54 Authority and Review Procedures for the provision of additional amenities.

10. Additionally, off-street parking shall be provided at a rate of one (1) space for every five (5) units in the development to accommodate visitor parking.
11. There shall be handicapped parking spaces provided at a rate of one (1) space for each forty (40) required spaces.
12. Parking for recreational amenities shall be in addition to that required for residential units. One space per two hundred fifty (250) square feet of recreational building amenity shall be provided in addition to the required residential and visitor spaces.
13. All landscaping within the parking areas shall conform with the standards and requirements of the City Perris Zoning Ordinance.

14. All other parking regulations are subject to P.M.C. 19.69 (Parking and Loading Standards)

Architectural and Landscape Design Standards: All new construction and additions are subject to Chapter 4, Design Guidelines and P.M.C. 19.70 (Landscaping).

Standards not Addressed: Standards not addressed shall in the Green Valley Specific Plan shall be pursuant to MFR-14 standards (P.M.C. 19.26).

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

Multi-Family Dwellings Required Amenities: The city council may reduce the following special required amenities for affordable housing or seniors housing. The city council may also approve alternative facilities appropriate to the type of development, in lieu of the following requirements, if a finding is made that equivalent standards, amenities, or facilities are provided.

1. General. All multi-family housing developments shall provide recreational amenities within the site in accordance with the following:

Amenity Required	Project Size
Tot lot with play equipment	5 units
Barbecue area with seating	10 units
Swimming pool and spa	20 units
Court game facilities such as tennis, basketball, racquetball, bocce ball, or outdoor recreation equipment	50 units
Clubhouse	120 units

The above amenities are cumulative, so all of the required amenities for smaller projects shall also be required in addition to the specified amenity for the number of units.

2. Security. All multi-family housing developments shall be entirely fenced and gated around the perimeter of the site. Vehicular gates shall be designed and arranged to provide turn-around outside the gate for vehicles not obtaining entry to the development.

3. Community focal points. Projects containing more than 20 units require installation of at least one community focal point per project. The community focal point shall be designed to function as a central meeting place for use by project residents and shall consist of a plaza, courtyard, or other type of landmark feature. These areas should include shading, seating, and decorative features consistent with the style and design of the units, or may be enclosed to function as a recreation room or cabana. If enclosed, the structure shall be architecturally embellished to signify a focal point. The focal point shall be centrally located and accessible to all residents.

4. On-site storage. Each dwelling unit shall be provided a minimum of 400 cubic feet of private enclosed lockable storage space within the garage, carport or immediately adjacent to the dwelling unit.

5. Laundry facilities. Common laundry facilities or sufficient number and accessibility consistent with the Uniform Building Code shall be provided; or each dwelling unit shall be plumbed and wired for a washing machine and dryer.

6. Entry statement standards. Projects shall include vehicular and pedestrian entry statements which shall be consistent with the following:

a. Provide one visually dominant entry to the development which conveys a sense of arrival;

b. Entry statements shall provide an open view into the development with landscaping and project directories;

c. Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture, or a building;

d. Entries shall contain textured or stamped concrete, decorative gates, and monumentation;

e. Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two of the following items:

   i. Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);

   ii. Specimen landscaping (large, distinctive vegetation, i.e. relocated Joshua trees) or mature trees, either flowering or native trees, or 24-inch box trees;

   iii. Large boulder groupings;

   iv. Water saving and easy maintenance fountains;

   v. Monument signage with accompanying landscape and berming; or

   vi. Other comparable installations.

MULTI-FAMILY RESIDENTIAL

GREEN VALLEY

FIGURE 3-4

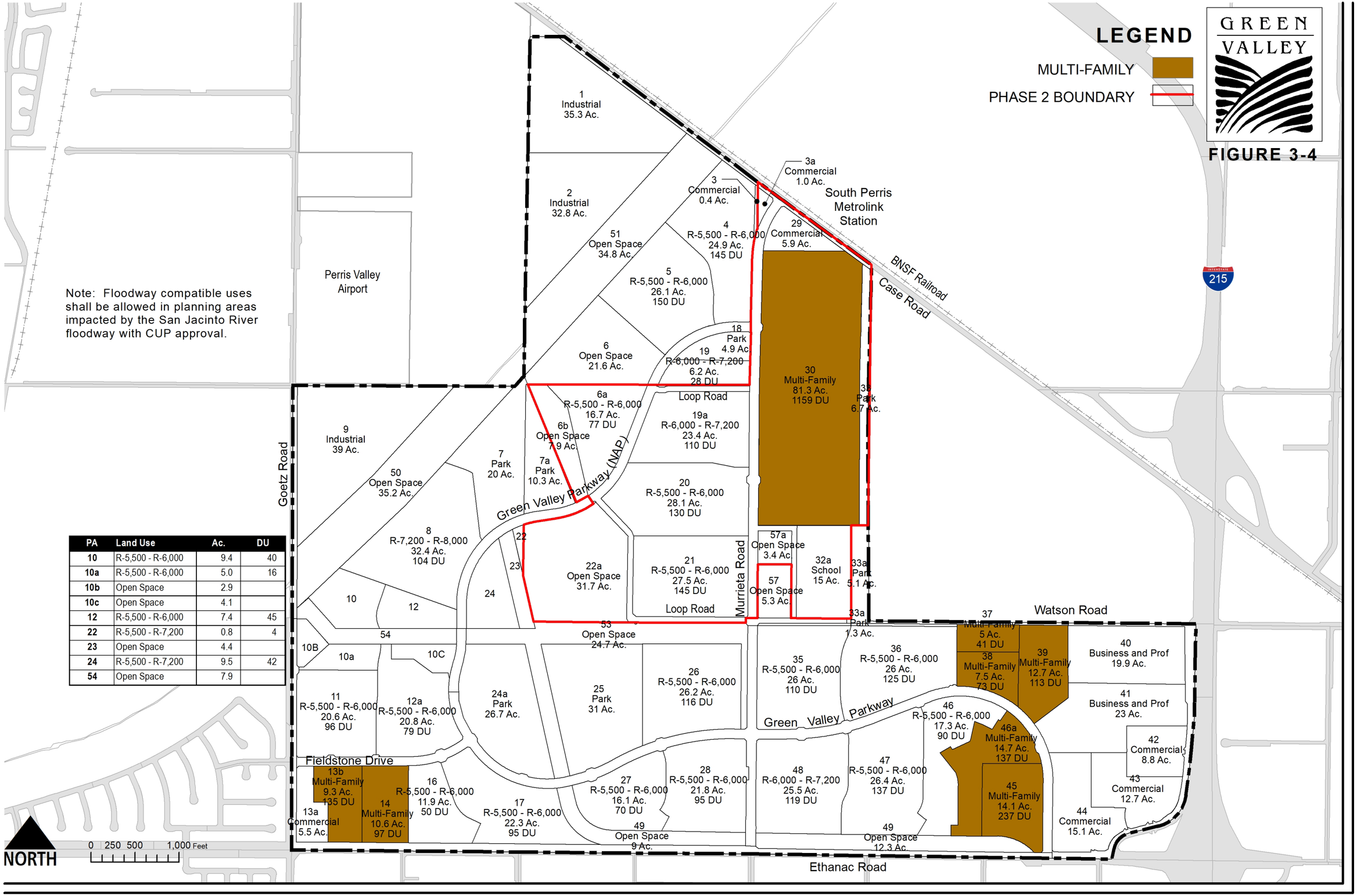
LEGEND

MULTI-FAMILY

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



3.5 RETAIL COMMERCIAL STANDARDS

Planning Areas 3, 3a, 13a, 29, 42, 43, and 44

(Figure 3-~~3~~5)

3.5.1 Permitted Uses: The uses permitted in the Retail Commercial shall be as follows (Uses are defined per Section 3.10 and P.M.C. 19.08 (Definitions)):

1. Retail businesses or service establishments including, but not limited to, the following:
   a. Automobile sales, new and used and associated automobile repair;
   b. Bakeries, not including the wholesale baking or bakery goods to be sold off the premises;
   c. Banks and other financial institutions;
   d. Barbers and/or beauty shops;
   e. Bookstores and newsstands;
   f. Childcare Facilities. All childcare facilities are subject to P.M.C. 19.83.
   g. Confectionery stores;
   h. Conservatories for instruction in music and the arts:
   i. Delicatessens, or meat, fish or poultry stores;
   j. Department stores;
   k. Drugstores, dry goods or notion stores;
   l. Florist and gift shops;
   m. Fruit, vegetable and fruit juice stores;
   n. Grocery stores;
   o. Hardware and electric appliance stores;
   p. Health food stores:
   q. Hotels and motels;
   r. Jewelry stores and watch repair shops;
   s. Patio and garden supply sales;
   t. Pet stores, clinics and grooming shops;
   u. Philanthropic and charitable institutions;
   v. Photographic or camera stores;
   w. Printing and copying establishments;
   x. Private postal and package delivery service facilities;
   y. Radio and television sales and repair;
   z. Restaurants, cafes, cocktail lounges, fast food establishments, and bars, without drive-through services ;
   aa. Retail dry cleaning establishments;
   bb. Self-service laundries;
   cc. Shoe stores and shoe repair shops;
   dd. Sporting goods stores and sporting goods repair shops;

ee. Sports facilities, including bowling alleys, golf training facilities, video game centers, amusement parlors and related activities;

ff. Stationery stores;

gg. Tailors, dressmakers and wearing apparel stores;

hh. Theaters;

ii. Vehicle sales, new and used;

jj. Child Care Facilities. Small Family Day Care facilities subject to P.M.C. 19.83;

kk. Residential Care Facilities. Residential care facilities subject to P.M.C. 19.84; and

ll. Other uses deemed to be similar and compatible by the City of Perris Planning Director.

2. Offices for administrative, business professional or design professional offices.

3. The following conditional uses are permitted subject to approval of a Conditional Use Permit (CUP) application per P.M.C. 19.61 (Conditional Use Permits)

a. Automobile service stations and automobile repair facilities;

b. Automobile storage;

c. Car washes;

d. Hospitals, urgent care facilities, skilled nursing facilities, and related uses;

e. Liquor and convenience stores;

f. Restaurants with drive-through services;

g. Publicly owned museums, libraries, community centers, governmental offices and recreation areas; institutions of religious, educational or philanthropic nature; private clubs, lodges, or veterans organization;

h. Recycling centers pursuant to P.M.C. 19.76;

i. Solar farm;

j. Vehicle storage; and

k. Child Care Facilites. Large Family Day Care and Child Care Centers subject to P.M.C. 19.83.

4. All other uses that require a CUP as mentioned per P.M.C. 19.38 Commercial Community Zone.

5. In addition the following accessory uses customarily incident to any of the above uses shall be permitted:

a. Flags, pennants or insignia of a nation, state, county, city, political unit, church or religious organization;

b. Works of fine art not displayed in conjunction with a commercial enterprise deriving commercial gain from such display.

3.5.2 **Prohibited Uses:** No enterprise is permitted in the Retail Commercial Zone which produces or causes any dust, smoke, gas, noise, fumes, odors, or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.

3.5.3 Development Standards

Building Height Unit: The maximum building height limit in-the Retail Commercial Zone shall be fifty (50) feet or two (2) stories.

Lot Size Requirement: There shall be no minimum building size requirement in the Retail Commercial Zone. Commercial building sites will be master planned, and no building site shall be less than ten thousand (10,000) square feet.

Width of Lot: Minimum lot width shall be 100 feet. T

Front Yard Setback Required: The requirement for front yards in the Retail Commercial Zone shall be not less than twenty-five (25) feet in depth, measured from the curb line, which is to be fully landscaped and not otherwise utilized.

Side Yard Required: There shall be a fifteen (15) foot minimum requirement for side yards in the Retail Commercial Zone. Where adjoining a street, this requirement shall be twenty-five (25) feet, as measured from the curb line, with no intrusions and shall be fully landscaped.

Rear Yard Required: The requirements for rear yards in the Retail Commercial Zone shall be not less than eighteen (18) feet in depth, or for each building a yard:

1. Which is adjacent to and extends the full length of all rear sides thereof;
2. Which is not less than ten (10) feet in depth; and
3. Which is accessible to an alley, street, or public thoroughfare.

Where the site adjoins land which is residentially zoned or used, a fifty (50) foot building setback is required. This setback shall be fully landscaped to a depth of twenty and one half (20.5) feet.

Where the rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet as measured from the curb line with no intrusion. Said area shall be fully landscaped.

Projects with Multiple Buildings: Commercial projects with multiple lots that are contiguous and tied together by a development agreement, planned development overlay, cross-access and/or shared-parking agreements, or similar covenant approved by the city and formally recorded against title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. Such developments are required to submit a sign program to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. Also, projects that employ shared parking agreements may spread the required parking supply across multiple parcels, in compliance with P. M. C. Section 19.69.030(b)(5) (Shared Parking Provisions).

Distance Between Buildings: There shall be no minimum requirement in the Retail Commercial Zone except that no detached dwelling shall be less than fifty (50) feet from any dwelling.

Lot Coverage: The maximum permissible building coverage by any structure in the retail Commercial Zone shall be fifty percent (50%) of the lot or lots.

Fences, Walls or Screening: The requirement for fences, walls or screening in the Retail Commercial Zone shall be as follows:

1. Fences, walls or screening providing a minimum six (6) feet of height may be erected along the property boundaries of lots or parcels of land whose use is retail commercial on all

such properties or portions thereof, where such construction is feasible due to visibility restrictions for motorists.

2. Solid fencing, wall or screening shall be required whenever a Retail Commercial property abuts any residential-zoned property.

3. Screening through natural vegetation may be provided; however, vegetation used shall achieve mature growth equal to the required six (6) foot minimum and shall have a permanent irrigation system installed.

4. All fencing/walls facing a public right of way, easement, trail, private alley way, or internal streets shall provide a decorative block wall with a wrought iron or vinyl gate.

5. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Advertising Structures: The advertising structures permitted in the Retail Commercial Zone shall be as follows:

1. All signage not mentioned is subject to P.M.C. 19.75 (Sign Regulations) and all temporary signage is subject to P.M.C. 19.60 (Temporary Activities and Uses).

2. For each commercial unit face provided, one (1) exterior sign attached to the building be installed. (The City Planning Department shall review plans submitted to determine and designate commercial unit faces.) The area of each sign shall not exceed a ratio of one (1) square foot of sign to one (1) linear foot of commercial unit face to a maximum sign size of one hundred fifty (150) square feet. Each sign shall be of the variety hereafter described:
   a. Lighted or electrical sign pertaining to product and establishment of identification;
   b. Projecting sign; provided, that projection shall not exceed one (1) inch projection per each inch of ground clearance above eight (8) feet;
   c. Marquee/canopy signs shall be limited to identifying the use of the premises and address only;
   d. Wall signs;
   e. Temporary banners not to exceed one hundred (100) square feet in area and to be displayed for only thirty (30) consecutive days within a twelve (12) month period;
   f. Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
   g. Signs attached to and parallel with the walls of the building shall not extend above the roof of the building.

3. Necessary hazard, direction sign or regulatory signs within the complex area.

Signs posted to indicate handicapped parking and loading spaces.

WHOLE FOODS
MARKET

techspace

BRICK OVEN PIZZA

the raven

HOP HEADS
CRAFT BEER
BREWERY
SINCE 1920

DEPOT

ANNE NEILSON
FINE ART

ACCESSIBLE
ROUTE

4. Signs posting the periphery of the complex provided such signs shall not exceed ten (10) square feet in area for each sign and shall be limited to one (1) sign for each two hundred (200) feet of lot line.

5. No cabinet signs, roof-mounted signs, pennant flags, or pole signs are permitted.

Parking Requirements: Parking within the Retail Commercial Zone shall be consistent with the Non-residential regulations of Chapter 19.69, Parking and Loading Standards of the Perris Municipal Code.

Landscaping of Parking Areas: The requirement for landscaping in parking areas in the Retail Commercial Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon in size or larger, with a caliber of at least two (2) inches.

2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.

3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.

4. All landscaping plans shall be prepared by a registered landscape architect.

Landscaping of Setbacks: The requirement for landscaping in front, side and rear yards required in Retail Commercial Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect

2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the City in the event the proposed development is located on a rear or side yard lot line.

Cell Towers: Cell towers shall meet the requirements of P.M.C. Chapter 19.85 (Wireless Telecommunication Facilites.

Architectural Design Guidelines: All new construction and additions are subject to Section 4.3, Commercial, Business and Professional, and Light Industrial Guidelines.

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

COMMERCIAL

GREEN VALLEY

FIGURE 3-5

LEGEND

COMMERCIAL

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

NORTH

0 250 500 1,000 Feet

3.6 BUSINESS/PROFESSIONAL STANDARDS

Planning Areas 40 and 41

3.6.1 Permitted Uses: All uses in Section 3.5.1, in addition to the uses permitted in Business/Professional shall be as follows:

1. Advertising agencies;
2. Arts and crafts studios, subject to the following conditions:
   a. That the major character of such studios be that of providing a service;
   b. That any equipment or apparatus used on the premises be of a scale and construction that facilitate easy handling and operation by nonprofessionals.
3. Banks, savings and loans, and other financial institutions.
4. Barber shops and beauty salons.
5. Coin, stamp, and other hobby shops.
6. Employment agencies.
7. Escrow offices.
8. Hospitals and urgent care facilities.
9. Libraries.
10. Medical and dental buildings; prescription pharmacies; dental, biochemical and x-ray laboratories; and related facilities.
11. Post offices, and package shipment centers.
12. Professional offices for accountants; attorneys; doctors, dentists, optometrists, oculists, chiropractors, and others licensed by the state to practice the healing arts; planners, engineers and architects.
13. Public utility commercial offices.
14. Real estate, insurance and stockbrokers.
15. Reducing, exercising, or tanning salons.
16. Skilled nursing facilities.
17. Studios: interior decorating, photographer, couturier, artist, and music.
18. Telephone answering and secretarial services.
19. Travel agencies.
20. Similar business and professional offices and related services when interpreted by the Planning Director as consistent with the purpose and intent of the Business/Professional zoning classification.
21. Child Care Facilities. Small Family Day Care facilities subject to P.M.C. 19.83.
22. Residential Care Facilities. Residential care facilities subject to P.M.C. 19.84.
23. All other Business Park uses not mentioned but allowed per P.M.C. 19.44.

24. In addition, the following uses shall be permitted provided that a conditional use permit is first obtained:
    a. Churches, and other places of worship.
    b. Child Care Facilites. Large Family Day Care and Child Care Centers subject to P.M.C. 19.83.
    c. Fire and police stations.
    d. Private clubs, fraternities, sororities, lodges, and non-profit organizations.
    e. Public parking areas, subject to the following conditions:
        i. That such area shall be for the temporary parking of automobiles without monetary charge except when operated by, or for, a public parking authority;
        ii. That such lot shall abut a lot zoned for commercial uses or an intervening alley, and that it shall be shown that such parking is to be used to provide the parking needs of such abutting commercially zoned lot;
        iii. That no such parking area shall be used for a used car sales area or for the accessory storage of cars;
        iv. That a minimum fifteen percent of the parking lot area shall be landscaped.
    f. Surgical supply sales.
    g. All other Business Park uses requiring a conditional use permit not mentioned but allowed per P.M.C. 19.44.

3.6.2 Prohibited Uses: The following uses are prohibited in Business/Professional:

1. Any enterprise which produces or causes any dust, smoke, gas, noise, fumes, odors, or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
2. Any use, except parking, which is not conducted wholly within an enclosed building.
3. Storage, except that which is wholly within an enclosed building.
4. The manufacture of any product for sale at off-premises, except as permitted by conditional use permit.

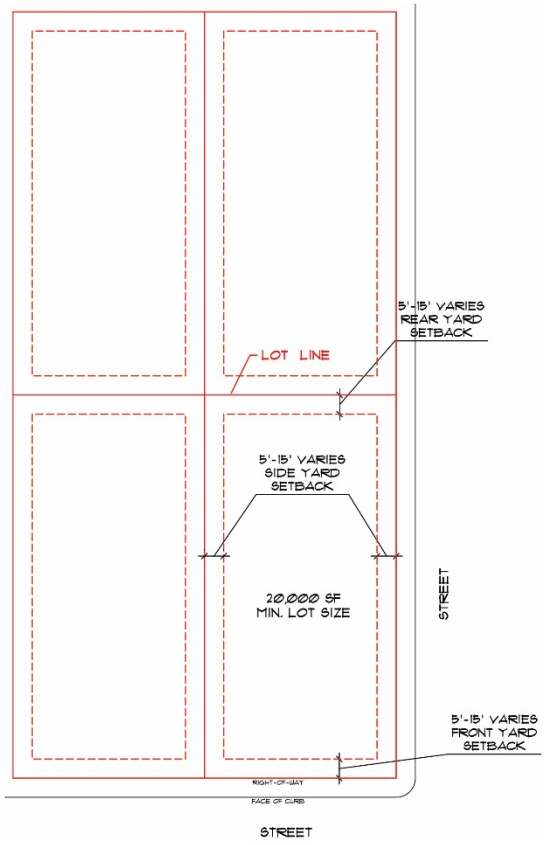
3.6.3 Development Standards

Minimum Lot Size: The minimum lot size shall be twenty thousand (20,000 square feet).

Building Height Limit: The maximum building height limit in the Business/Professional Zone shall be fifty (50) feet.

Width of Lot: The minimum lot width in the Business/Professional Zone shall be one hundred (100) feet.

Front Yard Required: The requirement for front yards in the Business/Professional Zone shall be not less than five (5) feet from local/collector streets, ten (10) feet from arterials, and fifteen (15) feet from expressways and freeways.



Side Yard Required: There shall be no minimum requirement for side yards in the Business/Professional Zone adjoining non-residential land uses. Where the side yard adjoins a street, the minimum setback shall be five (5) feet from local/collector streets, ten (10) feet from arterials, and fifteen (15) feet from expressways and freeways.

Where the side yard adjoins residential uses or residentially zoned land, the setback shall be minimum of ten (10) feet, unless adjacent to loading or unloading areas, in which case it shall be a minimum of fifty (50) feet.

Rear Yard Required: The requirements for rear yards in Business/Professional Zone shall be the same as side yards.

Distance Between Buildings: There shall be no minimum requirement in the Business/Professional Zone.

Projects with Multiple Buildings: Business Park projects with multiple lots that are contiguous and tied together by a development agreement, planned development overlay, cross-access and/or shared-parking agreements, or similar covenant approved by the city and formally recorded against title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. Such developments are required to submit a sign program to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. Also, projects that employ shared parking agreements may spread the required parking supply across multiple parcels, in compliance with P. M. C. Section 19.69.030(b)(5) (Shared Parking Provisions).

Fences, Walls or Screening: The requirement for fences, walls or screening in the Business/Professional Zone shall be as follows:

1. Fences, walls or screening providing a minimum six (6) feet of height may be erected along the property boundaries of lots or parcels of land whose use is retail commercial on all such properties or portions thereof, where such construction is feasible.
2. Solid walls shall be required whenever a Business/Professional property abuts any residential-zoned property. Where property adjoins residential uses the minimum setback shall be fifty (50) feet of which a minimum of twenty (20) feet shall be landscaped adjacent to the property line with no building encroachments.
3. Screening through natural vegetation may be provided; however, vegetation used shall achieve mature growth equal to the required six (6) foot minimum and shall have a permanent irrigation system installed to ensure growth.
4. All other wall and fencing requirements not mentioned are subject to P.M.C. 19.02 (General Provisions).

Sign Regulations: Signage within the Business/Professional Zone shall be pursuant to P.M.C. 19.75 (Sign Regulations).

Parking Requirements: Parking requirements for the Business/Professional Zone shall be pursuant to P.M.C. 19.69 (Parking and Loading Standards).

Landscaping of Parking Areas: The requirement for landscaping in parking areas in the Business/Professional Zone shall be as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be 15 gallon in size or larger with a caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.
5. Per the requirements of P.M.C. 19.70 (Landscaping).

Landscaping of Setbacks: The requirement for landscaping in front, side and rear yards required in Business/Professional Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the City in the event the proposed development is located on a rear or side yard lot line.

Architectural Design Guidelines: All new construction and additions are subject to Section 4.3, Commercial, Business and Professional, and Light Industrial Guidelines.

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

3.7 LIGHT INDUSTRIAL STANDARDS

These Planning Areas are within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell and are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These Planning Areas require a consistency determination with the MSHCP as part of the entitlements process.

3.7.1 Permitted Uses: The uses permitted in the Light Industrial Zone shall be the same as follows:

1. Wholesale business, fruit packing plants, sales and salvage yards, but not including auto wrecking or the sale of used or secondhand goods or merchandise; and including light indoor manufacturing, light industries, cabinet and wood working shops and metal working and light machine shops, but not including ferrous metal forging works.
2. Subject to conditional permit, open storage, landscape nurseries, swap meets (indoor or outdoor), and industrial manufacturing.

3.7.2 Prohibited Uses: Uses prohibited in the Light Industrial Zone shall be any which cause or emit any dust, gas, smoke, odors, or vibrations which are or may be detrimental to other properties in the neighborhood or to the welfare of the occupants thereof Also, schools, hospitals, residential uses.

3.7.3 Development Standards

Minimum Lot Size: The minimum lot size shall be fifteen thousand (15,000 square feet).

Building Height: Building heights in the Light Industrial Zone shall not exceed twenty-four (24) feet.

Width of Lot: The minimum lot width requirement in the Light Industrial Zone shall be seventy-five (75) feet.

Front Yard Required: The requirements for front yards in the Light Industrial Zone shall be not less than ten (10) feet from local/collector streets and fifteen (15) feet from arterials.

Side Yard Required:

1. There shall be no minimum side yard requirement in the Light Industrial Zone adjoining non-residential zones.
2. Where the site adjoins a street, the minimum setback shall be not less than ten (10) feet from local/collector streets and fifteen (15) feet from arterials.
3. Where the site adjoins residentially zoned property the side yard setback shall be a minimum of twenty (20) feet, unless adjacent to loading or unloading areas, in which case it shall be a minimum of thirty (30) feet.

Rear Yard Required: The requirements for rear yards in the Light Industrial Zone shall be the same as side yards.

Distance Between Buildings: There shall be no minimum requirements for distance between buildings in the Light Industrial Zone except that no detached dwelling shall be less than ten (10) feet from any other dwelling or main building on the same building site; provided however, that such distance may be less than ten (10) feet and not less than fine (5) feet if either such dwelling or main building has no opening on the side between the buildings.

Screening:

1. **Truck Courts:** Industrial operations and truck courts shall be screened from public view and adjacent residential uses with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

2. **Outdoor Storage Permitted:** Outdoor storage is permitted as an accessory use in Light Industrial Zone (limited to 10% of the site or less).

3. **Outdoor Display Areas:** Outdoor display area of products covering less than 5% of the lot area is allowed upon approval of a Minor Development Plan Review by the Planning Department pursuant to Chapter 19.54. Outdoor display area of products covering more than 5% of the lot area is allowed upon approval of a Conditional Use Permit.

Landscaping of Parking Areas: The requirement for landscaping in parking areas in Light Industrial Zone shall be as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon size or larger, with a trunk caliber of at least two (2) inches.

2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.

3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.

4. All landscaping plans shall be prepared by a registered landscape architect.

5. Per the requirements of P.M.C. 19.70 (Landscaping).

Landscaping of Setbacks: The requirement for landscaping in front, side and rear yards required in the Light Industrial Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the Planning Director in the event the proposed development is located on a rear or side yard lot line.

Sign Regulations: Signage within the Business/Professional Zone shall be pursuant to P.M.C. 19.75 (Sign Regulations).

Architectural Design Guidelines: All new construction and additions are subject to Section 4.3, Commercial, Business and Professional, and Light Industrial Guidelines.

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures).

3.8 PUBLIC FACILITIES STANDARDS

Planning Areas 7, 7a, 18, 24a, 25, 32a, 33, and 33a

(Figure 3-~~4~~6)

3.8.1 Permitted Uses: The uses permitted in the Public Facilities Zone shall be the same as follows:

1. Public parks.
2. Public school.
3. Public trails.
4. Other non-development uses in support of urban lifestyle which the Director of Development Services or designee interprets to be consistent with the purpose and intent of the Public Facilities zoning classification.

3.8.2 Development Standards

Building Site Area Requirement: There shall be no minimum building site area requirement in the Public Facilities Zone.

Width of Lot: There shall be no minimum lot width requirement in the Public Facilities Zone.

Building Setback from Public Street: Minimum of ten (10) feet.

Building setback from Residential Property Line: Minimum of twenty-five (25) feet.

Distance Between Buildings: There shall be no minimum requirements for distance between buildings in the Public Facilities Zone.

Landscaping of Parking Areas: The requirement for landscaping in parking areas in the Public Facilities Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon size or larger, with a trunk caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.

Landscaping of Setbacks: The requirement for landscaping in front, side and rear yards required in the Public Facilities Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect

2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the City in the event the proposed development is located on a rear or side yard lot line.

Parking: Parking within the Public Facilities Zone shall be consistent with the non-residential regulations of Chapter 19.69, Parking and Loading Standards of the Perris Municipal Code.

Authority and Review: Authority and review procedures are subject to P.M.C. 19.54 (Authority and Review Procedures). City of Perris sponsored projects are approved through Administrative Determinations.

3.9 OPEN SPACE STANDARDS

Planning Areas 6, 6b, 10b, 10c, 22a, 23, 49, 50, 51, 53, 54, 57, and 57a.

(Figure 3-~~4~~6)

3.9.1 Permitted Uses: The uses permitted in the Open Space shall be as follows:

1. Open space.
2. Recreational uses.
3. Flood control structures.
4. Recreational trails.

3.9.2 Prohibited Uses: Uses prohibited in the Open Space shall be any building, structure or sign, excepting those necessary for flood control or public safety in connection with the above permitted uses.

PUBLIC FACILITIES • OPEN SPACE

GREEN VALLEY

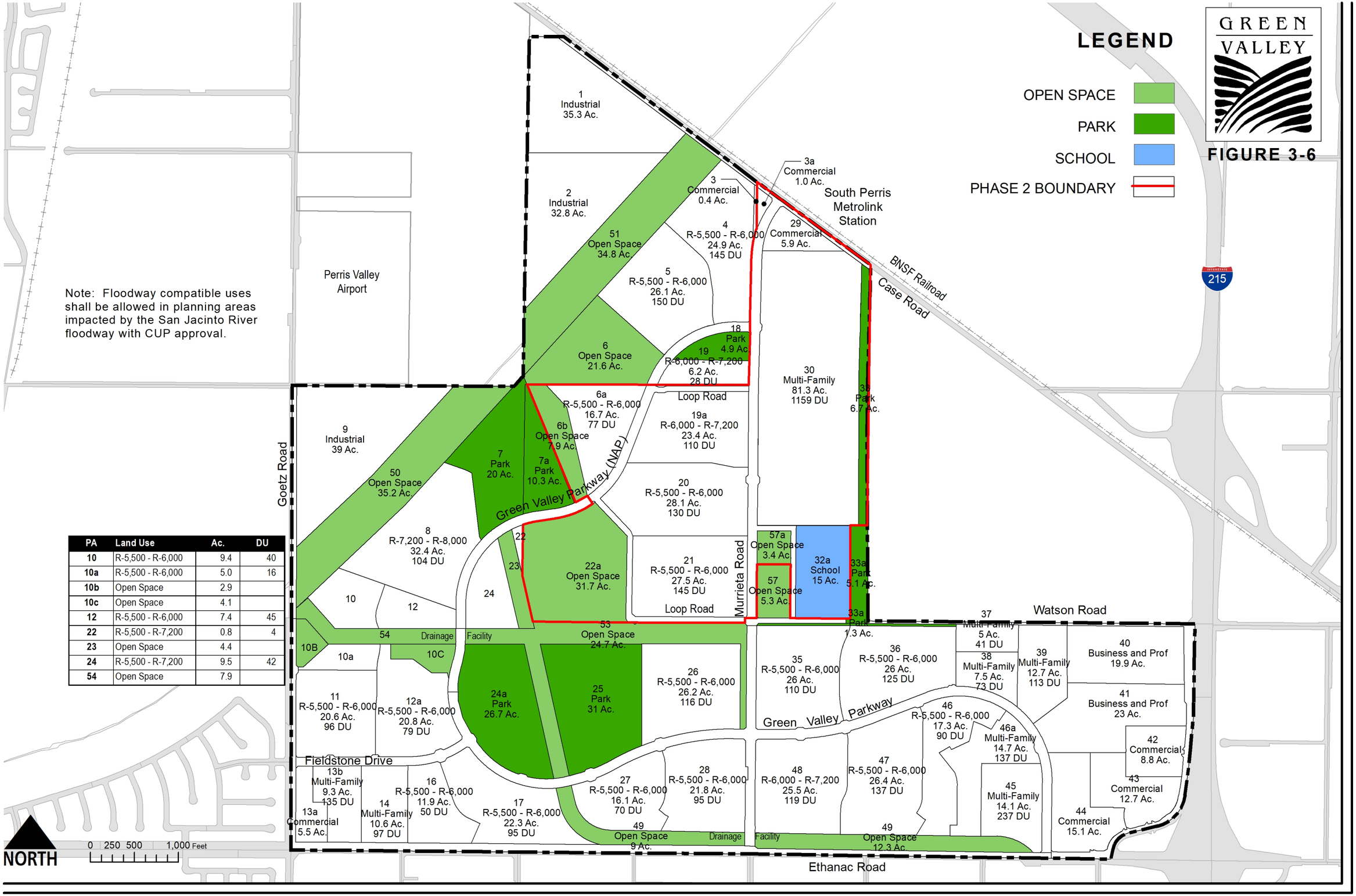
FIGURE 3-6

LEGEND

- OPEN SPACE
- PARK
- SCHOOL
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



3.10 DEFINITIONS

The following definitions shall apply to uses and accessory uses within in Green Valley Specific Plan. Uses not defined herein shall be as defined by P.M.C. 19.08 (Definitions).

3.10.1 Apartments – means a building containing separate dwelling units for three or more families.

3.10.2 Automobile Sales, New and Used – means an establishment that sells and/or leases new and/or used automobile vehicles and includes associated automobile repair.

3.10.3 Automobile Storage - Facility used to store new or used vehicles such as towing yards and vehicle auctions

3.10.4 Business/Professional Uses – This zone provides for business and office uses where professional or clerical duties are performed such as business support services, legal services, collection agencies, development services office and property management services.

3.10.5 Childcare Facilities – means any child care facility of 13 or more children (other than a family child care home), and includes infant centers, preschool and extended child care facilities. Such a facility shall provide nonmedical services to children under 18 years of age in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.

3.10.6 Churches, Synagogues, and other Religious Places of Worship – means an establishment, the principal purpose which is religious worship and including accessory uses in the principal structure or in separate buildings, including Sunday school rooms, assembly rooms, kitchen, library room, one-family dwelling unit and day nurseries operated by and on the church site, but excluding facilities for residence of or training of religious orders.

3.10.7 Commercial – This zoning designation provides for retail, professional office, and service oriented business activities which serve the entire City, as well as the surrounding neighborhoods. This zone shall be applicable to and correlate with the General Plan Land Use designations of Community Commercial and Commercial Neighborhood.

3.10.8 Condominium – A building or complex of buildings containing a number of individually owned apartments or houses.

3.10.9 Convalescent and Senior Home Facility - means an institution rendering extended care, nursing, dietary and other personal services to convalescents, invalids or aged persons, in which surgery is not performed and primary treatment such as is customarily given in general hospitals is not provided.

3.10.10 Enclosed Patios – An enclosed patio is an extension of a house that usually consists of some type of patio area closed off in some way form outdoor elements. It is often used for lounging, dining, and entertaining.

3.10.11 Grocery Store - means any retail store which provides food products, produce, household items and prepackaged alcoholic beverages as an incidental commodity to the establishment.

3.10.12 Hospitals – Any building or portion thereof, used for the treatment or accommodation of injured or ill persons, and includes sanatoria, convalescent and rest homes and boarding homes for children and aged persons, also orphanages, but shall not include asylums, detention or similar buildings where human beings are housed or detained under legal restraint.

3.10.13 Hotels and Motels – Buildings designed for or occupied by the temporary lodging of individuals in which there are 6 or more guest rooms for which there is no provision for cooking in any individual room or suite. Said use may also contain such ancillary facilities as conference facilities, personal services or food preparation and dispensing.

3.10.14 Landscape Nurseries – Reproduction and growing of plants to usable size for retail or wholesale.

3.10.15 Light Industrial – This zone provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, outdoor storage, assembly of non-hazardous products/materials, and retail related to manufacturing. This zone correlates with the Light Industrial General Plan Land Use designation.

3.10.16 Mobile Home Parks - An area under one ownership designed to accommodate the use of factory-constructed residential units containing their own independent sanitary facilities intended for year round occupancy, composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway, as well as recreational vehicles such as travel trailers, tent trailers, camping trailers and motorhomes.

3.10.17 Multi-family Residential – A structure composed of attached dwelling units which share any common building components, including, but not limited to, foundations, roofing and structural systems in accordance with City of Perris Zoning Ordinance, Chapter 19.26, such as condo, townhomes, single family court, and apartments.

3.10.18 Patio Covers – Patio covers are one-story structures used for recreational and outdoor living spaces, not as carports, garages, storage rooms, or habitable rooms.

3.10.19 Public and Semi-Public Institutions and Facilities – An institution that is the responsibility of a governmental unit or over which a governmental unit exercises administrative control such as city hall, government offices, community centers or a facility having some features of a public institution such a fraternal lodge or utility.

3.10.20 Recreational Uses – means uses for a pastime, diversion, exercise, or other resource affording relaxation and enjoyment.

3.10.21 Residential Care Facilities – means a facility which provides for the care of more than 12 persons with special needs who reside at the facility. The use of a residential care center shall be considered a non-residential use of property for all zone districts.

3.10.22 Restaurant - means an establishment that serves prepared food as the primary function, with or without the incidental sales of alcoholic beverages served for on-site consumption.

3.10.23 Single Family Residential - A free-standing unattached building for dwelling or residential use by one family unit which does not share any common building components such as foundations, roofing and structural systems, with any other structure or dwelling in accordance with City of Perris Zoning Ordinance, Chapter 19.25.

3.10.24 Single Family Court – is the grouping of residential properties on a development site in order to use the extra land for open space or recreational uses.

3.10.25 Skilled Nursing Facility – An in-patient rehabilitation and medical treatment center staffed with trained medical professionals for short and long-term care.

3.10.26 Small Lot Detached Single Family – A single family residential structure on a lot less than five thousand (5,000) square feet.

3.10.27 Solar Farm – An installation or area of land in which a large number of solar panels are set up in order to generate electricity.

3.10.28 Swap Meets (Indoor) – An indoor gathering for the barter or sale of goods and services.

3.10.29 Swap Meets (Outdoor) – An outdoor gathering for the barter or sale of goods and services.

3.10.30 Townhomes – A townhome is a single family home that shares one or more walls with other independently-owned units.

3.10.31 Urgent Care Facility – A walk-in clinic focused on the delivery of medical care for minor illnesses and injuries in an ambulatory medical facility outside of a traditional hospital-based or freestanding emergency department.

3.10.32 Vehicle Storage – Facility used to store vehicles such as towing yards, vehicle auctions and establishments where major body repair and painting occurs, excluding outdoor dismantling and salvage yards.

GREEN
VALLEY

4 DESIGN GUIDELINES

4.1 VISION AND INTRODUCTION

4.1.1 Purpose and Objective

The purpose of the Green Valley Design Guidelines is to work in concert with the Green Valley Specific Plan to guide the planning and design of the neighborhoods within the Green Valley project. The underlying design philosophy is to create a community character and quality that reflects the context of the region. This master planned community emphasizes a variety of residential housing types and reflects the aesthetic charm and neighborhood structure reminiscent of "early 20th century California" towns. By designing to a particular heritage, an architectural tradition for neighborhoods and individual residences shall be established.

These guidelines provide a comprehensive overview of the design criteria and development standards required to implement the desired physical form of the community and its key features. The Guidelines address land use, site design, circulation, landscaping and streetscapes, architectural character, and other components to create a high quality and cohesive community with interconnected open spaces.

While these guidelines establish the quality of architectural and landscape development for the Green Valley project, they are not intended to prevent alternative designs, new technologies, and/or concepts that are compatible with the overall project theme. This document is intended to promote and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions.

As a regulatory tool, this guideline document will assist applicants in creating residential neighborhoods and commercial developments that reflect the City's history, reinforce the sense of community, and utilize sustainable best practices. This document also provides the framework for design review approval of Green Valley's residential and commercial projects.

Projects must comply with the design principles as stated in the Guidelines. However, the design solutions, schematic drawings, and programming included within this document are intended to illustrate the design intent and are not examples expected to be copied or imitated. There may be other design solutions not shown in the Guidelines that will also result in a successful project.

This document is intended to be used by builders and developers when designing their Master Plot Plans. Any project that is submitted to the Green Valley Design Review Committee and the City of Perris must be reviewed for consistency with these design guidelines. The Green Valley Design Review Committee and the City will review all designs, plans, and construction to ensure compliance with this document and City standards. (Refer to Section 4.4.) The project must then obtain Planning Commission approval under a design review approval process.

Guiding Principles

The following guiding principles will direct the design of the Green Valley project to ensure quality development:

- Create a community that encourages interaction and evokes a "pride of place" where people want to live.
- Promote linkages and connectivity through land use adjacencies, trails, and open space.
- Create a variety of walkable neighborhoods to further a lifestyle of health, wellness, fitness, activity, and outdoor living in a family-oriented environment.

- Encourage physical, social, and economic diversity.
- Integrate environmentally responsible practices.

These Design Guidelines are interpretational and are, therefore, conceptual in nature. Any changes or deviations from these Design Guidelines can be discussed and negotiated with City staff. As a living document, the Guidelines can, over time, accommodate changes in lifestyles, consumer preferences, economic conditions, community desires, the marketplace, and new technologies.

The architectural and landscape guidelines complement each other. Together they combine to form a distinctive master plan offering a high quality, sustainable environment, and a sense of identity.

4.2 RESIDENTIAL ARCHITECTURE

4.2.1 Residential Architectural Guiding Principles

Within the Green Valley community, the architecture theming is built upon the heritage of the communities of early 20th century California. The early 20th century eclectic and well- composed architecture created rich and complex neighborhood environments.

The master developer is to review and approve all tentative and final tract maps, including an overall Master Tentative Parcel Map, site plans, landscape plans, plant material palettes, architectural plans, and architectural material palettes prior to submittal of plans by the merchant builders to the City of Perris. All projects and future developments, whether or not expressly approved by the master developer, shall conform to the architectural and landscape design standards and guidelines as set forth herein.

The following residential requirements will guide the architecture to ensure quality development:

- All projects and future developments, whether or not expressly approved by master developer, shall conform to the architectural and landscape design standards and guidelines set forth herein.
- Projects shall provide a range of dwelling unit sizes and floor plans consistent with the scale of the project. Standards for dwelling unit sizes and floor plans will be established by the master developer in negotiation with future tract builders, to assure a diversity of product types consistent with the intent of the subject Specific Plan and criteria established in the development standards.
- All recreational areas, recreational improvements, and open spaces within Green Valley are intended for use and enjoyment by the general public. Recreation and open spaces additionally contained within multi-family developments, within attached products, or identified within future tentative tract maps may be for the exclusive use and benefit of those future residents.
- The minimum lot width requirement for single-family dwellings on cul-de-sac bulbs or street knuckles shall be met at the front setback line provided that the minimum width at the right-of-way line is not less than twenty-five (25) feet.
- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- All residential (multi-family and single family) garages are required to provide sectional garage panels with windows on top garage panel.
- Provide detail on rear elevations where visible from the public streets or open space areas.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.

- Use architectural elements and details to reinforce individual architectural styles.
- All four sides of residential structures (single family and multi-family shall have architectural elements.

4.2.2 General Architectural Guidelines

1. Single Family Detached

It is anticipated that several areas of detached single-family residences shall be built in Green Valley. These are intended to be neighborhoods of varying lot size and architectural treatment to minimize marketing overlap.

For single-family developments, the following design criteria shall be applied:

- Local curvilinear arterial and collector street layouts shall be encourages to enhance the streetscape visual character.
- Use of unbroken or geometric "grid" layouts shall be discouraged.
- Designs shall emphasize the idea of a cohesive community, and therefore, abrupt tract-to-tract transitions shall be avoided.
- Direct interface between Green Valley and adjacent land uses, utilizing buffer zones shall be employed to enhance value and strengthen the community image.
- The construction of single story homes at corner locations shall be encouraged to provide aesthetic visual relief from building mass along the street.
- Garages are required to be setback from the livable portion of the single family home.
- Two-car garages shall be a minimum of 20 feet by 20 feet.
- All residential (multi-family and single family) garages are required to provide sectional garage panels with windows on top garage panel.
- Composition shingles are prohibited.
- All four sides of residential structures (multi-family and single family) shall have architectural elements.

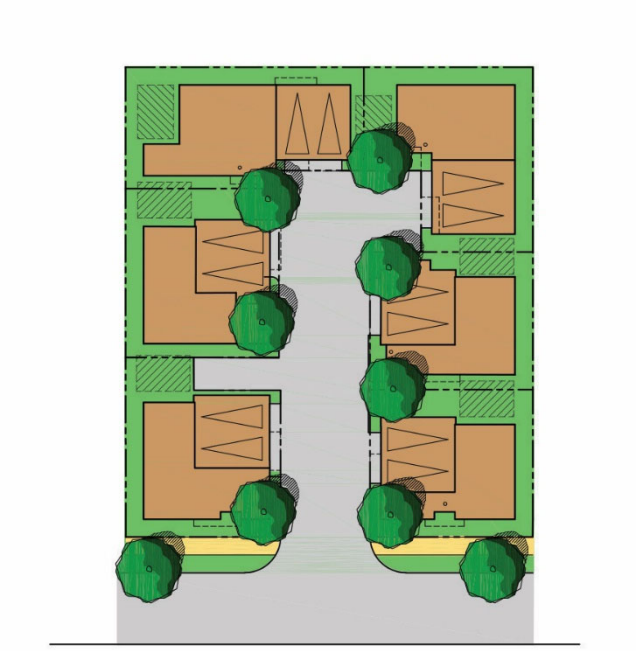
2. Multi-Family

The Multi-Family designation allows for Single Family Court, Single Family Attached, Apartments, and Condominium dwelling units.

a. Single Family Court/Small Lot Single Family Detached

Single Family Court homes provide for the privacy of a traditional single family, with less maintenance and a more affordable product. They are typically orientated to a private drive, private alley or a private courtyard. Lots sizes are less than 5,000 square feet.

- Guest parking will be provided along the street or in parking bays.
- Maximum homes on a court will be ten.
- Single Family Court will have the same Architectural style and quality as traditional single family homes.
- Variety in elevations is encouraged within a court or along a street.



TYPICAL LOT DETAIL
(SINGLE FAMILY COURT)
N.T.S.

b. Single Family Attached

Includes paired homes and townhomes. Paired homes are two single family home which are attached and townhomes are three of more single family homes which are attached. In any case, you would not have any homes over another home.

- Attached housing and facades shall be articulated to appear as a cluster of individual homes attached rather than one, lone, continuous building.
- Individual buildings should be turned and oriented in a variety of ways to avoid monotony. "Garage door" corridors shall especially be avoided. Buildings shall be articulated in a configuration that adds interest, allows for quality private outdoor areas, and reduces the length of street and utility runs.
- Each unit shall have its own entry and identity. This shall be accomplished by offsetting and staggering each separate unit and by combining one- and two-story building forms to separate massing. This will also provide a varied streetscape.

- The maximum number of attached residences shall be 6.
- Attached residences will exhibit the same high quality in construction and design as other housing types. Buildings will be sited to assure compatibility and variety in community-wide building form.
- Attached Single Family project shall have decorative street lighting and street signage.

c. Apartments and Condominiums

The maximum number of stories is three and units may be stacked.

- Maximization of the open space is an important element within a multi-family project. Curving streets and orienting road axes toward open areas and views shall be used to take full advantage of these areas. Open parking areas shall be

treated as landscaped plazas and courts. All landscape areas shall meet the City of Perris landscape requirements.

- Open parking and carports shall be clustered in parking courts and along internal private drives to enhance security. Pedestrian and automobile circulation shall be clearly defined and separated whenever possible. Special paving at parking court entries and landscape nodes between parking stalls shall be encouraged to soften the streetscape.
- Support facilities within multi-family areas such as recreation buildings, laundry facilities, and manager offices shall be consistent in architectural design and form as previously illustrated for the residences. Recreation areas shall be placed in centrally located areas such as project entries or adjacent to the model complex within each complex.
- Multi-family projects shall have decorative street lighting and street signage.
- Rooftop and ground-mounted mechanical equipment shall be located and screened to minimize the visual intrusion of the equipment into the public view. Rooftop equipment may be clustered and shall be painted to match the roof, and shall be located below the ridge of pitched roofs or the parapet of flat roofs. As an alternative for flat roofs, mechanical equipment may be clustered or located behind a screen wall that architecturally complements the building elevation. Such screen walls shall be set back from the building edge at a ratio of two (2) feet horizontal for one (1) foot vertical screen. The screens shall be considered as part of the maximum height limitations.
- Ground-mounted equipment shall be screened from public view with building walls, free-standing solid wall and gates, and overhead trellises complementary with the project's architectural theme. The use of planting in connection with the above architectural elements is required.
- All outdoor storage shall be prohibited with the exception of the trash enclosures and dumpsters. The location and architectural design of trash enclosures shall be unobtrusive in view and use, as well as complementary to the approved architectural style of the development. The enclosure shall be properly maintained and kept free of debris in all areas outside the enclosure. Visual access into any storage areas shall be screened and filtered by concrete with plaster finish or masonry block walls, with solid gates, baffle pedestrian entries, and trellises (if enclosure is within view of second story buildings). The use of shrubs, vines, and trees to screen the overall appearance is encouraged.
- Trash collection areas shall be located where convenient, inconspicuous, and serviceable. Preferred locations are at the far end of a parking bay or the midpoint of a parking area. The trash area should be enclosed and softened with landscaping, trellis work, or other screening techniques. The placement of said trash enclosures shall be such that the service vehicles will not be required to perform a backing maneuver to approach the bins.
- All projects require Development Plan Approval by the City of Perris. Non-subdivision applications may be approved administratively.

TYPICAL LOT DETAIL
(APARTMENTS)
N.T.S.

3. Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.

4. Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridgelines.
- Composition shingles are prohibited.

5. Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Green Valley community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-outside hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.

6. Front Elevations

Front elevations shall be detailed to achieve a variety along the streetscene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements below). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.

Use a minimum of two building materials or colors on the front elevation.

7. Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.
- If due to building configuration, the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.

8. Feature Windows

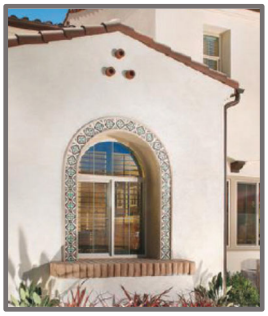
All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape.
- Picture window.
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround.
- A window with a substantial surround matching or contrasting the primary color of the home.
- A window recess a minimum of 2 inches.
- Decorative iron window grilles.
- Decorative window shelves or sill treatments.
- Grouped or ganged windows with complete trim surrounds or unifying head and/or trim.
- A Juliet balcony with architectural style appropriate materials.
- Window shutters.
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

9. Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/ overheating of the homes.



For additional window requirements addressing Sound Attenuation requirements refer to the Noise Assessment Report. The city will require a N.A.R. for projects that border major external and internal streets.

10. Garage Door Treatments

Garages must be sectional with garage windows at the top panel. Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.

<u>Street Facing Garages</u>

All street facing garages should vary the garage door appearance along the streetscene. Garages must be sectional with garage windows at the top panel. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.

- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.

11. Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least two feet.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage doors shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

12. Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

Offset forms are effective in creating a transition:

  - Vertically between stories, or
  - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.

- Over-complicated streetscenes and elevations should be avoided.
- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

In each single-family detached neighborhood with 65 homes or more, provide:

- Six floor plans.
- Four elevations for each floor plan using a minimum of three architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with 65 homes or less, provide:

- Three floor plans.

- Three elevations for each floor plan using a minimum of three architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.

Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section 4.4.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.

Extensively bold, bright, fluorescent, and neon colors are prohibited. If used, bold, bright, fluorescent, and neon colors should only be used as accent colors on window and door frames, building trim, and details.

Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises

Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by- side at the same massing level (i.e. mirrored second-story balconies).

Roof Considerations

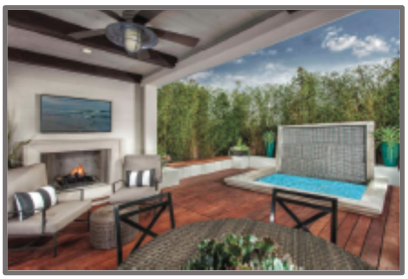
Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary, create light, and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.

- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

13. Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.



14. Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where "wood" is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.

- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section 4.4 for Design Review process.)

15. Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.

- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

16. Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

17. Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Green Valley community. As a forward-thinking community, The Green Valley development will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

Lighting shall meet the following guidelines :

- All exterior light fixtures and fixture placement shall comply to the standards specified in the City's design documents. Use of LED technology where possible and feasible is recommended.
- Streets and intersections should be well lighted in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/pedestrian conflicts.
- Accent lights should be installed at all primary entry monuments, secondary monuments, and park/ trail monuments.
- Streetlights shall conform to the overall project theme and city standards.
- All exterior lighting for identification, pools, water features, and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets.
- The type and location of building lighting should preclude direct glare onto adjacent property, streets and skyward by the use and application of shields
- Pedestrian scale fixtures are encouraged over "high mast" poles.
- Consistent lighting fixtures shall be used throughout the Green Valley development to enhance community character.
- Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.
- Minimum illumination requirements are one-foot candle across parking areas and sidewalks.

- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.

Lighting within development areas adjacent to Open Space Districts shall comply with the following "dark sky" lighting regulations:

1. Flood lamp shielding and/or City-approved "dark sky" light fixtures/bulbs shall be used in developed areas to reduce the amount of stray lighting into natural resource areas.
2. Direct lighting rays shall be confined to the respective residential, resort, commercial, or common area lots upon which the exterior lights are to be installed so that adjacent Open Space Districts are protected from any significant light spillage, intrusion, and glare.
3. No skyward casting lighting shall be allowed in development areas adjacent to Open Space Districts
4. Address Numbers - To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted internally and easily visible from the street.

4.2.3 Residential Architectural Styles

Green Valley is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style with appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

Architectural Theme

The styles selected for Green Valley have been built upon the heritage of the communities of early 20th century California, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed woodwork, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California have also generated styles that acknowledge and blend with its unique setting.

The following styles can be used within Green Valley:

- Spanish Colonial
- Monterey
- Craftsman
- California Wine Country
- California Prairie

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images in the pages that follow are for concept and inspiration only and should not be exactly replicated.

1. Spanish Colonial

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

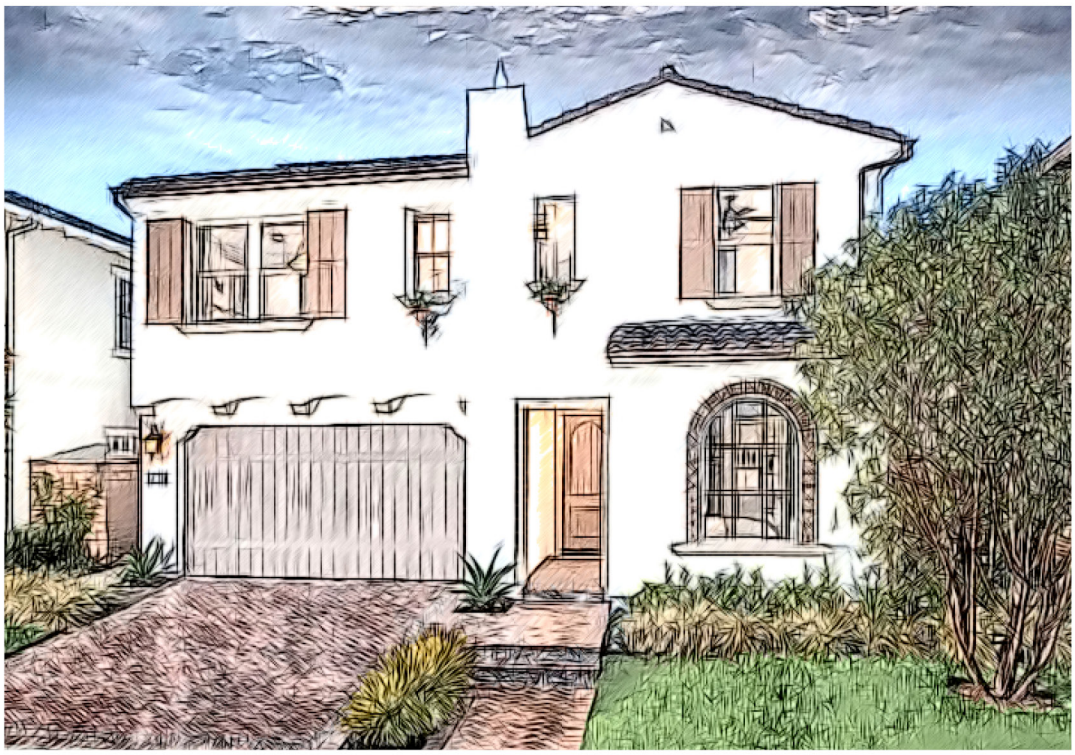
Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures. Figure 4-1 depicts examples of Spanish Colonial architectural styles.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or "L"- shaped.
- Roofs are typically of shallower pitch with "S" or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative "wood" beams or trim or typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.

GREEN VALLEY

FIGURE 4-1



Example of Spanish Colonial Architectural Style

Example of Spanish Colonial Architectural Style

Not to Scale

2. Monterey

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the used of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style. Figure 4-2 depicts examples of Monterey architectural styles.

Monterey Style Elements:

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; "S" tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.

GREEN VALLEY

FIGURE 4-2

Example of Monterey Architectural Style

Example of Monterey Architectural Style

Not to Scale

ARCHITECTURAL STYLE

3. Craftsman

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century. Figure 4-3 depicts examples of Craftsman architectural styles.

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tile or equal, and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tile or equal.
- Wall materials may include stucco, horizontal or shingle siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.

GREEN VALLEY

FIGURE 4-3

Example of Craftsman Architectural Style

Example of Craftsman Architectural Style

Not to Scale

4. California Wine Country

California Wine Country architecture is typically a simple structure that takes advantage of 360-degree views while staying true to the nature of the land. This rustic and sophisticated style is appreciative of the surrounding topography and softens the lines between indoor and outdoor living. The California Wine Country style is diverse and borrows details from Tuscan and European architecture and reworks them into something that is particularly California. This casual and sophisticated style incorporates the agricultural vernacular into the structure and creates a form that is luxurious yet approachable. Figure 4-4 depicts examples of California Wine Country architectural examples.

California Wine Country Style Elements:

- Simple rectangular form may be layered to create casual massing, often asymmetrical.
- Low-pitched gabled primary roofs (3:12 to 5:12) are common.
- Shed porches are typical.
- Roofs are typically barrel tile or "S"-tile.
- Exposed rafter tails enhance an elevation.
- Stucco can be the primary wall material, but over grouted stone or brick is also common.
- Windows with head and sill trim or full surrounds are typical.
- Rustic column posts and wood railings are typical.
- A massive chimney (battered or tapered) clad in stucco, stone, or brick is common.
- Wood trellises, shutters, and/or applied sheds over windows are typical details.

GREEN VALLEY

FIGURE 4-4

Example of California Wine Country Architectural Style

Example of California Wine Country Architectural Style

Not to Scale

5. California Prairie

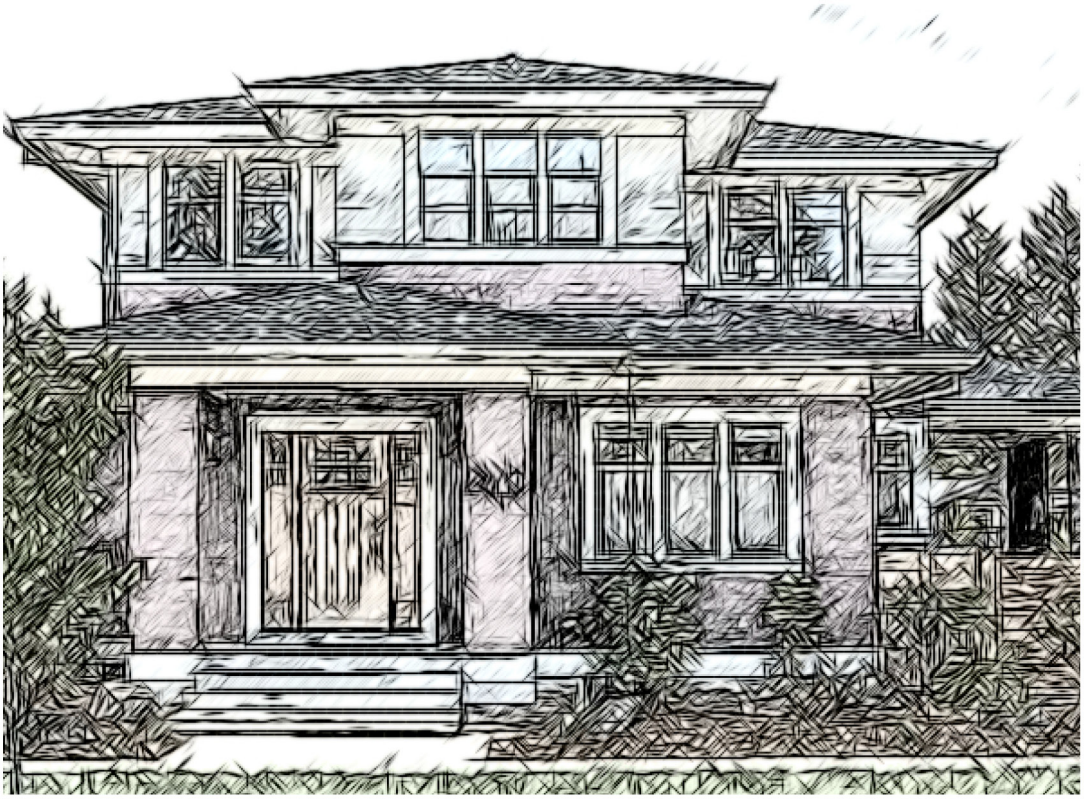
The Prairie style, generated by the Chicago Prairie School movement, is organic in nature and integrated with the land, and uses natural materials and abstracted natural forms. Its strong horizontal lines, low-pitched roof with large overhanging eaves, and windows assembled in horizontal bands are indicative of this style. The Prairie style is also known for incorporating open floor plans within the home. The California Prairie style will add a strong horizontal aspect within Green Valley. Figure 4-5 depicts examples of California Prairie architectural styles.

California Prairie Style Elements:

- Form is one or two-story with strong horizontal massing.
- Secondary masses are perpendicular to the primary forms.
- Roofs are long horizontal low-pitched hip roofs with large overhanging eaves that emphasize the horizontal planes.
- Roof overhangs are 36" minimum.
- Roof pitch ranges from 3.5:12 to 4:12 typically with flat concrete tile or equal.
- Stucco walls with ledge stone or masonry is typical.
- Extensive use of ledge stone or brick to emphasize the horizontal planes is indicative of the Prairie style.
- Square or rectangular windows with wood trim may be grouped to emphasize the geometry of the building form.
- Ribbons of windows arranged in horizontal bands is common.
- Massive chimney forms wrapped in stone or brick is an enhanced detail of this style.
- Terraces covered by the primary roof form with large rectilinear stone piers for roof support is typical.

GREEN VALLEY

FIGURE 4-5



Example of California Prairie Architectural Style

Example of California Prairie Architectural Style

Not to Scale

4.3 COMMERCIAL, BUSINESS AND PROFESSIONAL, AND LIGHT INDUSTRIAL GUIDELINES

This section intends to provide general design guidance for the Commercial. Business and Professional, and Light Industrial uses at Green Valley. The guidelines are intended to:

- Define the quality and character of non- residential uses.
- Promote the pedestrian and human scale to ensure compatibility between non- residential and residential uses.
- Minimize negative impacts to adjoining uses through the use of setbacks and/or landscaping.
- Enhance the pedestrian environment and strengthen overall community connectivity.
- Lessen potential negative visual impacts from the scale, bulk, and mass inherent in large non-residential buildings.
- Promote site building and landscape design that are consistent with Green Valley's commitment to sustainability (see section 1.5.4).

4.3.1 Site Planning

The following site planning elements advance aesthetic quality, efficient use of the land, public safety, and environmental responsibility.

Connectivity

The non-residential planning areas should be designed to allow for the safe and convenient movement of pedestrians, bicycles, and vehicles:

- Provide clearly delineated pedestrian paths from perimeter sidewalks or trails to the building's primary entrance.
- Encourage individual parcels to make internal connections to adjoining mixed-use parcels to inspire walking instead of driving to the same destination.
- Locate accessible bicycle parking near the building's main entrance.

Building Placement/Orientation

Special attention should be paid to the impacts of visibility, massing, and the height of the building. The following elements should be considered during site design:

- Orient buildings to establish positive relationships with the adjacent streets.
- Use building location to frame and enclose interesting outdoor gathering spaces.
- Face primary entrances to off-street parking areas.

- Screen service and loading areas from the street where feasible.
- Make building entrances clearly visible and easily identifiable as visitors access the site.
- Provide well-defined pedestrian connections from the parking areas to the building entrances.

Site Amenities/Public Gathering Spaces

Public gathering spaces are encouraged to promote a vibrant and interactive environment for residents, employees, and visitors. Common use areas may include, but are not limited to: plazas, al fresco dining areas, building entry forecourts, and courtyards. These places provide opportunities for activities such as casual meetings, outdoor eating, and small group gatherings.

- Locate buildings to create and enclose a mix of outdoor people gathering spaces.
- Exterior design of buildings shall accommodate signage for future tenants.
- All signage shall conform to the City of Perris sign ordinance.
- Design public gathering spaces large enough to be usable, but not so large as to appear empty or inhospitable.
- Accommodate solar orientation for public gathering spaces to allow sunny outdoor spaces in winter and shade in the summer.
- Furnish public gathering spaces with appropriate site amenities such as benches, low walls, shade trees, shade structures, water elements, and bollards to facilitate pedestrian uses.
- Activate the pedestrian environment by interactive architecture and landscape including:
  - Architecturally vibrant storefronts
  - Benches and planter walls for seating opportunities
  - Water features, murals, or public art
  - Accent or festive lighting to enhance nighttime ambiance

Access and Site Circulation

Driveway access to parcels should provide safe vehicular movement and prevent traffic congestion as follows:

Design driveways and parking areas to provide sufficient vehicular stacking during peak usage.

- Provide a setback of fifty feet from the street curb to the first parking stall perpendicular to a driveway or to the first drive aisle intersection.
- All drive-throughs shall have a minimum 8-car stacking capability.
- Service entries and loading docks shall be placed towards the rear and non-public view sides of buildings.

Parking

Visitor and employee parking shall be provided pursuant to the requirements of P.M.C 19.69 (Parking and Loading Standards). Individual developments, however, are encouraged to seek opportunities, incorporate design features, or utilize transportation management strategies that include shared parking to reduce automobile use.

- Provide convenient locations for handicap, carpool, and bicycle parking.
- Screen parking areas from view of public streets through the use of plant material, low walls, and/or berms.
- Reduce the heat island effect by providing shade canopies and shade trees.

Utilities, Services, and Trash Collection

Utilities, services, and loading areas should be provided on each non-residential development to service the business and activities conducted on the parcel.

- Locate above-ground utility features so they are not highly visible from the street or pedestrian routes.
- All utilities shall be placed underground, including existing lines along Murrieta Road. Placement of underground utilities shall not interfere with landscape planting.
- Cluster the utility infrastructure where feasible, and screen with landscape materials, berms, walls, and/or other architectural features.
- Screen utility cabinets and pedestals within parking lot landscape islands or parkways.
- Screen service and loading areas from the street where feasible.
- Screen all rooftop equipment and communication equipment from abutting roadways by parapet walls or roof structures.

- Locate service and refuse collection areas within interior, side, or rear yards oriented away from public view.
- Screen service loading areas and refuse enclosures by a solid wall with materials of appropriate color and texture compatible to the adjoining building. Soften with landscape foundation planting.
- Trash enclosures shall include an overhead trellis for screening and shade.

4.3.2 Commercial Architectural Guidelines

Commercial areas are to be visually attractive and cohesive with the surrounding residential and natural environment. The successful creation of pedestrian-friendly, non-intrusive development within Green Valley can be achieved by applying the following:

- Present a unified development character without creating repetitious or redundant forms or design.
- Buildings shall be scaled appropriately and shall be genuine to the location and use of the building.
- Buildings shall be complementary to the design vocabulary of Green Valley.

1. Building Form

Building placement, form, and detail should complement each other to create an aesthetically interesting streetscape practical for pedestrians and business activity. The following design elements should be considered:

- Provide well-proportioned building forms that result in a balanced composition of elements.
- Modify and vary building masses between adjacent buildings.
- Layer wall planes and volumes to provide a rhythm of dynamic building forms and shadows.
- Provide building massing that consist of a mix of heights, both within and between buildings.

2. Roof Considerations

Roofs should be designed for functionality and complement/elevate the overall architectural design of the building. The following design elements should be considered:

- Encourage vertical roof plane breaks, changes in building/ridge height or other accent roof forms.
- Integrate materials and form with the overall design vernacular of the development.
- Utilize fascia and/or cornice elements that are consistent with the primary design.
- When used, parapets should be contiguous and incorporate side/rear elevation returns to eliminate false fronts or unfinished appearances.

3. Facade Treatments

Buildings should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscape.

- Avoid blank walls, especially along the primary pedestrian walkway and street frontages.
- Detail buildings that use only one building material with banding, architectural details, textures, color variation, and/or offset massing.
- Unify architectural design for all pedestrian or major roadway elevations.
- Provide shadow articulation and scale to building elevation through overhangs, projections, and recesses.

4.3.3 Commercial / Mixed- Use Design Criteria

The daily needs of residents and visitors of Green Valley and business employees may be met in well-designed commercial retail development. These commercial retail spaces shall be of a pedestrian-scale and may include such diverse businesses like pharmacies, food services, independent businesses or offices, financial services, florists, or personal services. Accessibility, pedestrian scale, and site/ building design are of great importance to the success and suitability of the commercial developments.

- Where practical and reasonable, buildings should appear as a collection of smaller individual buildings rather than a single uninterrupted large building, including:

- Building forms that appear to be on a tenant-by-tenant basis, having mixed either facade treatments or facades with unified design, materials, and color palettes with a varied massing.
- Varied massing with unified design, materials, and color palettes.
- Articulate building/tenant entries.
- Provide glazing on elevation with tenant/visitor entries.
- Incorporate pedestrian-scale windows, architectural features, and massing.

- Rear elevations, when visible to adjacent residential development or where fronting major roadways, should be articulated.

4.3.4 Lot Coverage Guidelines

1. Scale

Scale refers to the massing and form of a building and includes elements such as building height and footprint. Depending on how a building is designed, it can either positively or negatively affect the character of a neighborhood and quality of the streetscape experience.

The guidelines that follow provide for the ability to create an inviting environment that considers the pedestrian and motorist experience throughout the neighborhood as it relates to visual interest and comfort in a space.

2. Massing and Building Form

- In general, building form and mass shall derive from the building footprint and will be compatible with the overall neighborhood context.
- In general, building form shall allow for the creation of multiple usable zones that offer private and public spaces for residents.
- Maximum height limits of buildings will help maintain an appropriate human scale relationship that assists in making the public realm more pedestrian friendly.
- To create interest along the streetscape, building massing shall be variegated through the staggering of horizontal and vertical planes. To this end, no building wall shall extend more than 25' vertically or horizontally with a visual break created by a 2' minimum offset or architectural detail.
- Maximum building heights shall be pursuant to Chapter 3, Specific Plan Zoning.

4.3.5 Business and Professional Architectural Guidelines

1. Access and Circulation

- Enhanced paving should be used on internal walkways providing connections between entries and public rights of way.
- Pedestrian walkways should be embellished and defined by landscaping, trees, lighting, and textured paving.
- Pedestrian walkways through parking lots should be accented with special design features such as raised, colored and/or textured pavement, a widened roadway, or a combination of the former.

2. Plaza Elements

Enhanced visitor area(s) (i.e., a plaza, patio, courtyard, linear promenade, terrace, or usable landscaped area) should be scaled accordingly to the size and demands of the particular user or facility and that exhibit a higher level of design treatments by incorporating seating, sculpture, trash receptacles, ash urns, pedestrian scaled lighting enhancements and other furnishings as appropriate for the specific user. Plazas and open space areas provide both a friendly and inviting vision and environment by incorporating some of the following elements:

- Architectural features and furnishings adhering to a consistent theme.
- Seating, such as benches, tables and chairs, and/or low seating walls.

- Enhanced paving using a combination of textures and patterns, site walls including tree grates.
- Decorative light fixtures. Pedestrian scale, bollard, or other accent lighting.
- Landscaping of special interest, landscape buffering, screen walls, trellises, pergola structures and large scale canopy trees.
- Public art or other focal point amenity.

Plazas should be oriented toward the public view whenever possible. Special opportunities for plazas adjacent to building entrances, in food service areas, or between building clusters should be provided.

4.3.6 Light Industrial Architectural Guidelines The Light Industrial Planning Areas are within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell and are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These Planning Areas require a consistency determination with the MSHCP as part of the entitlements process.

1. Industrial operations should be screened from the public view and oriented away from residential uses, according to required setbacks with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
2. Truck driveways should be separated from passenger traffic to the greatest extent possible and provide for 50-foot turning radii.
3. Truck drive aisles shall be a minimum 40 feet wide.
4. Outdoor display area of products covering less than 5% of the lot area is allowed upon approval of a Minor Development Plan Review by the Planning Department pursuant to Chapter 19.54. Outdoor display area of products covering more than 5% of the lot area is allowed upon approval of a Conditional Use Permit.
5. An outdoor break area should be provided at each office area location. It should include an eating area (tables and seating) covered by overhangs, patio covers, pergolas, etc. This area should be designed to create a sense of privacy and separation through the use of enhanced landscaping and paving, as well as landscape screening/low garden walls or combination thereof.

4.4 LANDSCAPE PLAN

4.4.1 Landscape Design Guiding Principles

Sustainable Landscape Design

Through thoughtful, sensitive design, Green Valley can be developed to conserve valuable resources and create a noteworthy community within the City of Perris. Sustainable landscape design links natural and built systems to achieve balanced environmental, social, and economic outcomes and improves quality of life, and the long-term health of communities and the environment. Sustainable landscape balance the needs of people and the environment and benefit both. Landscape Architects are encouraged to research alternative possibilities and incorporate them into the Model Home and community common area landscape design. The following is a list of various 'sustainable' features and practices to be used and/or considered for the Green Valley Development at the improvement plan phase/ level.

- Incorporate a water management system utilizing up-to-date best management practices that allows groundwater to recharge.
- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping.
- Due to drought situations, be mindful to choose low water, drought tolerant, and/or native plants that match the microclimate, and soil conditions. (Refer to Plant Matrix herein)
- Select plants that are "non-invasive" according to the current California Invasive Plant
- Inventory, published by the California Invasive Plant Council.
- Design landscape and plant spacing to allow for plants to reach mature size. Using appropriate sizes and the thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill.
- Locate plants to ensure proper drainage and to reduce potential damage to buildings.
- Reuse soils from the site, if appropriate, as horticultural soils.

- Maintain and/or improve soil health through responsible management including nurturing soil with organic matter, reducing synthetic fertilizer use, and restoration to sustain protected and future ecosystems.
- Use integrated pest management to control or eliminate pesticide and toxic chemical use.
- Create and/or maintain wildlife habitat.
- Increase tree cover to provide shade in developed areas to reduce energy demand, mitigate solar heat gain into buildings, and to reduce the amount of heat absorbed by paved areas.
- Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (thereby reducing energy needed for heating interiors) and shading in summer months (thereby reducing energy needed for cooling interiors).
- The use of turf within common area landscape and front yards is prohibited and is respectful of the AB1881 Water Use Analysis. Turf will be permitted only within Active Park Areas. Single-family residential front yards and neighborhood parkways shall be turf-free zones.
- Utilize weather and climate-smart irrigation controllers.
- Design irrigation zones to suit plant requirements and incorporate high-efficiency nozzles.
- Use sustainable materials in landscape construction and site furnishing selections including, but not limited to, recycled materials, environmentally preferable/ responsible products, materials that can be recycled, certified “green” products, and locally available or locally manufactured products.
- Use nitrogen-fixing plants to reduce fertilizer use.
- Create natural looking designs to reduce maintenance required.
- Incorporate water conservation measures (xeriscape, rain gardens, grouping plants with similar requirements).
- Control water runoff (bioswales, rain gardens, green roofs).
- Shrub placement in medians shall be designed to form natural groupings with varying heights to create a multi-tiered effect that will not require excessive pruning or hedging.
- No turf shall be used within medians.
- Shrubs within medians shall not exceed 36 inches in height. Within 50 feet of the end of the median, plant materials shall not exceed 24 inches in height.
- Irrigation systems shall be compliant with current the AB 1881 Model Water Efficiency Landscape Ordinance and any current water efficiency measures.
- Natural clustering of tree species is encouraged.

In addition to incorporating the measures listed above, all landscape improvements shall comply will the City of Perris’ Landscape Design Guidelines, Section 19.70.060 of the Perris Zoning Code. Additional requirements may be deemed appropriate by the City of Perris’ Director of Development Services.

4.4.2 Community Design Theme/ Landscape Character

Landscaping plays an important role in establishing the visual identity and character of the Green Valley community. Consistency in theme and the application of major community-level design elements, such as enhanced entry with dynamic monumentation, upgraded hardscape and master landscape, arterial street parkways, thoughtful specifications of walls, fences and pilasters, adjacent community interface with improved edge conditions, and site-specific plant materials, is designed to be maintained throughout the Green Valley development to communicate and enhance the community's identity.

Green Valley embraces the Early California Heritage theme. Careful thought has been given to integrate the structural and aesthetic elements of a balanced, cohesive community. To ensure that these design guidelines are implemented in a manner that will provide a sense of the City of Perris' character and ambiance, a central theme embracing Early California Heritage has been developed. This theme is appropriate to the community's locale and history, and is sympathetic to the current drought California is facing. It will tie the community together while enabling neighborhoods and mixed-use areas to further develop their individual character through their own unique elements.

Several identifying design and landscape elements will be incorporated throughout the community and will generally include:

- Timeless stone, poured-in-place or pre-cast concrete, and wood beams are incorporated into monumentation, way-finding, and accessory structures.
- Natural landscaped areas blended with manicured landscaping.
- Low water, drought-tolerant and native tree and shrub materials.
- Natural materials such as stone, wood, and boulders, complemented by an earth- tone color palette.
- Varied paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers.

Green Valley is a planned community that is inspired by the rural style of Perris and recognizes the historical character of the Perris Valley. Like California itself, the design intent and architecture is an eclectic and colorful mix of various influences from across the United States. This community offers its residents an environment in which pedestrian connectivity, recreational activity, and social interaction are fostered. The residential neighborhoods within Green Valley focus on these aspects by providing residences oriented to the street, widened pathways/trails throughout the development, public gathering areas, and several community parks with recreational amenities.

Thematic elements are major project improvements that occur at the community or neighborhood level, and assist in establishing the overall design theme for the Green Valley community. These major thematic elements will be reinforced within the following:

- Monumentation/ Signage
- Streetscape Landscape
- Enhanced Masonry Vertical Elements
- Enhanced Hardscape
- Enhanced Community Edge Conditions
- Open Space, Parks and Recreation Facilities
- Lighting/ Street Furniture Family
- Walls and Fences
- Landscaping/Plant Palette

These thematic elements will commonly occur throughout the community and will Green Valley under a common design vocabulary. General design guidelines and design criteria for the community theme elements are contained in the sections that follow. Figure 4-6 illustrates the Landscape Plan.

GREEN VALLEY

LANDSCAPE PLAN

FIGURE 4-6

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 9.4 Ac. 40 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B Open Space 2.9 Ac.
10C Open Space 4.1 Ac.
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 1.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
32a School 15 Ac.
33 Park 6.7 Ac.
34 Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Open Space 7.9 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Goetz Road
Green Valley Parkway
Loop Road
Murrieta Road
Watson Road
Ethanac Road
Drainage Facility

NEIGHBORHOOD PARK
COMMUNITY PARK
LANDSCAPED PARKWAY
OPEN SPACE (PASSIVE)

NORTH
0 250 500 1,000 Feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4.4.3 Community Identity Plan/Monumentation

Appropriate community, mixed-use areas and residential neighborhood thematic identification is important in establishing a new community and maintaining the overall Green Valley theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. A general conceptual Community Identity Signage/ Monumentation Program has been provided herein.

Entry monument signage, through decorative typefaces and symbolic graphics, will inform the visitor that they are entering a planned community. Project and neighborhood signage will direct visitors who have entered Green Valley towards the distinct community components and amenities. Monument signage will be consistent with the character of the project, but flexible enough to respond to individual project contexts. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monument signs may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the major community monumentation.

Materials:

- Mix of stone on monuments
- Brass-looking and/or concrete cast signage
- Natural large timber wood trellis components
- Poured-in-place concrete components
- Specimen Trees with complementary plant material selections

Figure 4-7 depicts the overall Monumentation Plan, and Figure 4-8 depicts the location of the Phase I monuments.

Examples of Proposed Stone Mix:
60% Italian Villa, color Verona
40% Tuscan Villa, color Florentine
Manufacturer: Coronado Stone

MONUMENTATION PLAN

GREEN VALLEY

FIGURE 4-7

LEGEND

- PRIMARY ENTRY MONUMENTATION (1)
- NEIGHBORHOOD ENTRY MONUMENTATION (2)
- WALL MOUNTED NEIGHBORHOOD ENTRY SIGNAGE PANEL (3)
- PARK SIGNAGE MONUMENTATION (4)
- TRAILHEAD MONUMENTATION (5)
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

NORTH

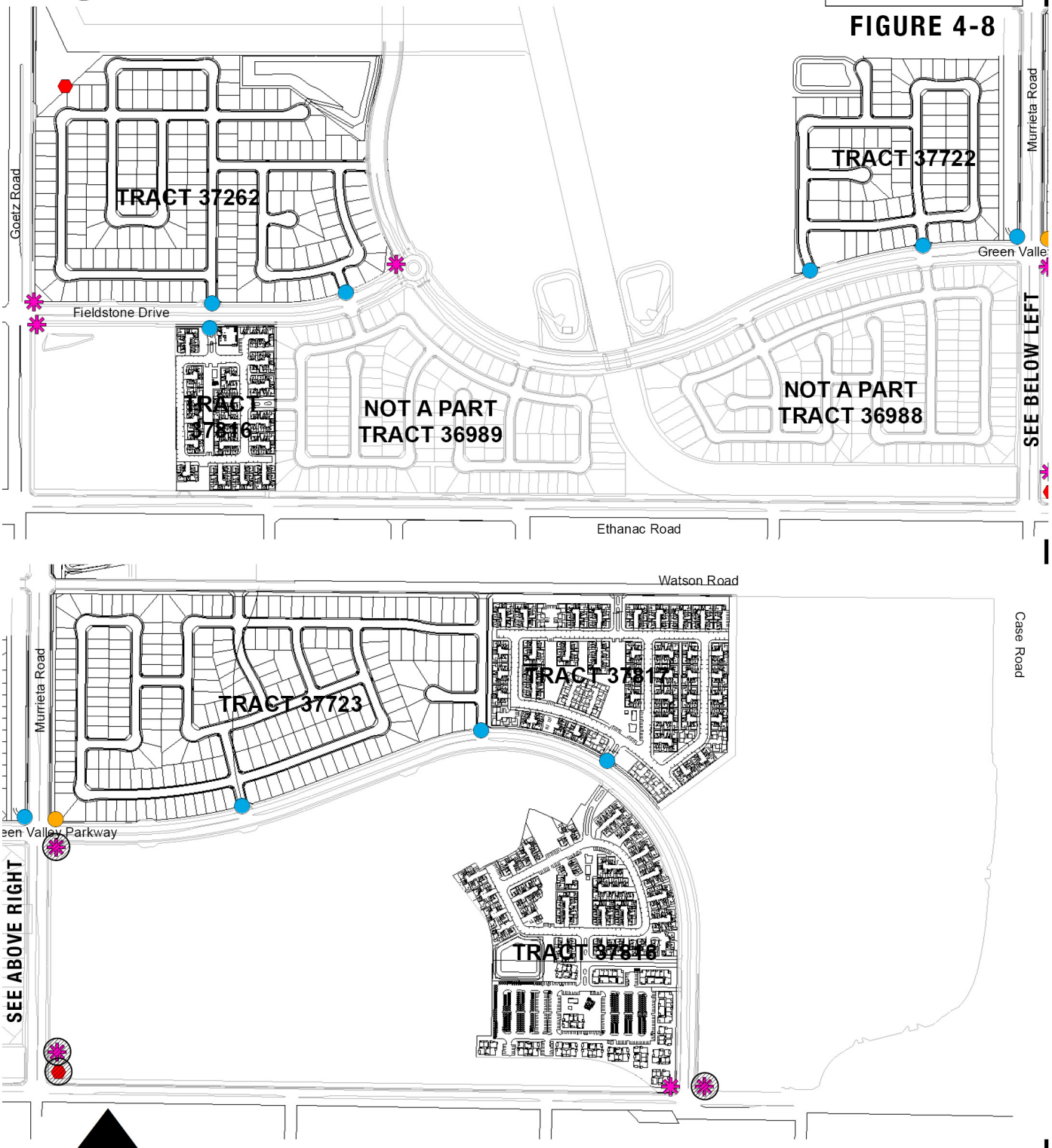
0 250 500 1,000 Feet

MONUMENTATION KEY MAP PHASE 1

GREEN VALLEY

FIGURE 4-8

- Primary Entry
- Neighborhood Entry Monument
- Wall Mounted Neighborhood Entry Signa
- Trailhead Marker
- Park
- Not A Part



Primary Entry Identification Signage: Primary Entry Identification Signage will be located at the main entrances to the Green Valley development, at access points at the intersection Goetz Road and ~~West Elm Parkway~~Fieldstone Drive, at the intersection of Murrieta Road and Green Valley Parkway, and at Murrieta Road and the Romoland Channel. These community monuments will be the largest of the signage program and will be a timeless mix of stone, brass-looking and/or cast concrete signage panel, and natural large timber wood components. Primary Entry Signage sizes may vary to reflect grading and infrastructure constraints. Figures 4-9 and 4-10 illustrate the Primary Entry Monumentation, Elevation and Plan Views.

Neighborhood Entry Signage: Neighborhood Entry Signage will be used to identify the various residential neighborhood entry points within the Green Valley community and be visually identifiable within each District. The entry signage monumentation for each district incorporates the design elements of a mix of stone and brass-looking and/or cast concrete signage panels inset into the stone. Figures 4-11 and 4-12 depict Neighborhood Entry Monumentation and Options.

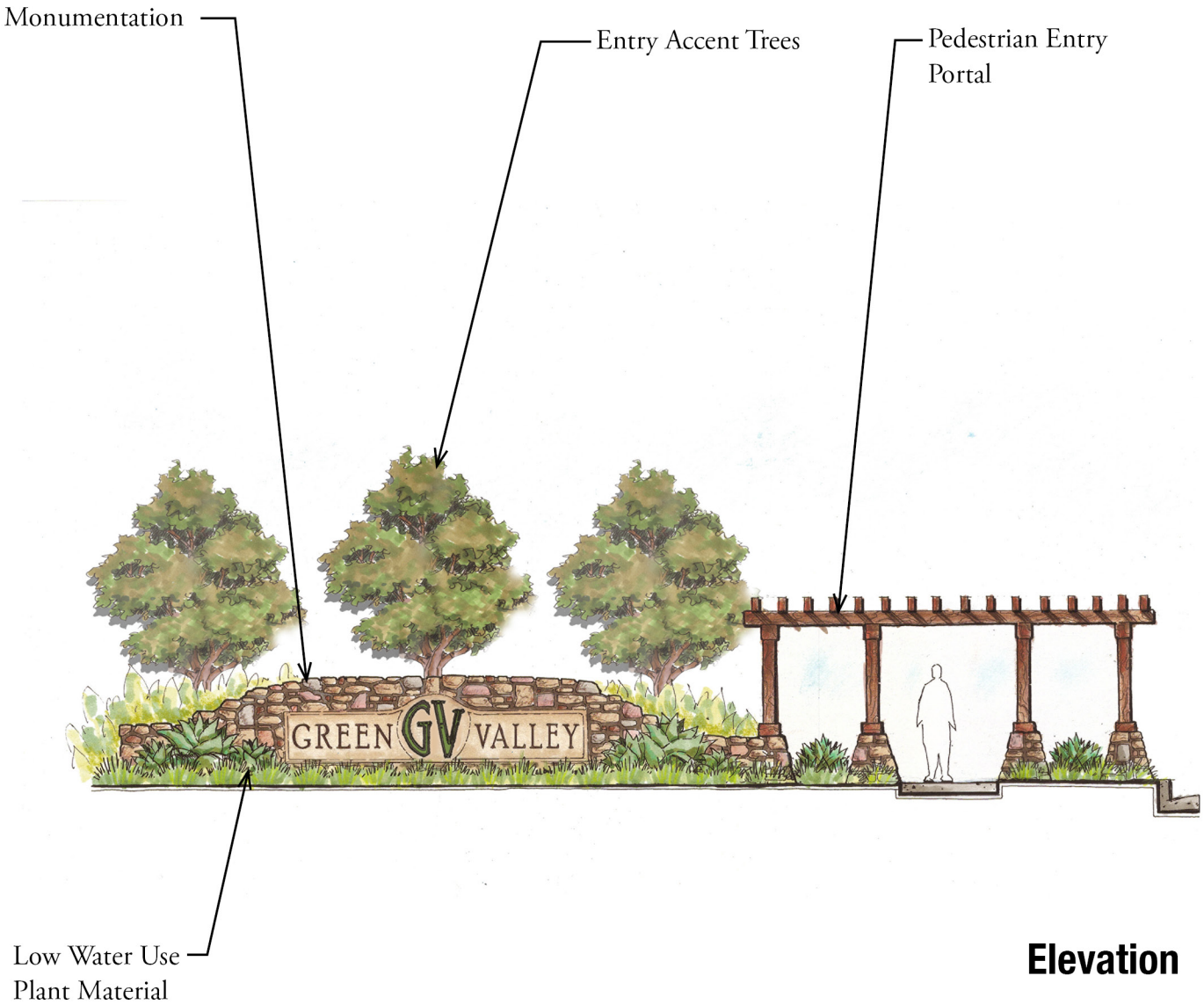
Park Signage: Park Signage will identify park and recreation spaces throughout the Green Valley development. The design of the signage is similar to the Neighborhood residential neighborhood for ease of district identification, but will be constructed at a smaller scale. Community park signage will adhere to the City standards for park monumentation. See Figure 4-13, Community Public Park Monumentation.

Trailhead Marker: Trailhead Markers are located at any points where a trail connects to a roadway or intersection. These trail wayfinding indicators have accent design elements that match the community monumentation. The Trailhead Markers are a simpler design at a smaller scale. They are compatible with their surroundings and aesthetically pleasing. See Figure 4-14, HOA Park and Trailhead Monumentation.

PRIMARY ENTRY MONUMENTATION

GREEN VALLEY

FIGURE 4-9



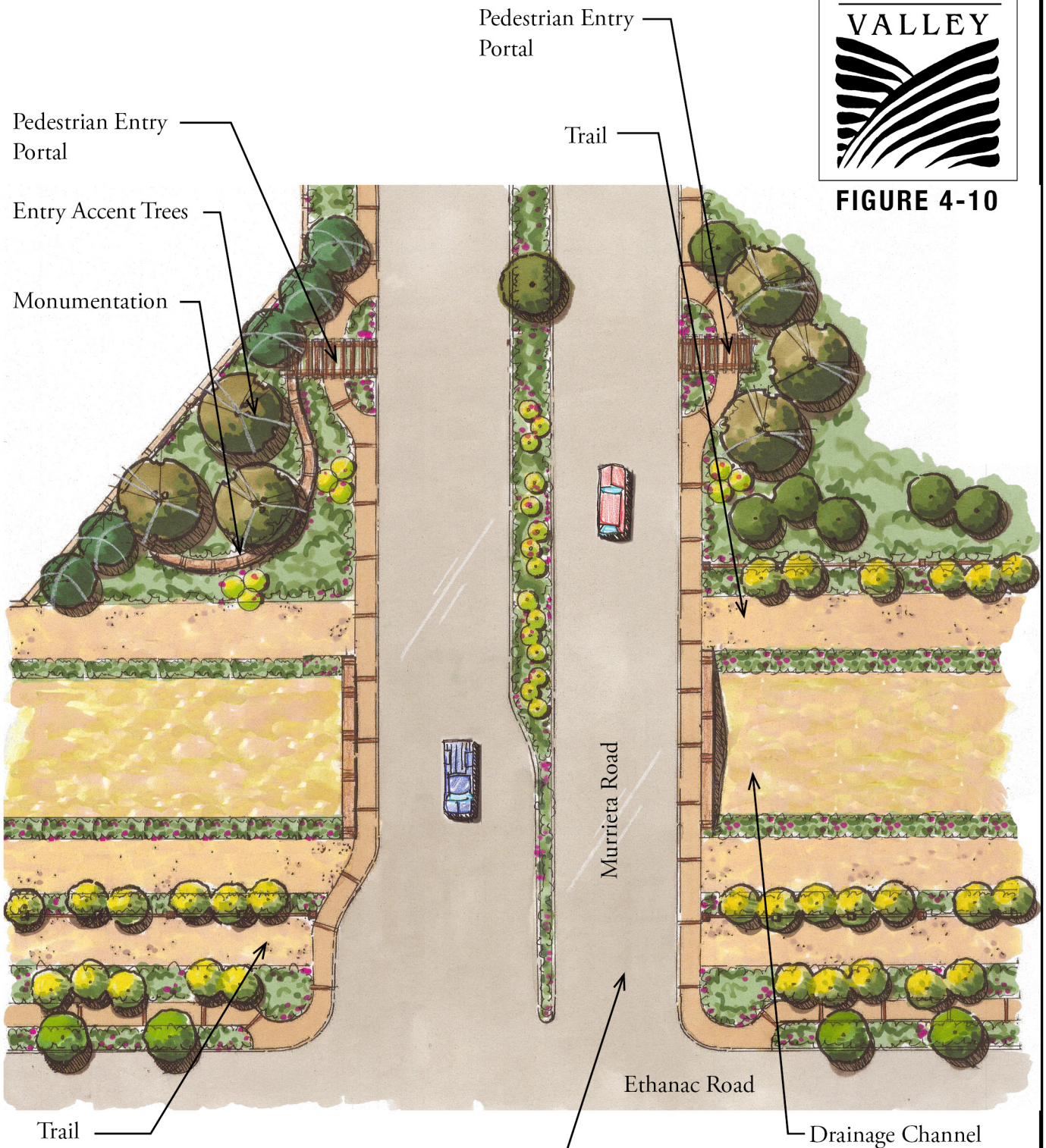
Elevation

Not to Scale

GREEN VALLEY

FIGURE 4-10

PRIMARY ENTRY MONUMENTATION



Field: Holland Stone vehicular concrete pavers in Herringbone pattern. Color: Old Town Blend by Ackerstone (or equivalent) Band: Nat. Gray Concrete with smooth trowel finish to match width of gutter

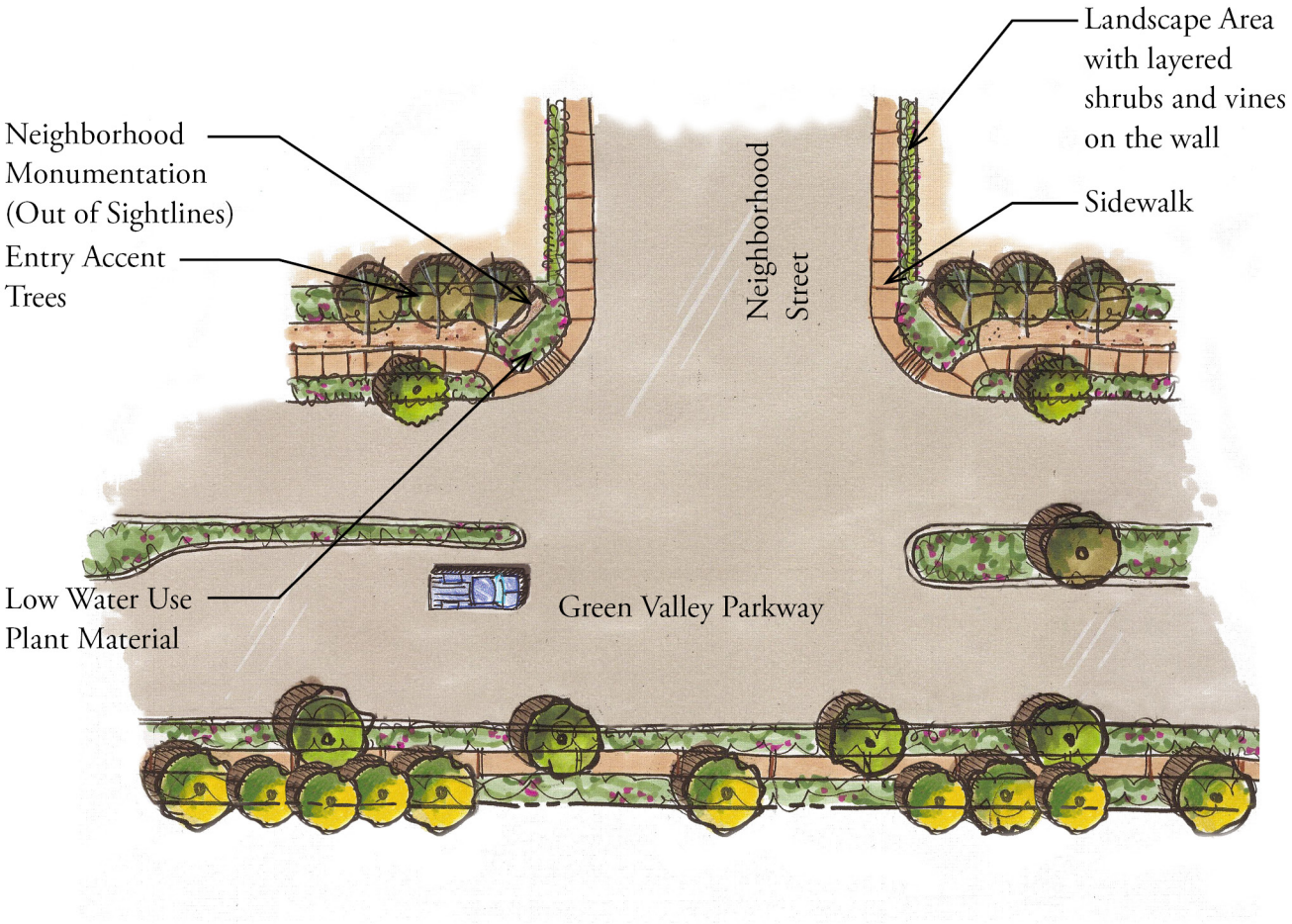
Plan View

Not to Scale

GREEN VALLEY

FIGURE 4-11

NEIGHBORHOOD ENTRY MONUMENTATION



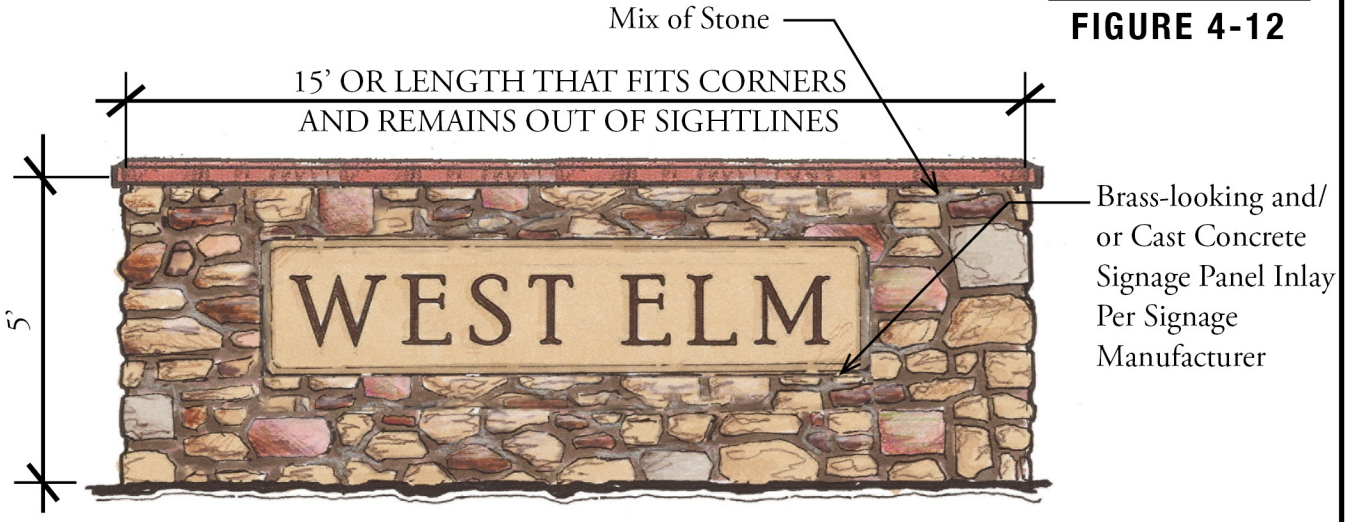
Plan View

LOCATION

Not to Scale

GREEN VALLEY

FIGURE 4-12



Examples of Possible Individual Signage Panel Inlays/Font Types

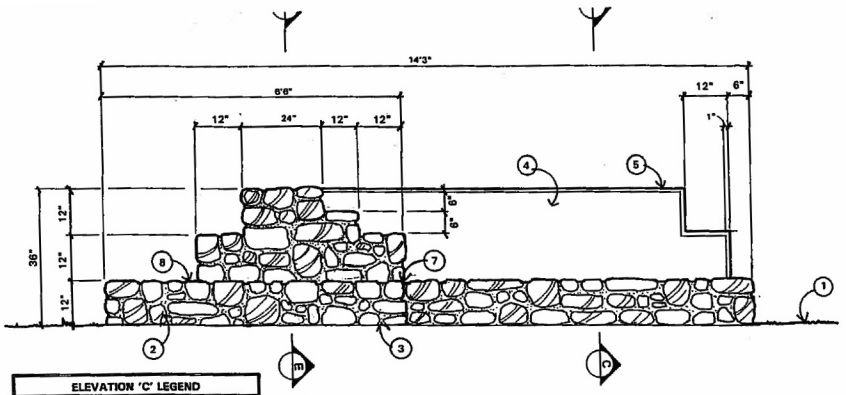
OPTIONS

Not to Scale

COMMUNITY PUBLIC PARK MONUMENTATION

GREEN VALLEY

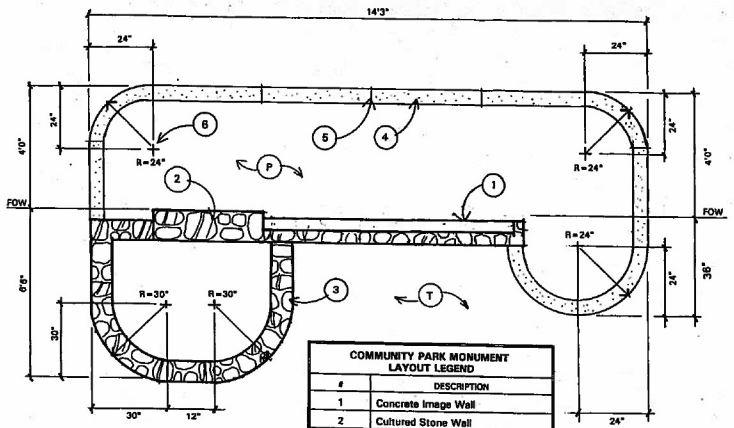
FIGURE 4-13



ELEVATION 'C' LEGEND	
#	DESCRIPTION
1	Finish Grade
2	Cultured Stone
3	Gray Mortar
4	Concrete Sign Image Panel
5	1" Notch Review
6	Cultured Stone Cap
7	Edge of Planter
8	Planter Wall
Refer to 'Materials / Finish Schedule' sheets 4.1	

SCALE 3/4" = 1.0'

EXHIBIT	City of Perris Park Sign Walls	Community Park Elevation 'C'	Project #: 95-017 July 1995	TBLA
3.1				



COMMUNITY PARK MONUMENT LAYOUT LEGEND	
#	DESCRIPTION
1	Concrete Image Wall
2	Cultured Stone Wall
3	Planter Wall
4	6" sq. Concrete Mow Curb
5	Control Joint
6	Radius Point Location
T	Turf
P	Planting Area
Refer to 'Materials / Finish Schedule' sheets 4.1	

SCALE 1/2" = 1.0'

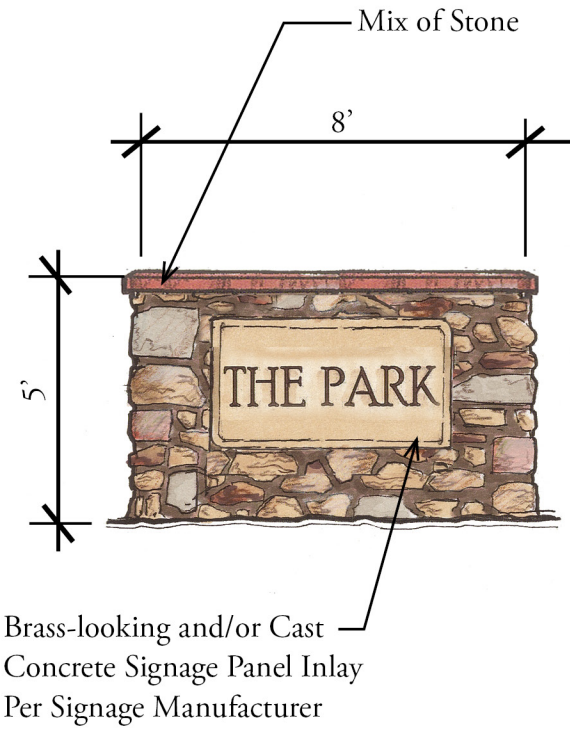
EXHIBIT	City of Perris	Community Park Wall Layout Plan	Project #: 95-017 July 1995	TBLA
3.4				

PER CITY STANDARDS

Not to Scale

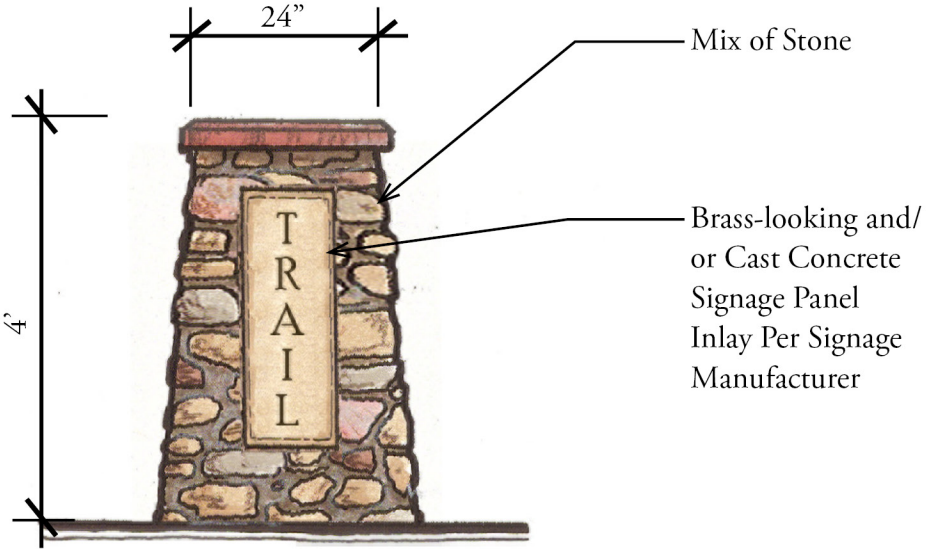
GREEN VALLEY

FIGURE 4-14



Examples of Possible Individual
Signage Panel Inlays/Font Types

HOA Park Monumentation Options



Trailhead Monumentation

Not to Scale

4.4.4 Parks

Per the City of Perris' Parks and Recreation Master Plan, community parks are intended to provide community-wide recreational facilities and a greater variety of recreation opportunities than a neighborhood park. Community parks can provide a wide variety of uses and can also serve neighborhood park needs for the immediate neighborhood. The usable size of a community park is between fifteen to forty acres - the size of the park site is subject to final review and approval by the City Council. A community park usually serves several neighborhoods within one to two miles. Figure 4-15 depicts the location of Parks and Open Space within Green Valley.

Neighborhood parks are intended to provide for the daily recreation needs of residents in the immediate vicinity of the park. Primary uses can include passive, open space, active play area, picnic areas, and practice play fields with limited lighted facilities. The usable size of a neighborhood park is between five to fourteen acres.

Park design shall incorporate the following principles:

- Landscape buffers will be located adjacent to streets to provide visual relief.
- Play apparatus will be utilized to provide creative recreational situations.
- Detailed programs for landscaping and play apparatus will be prepared by a qualified landscape architect. The City of Perris staff and decision-making agencies will review the designs at the time of final tract map approval.
- Adult supervision of play areas will be facilitated through the development of viewing areas.
- Pathways will be designed for access by strollers and children's play vehicles.
- There should be a minimum of two access points into each tot lot/playground area, if possible.
- An area of turf will be provided for creative play.
- An engineered wood fiber (ADA Accessible), sand base, or rubberized play surfacing shall be provided under all play apparatus in the interest of public safety.

Refer to the City of Perris Parks and Recreation Master Plan for additional park development standards.

Ten HOA pocket parks that vary in size are located within Phase 1 of the Green Valley project. Future phases will likely have HOA pocket parks within neighborhoods. In addition, the drainage channel open space corridor will provide passive open space opportunities with a trail system that connects the adjacent communities to the open space. The HOA pocket parks within Phase 1 may include program elements such as informal seating areas, trails and pathways, bike parking, picnic areas, pool area, bocce ball courts, dog park, and age- separated playgrounds. The park facilities and structures should be aesthetically tied to the "Early California" community design theme. The facilities should adopt and consider the architectural styles (including use of color and materials) defined in these design guidelines. Phase 1 HOA pocket parks locations are illustrated on Figure 4-16. Figures 4-17 through 4-26 depict illustrations of the HOA pocket parks.

PARKS & OPEN SPACE KEY MAP

GREEN VALLEY

FIGURE 4-15

LEGEND

- COMMUNITY PARK - 15-40 ACRES
- NEIGHBORHOOD PARK - 5-14 ACRES
- HOA PARK - <5 ACRES
- OPEN SPACE
- NOT A PART — NAP
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

1 Industrial 35.3 Ac.
2 Industrial 32.8 Ac.
3 Commercial 0.4 Ac.
3a Commercial 1.0 Ac.
4 R-5,500 - R-6,000 24.9 Ac. 145 DU
5 R-5,500 - R-6,000 26.1 Ac. 150 DU
6 Open Space 21.6 Ac.
6a R-5,500 - R-6,000 16.7 Ac. 77 DU
6b Open Space 7.9 Ac.
7 Park 20 Ac.
7a Park 10.3 Ac.
8 R-7,200 - R-8,000 32.4 Ac. 104 DU
9 Industrial 39 Ac.
10 R-5,500 - R-6,000 9.4 Ac. 40 DU
10a R-5,500 - R-6,000 5.0 Ac. 16 DU
10B Open Space 2.9 Ac.
10C Open Space 4.1 Ac.
11 R-5,500 - R-6,000 20.6 Ac. 96 DU
12 R-5,500 - R-6,000 7.4 Ac. 45 DU
12a R-5,500 - R-6,000 20.8 Ac. 79 DU
13a Commercial 5.5 Ac.
13b Multi-Family 9.3 Ac. 135 DU
14 Multi-Family 10.6 Ac. 97 DU
16 R-5,500 - R-6,000 11.9 Ac. 50 DU
17 R-5,500 - R-6,000 22.3 Ac. 95 DU
18 Park 4.9 Ac.
19 R-6,000 - R-7,200 6.2 Ac. 28 DU
19a R-6,000 - R-7,200 23.4 Ac. 110 DU
20 R-5,500 - R-6,000 28.1 Ac. 130 DU
21 R-5,500 - R-6,000 27.5 Ac. 145 DU
22 R-5,500 - R-7,200 0.8 Ac. 4 DU
22a Open Space 31.7 Ac.
23 Open Space 4.4 Ac.
24 R-5,500 - R-7,200 9.5 Ac. 42 DU
24a Park 26.7 Ac.
25 Park 31 Ac.
26 R-5,500 - R-6,000 26.2 Ac. 116 DU
27 R-5,500 - R-6,000 16.1 Ac. 70 DU
28 R-5,500 - R-6,000 21.8 Ac. 95 DU
29 Commercial 5.9 Ac.
30 Multi-Family 81.3 Ac. 1159 DU
32a School 15 Ac.
33 Park 6.7 Ac.
33a Park 5.1 Ac.
33a Park 1.3 Ac.
35 R-5,500 - R-6,000 26 Ac. 110 DU
36 R-5,500 - R-6,000 26 Ac. 125 DU
37 Multi-Family 5 Ac. 41 DU
38 Multi-Family 7.5 Ac. 73 DU
39 Multi-Family 12.7 Ac. 113 DU
40 Business and Prof 19.9 Ac.
41 Business and Prof 23 Ac.
42 Commercial 8.8 Ac.
43 Commercial 12.7 Ac.
44 Commercial 15.1 Ac.
45 Multi-Family 14.1 Ac. 237 DU
46 R-5,500 - R-6,000 17.3 Ac. 90 DU
46a Multi-Family 14.7 Ac. 137 DU
47 R-5,500 - R-6,000 26.4 Ac. 137 DU
48 R-6,000 - R-7,200 25.5 Ac. 119 DU
49 Open Space 9 Ac.
49 Open Space 12.3 Ac.
50 Open Space 35.2 Ac.
51 Open Space 34.8 Ac.
53 Open Space 24.7 Ac.
54 Open Space 7.9 Ac.
57 Open Space 5.3 Ac.
57a Open Space 3.4 Ac.

Perris Valley Airport
South Perris Metrolink Station
BNSF Railroad
Case Road
Goetz Road
Loop Road
Green Valley Parkway
Murrieta Road
Watson Road
Fieldstone Drive
Ethanac Road
Interstate 215

0 250 500 1,000 Feet

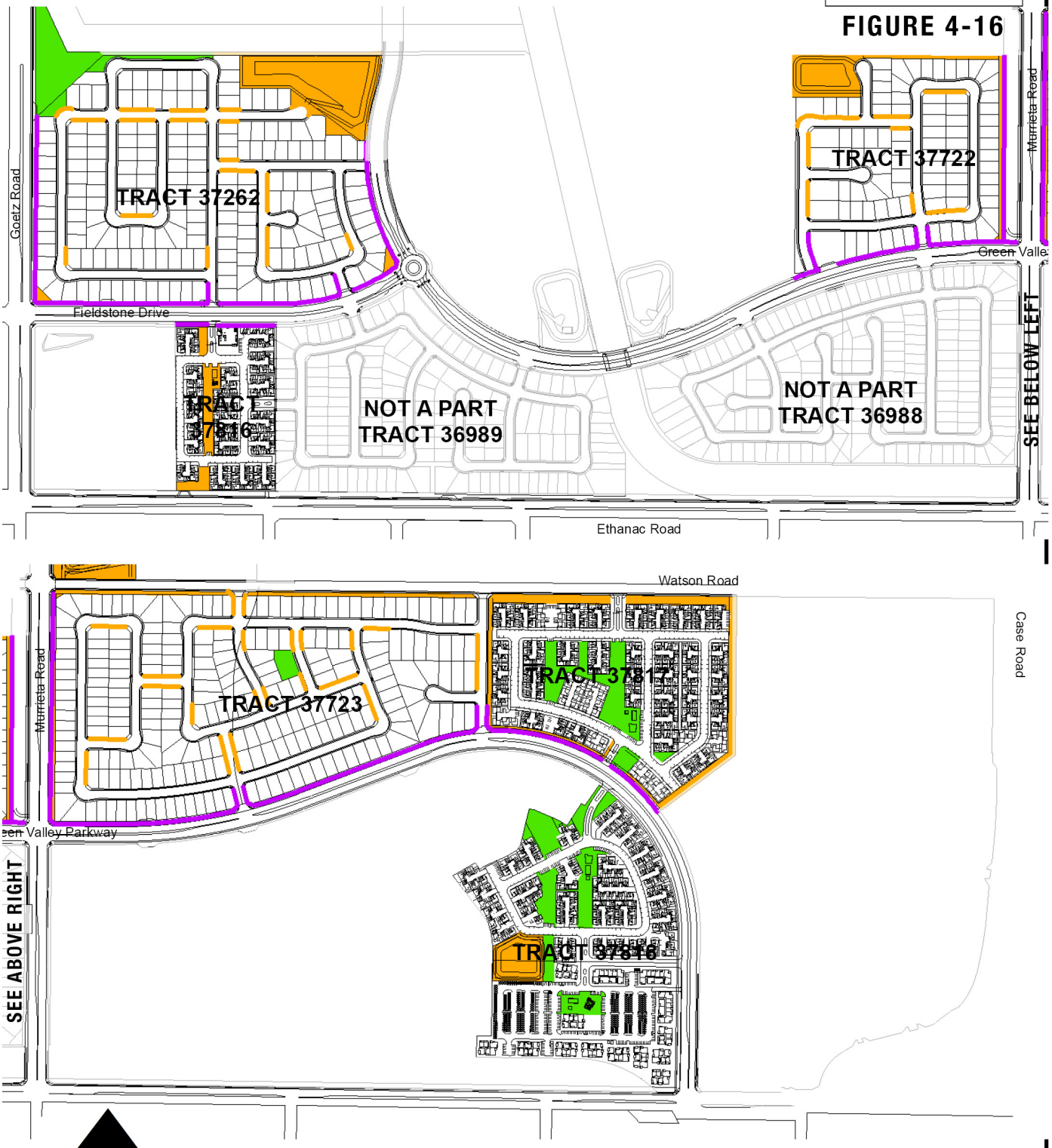
NORTH

LMD & HOA AREAS PHASE 1

HOA Park
HOA Common Area
LMD Area

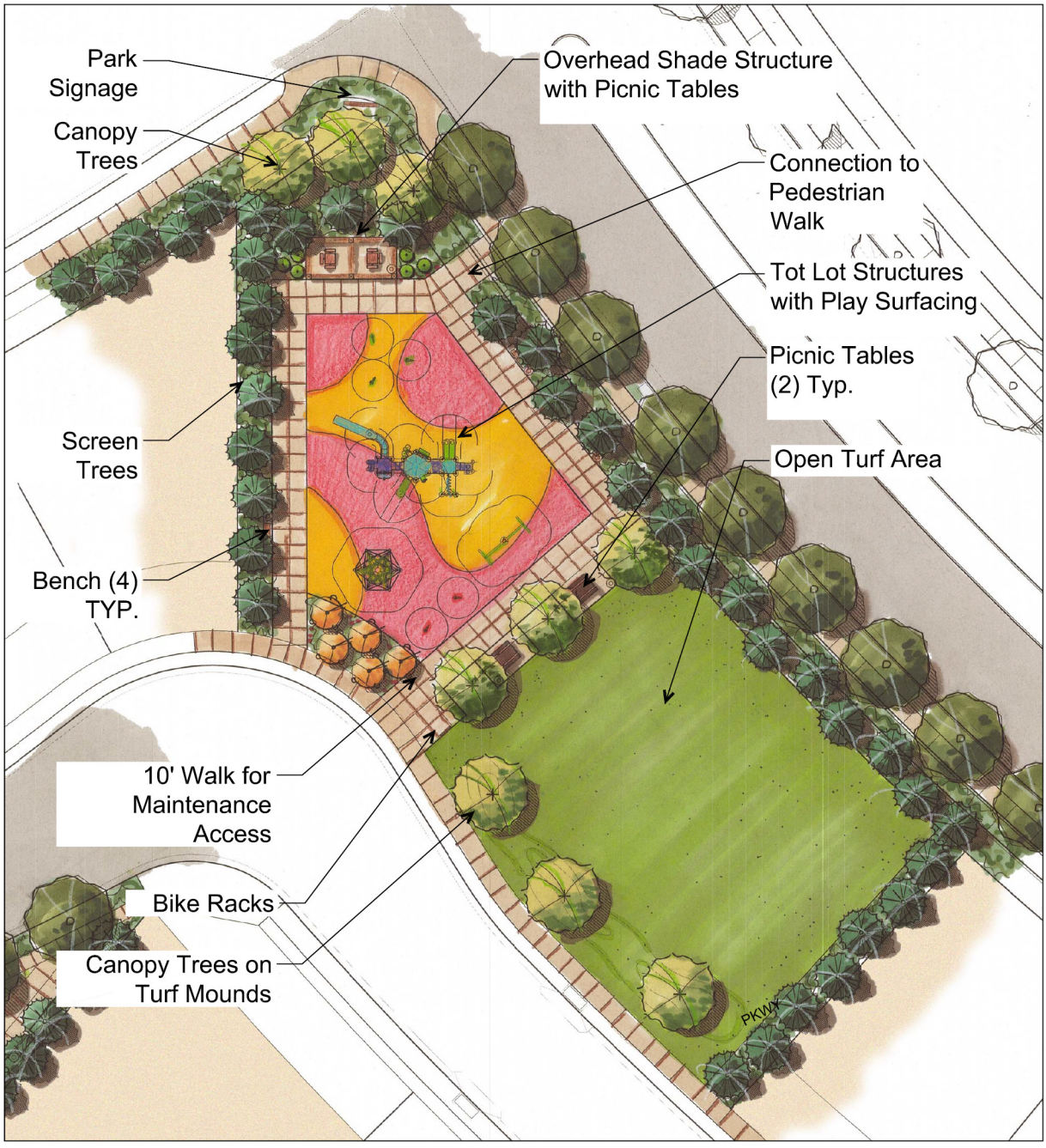
GREEN VALLEY

FIGURE 4-16



GREEN VALLEY

FIGURE 4-17



NORTH

Not to Scale

HOA PARK 1 TRACT 36989

GREEN VALLEY

FIGURE 4-18

NORTH

Not to Scale

HOA PARK 2 TRACT 36989

GREEN VALLEY

FIGURE 4-19

NORTH

Not to Scale

HOA PARK 3 TRACT 36989

GREEN VALLEY

FIGURE 4-20

NORTH

Not to Scale

HOA PARK TRACT 37262

GREEN VALLEY

FIGURE 4-21

NORTH

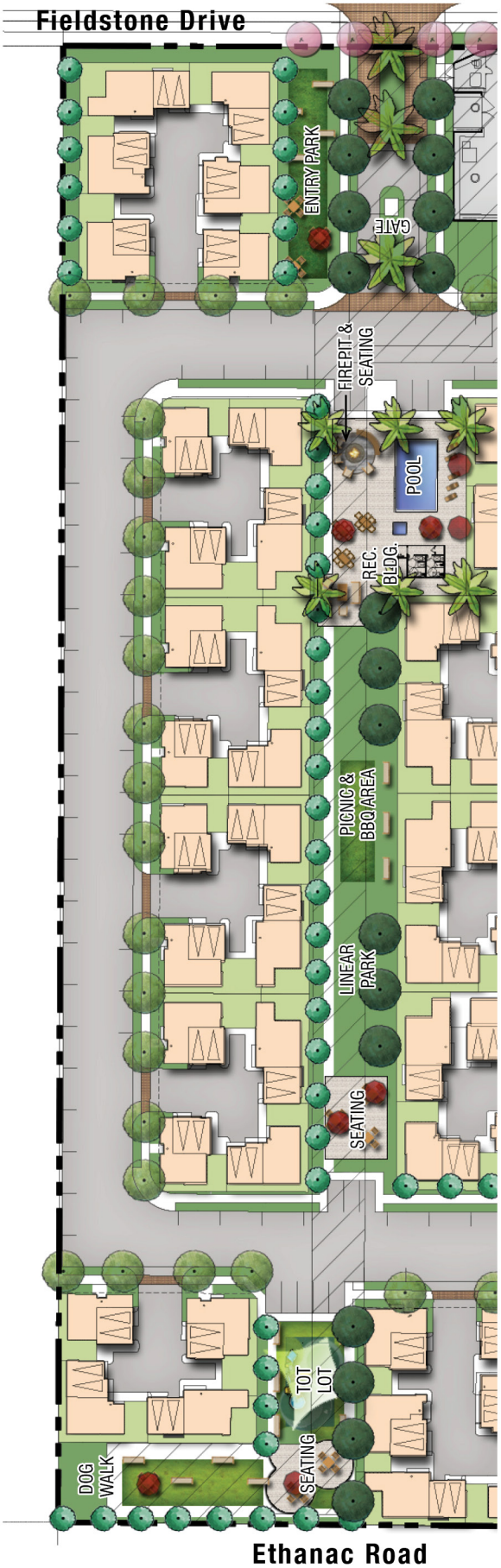
Not to Scale

HOA PARK TRACT 37223

HOA PARK TRACT 37816

GREEN VALLEY

FIGURE 4-22



NORTH

Not to Scale

GREEN VALLEY

FIGURE 4-23

HOA PARK TRACT 37817

GREEN VALLEY

FIGURE 4-24

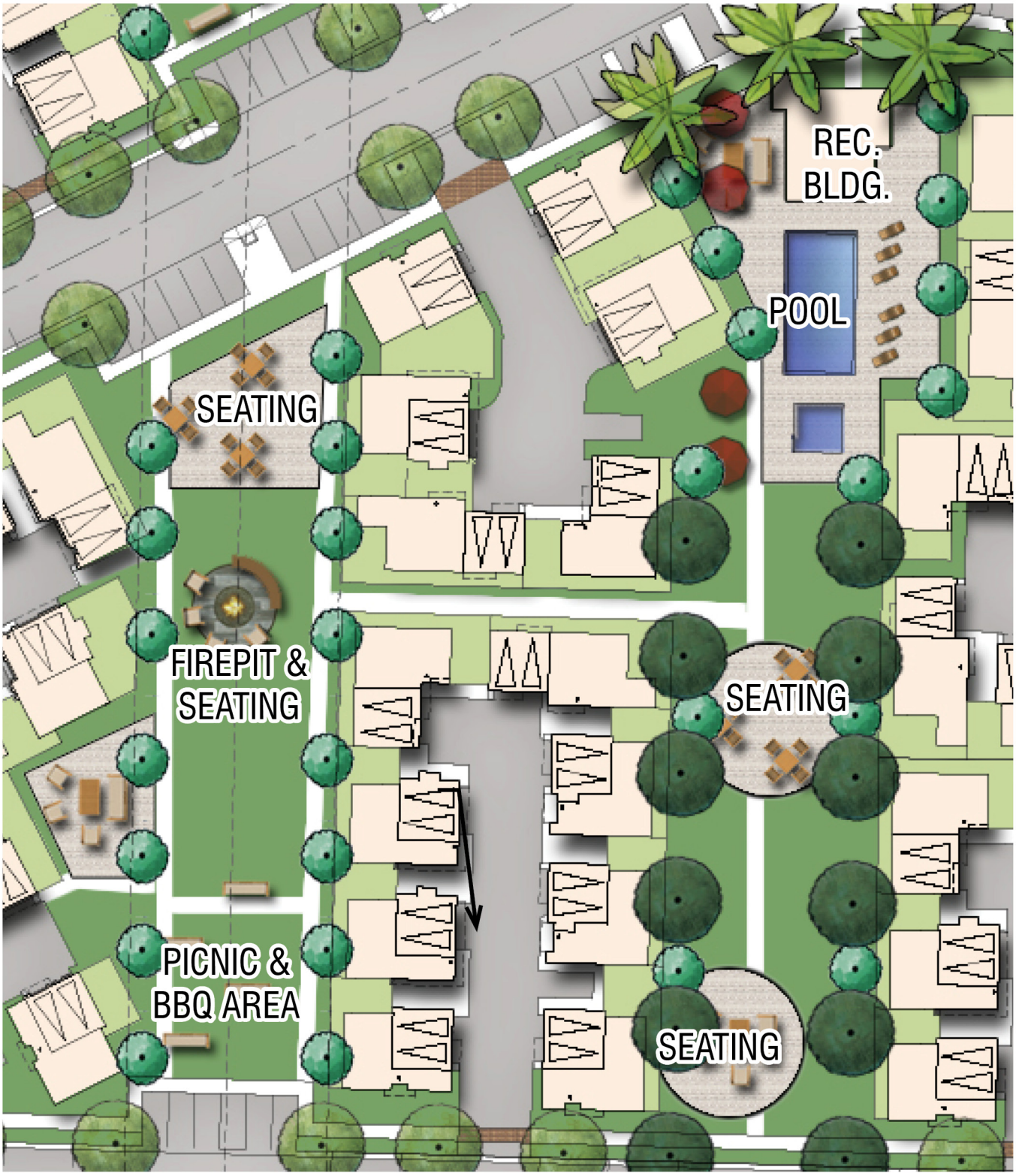
HOA PARK 1 TRACT 37818

NORTH

Not to Scale

GREEN VALLEY

FIGURE 4-25

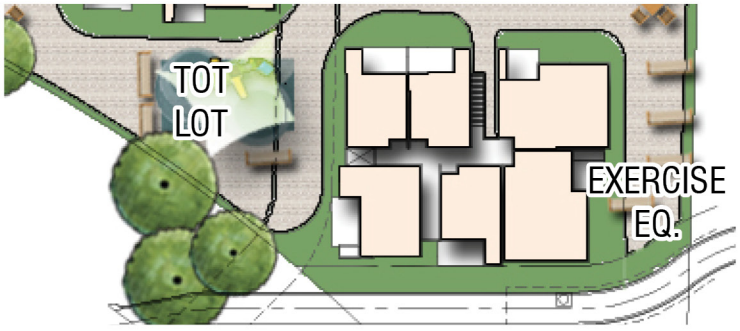


HOA PARK 2 TRACT 37818

GREEN VALLEY

FIGURE 4-26

HOA PARK 3 TRACT 37818



NORTH

Not to Scale

4.4.5 TOT LOTS/PLAYGROUNDS

The purpose of these guidelines is to develop unique, open-space play areas within the fabric of the community. These tot lot/playgrounds will enhance the neighborhood image by providing convenient locations for families to enjoy the atmosphere of a creatively designed space.

- Landscape buffers will be located adjacent to streets to provide visual relief.
- Play apparatus will be utilized to provide creative recreational situations.
- Detailed programs for landscaping and play apparatus will be prepared by a qualified landscape architect. The City of Perris staff and decision making agencies will review the designs at the time of final tract map approval.
- Adult supervision of play areas will be facilitated through the development of viewing areas.
- Pathways will be designed for access by strollers and children's play vehicles.
- There should be a minimum of two access points into each tot lot/playground area, if possible.
- An area of turf will be provided for creative play.
- Rubberized play surfacing or engineered wood fiber (approved for ADA access) shall be provided under all play apparatus in the interest of public safety.
- Where play area is near a street, a 42" high tube steel fence or a hedge form shrub that grows 36" to 42" minimum shall be provided adjacent to the street.

4.4.6 Streetscape/Circulation Plan and Sections

A few streetscape applications are proposed within the Green Valley development, as shown within this section. As illustrated in the following exhibits, a hierarchy of streetscapes within Green Valley is provided and distinctive landscape treatments are planned for each roadway. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, bike trails, and parkway trees to enhance roadways. The main road will feature such landscape elements as signage, street furniture, and a predominant plant palette consisting of canopy trees on corner treatments and parkways, center medians where space allows, and vertical trees as backdrops within landscape lots. The use of enhanced paving is strongly encouraged. Figure 4-27 depicts the Streetscape Section Key Map, and Figures 4-28 through 4-36 illustrate the street sections throughout Green Valley.

STREET SECTION KEY MAP

GREEN VALLEY

FIGURE 4-27

LEGEND

STREET SECTION

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

Perris Valley Airport

1 Industrial 35.3 Ac.

2 Industrial 32.8 Ac.

3 Commercial 0.4 Ac.

3a Commercial 1.0 Ac.

South Perris Metrolink Station

4 R-5,500 - R-6,000 24.9 Ac. 145 DU

Commercial 5.9 Ac.

51 Open Space 34.8 Ac.

5 R-5,500 - R-6,000 26.1 Ac. 150 DU

6 Open Space 21.6 Ac.

18 Park 4.9 Ac.

19 R-6,000 - R-7,200 6.2 Ac. 28 DU

30 Multi-Family 81.3 Ac. 1159 DU

33 Park 6.7 Ac.

BNSF Railroad

Case Road

215

6a R-5,500 - R-6,000 16.7 Ac. 77 DU

6b Open Space 7.9 Ac.

Loop Road

19a R-6,000 - R-7,200 23.4 Ac. 110 DU

9 Industrial 39 Ac.

7 Park 20 Ac.

7a Park 10.3 Ac.

Goetz Road

Green Valley Parkway

50 Open Space 35.2 Ac.

8 R-7,200 - R-8,000 32.4 Ac. 104 DU

20 R-5,500 - R-6,000 28.1 Ac. 130 DU

22a Open Space 31.7 Ac.

21 R-5,500 - R-6,000 27.5 Ac. 145 DU Loop Road

Murrieta Road

57a Open Space 3.4 Ac.

57 Open Space 5.3 Ac.

32a School 15 Ac.

33a Park 5.1 Ac.

33a Park 1.3 Ac.

Watson Road

37 Multi-Family 5.4 Ac. 41 DU

38 Multi-Family 7.5 Ac. 73 DU

39 Multi-Family 12.7 Ac. 113 DU

40 Business and Prof 19.9 Ac.

41 Business and Prof 23 Ac.

42 Commercial 8.8 Ac.

43 Commercial 12.7 Ac.

44 Commercial 15.1 Ac.

45 Multi-Family 14.1 Ac. 237 DU

46 R-5,500 - R-6,000 17.3 Ac. 90 DU

46a Multi-Family 14.7 Ac. 137 DU

47 R-5,500 - R-6,000 26.4 Ac. 137 DU

48 R-6,000 - R-7,200 25.5 Ac. 119 DU

49 Open Space 12.3 Ac.

49 Open Space 9 Ac.

10 12 24 23 22

54 Open Space 7.9

53 Open Space 24.7 Ac.

10B 10a 10C

11 R-5,500 - R-6,000 20.6 Ac. 96 DU

12a R-5,500 - R-6,000 20.8 Ac. 79 DU

24a Park 26.7 Ac.

25 Park 31 Ac.

26 R-5,500 - R-6,000 26.2 Ac. 116 DU

35 R-5,500 - R-6,000 26 Ac. 110 DU

36 R-5,500 - R-6,000 26 Ac. 125 DU

Fieldstone Drive

13a Commercial 5.5 Ac.

14 Multi-Family 10.6 Ac. 97 DU

16 R-5,500 - R-6,000 11.2 Ac. 50 DU

17 R-5,500 - R-6,000 22.3 Ac. 95 DU

27 R-5,500 - R-6,000 16.1 Ac. 70 DU

28 R-5,500 - R-6,000 21.8 Ac. 95 DU

Ethanac Road

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

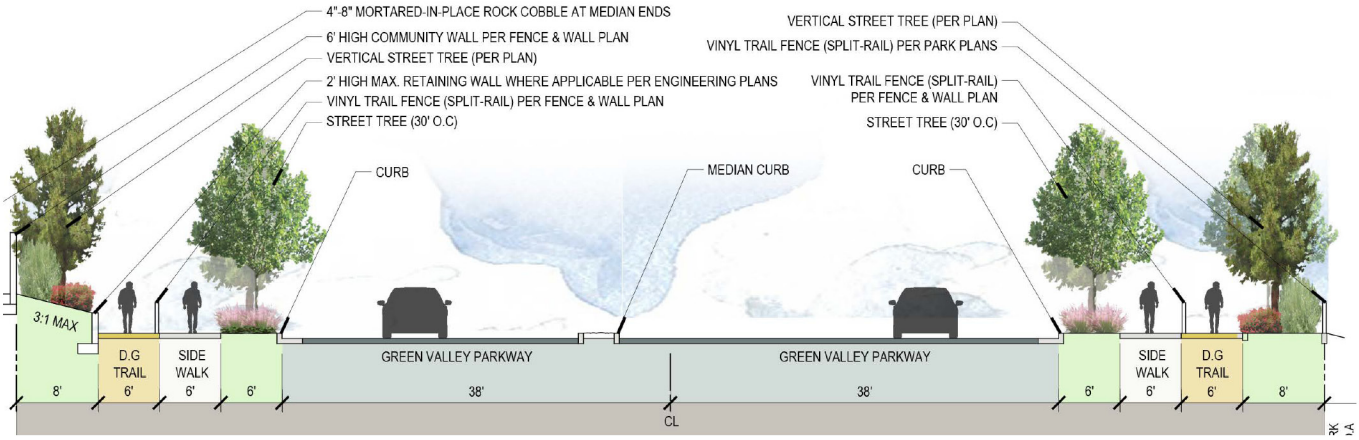
NORTH

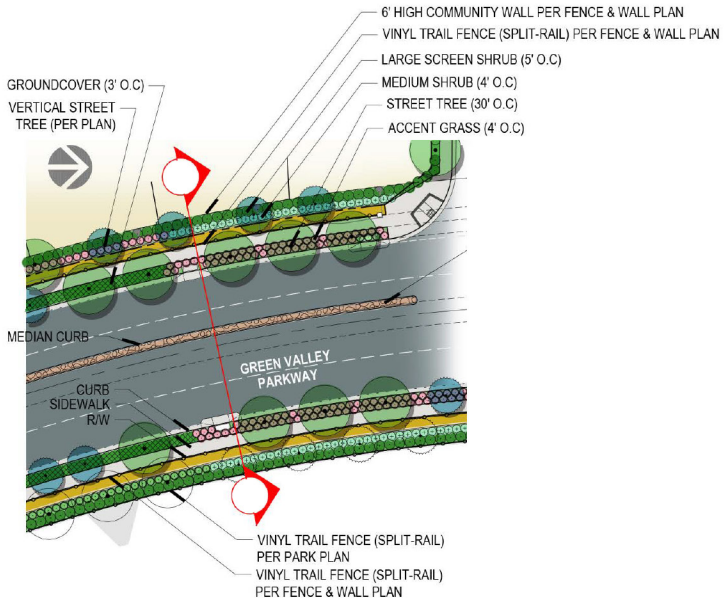
0 250 500 1,000 Feet

GREEN VALLEY

FIGURE 4-28

SECTION A GREEN VALLEY PARKWAY





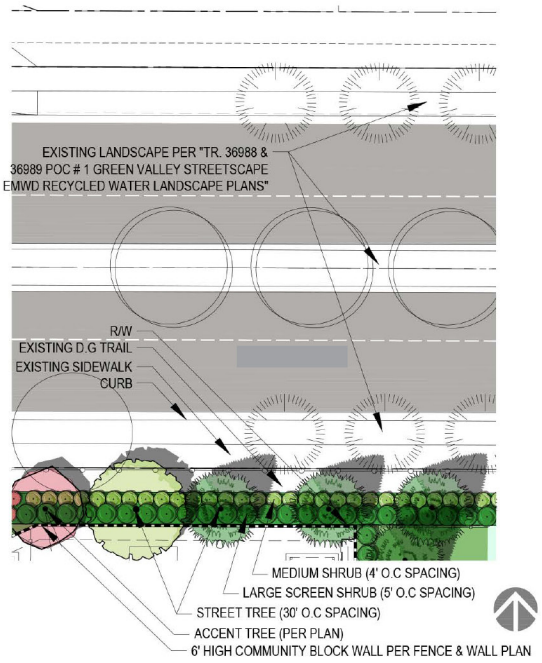
A Green Valley Parkway

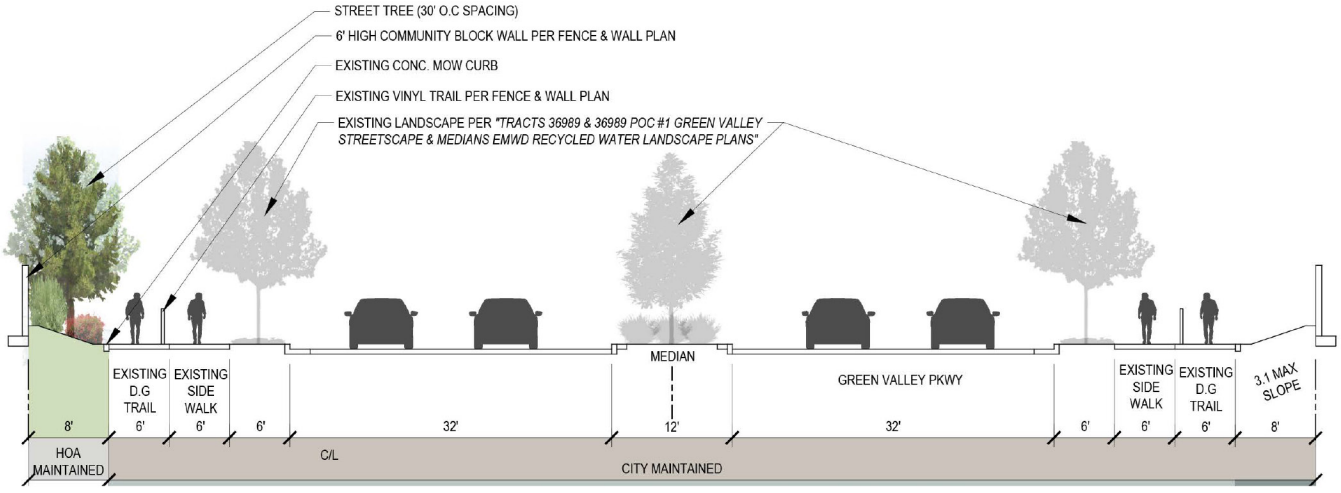
Not to Scale

GREEN VALLEY

FIGURE 4-29

SECTION B FIELDSTONE DRIVE



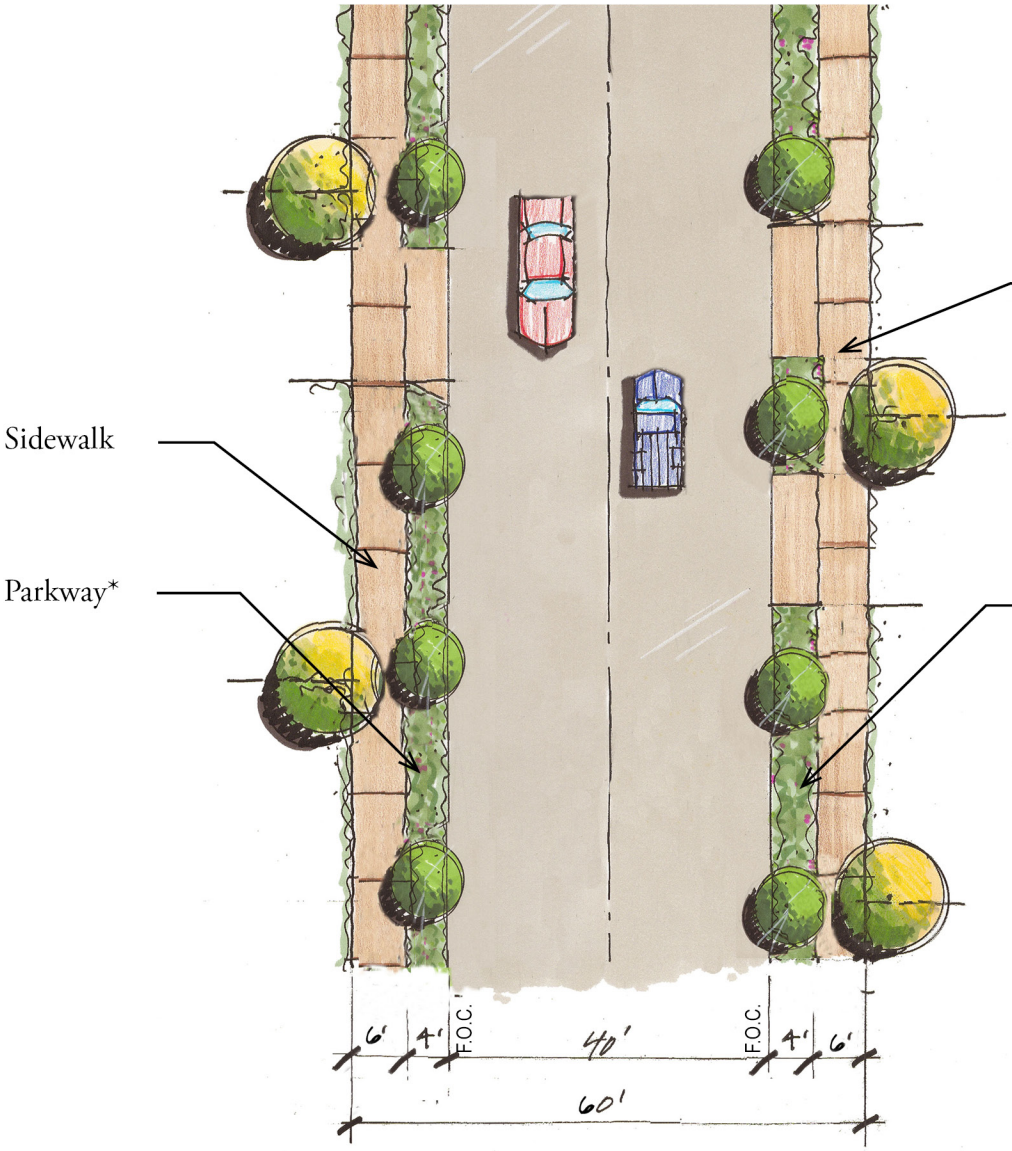


B Fieldstone Drive

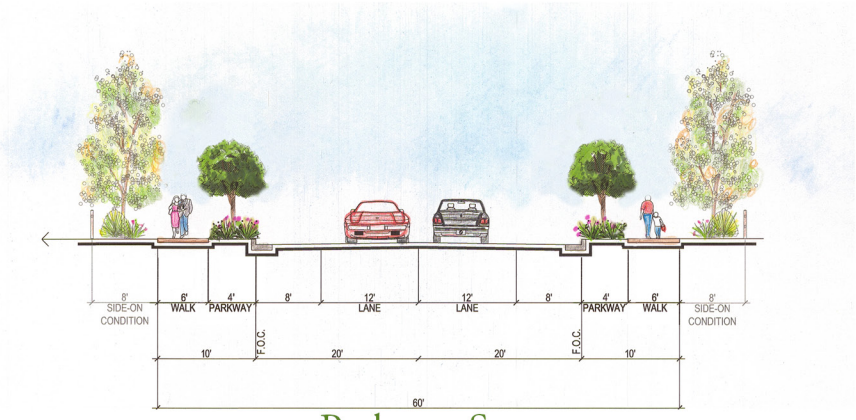
Not to Scale

GREEN VALLEY

FIGURE 4-30



* Parkway planting area is 3'-6" wide. Refer to Plant Palette for **TREES** suitable for planting within a 3'-6" wide space.



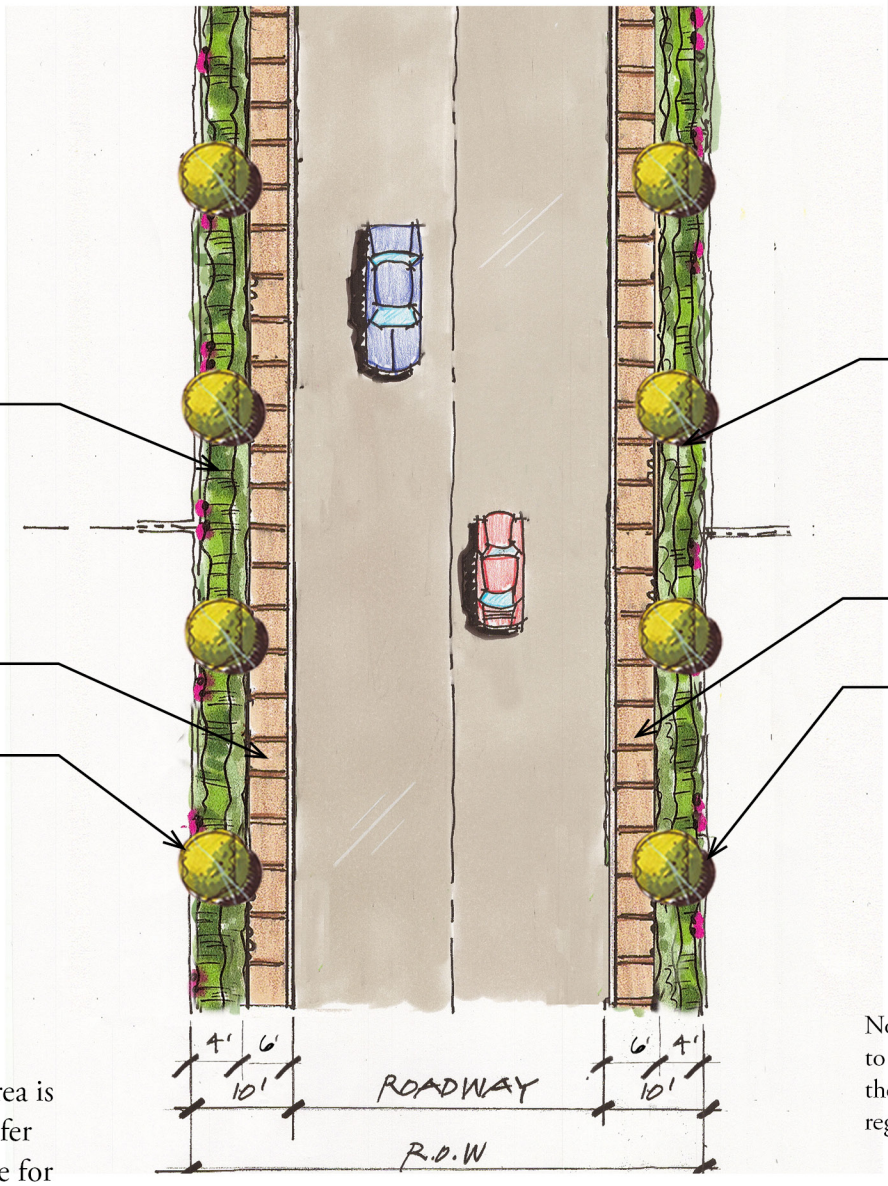
Parkway Street

C Local Street- 40' Curb-to-Curb

Not to Scale

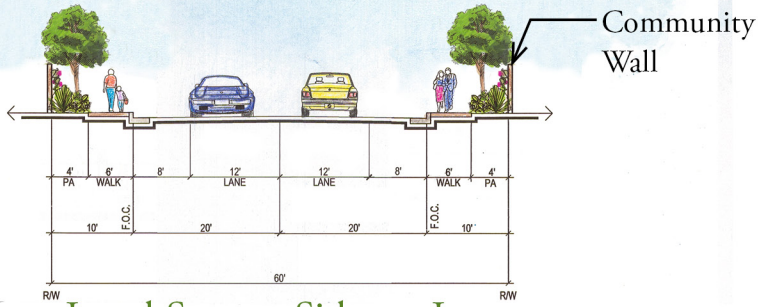
GREEN VALLEY

FIGURE 4-31



Note: Larger shrubs are to be used only when they will not require regular pruning.

* Landscape area is 4'-0" wide. Refer to Plant Palette for **TREES** suitable for planting within a 4'-0" wide space.



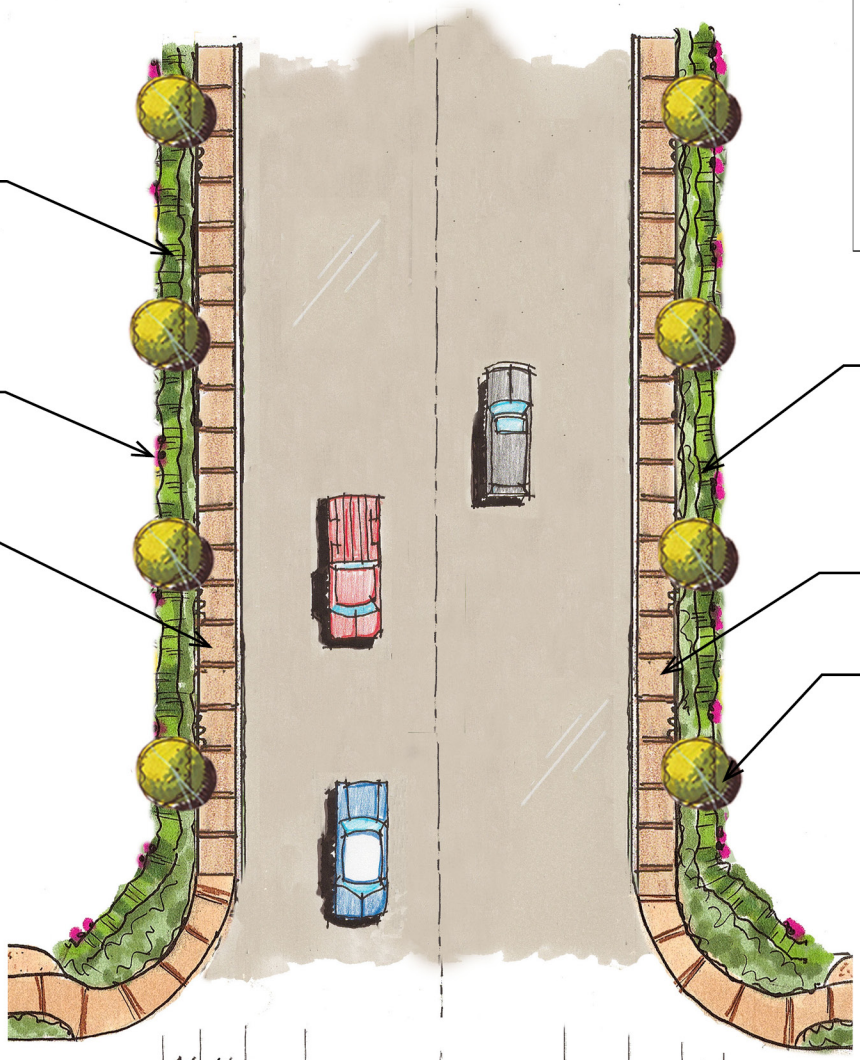
Local Street - Side-on Lots

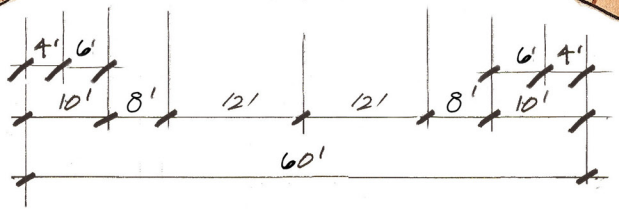
D

Not to Scale

GREEN VALLEY

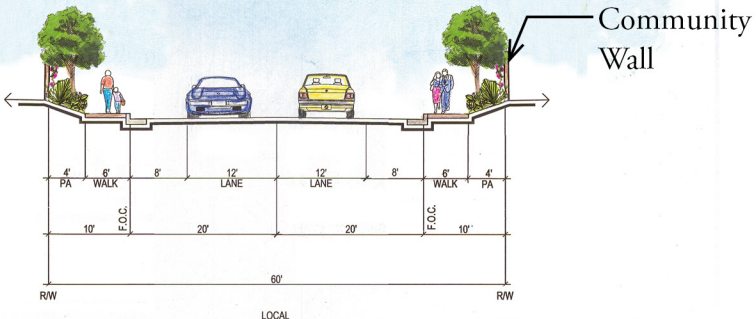
FIGURE 4-32





Note: Larger shrubs are to be used only when they will not require regular pruning.

* Landscape area is 4'-0" wide. Refer to Plant Palette for **TREES** suitable for planting within a 4'-0" wide space.

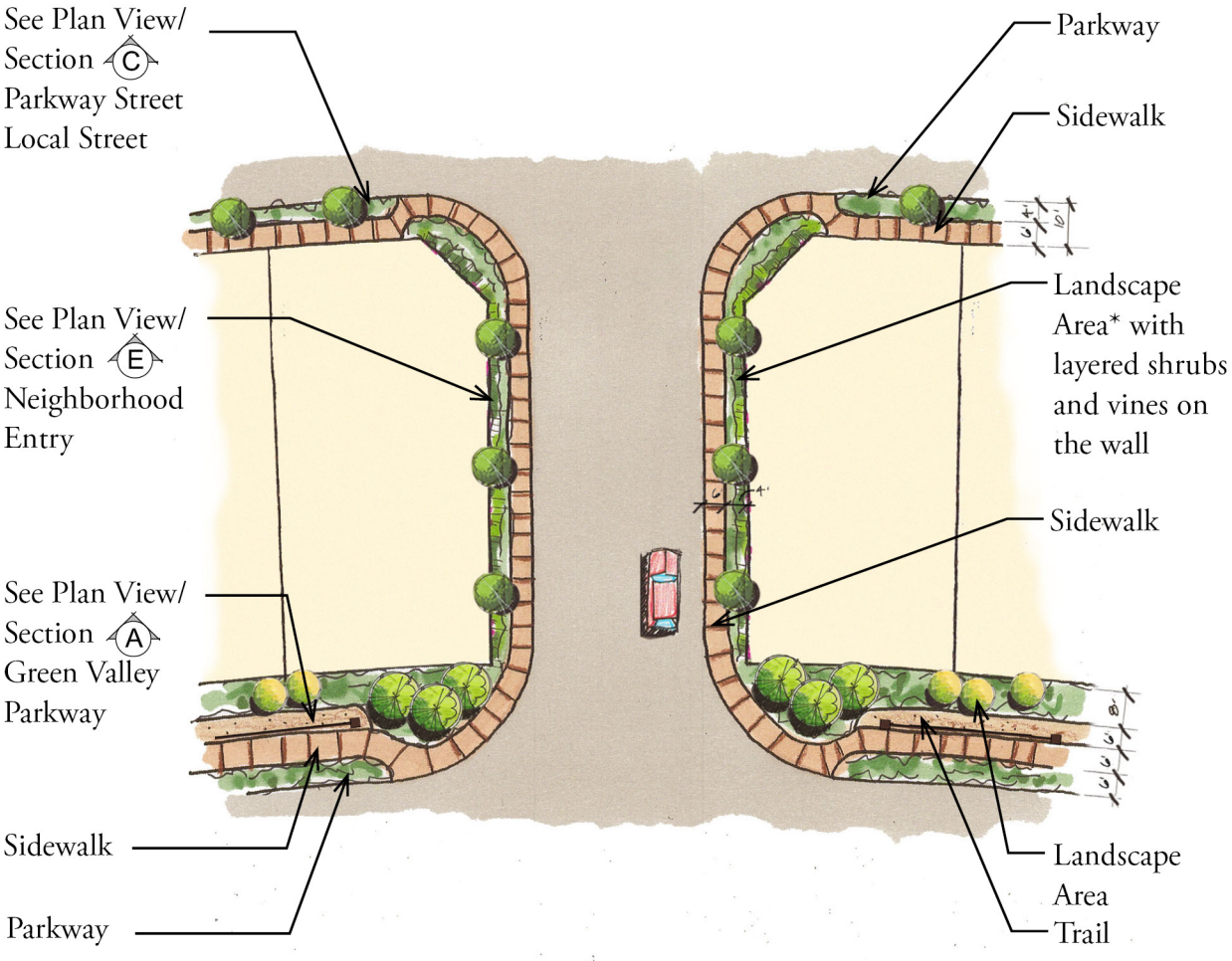


E Neighborhood Entry- Side on Lots

Not to Scale

GREEN VALLEY

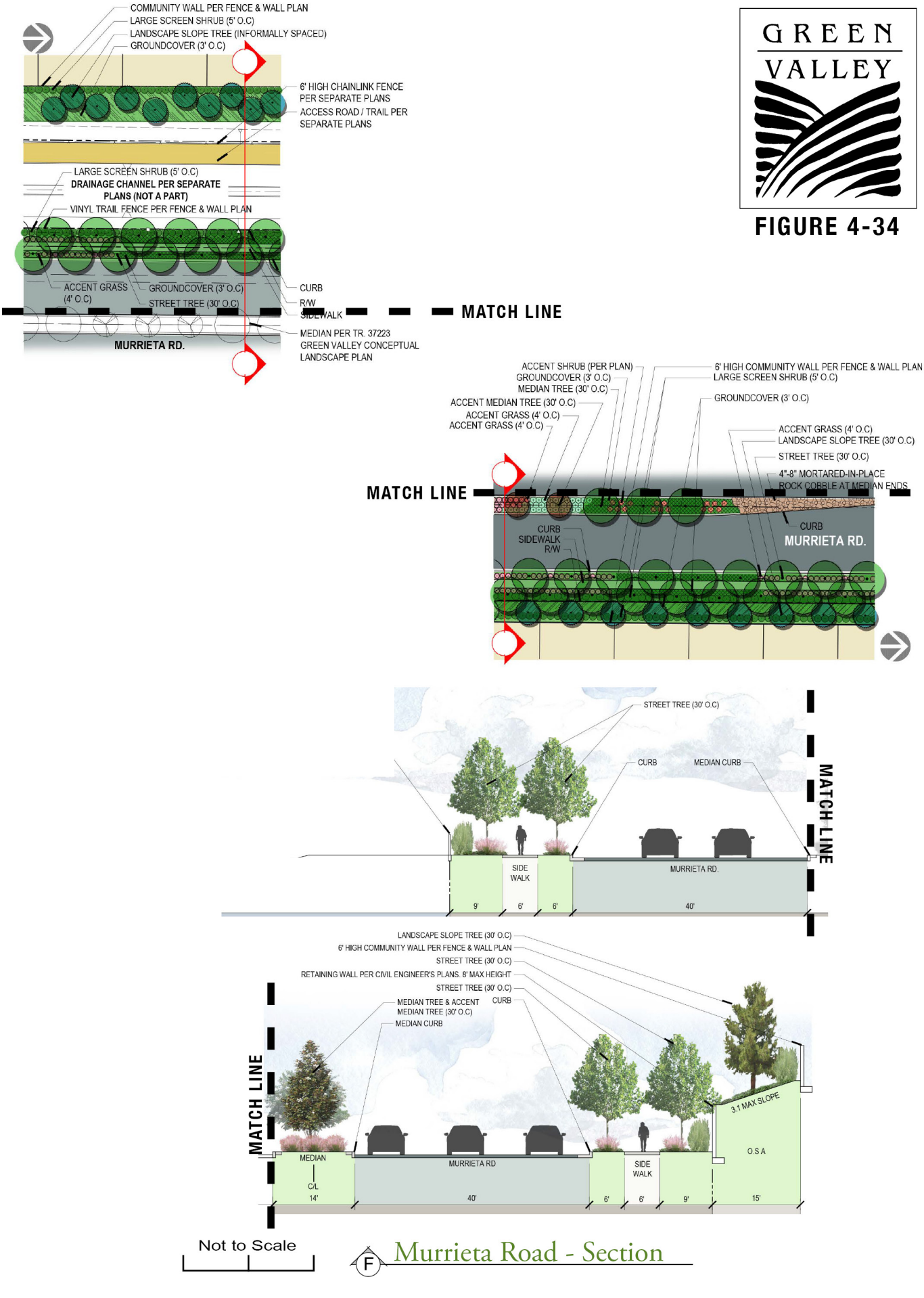
FIGURE 4-33



* Landscape area is 4'-0" wide. Refer to Plant Palette for **TREES** suitable for planting within a 4'-0" wide space.

A C E Transition of Walks - Plan View

Not to Scale



GREEN VALLEY

FIGURE 4-34

SECTION F MURRIETA ROAD

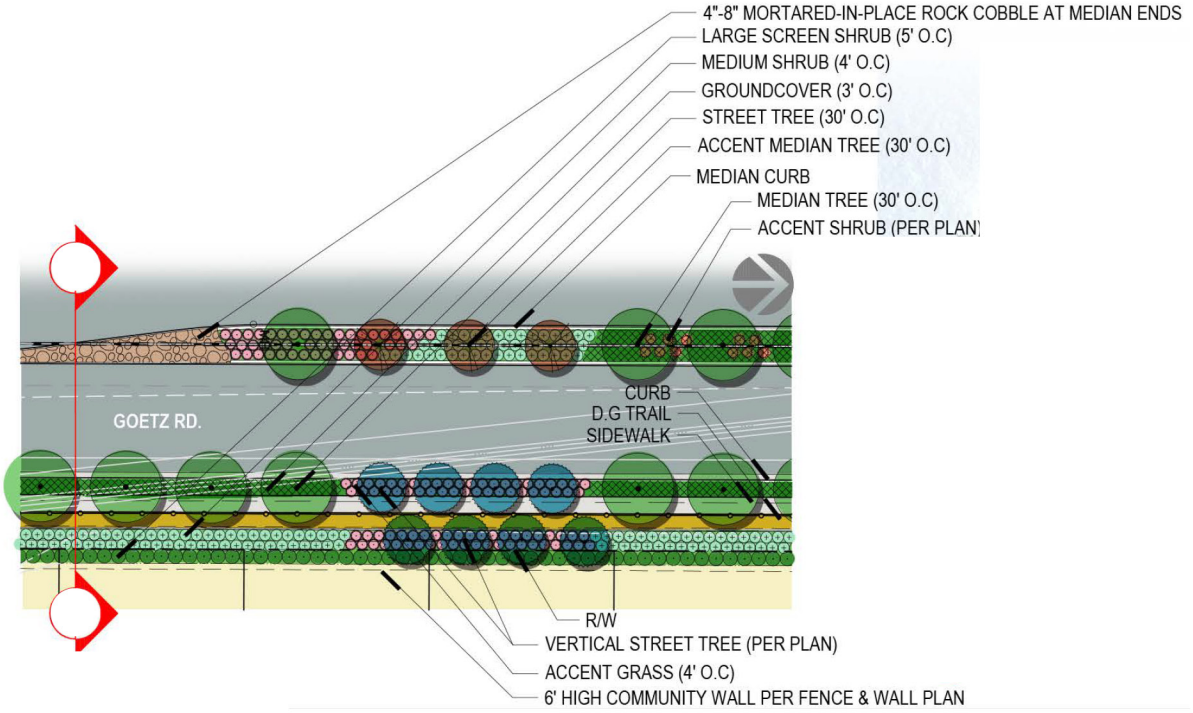
Not to Scale

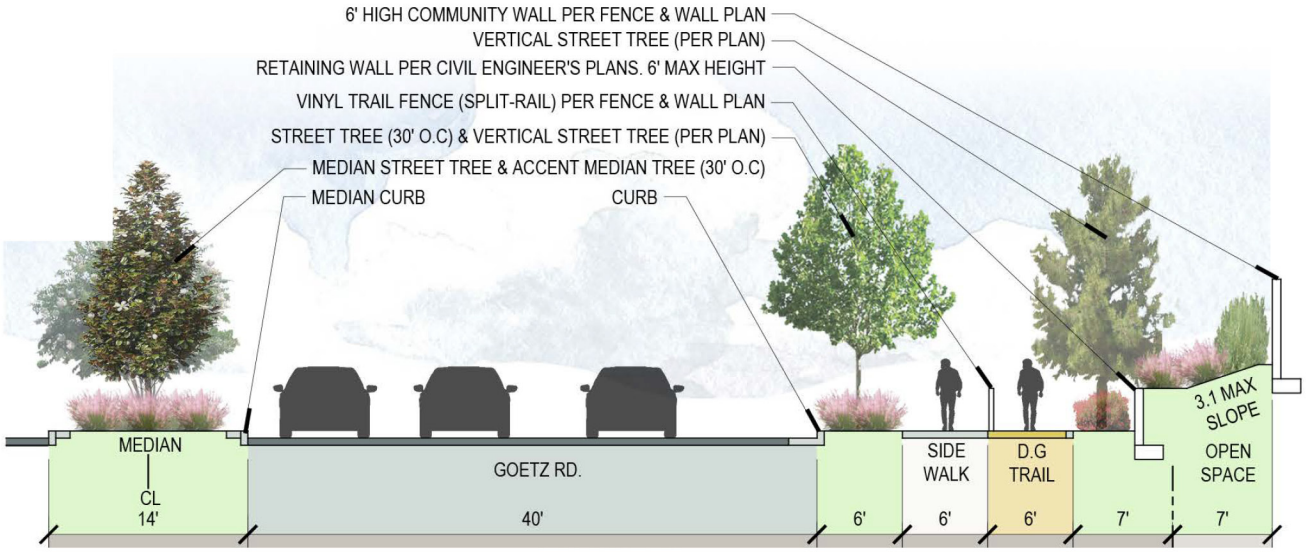
F Murrieta Road - Section

GREEN VALLEY

FIGURE 4-35

SECTION G GOETZ ROAD





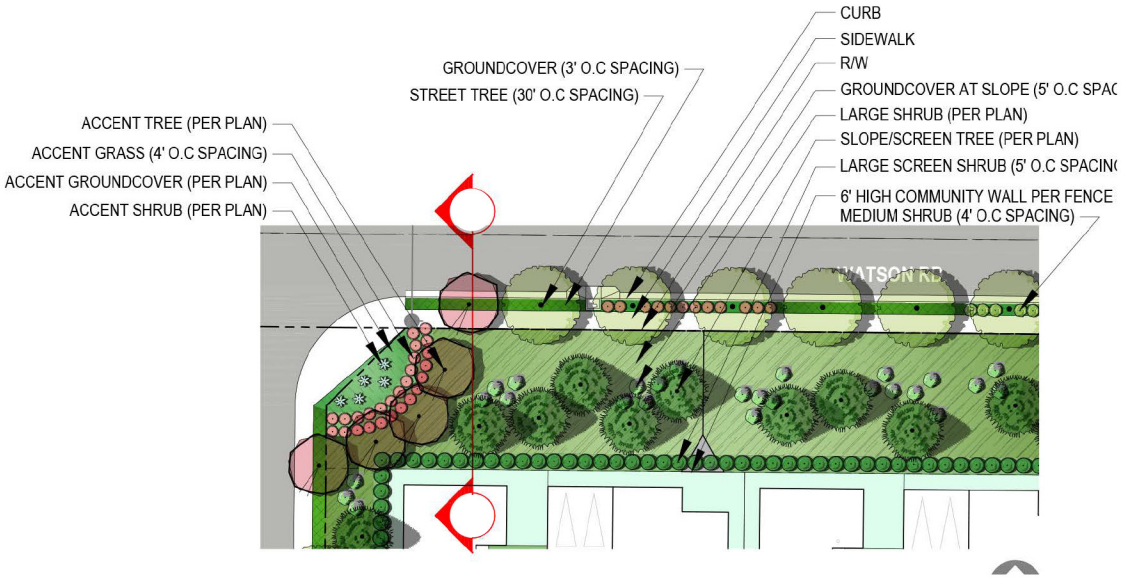
Goetz Road - Section

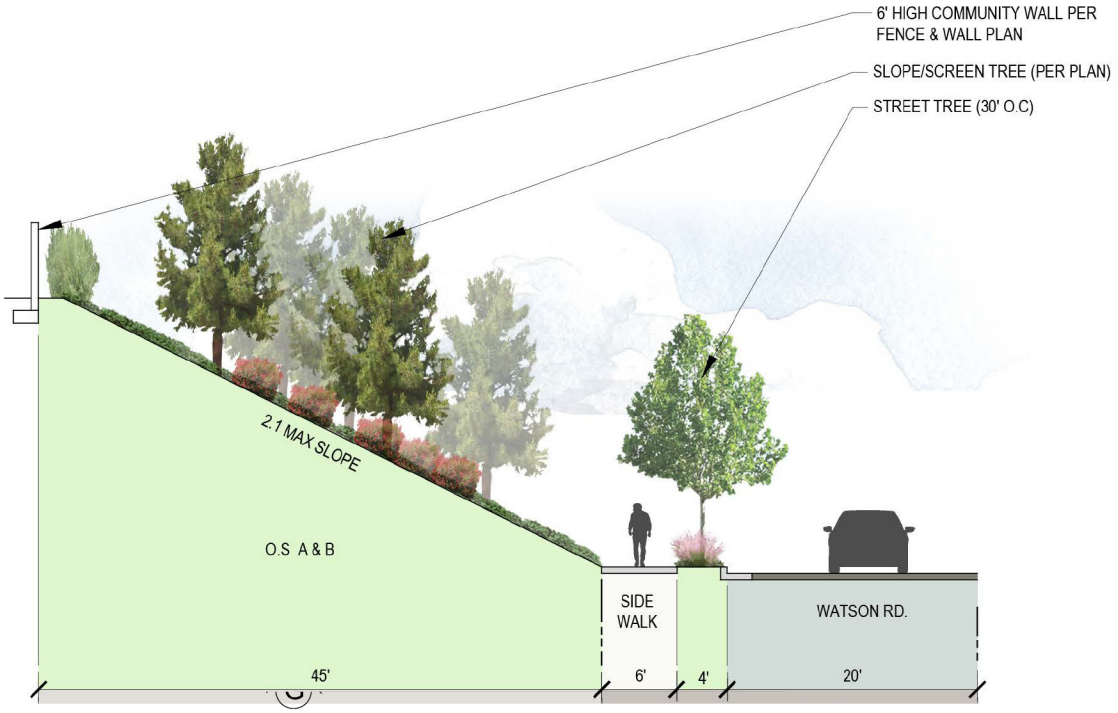
Not to Scale

GREEN VALLEY

FIGURE 4-36

SECTION H WATSON ROAD



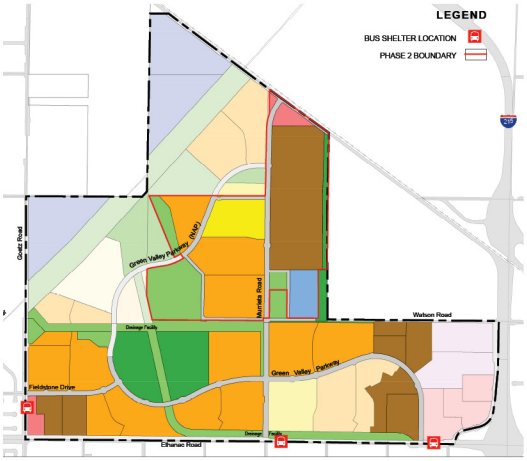


H

Watson Road

Not to Scale

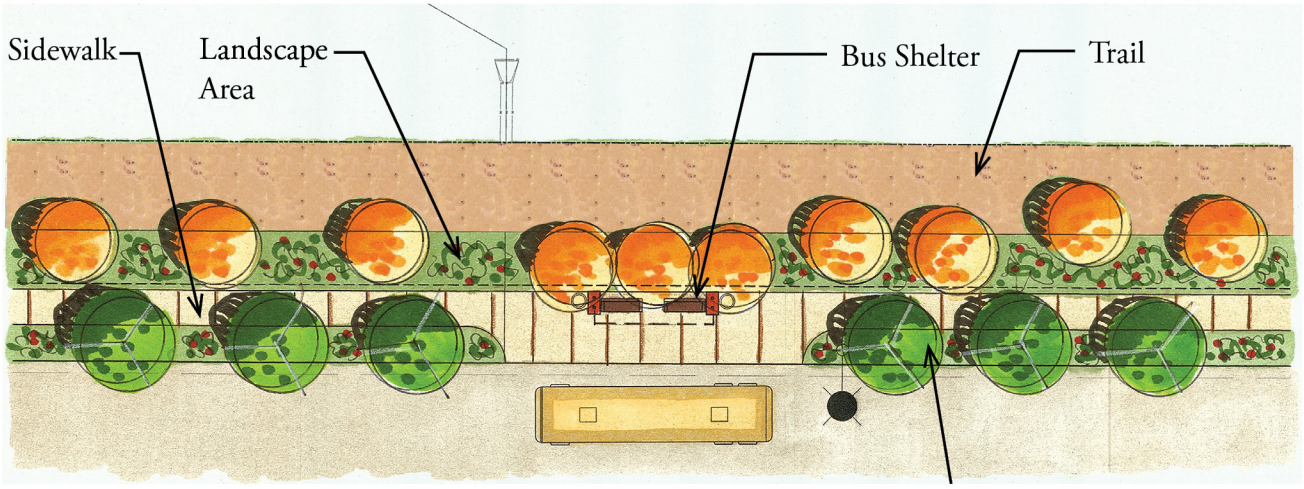
BUS SHELTER



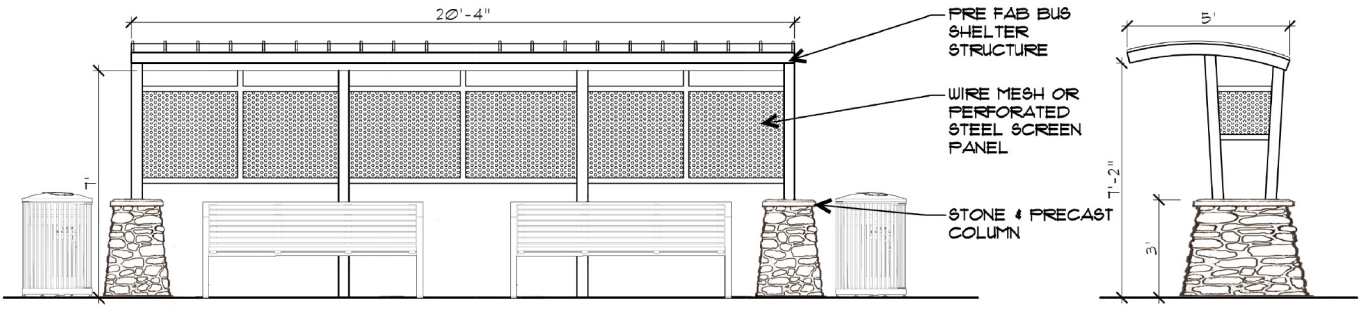
Key Map

GREEN VALLEY

FIGURE 4-37



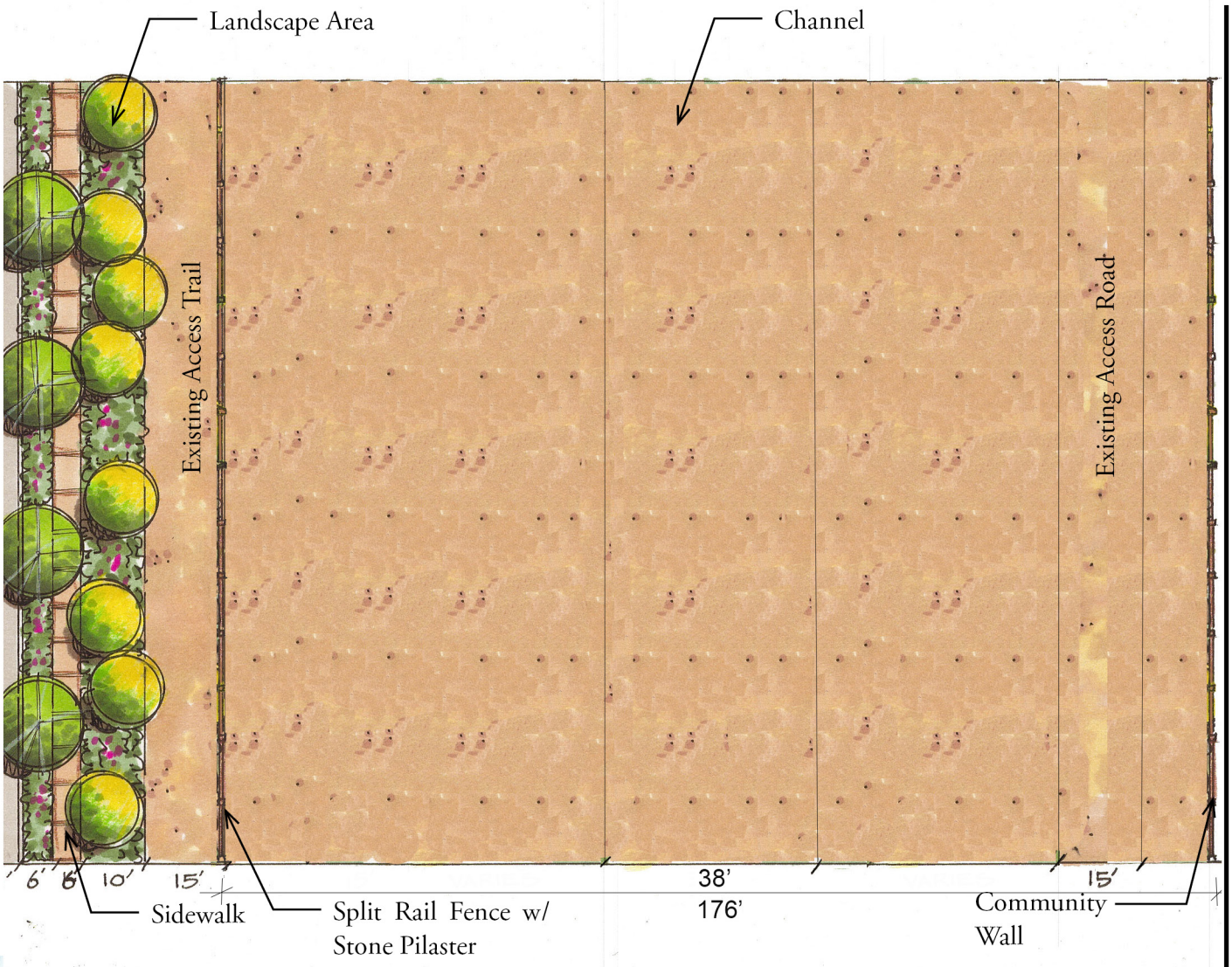
Plan View

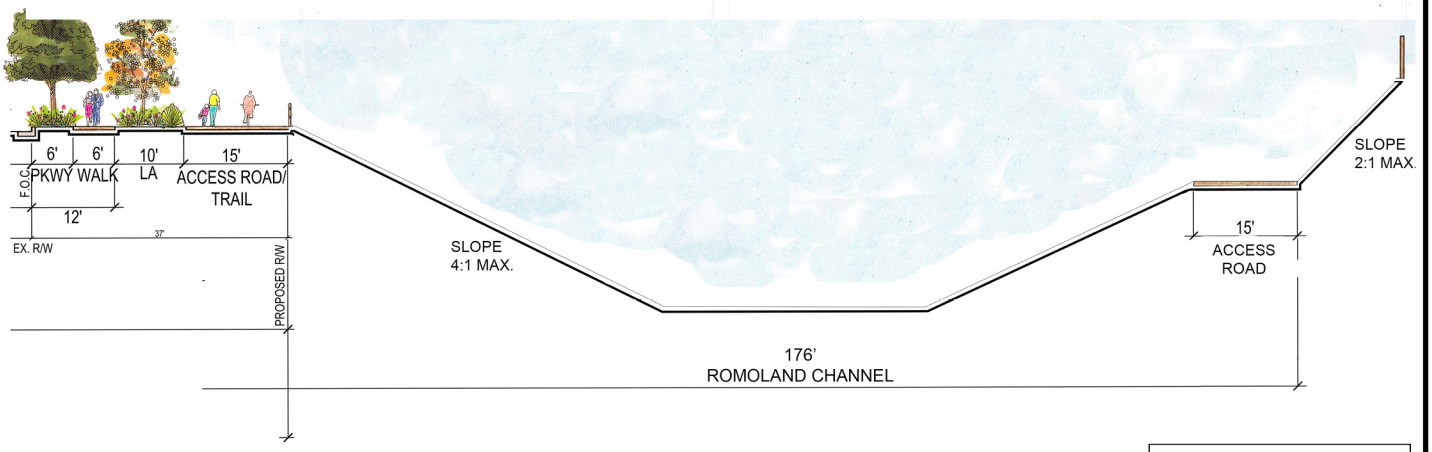


Elevation & Section

Not to Scale

SECTION I CHANNEL AT ETHANAC ROAD





Channel at Ethanac Road - Section

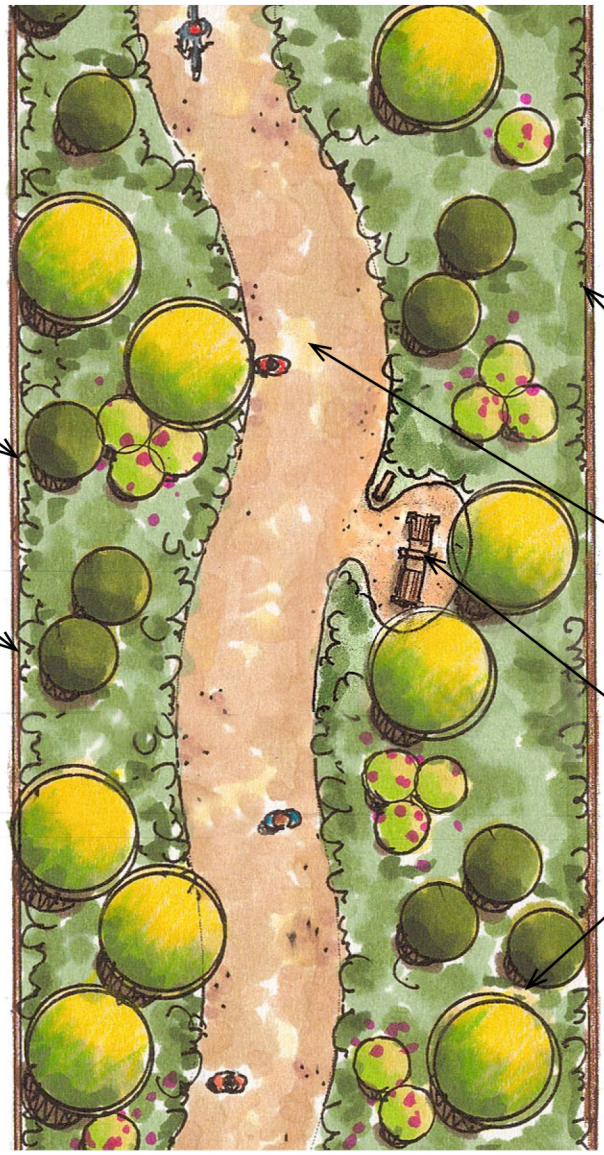
Not to Scale

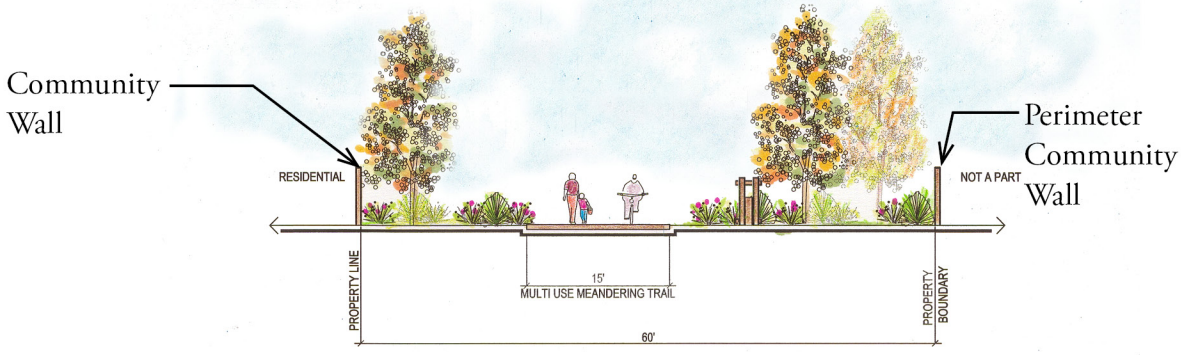
GREEN VALLEY

FIGURE 4-38

GREEN VALLEY

FIGURE 4-39





J EMWD Landscape Buffer - Section

Not to Scale

4.4.7 Pedestrian Circulation and Trails

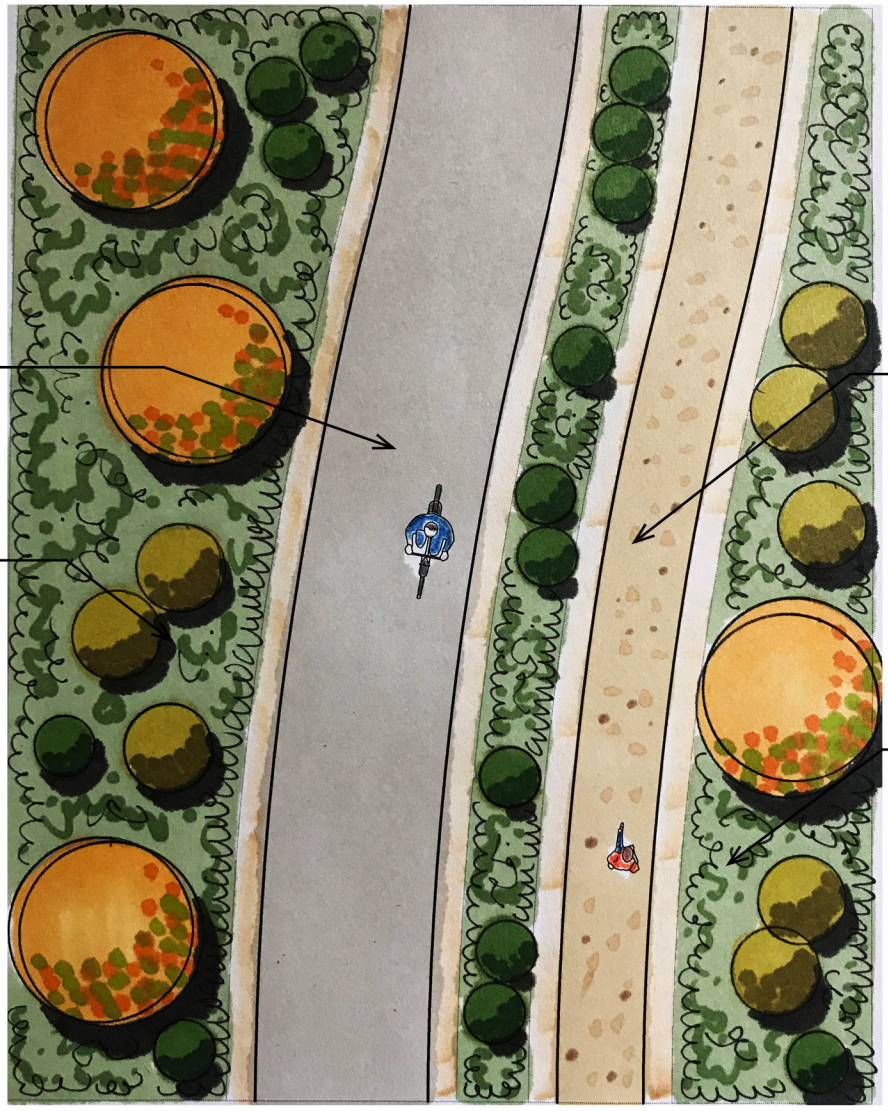
The trail system will wind its way throughout the Green Valley development in several forms. A 6-foot-wide pedestrian sidewalk and a 6-foot-wide decomposed granite trail occur on either side of Green Valley Parkway, along ~~West Elm Parkway~~Fieldstone Drive, and along Goetz Road. A 5' wide pedestrian sidewalk occurs on both sides of Murrieta Road. A 15' wide multi-use trail flanks the Romoland Channel on both sides. Another 15' wide multi- use trail is located within the 60' landscape buffer at the easterly edge of the project. Along the trail system within the landscape buffer, new technology par course/exercise stations will be intermittently located along the defined trail for circuit training and active exercise. This trail will contain gently undulating pathways and interesting plant material throughout the landscape treatment.

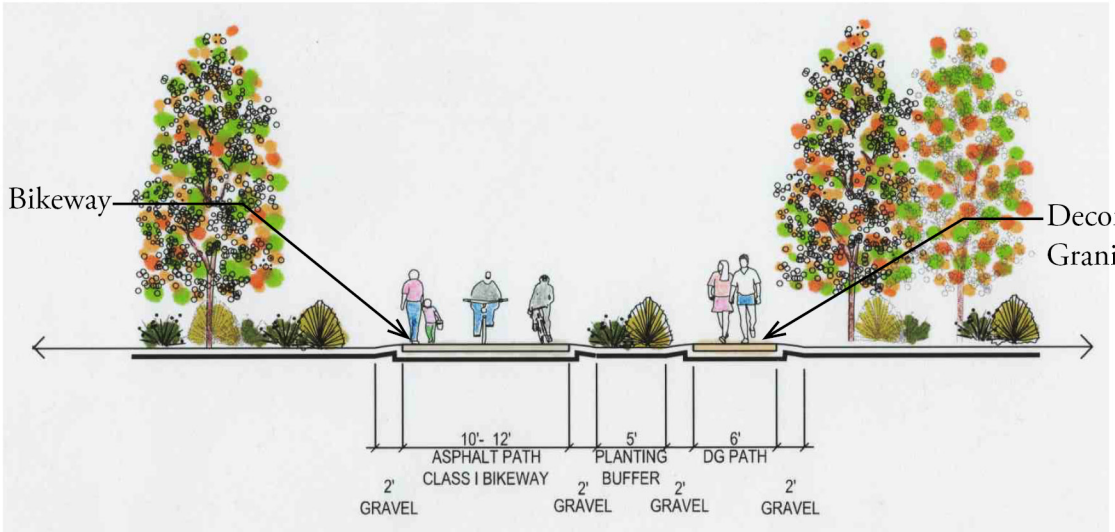
Figure 4-40 depicts the cross-section of the San Jacinto River Trail that will be located along the east side of the San Jacinto River. A Class I bike path will be provided, and an unpaved DG multi-purpose trail adjacent to the bike path will be provided where feasible.

Examples of Par Course Exercise Stations

GREEN VALLEY

FIGURE 4-40





K San Jacinto River Bike Path and Trail - Section

Not to Scale

4.4.8 Street Furniture Guidelines

Site furnishings (required in all commercial areas) including, but not limited to, tables, benches, and trash receptacles will be wood, metal and/or concrete. The wood shall be stained to maintain a natural appearance. Images of custom and standard site furnishings have been provided as a basis of reference for design intent.

Example of Seat Wall with Stone and Wood Slats

Materials: (Custom)

- Seat walls with stone and wood slats
- Varied paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers.
- Wood Structures and picnic tables

Materials: (Design Standards)

- Trash receptacles with wood slats or steel slats. Steel Trash Receptacle shall be a Black or Dark Bronze color.
- Realistic wood, faux wood, or steel picnic tables, Benches with wood and metal accents, or all steel.
- Most shown are steel with rust proof coating and IPE hardwood or recycled plastic wood-like product.
- Mailboxes- powder coated steel, cluster box unit (CBU) with decorative lid. Decorative trellis required for all Cluster Box Unit Mailboxes.

Example of Wood and Steel Bench

Example of Steel Bench

Example of Cluster Box Unit Mailboxes

Example of Trash Receptacle with Wood Slats and Steel

4.4.9 Wall and Fence Guidelines

Maintaining quality and character of all aspects of the public realm is a key placemaking principle. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity and unity within the community.

Walls and fencing will be used throughout the community to complement the overall design theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The use of walls and fences can also serve to accentuate neighborhood features in addition to screening streets and adjacent uses.

The following types of walls (solid and opaque) and fences (open and largely transparent) have been selected for possible use within different areas of the project site. All wall and fence heights are measured from the highest grade elevation on either side of the wall or fence. An overall community wall program is provided to help unify and reinforce community character.

- All multi-family developments shall be gated to include a solid decorative block wall with pilasters every seventy-five (75) feet with decorative wrought iron gates to all access points.
- Decorative walls and/or screen walls shall be integrated with the architecture of community buildings, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design.
- For most products, the community wall will be colored split face block with a precision block cap. Pilasters will be a stone veneer with a precast colored concrete cap. Pilasters will occur at changes in wall direction or change in materials visible to the public realm.
- Walls adjoining a public street or any wall publicly visible or adjacent to the public realm shall be split face block with a precision block cap.
- Interior/side yard or any wall not visible to the public realm shall be precision block with precision cap, or vinyl fencing based on builder's preference and product price point.
- Use tubular steel view fence when fence is not visible from the Public Realm; i.e., from the major/primary external (perimeter) streets and internal streets. It can also be used at the drainage channel and park. No precision block wall shall be visible/exposed to the public realm; block wall will be used strictly for interior side yards.
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, and along the project perimeter unless a need for an 8'-0" high wall or higher is determined necessary to act as a "sound wall" and approved by the City. Wall/fence heights are measured from the base of the wall/ fence to the top of the interior or exterior side, always providing a minimum six (6) feet barrier from either side. The maximum height of any wall should not exceed ten (10) feet (in combination with a retaining wall) without a variance.
- Combination retaining wall and privacy walls at block ends may be used.
- Rear yard fencing adjacent to park areas or open space edges shall be view fencing, where applicable, considering grade differentials, etc.
- Where appropriate, view fencing may be less than 6' high to provide an enhanced view shed. In cases where pools or spas are located in rear yards, a minimum 5' high perimeter fence is required

per CA Code Section 115920. Continuous view fencing or block walls shall have pilasters located at corners, at changes in wall/fencing materials, and significant redirection in the fence line.

- Wall sections greater than 100' in length should incorporate at least one of the following design features which are proportionate to the wall length:
  - A minimum of two feet change in plane for at least two feet.
  - A minimum of 18-inch change in height for at least ten feet.
  - Use of pilasters at regular intervals of approximately 100' at changes in wall planes, wall materials, and at wall terminus.
  - A minimum of four feet high view fencing section for at least ten feet.
- Solid decorative block walls are required for property line fencing and gate returns between housing lots and those areas in public view. Fence returns located on the garage side of each home shall include a three-foot (3') wide minimum gate (vinyl or other durable material).
- All retaining walls, courtyard walls, gates, and fences shall be compatible with the architecture of each neighborhood/ district.
- Precision block walls are prohibited from being visible from public view (trail, open channel, street, etc).
- For residential side yard gates, vinyl gates with split face block walls are required; color to match and complement adjacent wall or architecture.
- Gates should be provided in walls or fences to allow emergency access and to facilitate convenient pedestrian access to activity areas and adjacent uses.
- Walls should be eliminated or sited to provide additional setback areas at project entries to accommodate distinctive landscaping, ornamental gateways, signage, and street furniture.
- Wall should be curved or angled at corner locations along street frontages to preserve sight lines.
- Sight lines shall be taken into account when laying out lots and perimeter walls.
- For any retaining walls along the right of way, a cross section will be provided and included on the conceptual fencing plan.
- Wood fencing is not permitted.
- Fencing for any proposed bioswales or detention basins shall be tubular steel (to resemble wrought iron) with pilasters spaced at approximately 50 feet apart.
- All wall and fence areas accessible to the public shall be treated with "graffiti" resistant coating.

Figure 4-41 depicts the Green Valley Wall and Fence Plan, and Figure 4-42 depicts the Phase I Wall and Fence Plan.

WALL AND FENCING PLAN

GREEN VALLEY

FIGURE 4-41

LEGEND

- THEME WALL
- ENTRY & ACCENT WALL
- VIEW FENCE
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

NOTE:
SPLIT-FACE BLOCK REQUIRED BETWEEN DWELLING UNITS FROM VIEW OF THE PUBLIC RIGHT-OF-WAY OR INTERNAL PRIVATE STREET OR COMMON AREA.

NORTH

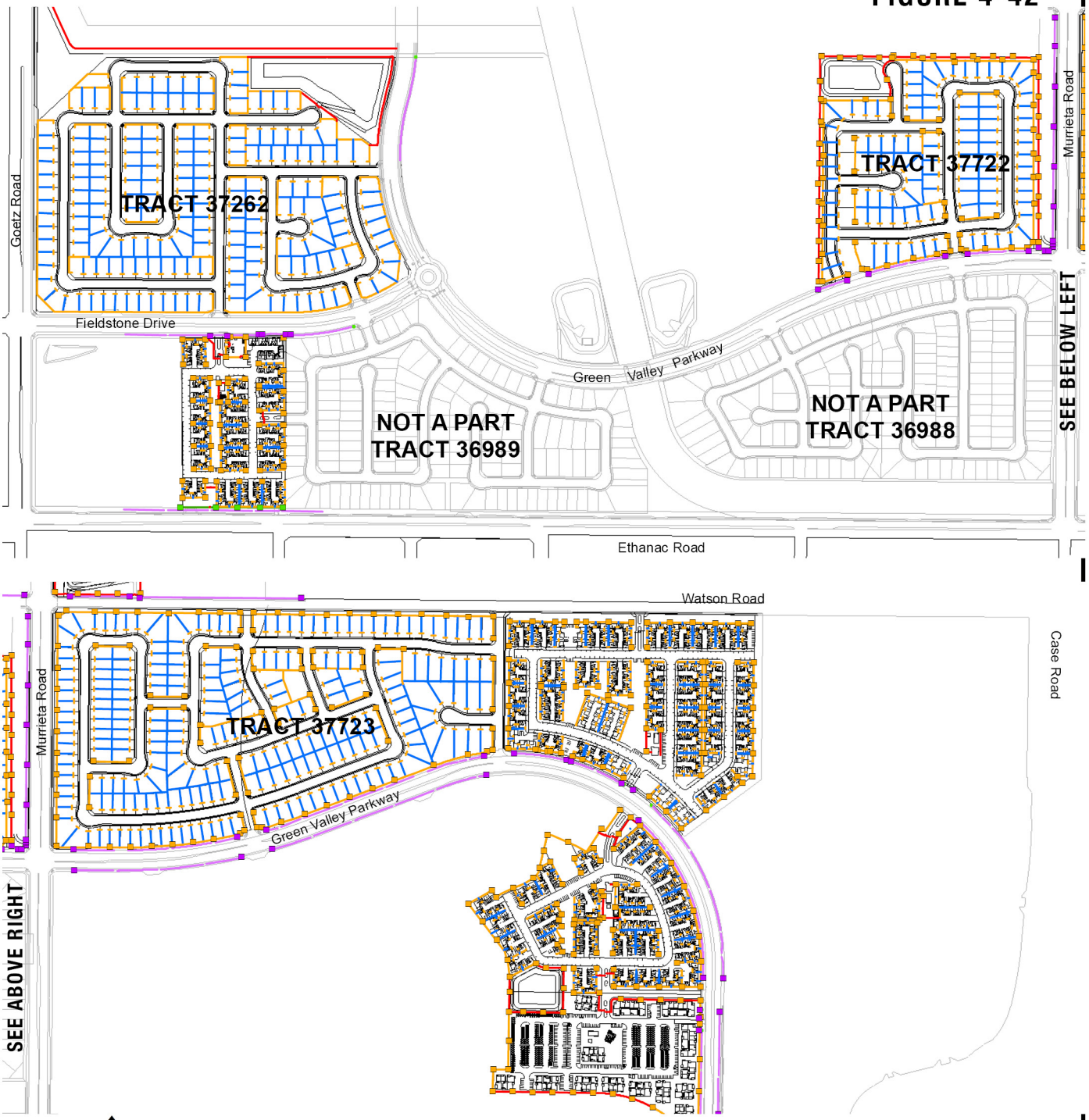
0 250 500 1,000 Feet

8' Community Block Wall (Ethanac Rd)
6' High Community Block Wall
6' High Tubular Steel Fence
6' High Interior Vinyl Fence
3'-6" High Trail Fence
8'-6" Stone Veneer Pilaster (Ethanac Rd)
6'-6" Stone Veneer Trail Pilaster
3'-6" Stone Veneer Trail Pilaster

GREEN VALLEY

FIGURE 4-42

WALL & FENCE PLAN PHASE 1

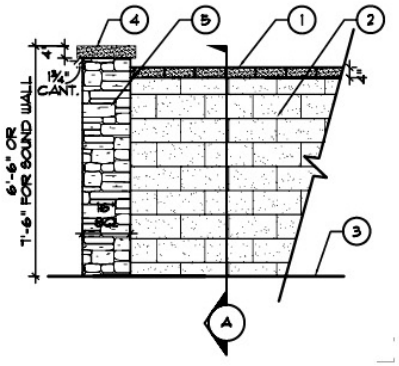


NORTH

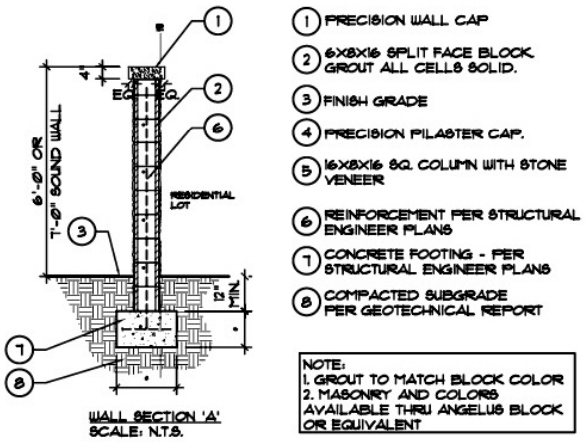
Not to Scale

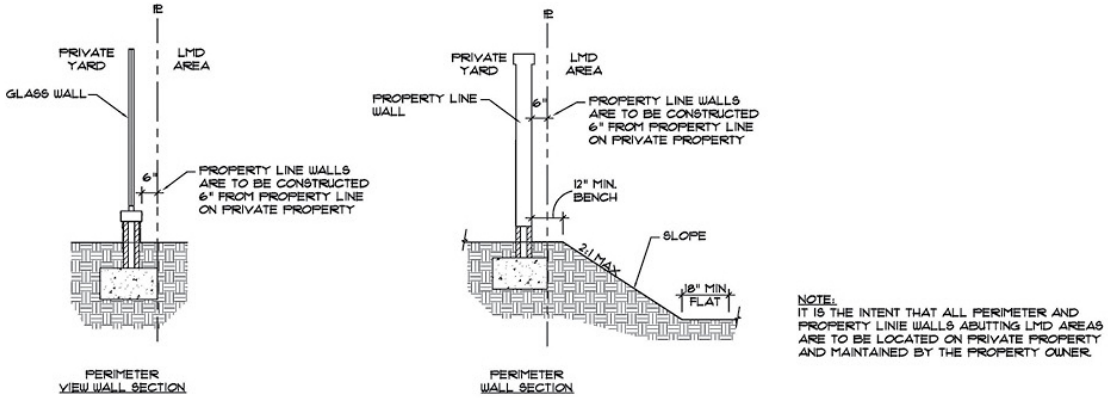
NOTE:
SPLIT-FACE BLOCK REQUIRED BETWEEN DWELLING UNITS FROM VIEW OF THE PUBLIC RIGHT-OF-WAY OR INTERNAL PRIVATE STREET OR COMMON AREA.

The following photos should not be construed as the exact wall and fence height, color and material, but should be used as preferred examples. The sketches and graphic representations contained within these Design Guidelines are for conceptual purposes and are provided as visual aids in understanding the basic intent of the Guidelines and to present examples of their potential implementation. The block/color specification can be substituted with a different manufacturer as long as colors and textures match.



Community Wall and Pilaster (Solid Fence)	
Pilaster Veneer: Stone Grout: Wall:	60% Italian Villa, color: Verona 40% Tuscan Villa, color: Florentine Manufacturer: Coronado Stone New Taupe #185 - Custom Bldg. Prod. Split face block wall-Angelus Block
Wall Color: Pilaster & Wall Cap Color:	Harvest - Angelus Block Harvest -Angelus Block
Pilaster Cap: Wall Cap:	Precision Pilaster Cap - Angelus Block Precision Wall Cap - Angelus Block
Grout:	Summer Wheat #45-Custom Building Products

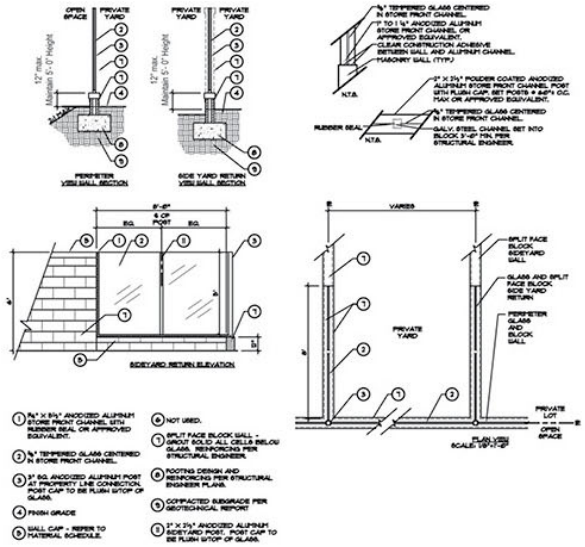




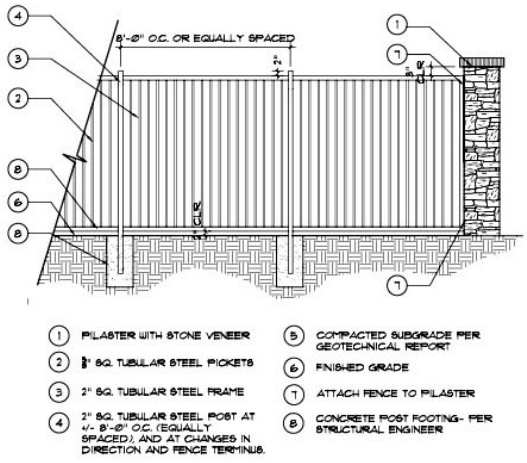
Community Glass View Fence	
Metal Color:	Spraylac Regal Brown
Pilaster Veneer: Stone Grout: Low-Wall:	60% Italian Villa, color: Verona 40% Tuscan Villa, color: Florentine New Taupe # 185-Custom Bldg. Prod. Split face block wall-Angelus Block
Wall Color: Pilaster & Wall Cap Color:	Harvest - Angelus Block Harvest - Angelus Block
Pilaster Cap: Wall Cap:	Precision Pilaster Cap Precision Wall Cap
Grout:	Summer Wheat #45-Custom Building Products

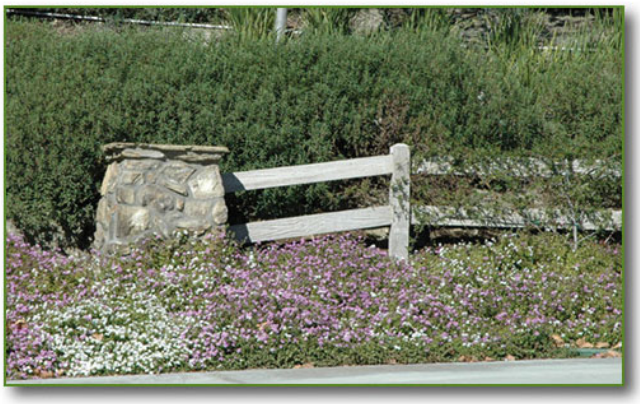
Community Prefabricated Tubular Steel View Fence	
Metal Color:	Powder Coated- Sherwin Williams SW7020 Black Fox *All Fencing connections are to be field welded and painted.

Use when tubular view fence is not visible from the Public Realm from the major/primary external (perimeter) streets and internal streets. Can be used at drainage channel and park with exception as noted. Refer to Wall & Fence Plan herein.

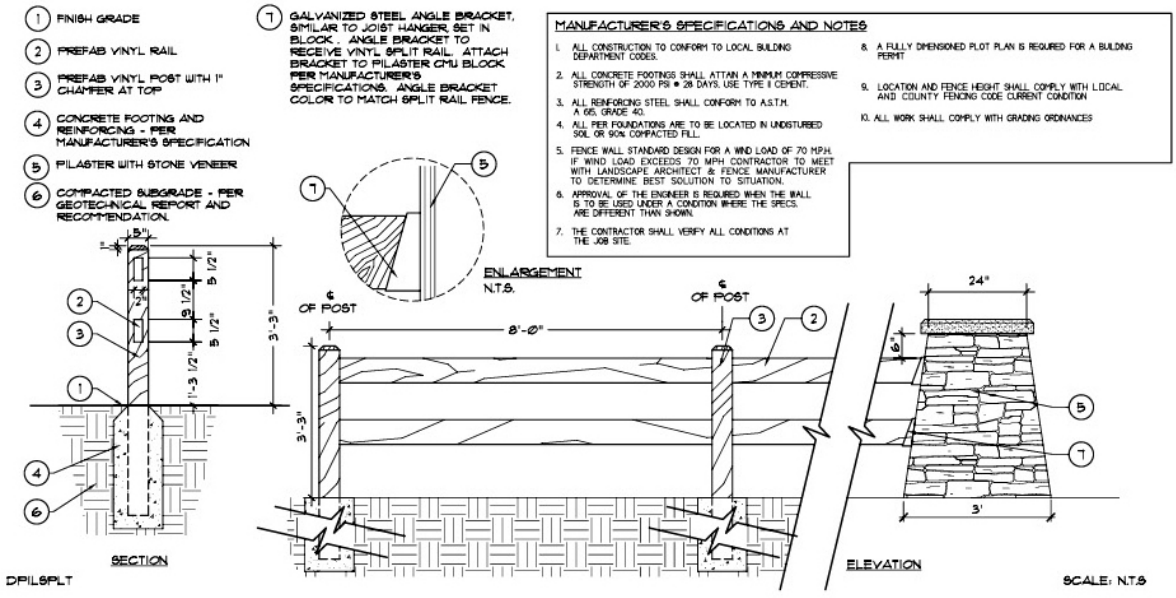


Use when glass view fence is visible from the Public Realm from the major/primary external (perimeter) streets and internal streets.

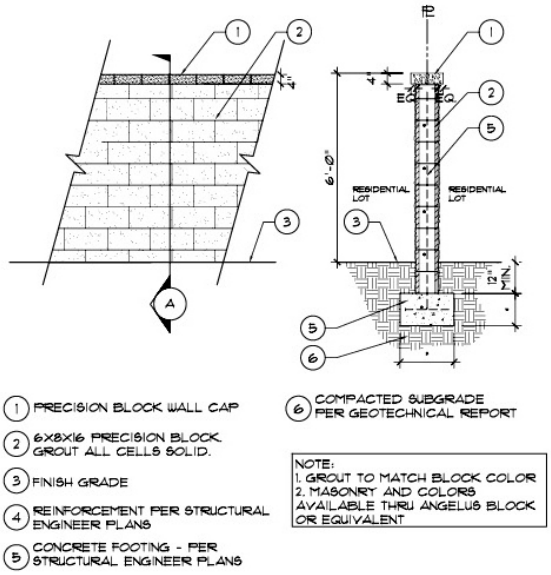




Split Rail Fence with Stone Pilasters	
Fence:	Wood Grain Vinyl Split Rail, color: Natural Gray
Pilaster Stone Veneer:	60% Italian Villa, color: Verona 40% Tuscan Villa, color: Florentine Manufacturer: Coronado Stone
Stone Grout:	New Taupe #185-Custom Bldg. Prod.



Precision Block Wall Option at Side Yard Conditions (No Precision Block Wall shall be visible/exposed to the public realm. Strictly for interior sideyards only.)	
Wall:	Precision Block wall and Precision Block cap through Angelus Block
Wall and Cap Color:	Harvest-Angelus Block
Grout:	Summer Wheat #45-Custom Building Products



Vinyl Fence Option at Side Yard Conditions	
Color:	Natural Cedar - available through Kroy Vinyl Fencing

Vinyl Gate Option at Side Yard Conditions	
Color:	Natural Cedar - available through Kroy Vinyl Fencing

Gate shown for material only

4.4.10 Utility and Equipment Screening

All utilities above/below ground and other equipment providing service to the Green Valley residential neighborhoods and the commercial and mixed-use areas shall be screened accordingly to prevent unsightly conditions that distract from the overall aesthetics.

- Above-ground utility equipment should be screened from view by the use of hedges, trees, or larger screening plant material and or vines where feasible, subject to utility provider requirements or restrictions.
- Above-ground utility equipment, vents, and access doors to underground utilities shall be located with sufficient space to allow clearance between the screening for the utility equipment and any paved surface including streets, driveways, and walkways.

4.4.11 Landscape Irrigation Note

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or drip system. The irrigation system will be separated into several systems based on water requirements of each hydrozone. Hydrozone separations will be based on sun orientation and water requirements of the plant material.

Irrigation of required landscaped areas shall be by either automatic overhead high efficiency spray nozzle or drip irrigation and matched precipitation rate, low-gallon sprinkler heads, bubblers, and timing devices. Landscape areas less than 8’ wide shall be irrigated with drip irrigation. Timing devices shall include soil moisture sensors and rain sensing override devices. Sprinkler pop- up heights shall range from 6” high in turf areas and 12” high in shrub/groundcover beds where a drip system may not be applicable. The irrigation system shall be capable of operating automatically by incorporating an electric weather-based and climate-smart irrigation controller or advanced solar technology components and low voltage electric remote control valves. Quick coupling valves, as required, shall be strategically located to provide supplemental water to plant material and for wash down purposes. All remote control and quick coupling valves shall be located and installed within the shrub beds wherever possible.

The irrigation system will be compliant with the City Water Efficient Ordinance and the most current version of AB 1881 or current new ordinances, the State Model Water Efficient Landscape Ordinance. Irrigation water use will comply with water allotments defined in the Ordinance.

A backbone "purple pipe" non -potable water system shall be designed and installed to supply non-potable water to park sites, landscape corridors, natural parkways, and other public landscaped areas within the community.

4.4.12 Landscape Master Community Plant Matrix

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of low water use, drought-tolerant, deciduous, and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water using, are drought-tolerant species, and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Street trees are required to be spaced a maximum of 30' on center and shall be minimum 24" box size.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition.
- Layering of the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.
- All slopes shall be indicated on the tract map, including slope ratio.
- The maximum slope area within the public right of way is 3:1.
- All slopes three (3) feet or higher anywhere on the site are required to be landscaped, and slope cross sections shall be included on the conceptual landscape plans.
- Trees planted in 3'-6" wide parkways and 4'-0" wide landscape areas shall be selected with careful consideration for growth habit, canopy spread, and mature tree size.

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

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**Indicates that designer must select a low water or drought-tolerant variety only
[1] Indicates Tree Species appropriate for 3'-6" min. width parkway or 4'-0" min. width landscape area

Botanical Name	**Common Name**	Project Entries	Signature Corridors: Green Valley Parkway ~~West Elm Parkway~~ Fieldstone Drive Murrieta Road	Perris Approved Street Tree List	Single Family Detached & Multi-Family Private Yards/In-tract Parkway	Multi-Family Common Areas	Parks/Schools	Open Space	Commercial/Mixed Used	Drainage Basin	Slopes
TREES											
Abies concolor	White Fir			●	●						
Abies koreana	Korean Fir				●						
Abies pinsapo	Spanish Fir				●						
*Acacia spp.**	Acacia	●	●		●	●	●		●		
*Acacia aneura **	Mulga			●	●						
*Acacia baileyana **	Bailey Acacia				●						
*Acacia farnesiana **	Sweet Acacia			●	●	●					
*Acacia salicina **	Willow Acacia			●	●	●					
*Acacia stenophylla **	Shoestring Acacia			●	●	●					
Acer spp.	Maple				●	●			●		●
*Aesculus californica **	California Buckeye			●	●			●			●
Albizia distachya	Plume Albizia				●						
*Albizia julibrissin **	Silk Tree	●	●	●	●	●	●		●		
Alnus cordata	Italian Alder				●					●	
Alnus glutinosa	European Alder				●					●	
Alnus rhombifolia	White Alder				●					●	
Araucaria araucana	Monkey Puzzle Tree				●			●			
Araucaria bidwillii	Bunya-Bunya				●						
*Arbutus andrachne **	Arbutus	●	●		●	●		●	●		
Arbutus menziesii	Madrone	●	●		●	●	●	●	●		●
*Arbutus unedo **	Strawberry Tree	●	●	●	●	●	●	●	●		●
Arbutus unedo 'Marina'	Marina Strawberry Tree	●	●		●	●	●	●	●		●
Bauhinia forficata	Brazilian Butterfly Tree			●	●	●					
*Bauhinia lunariodes **	Anacacho Orchid Tree				●	●					
Bauhinia mexicana	White Orchid Tree	●	●		●	●					
Bauhinia purpurea	Purple Orchid Tree	●	●	●	●	●			●		
Betula nigra	River Birch	●	●		●		●		●	●	●
Betula pendula	White Birch	●	●		●		●		●	●	●
Brachychiton acerifolius	Flame Tree	●	●		●	●	●		●		
*Brachychiton populneus **	Bottle Tree	●	●	●	●	●	●		●		●
Brachychiton x Majestic Beauty	Majestic Beauty Flame Tree	●	●		●	●	●		●		●

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

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Callistemon citrinus *	Lemon Bottlebrush			●	●						
Callistemon viminalis	Weeping Bottlebrush			●	●						
Calocedrus decurrens	Incense Cedar			●	●						
Carya illinoensis	Pecan				●						
Castanospermum australe	Moreton Bay Chestnut				●						
Casuarina cunninghamiana *	River She-Oak				●						
Casuarina equisetifolia	Horsetail Tree				●						
Casuarina stricta *	Mountain She-Oak				●						
Castanea dentate	American Chestnut				●						
Castanea mollissima	Chinese Chestnut				●						
Catalpa speciosa	Western Catalpa				●			●			●
Cedrus spp.	Cedar	●	●		●		●		●		
Cedrus atlantica ('Glauca')	Atlas (Blue) Cedar	●	●		●		●		●		
Cedrus deodara	Deodar Cedar	●	●	●	●		●	●	●		●
Celtis occidentalis	Common Hackberry				●						
Ceratonia siliqua *	Carob Tree	●	●		●	●	●		●		●
*Cercidium 'Desert Museum'**	Desert Museum Palo Verde	●	●		●	●	●	●	●		●
*Cercidium floridum**	Blue Palo Verde	●	●	●	●	●	●	●	●		●
Cercidium microphyllum *	Little Leaf Palo Verde			●	●			●			●
Cercidium praecox *	Sonoran Palo Verde			●	●			●			●
Cercis canadensis	Eastern Redbud				●	●	●		●	●	●
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud				●	●	●		●	●	●
*Cercis occidentalis**	Western Redbud	●	●	●	●	●	●	●	●	●	●
*Chilopsis linearis**	Desert Willow	●	●	●	●	●	●	●	●	●	●
Chilopsis linearis 'Burgundy Lace' *	Burgundy Desert Willow	●	●	●	●	●	●	●	●	●	●
Chilopsis linearis 'Lucretia Hamilton' *	Lucretia Hamilton Desert Willow	●	●	●	●	●	●	●	●	●	●
*Chilopsis linearis 'Warren Jones'**	Warren Jones Desert Willow	●	●		●	●	●	●	●	●	●
Chionanthus retusus[1]	Chinese Fringe Tree	●	●		●	●	●		●		
Chitalpa tashkentensis *[1]	Chitalpa			●	●						●
Chitalpa tashkentensis 'Pink Dawn'[1]	Pink Dawn Chitalpa				●			●			●

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

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Chorisia speciosa *	Floss Silk Tree	●	●	●	●	●		●	●		
Cinnamomum camphora	Camphor Tree	●	●	●	●	●	●		●		
Citrus spp.	Citrus	●	●		●	●	●		●		
Cocculus laurifolius	Laurel Leaf Snail Seed				●						
Cordia boissieri *	Texas Olive				●						
Cordyline australis	Dracaena	●	●		●	●	●		●		
Cornus alba 'Argento Marginata'	Variegated Dogwood				●					●	
Cotinus coggyria *	Smoke Tree			●	●						
Cryptomeria japonica	Japanese Cryptomeria				●						
Cupaniopsis anacardioides	Carrot Wood	●	●	●	●	●	●		●		
Cupressocyparis leylandii	Leyland Cypress				●	●					
Cupressus spp.	Cypress	●	●		●	●	●		●		
Cupressus arizonica *	Arizona Cypress				●	●					
Cupressus sempervirens *	Italian Cypress	●	●	●	●	●	●		●		
Dalbergia sissoo *	Sissoo Tree			●	●						
Diospyros kaki	Fuyu Persimmon				●						
Diospyros virginiana	American Persimmon				●						●
Elaeocarpus decipiens	Japanese Blueberry Tree	●	●	●	●	●	●	●	●		●
Eriobotrya deflexa[1]	Bronze Loquat	●	●	●	●	●	●	●	●		●
Eriobotrya japonica	Loquat	●	●		●	●	●	●	●		●
Erythryna x bidwillii	Coral Tree	●	●	●	●	●	●		●		
*Eucalyptus spp.** (Exclude all invasive species or those species susceptible to Thrips)	Gum	●	●	●	●	●	●	●	●	●	●
Eucalyptus citriodora	Lemon Scented Gum			●							
Eucalyptus microtheca *	Coolibah Tree			●							
Eucalyptus papuana *	Ghost Gum			●							
Eucalyptus polyanthemos *	Silver Dollar Gum			●							
Eucalyptus torquata	Coral Gum			●							
Fagus grandifolia	American Beech				●						
Fagus sylvatica	European Beech				●						
Fagus sylvatica 'Atropunicea'	Copper Beech				●						
Fagus sylvatica 'Pendula'	Weeping European Beech				●						

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Fagus sylvatica 'Purpurea Pendula'	Weeping Purple Beech				●						
Feijoa sellowiana	Pineapple Guava	●	●		●	●	●		●		●
Ficus microcarpa	Indian Laurel Fig	●	●	●	●	●	●		●		
Ficus rubiginosa	Rustyleaf Fig	●	●		●	●	●		●		
Ficus rubiginosa 'Florida'	Florida Rustyleaf Fig	●	●		●	●	●		●		
Firmiana simplex	Parasol Tree				●						
Forestiera neomexicana	New Mexican Privet				●						●
Fraxinus spp.	Ash	●	●		●	●	●	●	●		●
Fraxinus angustifolia 'Raywood'	Raywood Ash	●	●		●	●	●	●	●		●
Fraxinus greggii	Little Leaf Ash	●	●	●	●	●	●	●	●		
Fraxinus uhdei	Shamel Ash	●	●	●	●	●	●	●	●		
Fraxinus velutina	Arizona Ash	●	●	●	●	●	●	●	●		●
Fraxinus velutina 'Modesto's	Modesto Ash	●	●		●	●	●	●	●		●
Garrya elliptica	Coast Silk Tassel				●						
Geijera parviflora	Australian Willow	●	●	●	●	●			●		●
Ginkgo biloba	Ginkgo, Maidenhair Tree	●	●	●	●	●	●		●		●
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	●	●		●	●	●		●		●
Ginkgo biloba 'Saratoga'	Saratoga Maidenhair Tree	●	●		●	●	●		●		
*Gleditsia triacanthos **	Honey Locust			●	●	●		●			
*Gleditsia triacanthos 'Shademaster' **	Shademaster Locust				●	●		●			
*Gleditsia tracanthos 'Sunburst'**	Sunburst Locust				●	●		●			
*Grevillea robusta **	Silk Oak				●	●		●			
*Hakea laurina **	Sea Urchin Hakea				●	●					
Halesia carolina	Carolina Silver Bell				●						
Halesia monticolas	Mountain Silver Bell				●						
*Heteromeles arbutifolia **	Toyon	●	●		●	●	●	●	●	●	●
Hymenosporum flavum[1]	Sweetshade	●	●		●	●	●		●	●	
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly				●						
Ilex x altaclarensis 'Wilsonii'	Wilson Altaclara Holly				●						
Ilex aquifolium	English Holly				●						

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Ilex cornuta 'Burfordii'	Burford Chinese Holly				●						
Jacaranda mimosifolia	Jacaranda	●	●	●	●	●	●		●		
Juglans californica *	California Black Walnut			●	●			●			
Juglans regia	English Walnut				●						
Juniperus californica	California Juniper			●	●	●	●		●		
Juniperus conferta	Shore Juniper				●	●	●		●		
Juniperus occidentalis	Western Juniper				●	●	●		●		
Juniperus scopulorum	Rocky Mountain Juniper	●	●	●	●	●	●		●		●
Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	●	●		●	●	●		●		●
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	●	●		●	●	●		●		●
Koelreuteria bipinnata	Chinese Flame Tree	●	●	●	●	●	●	●	●		
Koelreuteria paniculata *	Goldenrain Tree	●	●	●	●	●	●	●	●		●
Lagerstroemia spp. [1]	Crape Myrtle	●	●	●	●	●	●	●	●		●
Lagerstoemia hybrid 'Arapaho'[1]	Arapaho Crape Myrtle	●	●		●	●	●	●	●		●
Lagerstroemia hybrid 'Muskogee'[1]	Muskogee Crape Myrtle	●	●		●	●	●	●	●		●
Lagerstroemia hybrid 'Natchez'[1]	Natchez Crape Myrtle	●	●		●	●	●	●	●		●
Lagerstroemia hybrid 'Tonto'[1]	Tonto Crape Myrtle	●	●		●	●	●	●	●		●
Lagerstroemia hybrid 'Tuscarora'[1]	Tuscarora Crape Myrtle	●	●		●	●	●	●	●		●
Lagunaria patersonii	Primrose Tree			●	●		●		●		
Laurus nobilis *	Sweet Bay	●	●	●	●	●	●		●		
Leptospermum laevigatum *	Australian Tea Tree	●	●		●	●	●		●		
Liquidambar styraciflua (seedless var.)	Sweet Gum	●	●	●	●	●	●	●	●		●
Liriodendron tulipifera	Tulip Tree	●	●		●	●	●		●		
Lithocarpus densiflorus *	Tanbark Oak			●	●						
Luma apiculata	Luma				●						
Lyonthalmus floribundus asplenifolius *	Catalina Ironwood				●			●			●
*Lysiloma microphylla thornberi**	Feather Bush			●	●						
Magnolia spp.	Magnolia	●	●		●	●	●	●	●		
Magnolia grandiflora	Southern Magnolia	●	●	●	●	●	●		●		
Magnolia grandiflora 'St. Mary'	St. Mary Southern Magnolia	●	●		●	●	●		●		
Magnolia x soulangeana	Saucer Magnolia	●	●		●	●	●		●		

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Magnolia stellata	Star Magnolia	●	●		●	●	●		●		
Malus spp.	Crabapple				●						●
Maytenus boaria	Mayten Tree				●						
Melaleuca linariifolia	Flaxleaf Paperbark	●	●	●	●	●	●		●		
Melaleuca nesophila *	Pink Melaleuca	●	●	●	●	●	●	●	●		●
Melaleuca quinquenervia	Cajeput Tree	●	●	●	●	●	●	●	●		
Metasequoia glyptostroboides	Dawn Redwood				●			●			
Michelia doltsopa	Michelia				●						
Morus alba	White Mulberry				●						
Nerium oleander *	Oleander			●	●						
Nyssa sylvatica	Sour Gum				●					●	
Olea europaea 'Fruitless' *	Fruitless Olive	●	●		●	●	●	●	●		●
Olea europaea Majestic Beauty TM *	Majestic Beauty TM Olive	●	●		●	●	●		●		●
*Olea europaea 'Swan Hill'**	Swan Hill Olive	●	●	●	●	●	●		●		●
Olneya tesota *	Desert Ironwood			●	●			●			
Parkinsonia aculeata *	Mexican Palo Verde	●	●		●	●	●	●	●		
Parkinsonia floridum *	Blue Palo Verde	●	●		●	●	●	●	●		
Parkinsonia microphylla *	Littleleaf Palo Verde	●	●		●	●	●	●	●		
Parkinsonia praecox *	Palo Brea	●	●		●	●	●	●	●		
*Parkinsonia x 'Desert Museum'**	Mexican Palo Verde	●	●		●	●	●	●	●		●
Pinus attenuata *	Knobcone Pine			●	●						●
Pinus brutia *	Calabrian Pine			●	●						●
Pinus canariensis	Canary Island Pine	●	●	●	●	●	●	●	●		●
Pinus coulteri *	Coulter Pine			●	●						●
Pinus densiflora	Japanese Red Pine				●						●
Pinus edulis *	Pinon Pine			●	●						●
Pinus eldarica *	Afghan Pine	●	●		●	●	●	●	●		●
Pinus flexilis	Limber Pine				●						●
Pinus halepensis *	Allepo Pine	●	●	●	●	●	●	●	●		●
Pinus monophylla *	Single Leaf Pinyon Pine			●	●						●
Pinus nigra	Austrian Black Pine				●						●
Pinus pinea *	Italian Stone Pine	●	●	●	●		●	●	●	●	●

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Pinus ponderosa *	Ponderosa Pine				●						●
Pinus radiata	Monterey Pine				●						●
Pinus sabiniana *	Gray Pine			●	●						●
Pinus sylvestris	Scotch Pine				●						●
Pinus thunbergii	Japanese Black Pine				●						●
Pinus torreyana	Torrey Pine				●			●	●		●
Pistacia chinensis	Chinese Pistache	●	●	●	●	●	●	●	●		●
Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	●	●		●	●	●		●		
Pistacia chinensis 'Red Push'	Red Push Chinese Pistache	●	●		●	●	●		●		●
Pittosporum phillyraeoides *[1]	Willow Pittosporum			●	●						
Pittosporum tenuifolium	Blackstem Pittosporum	●	●		●	●	●		●		
Platanus x acerifolia	London Planetree	●	●	●	●	●	●	●	●	●	●
Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	●	●		●	●	●	●	●		●
Platanus x acerifolia 'Columbia'	Columbia London Planetree	●	●		●	●	●	●	●		●
Platanus x acerifolia 'Yarwood'	Yarwood London Planetree	●	●		●	●	●	●	●		
Platanus occidentalis	American Sycamore							●			
Platanus racemosa	California Sycamore	●	●	●	●	●	●	●	●	●	●
Podocarpus gracilior	Fern Pine	●	●		●	●	●	●	●		
Podocarpus henkelii	Long-leafed Yellowwood	●	●	●	●	●	●	●	●		
Podocarpus macrophyllus	Yew Pine	●	●	●	●	●			●		
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	●	●		●	●			●		
Populus canadensis	Carolina Poplar									●	●
Populus fremontii	Fremont or Western Cottonwood	●	●	●				●		●	●
Populus nigra 'Italica'	Lombardy Poplar	●						●		●	●
Prosopis alba *	Argentine Mesquite	●	●	●	●	●	●	●	●		
Prosopis chilensis *	Chilean Mesquite	●	●	●	●	●	●	●	●		●
Prosopis glandulosa *	Honey Mesquite	●	●	●	●	●	●	●	●		
*Prosopis glandulosa 'Maverick'**	Maverick Texas Honey Mesquite	●	●		●	●	●	●	●		

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*Prosopis hybrid 'Phoenix' *	Phoenix Thornless Mesquite	●	●		●	●	●	●	●		●
*Prosopis juliflora *	Arizona Mesquite	●	●	●	●	●	●	●	●		●
*Prosopis pubescens *	Screwbean Mesquite	●	●	●	●	●	●	●	●		●
*Prosopis velutina *	Arizona Mesquite	●	●	●	●	●	●	●	●		
Prunus spp.	Flowering Cherry	●	●		●	●	●		●		●
Prunus caroliniana	Carolina Laurel Cherry	●	●	●	●	●	●		●		●
Prunus cerasifera var.	Cherry Plum	●	●	●	●	●	●		●		●
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	●	●		●	●	●		●		●
Prunus cerasifera 'Thundercloud'	Purple Leaf Plum	●	●		●	●	●		●		●
*Prunus ilicifolia *	Hollyleaf Cherry	●	●	●	●	●	●		●		●
*Prunus ilicifolia lyonii *	Catalina Cherry	●	●	●	●	●		●			●
Psidium cattleianum	Strawberry Guava	●	●		●	●	●		●		●
*Punica granatum *	Pomegranate	●	●	●	●						
Pyrus calleryana	Ornamental Pear	●	●		●	●	●		●		●
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	●	●		●	●	●		●		●
Pyrus calleryana 'Bradford'	Bradford Pear	●	●		●	●	●		●		●
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	●	●		●	●	●		●		●
Pyrus kawakamii	Evergreen Pear	●	●		●	●	●		●		
*Quercus agrifolia *	Coast Live Oak	●	●	●	●	●	●	●	●	●	●
*Quercus chrysolepis *	Canyon Live Oak			●				●			●
Quercus coccinea	Scarlet Oak							●			●
*Quercus engelmannii *	Mesa Oak	●	●	●	●	●	●	●	●		●
*Quercus ilex *	Holly Oak	●	●	●	●	●	●	●	●		●
Quercus kelloggii	California Black Oak			●	●	●	●	●	●		●
Quercus lobata	Valley Oak	●	●	●	●	●	●	●	●		●
*Quercus suber *	Cork Oak	●	●	●	●	●	●	●	●		●
Quercus virginiana	Southern Live Oak	●	●	●	●	●	●	●	●		
*Quercus wislizeii *	Interior Live Oak	●	●		●	●	●		●		●
Rhaphiolepis indica 'Majestic Beauty'[1]	Majestic Beauty Indian Hawthorn	●	●	●	●	●	●		●		●
*Rhus lancea *	African Sumac	●	●	●	●	●	●		●		●
*Robinia neomexicana *	Desert Locust	●	●	●	●	●					

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*Robinia X ambigua 'Idahoensis'**	Idaho Locust	●	●		●	●					
*Robinia X ambigua 'Purple Robe' **	Purple Robe Locust	●	●		●	●					
Salix babylonica	Weeping Willow				●	●				●	
Salix gooddingii	Black Willow				●	●				●	
*Sambucus mexicana **	Blue Elderberry			●	●	●		●			
Sophora japonica	Japanese Pagoda Tree				●	●					●
*Sophora secundiflora **	Mescal Bean Tree				●	●					●
*Sophora secundiflora 'Silver Sierra'**	Silver Sierra, Texas Mountain Laurel				●	●					●
Taxodium distichum	Bald Cypress				●			●			
Taxodium mucronatum	Montezuma Cypress				●			●			
Taxus baccata	English Yew				●						
Thuja plicata	Western Red Cedar				●						●
Tipuana tipu	Tipu Tree	●	●	●	●	●	●	●	●		●
Tristaniopsis laurina[1]	Water Gum	●	●	●	●	●	●	●	●		
*Ulmus parvifolia **	Chinese or Evergreen Elm	●	●	●	●	●	●	●	●		●
*Ulmus parvifolia 'Allee' **	Chinese Lacebark Elm	●	●		●	●	●		●		●
Ulmus wilsonii 'True Green'	True Green Chinese Elm				●	●	●		●		●
*Ulmus pumila **	Siberian Elm				●	●	●		●		
Umbellularia californica	California Bay	●	●	●	●	●	●		●	●	●
*Vitex agnus-castus **	Chaste Tree			●	●	●	●		●		
*Yucca spp. **	Yucca	●	●		●	●	●		●		●
Zelkova serrata	Sawleaf Zelkova	●	●		●	●	●		●		●
Zelkova serrata 'Village Green'	Village Green Zelkova	●	●		●	●	●		●		●
Ziziphus jujuba	Jujube, Chinese Date				●	●	●		●		●
PALMS											
*Brahea edulis **	Guadalupe Palm	●	●	●	●	●			●		
*Butia capitata **	Pindo Palm	●	●	●	●	●			●		●
*Chamaerops humilis **	Mediterranean Fan Palm	●	●		●	●	●		●		
Cycas revoluta	Sago Palm	●	●		●	●	●		●		
Phoenix canariensis	Canary Island Date Palm	●	●	●		●			●		
*Phoenix dactylifera **	Edible Date Palm	●	●	●		●			●		

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Trachycarpus fortunei *	Windmill Palm	●	●	●	●	●	●		●		
Washingtonia filfera *	California Fan Palm	●	●	●	●	●	●		●		
Washingtonia robusta *[1]	Mexican Fan Palm	●	●	●	●	●	●		●		
SHRUBS											
Abelia x grandiflora	Glossy Abelia	●	●		●	●	●		●		
Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	●	●		●	●	●		●		
Abutilon spp.	Flowering Maple				●	●					
*Acacia spp.***	Acacia	●	●		●	●	●		●		●
Acacia ongerup	NCN	●	●		●	●	●	●	●		
Acanthus mollis	Bear's Breech	●	●		●	●	●		●		
Achillea millefolium *	Yarrow	●	●		●	●	●	●	●	●	●
Acer spp.	Maple	●	●		●	●	●		●		●
Adenostoma fasiculatum *	Chamise				●	●		●	●		●
Aesculus californica *	California Buckeye				●	●		●	●		●
Agapanthus spp.	Lily of the Nile	●	●		●	●	●		●		
Alyogyne huegelii *	Blue Hibiscus	●	●		●	●	●	●	●	●	●
Amorpha fruiticosa *	False Indigobush								●	●	
Anigozanthos spp. *	Kangaroo Paw	●	●		●	●	●		●		
Anisodontea x hypomandarum	Cape Mallow				●	●		●	●		
Arbutus unedo 'Compacta' *	Dwarf Strawberry Tree	●	●		●	●	●	●	●		●
*Arctostaphylos spp.***	Manzanita	●	●		●	●	●	●	●		●
Artemisia spp.	Artemisia				●	●	●	●	●		●
Artemisia douglasiana *	Mugwort				●	●	●	●	●	●	●
Asclepia curvassavica *	Blood Flower Milkweed				●	●	●		●		
Asparagus spp.	Ornamental Asparagus	●	●		●	●	●		●		
Aspidistra elatior	Cast Iron Plant	●	●		●	●	●		●		
Asteriscus maritimus	NCN				●	●					
Athrium nipponicum 'Pictum' *	Japanese Painted Fern	●	●		●	●	●		●		
*Atriplex canescens**	Four Wing Saltbush				●	●		●	●		●
*Atriplex hymenelytra**	Desert Holly				●	●		●	●		●
*Atriplex lentiformis**	Quail Bush				●	●		●	●		●
Atriplex nummularia *	Old Man Saltbush				●	●			●		

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Aucuba japonica	Japanese Aucuba	●	●		●	●	●		●		
Aucuba japonica 'Crotonifolia'	Croton Leaf Aucuba	●	●		●	●	●		●		
Aucuba japonica 'Variegata'	Gold Dust Plant	●	●		●	●	●		●		
Azalea spp.	Azalea	●	●		●	●	●		●		
*Baccharis pilularis var.**	Coyote Bush	●	●		●	●	●	●	●	●	●
*Baileyana multiradiata **	Desert Marigold				●	●		●	●		
Bambusa spp.	Bamboo				●	●			●		
*Beaucarnia recurvata **	Pony Tail Palm	●	●		●	●	●		●		
Berberis spp.	Barberry				●	●		●	●		●
Berberis thunbergii var.	Japanese Barberry				●	●		●	●		●
Bergenia cordifolia	Heartleaf Bergenia				●				●		
*Bougainvillea spp. **	Bougainvillea	●	●		●	●	●		●		●
Brugmansia x candida	Angel's Trumpet				●	●			●		
Buddleja davidii var.	Butterfly Bush	●	●		●	●	●	●	●		●
Buxus spp.	Boxwood	●	●		●	●	●		●		
*Caesalpinia gilliesii**	Yellow Bird of Paradise	●	●		●	●	●	●	●		●
*Caesalpinia mexicana**	Mexican Bird of Paradise	●	●		●	●	●	●	●		●
Caesalpinia pulcherrima	Red Bird of Paradise	●	●		●	●	●	●	●		●
*Calliandra californica **	Baja Fairy Duster				●	●		●	●		●
*Calliandra eriophylla **	Fairy Duster				●	●		●	●		●
*Calliandra tweedii **	Brazilian Flame Bush				●	●		●	●		●
Callistemon spp.	Bottlebrush	●	●		●	●	●		●		●
*Calocephalus brownii **	Cushion Bush				●	●		●	●		●
Calycanthus occidentalis	Spicebush				●	●		●	●	●	●
*Calylophus drummondii **	Sundrops				●	●		●	●	●	●
Camellia spp.	Camellia	●	●		●	●	●		●		
*Capparis spinosa **	Caper Bush				●	●			●		
Carpenteria californica	Bush Anemone				●	●			●		
*Ceanothus spp.***	Lilac	●	●		●	●	●	●	●	●	●
Centaurea cineraria	Dusty Miller				●	●	●		●		
*Centranthus ruber **	Jupiter's Beard				●	●			●		
Cephalanthus occidentalis	Button Bush				●	●			●		

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*Cerocarpus betuloides**	Mountain Mahogany				●	●			●		●
*Cerocarpus ledifolius**	Curl-leaf Mountain Mahogany				●	●			●		●
*Chamelaucium uncinatum **	Geraldton Wax Flower				●	●			●		
Chondropetalum tectorum	Cape Rush				●	●		●	●	●	
*Chrysactinia mexicana **	Damianita				●	●			●		
*Cistus spp.***	Rockrose	●	●		●	●	●	●	●		●
Clivia miniata	NCN	●	●		●	●	●		●		
Cocculus laurifolius	Laurelleaf Snail Seed				●	●	●		●		
Coleonema spp.	Breath Of Heaven	●	●		●	●	●		●		
*Convolvulus cneorum **	Bush Morning Glory	●	●		●	●	●	●	●		
Coprosma spp.	Mirror Plant	●	●		●	●	●		●		●
*Cordia boissieri **	Texas Olive				●	●			●		●
*Cordia parvifolia **	Little Leaf Cordia				●	●			●		●
Cordyline australis var.	Australian Dracaena	●	●		●	●			●		
Coreopsis spp.	Coreopsis				●	●			●		●
Cornus alba	Tatarian Dogwood				●	●			●	●	●
Cornus sericea	Red Twig Dogwood				●	●			●	●	●
Correa alba	White Australian Fuchsia				●	●			●		●
*Correa pulchella **	Australian Fuchsia				●	●			●		●
*Cotinus coggygria **	Smoke Tree				●	●			●		●
Cotoneaster spp.	Cotoneaster	●	●		●	●	●		●		
Cuphea ignea	Cigar Plant				●	●			●		
Cryptomeria japonica 'Pygmaea'	Dwarf Cryptomeria				●	●			●		●
Cyathea cooperi	Australian Tree Fern	●	●		●	●	●		●		
Cyperus alternifolius	Umbrella Plant	●	●		●	●	●		●	●	
Cyperus papyrus	Papyrus	●	●		●	●	●		●	●	
*Dendromecon hartfordii **	Island Bush Poppy				●	●		●	●		●
*Dendromecon rigida **	Bush Poppy				●	●		●	●		●
Dianella tasmanica	NCN	●	●		●	●	●		●		
Dicksonia antarctica	Tasmanian Tree Fern	●	●		●	●	●		●		
Dietes bicolor	Fortnight Lily	●	●		●	●	●		●		

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Dietes vegeta	Fortnight Lily	●	●		●	●	●		●		
Dodonaea viscosa	Hopseed Bush	●	●		●	●	●	●	●		●
Dodonaea viscosa 'Purpurea'	Purple-leafed Hopseed Bush	●	●		●	●	●	●	●		●
Dryopteris arguta *	California Wood Fern				●	●			●		●
Duranta erecta	Sky Flower				●	●					
Echinacea purpurea	Purple Cornflower				●	●		●			
Echium fastuosum *	Pride of Madeira	●	●		●	●	●		●		●
Eleagnus pungens var. *	Silverberry				●	●					
*Encelia spp.**	Brittlebush				●	●		●	●		●
Equisetum hyemale	Horsetail Reed				●	●			●	●	
Eremophila maculata *	Spotted Emu Bush				●	●					●
Erigeron karvinskianus	Santa Barbara Daisy				●	●			●		
Eriogonum spp. *	Buckwheat				●	●		●	●		●
Erysimum 'Bowles Mauve'	Bowles Mauve Wallflower				●	●					
Escallonia fradesii	NCN	●	●		●	●	●		●		
Escholscholzia californica *	California Poppy	●	●		●	●	●	●		●	●
Euonymus spp.	Euonymus	●	●		●	●	●		●		
Euonymus fortunei	NCN	●	●		●	●	●		●		
Euonymus japonicus	Evergreen Euonymus	●	●		●	●	●		●		
Euphorbia pulcherrima	Poinsettia	●	●		●	●	●		●		
Euphorbia rigida *	Yellow Spurge	●	●		●	●	●		●		
Fatshedera lizei	Botanical Wonder	●	●		●	●	●		●		
Fatsia japonica	Japanese Aralia	●	●		●	●	●		●		
Feijoa sellowiana	Pineapple Guava	●	●		●	●	●		●		
Forestiera neomexicana *	New Mexican Privet				●	●			●		●
*Fremontodendron spp.**	Flannel Bush				●	●		●	●		
Gaillardia x grandiflora	Blanketflower				●	●		●			
Galvezia speciosa *	Island Bush Snapdragon				●	●		●	●		●
Gardenia spp.	Gardenia	●	●		●	●	●		●		●
Gaura lindheimeri	NCN				●	●					
Geranium incanum	Crane's Bill	●	●		●	●					

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*Grevillea spp. **	Grevillea	●	●		●	●	●		●		●
Grewia occidentalis	Lavender Starflower	●	●		●	●	●		●		●
Hebe spp.	Veronica	●	●		●	●	●		●		
*Helianthemum nummularium **	Sunrose				●	●					
Helichrysum petiolare	Licorice Plant				●	●					
*Hemerocallis spp.***	Daylily	●	●		●	●	●		●		
*Heteromeles arbutifolia**	Toyon	●	●		●	●	●	●	●		●
Heuchera hybrids	Hybrid Coral Bells	●	●		●	●	●	●	●		●
Heuchera maxima	Island Alum Root	●	●		●	●	●	●	●	●	●
Heuchera micrantha	Coral Bells	●	●		●	●	●	●	●		●
Heuchera sanguinea	Coral Bells	●	●		●	●	●	●	●		●
Hibiscus spp.	Hibiscus	●	●		●	●	●		●		
Hydrangea spp.	Hydrangea	●	●		●	●	●		●		
Hypericum spp.	St. Johnswort, Goldflower	●	●		●	●	●		●		
*Hyptis emoryi **	Desert Lavender				●	●		●			
Ilex spp.	Holly	●	●		●	●			●		
Iris douglasiana	Douglas Iris				●	●		●	●	●	●
*Isocoma menziesii **	Goldenbush	●	●		●	●		●	●	●	●
*Isomeris arborea **	Bladderpod	●	●		●	●	●	●	●		●
*Iva hayesiana **	Hayes Iva									●	●
*Juniperus spp.***	Juniper	●	●		●	●	●		●		●
Justicia brandegeana	Shrimp Plant				●	●			●		
*Justicia californica **	Chuparosa				●	●			●	●	
*Kniphofia uvaria **	Red Hot Poker	●	●		●	●			●		
*Lantana spp.**	Lantana	●	●		●	●	●		●		●
*Lavandula spp.**	Lavender	●	●		●	●	●		●		●
*Lavandula angustifolia **	English Lavender	●	●		●	●	●		●		●
*Lavatera assurgentifolia **	Tree Mallow				●	●			●		●
Lavatera maritima	Tree Mallow				●	●					
*Leonotis leonorus **	Lion's Tail				●	●					
Leptospermum scoparium var.	New Zealand Tea Tree	●	●		●	●	●		●		
*Leucophyllum spp. **	Texas Ranger	●	●		●	●	●	●	●		●

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Ligustrum japonicum	Japanese Privet	●	●		●	●	●		●		
Ligustrum japonicum 'Texanum'	Wax Leaf Privet	●	●		●	●	●		●		
Ligustrum lucidum	Glossy Privet, White Wax Tree	●	●		●	●	●		●		
Limonium perezii	Sea Lavender	●	●		●	●	●		●		
Liriope muscari	Big Blue Lily Turf	●	●		●	●	●		●		
Lobelia laxiflora *	Red Mexican Lobelia	●	●		●	●	●		●		●
Lonicera spp.	Honeysuckle	●	●		●	●	●		●		●
Loropetalum chinense	Fringe Flower	●	●		●	●	●		●		
Mahonia spp.	Oregon Grape				●	●				●	●
Malacothamnus fasciculatus *	Chaparral Mallow				●	●		●			●
Melianthus major	Honey Bush				●	●					
Michelia figo	Banana Shrub				●	●					
*Mimulus aurantiacus**	Sticky Monkey Flower				●	●		●			●
Mimulus bifidus	Santa Lucia Monkey Flower				●	●		●			●
MImulus cardinalis	Monkey Flower				●	●		●		●	●
Mimulus multiflora	Colorado Four O' Clock				●	●		●			●
Mimulus puniceus	Red Monkey Flower				●	●					●
Myoporum laetum	Myoporum	●	●		●	●	●		●		●
Myrsine africana	African Boxwood	●	●		●	●	●		●		
Myrtus spp.	Myrtle	●	●		●	●	●		●		●
Nandina domestica	Heavenly Bamboo	●	●		●	●	●		●		
Nephrolepis cordifolia	Sword Fern	●	●		●	●	●		●		
Nerium oleander *	Oleander	●	●		●	●		●			
Oenothera caespitosa *	Tufted Evening Primrose				●	●					●
Oenothera speciosa *	Showy Evening Primrose				●	●					●
Oenothera stubbei *	Saltillo Evening Primrose				●	●					●
Ophiopogon japonicus	Mondo Grass	●	●		●	●	●		●		
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	●	●		●	●	●		●		
Osmanthus fragrans	Sweet Olive	●	●		●	●	●		●		
Pelargonium x hortorum	Garden Geranium	●	●		●	●	●		●		

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Penstemon spp.	Penstemon				●	●		●			
Perovskia atriplicifolia	Russian Sage				●	●					
Philodendron bipinnatifolium	Split Leaf Philodendron	●	●		●	●	●		●		
Phlomis fruticose *	Jerusalem Sage				●	●					●
Phormium spp.	Flax	●	●		●	●	●		●		
Photinia x fraseri	Fraser's Photinia	●	●		●	●	●		●		
Phyllostachys aurea	Golden Bamboo				●	●			●		
Phyllostachys bambusoides	Giant Timber Bamboo				●	●			●		
Pittosporum spp.	Pittosporum	●	●		●	●	●		●		●
PIttosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira	●	●		●	●	●		●		
Plumbago auriculata	Cape Plumbago	●	●		●	●	●		●		●
Polygala dalmaisiana	Sweet Pea Shrub				●	●					
*Polypodium californicum**	California Polypody				●	●				●	
Polystichum munitum	California Sword Fern				●	●				●	
Portulacaria afra *	Elephant's Food	●	●		●	●	●		●		
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	●	●		●	●	●		●		●
Psidium cattleianum	Strawberry Guava	●	●		●	●	●		●		●
Punica granatum *	Pomegranate	●	●		●	●			●		
Pyracantha spp.	Pyracantha	●	●		●	●	●		●		
Rhamnus alaternus variegata	Italian Buckthorn				●	●			●		●
*Rhamnus californica var.**	California Coffeeberry	●	●		●	●		●	●		●
Rhaphiolepis spp.	Indian Hawthorn	●	●		●	●	●		●		
Rhaphiolepis indica 'Springtime'	Pink Indian Hawthorn	●	●		●	●	●		●		
Rhus ovata *	Sugar Bush	●	●		●	●	●	●	●		●
Rhus trilobata *	Three Leaf Sumac				●	●			●		●
Ribes spp.	Currant				●	●			●		●
Ribes malvaceum *	Chaparral Currant				●	●		●	●		●
Ribes sanguineum	Pink Winter Currant				●	●			●		●
Ribes speciosum	Fuschia-flowering Gooseberry				●	●			●	●	●
Romneya coulteri *	Matilija Poppy	●	●		●	●	●	●	●		●

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*Romneya 'White Cloud'**	White Cloud Matilija Poppy	●	●		●	●	●	●	●		●
Rosa spp.	Rose	●	●		●	●	●		●		●
*Rosa californica **	Wild Rose	●	●		●	●	●		●	●	●
*Rosmarinus spp.***	Rosemary	●	●		●	●	●		●		●
Ruellia brittoniana	British Ruellia	●	●		●	●			●		
*Salvia spp.***	Sage	●	●		●	●	●		●		●
*Sambucus mexicana **	Mexican Elderberry				●	●		●		●	●
*Santolina chamaecyparissus **	Lavender Cotton	●	●		●	●	●		●		●
*Satureja douglasii **	Yerba Buena				●	●				●	
*Senna artemisioides **	Feathery Cassia				●	●					
*Senna nemophylla **	Desert Cassia				●	●					●
*Senna phyllodinea **	Silver Leaf Cassia				●	●					●
*Simmondsia chinensis **	Jojoba				●	●					
Solanum rantonnetii	Paraguay Nightshade	●	●		●	●	●		●		
*Sophora secundiflora **	Texas Mountain Laurel				●	●			●		
*Sphaeralcea ambigua**	Apricot Mallow				●	●					
Spirea spp.	NCN				●	●			●		
Spirea bumalda 'Froebelii'	Froebeli Spirea				●	●					
Stachys byzantine	Lamb's Ears	●	●		●	●	●		●		
Strelitzia reginae	Bird of Paradise	●	●		●	●	●		●		
*Symphoricarpos spp. **	Snowberry				●	●			●		●
Syzygium paniculatum	Australian Brush Cherry				●	●					
*Tagetes lemmonii **	Copper Canyon Daisy				●	●					
Tagetes lucida	Mexican Marigold				●	●					●
Taxus baccata	English Yew	●	●		●	●					
Tecoma capensis	Cape Honeysuckle	●	●		●	●	●		●		
Ternstroemia gymnanthera	Ternstroemia				●	●					
Teucrium spp.	Germander	●	●		●	●	●		●		
Thuja orientalis	Oriental Arborvitae	●	●		●	●	●		●		
Trachelospermum jasminoides	Star Jasmine	●	●		●	●	●		●		
*Tricostema lanatum**	Wooly Blue Curls				●	●			●		
Tulbaghia violacea	Society Garlic	●	●		●	●	●		●		

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Venegasia carpesioides *	Canyon Sunflower								●	●	
Viburnum spp.	Viburnum	●	●		●	●	●		●		●
Viburnum tinus 'Spring Bouquet'	Laurustinus	●	●		●	●	●		●		●
Westringia fruticosa *	Coast Rosemary	●	●		●	●	●		●		●
Xylosma congestum	Xylosma, Glossy Xylosma	●	●		●	●	●		●		●
Xylosma congestum 'Compacta'	Compact Xylosma	●	●		●	●	●		●		●
*Yucca spp.***	Yucca	●	●		●	●	●		●		●
Zauschneria californica *	California Fuschia	●	●		●	●	●		●		●
SUCCULENTS											
*Agave spp. **	Agave	●	●		●	●	●		●		●
*Aloe spp. **	Aloe	●	●		●	●	●		●		●
*Bulbine frutescens **	Yellow Stalked Bulbine	●	●		●	●	●		●		●
*Bulbine frutescens 'Hallmark' **	Orange Hallmark Bulbine	●	●		●	●	●		●		●
*Bulbine frutescens 'Yellow' **	Yellow Bulbine	●	●		●	●	●		●		●
*Dasylirion wheeleri **	Desert Spoon	●	●		●	●	●		●		●
*Echeveria spp. **	Hen and Chicks	●	●		●	●	●		●		●
*Echinocactus grusonii **	Golden Barrel Cactus	●	●		●						●
*Euphorbia rigida **	Blue Euphorbia	●	●		●	●			●		
*Euphorbia spp. **	Euphorbia	●	●		●	●			●		
*Ferocactus cylindraceus **	Compass Barrel Cactus	●	●		●						●
*Ferocactus wislizenii **	Fish Hook Barrel Cactus	●	●		●						●
*Fouquieria splendens **	Ocotillo	●	●		●	●			●		●
*Hesperaloe funifera**	Giant Hesperaloe	●	●		●	●	●		●		●
*Hesperaloe parviflora **	Red Yucca	●	●		●	●	●		●		●
*Herperaloe parviflora 'Yellow' **	Yellow Hesperaloe	●	●		●	●	●		●		●
*Nolina bigloveii **	Desert Nolina	●	●		●	●	●		●		●
*Opuntia spp. **	Prickly Pear	●	●		●	●	●		●		●
Pachypodium lamerei	Madagascar Palm	●	●		●	●	●		●		
*Portulacaria afra**	Elephant's Food, Elephant Bush	●	●		●	●	●		●		
*Sedum spp. **	Sedum	●	●		●	●	●	●	●		●
*Yucca spp. **	Yucca	●	●		●	●	●	●	●		●

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GROUNDCOVER											
Acacia redolens *	Spreading Acacia	●	●		●	●	●	●	●		●
*Achillea spp.***	Yarrow	●	●		●	●	●	●	●		●
Ajuga reptans var.	Carpet Bugle	●	●		●	●	●		●		
Anemopsis californica	Yerba mansa	●	●		●	●	●	●	●	●	
Arctostaphylos spp.	Manzanita	●	●		●	●	●	●	●		●
Arctostaphylos 'Pacific Mist' *	Pacific Mist Manzanita	●	●		●	●	●	●	●		●
Armeria maritima	Sea Pink	●	●		●	●	●	●	●		
Baccharis pilularis *	Dwarf Coyote Brush	●	●		●	●	●	●	●		●
*Baccharis pilularis 'Twin Peaks'**	Twin Peaks Coyote Brush	●	●		●	●	●		●		●
Baccharis 'Centennial' *	Centennial Coyote Brush	●	●		●	●	●	●	●	●	●
Bergenia cordifolia	Heartleaf Bergenia	●	●		●	●	●		●		
Campanula poscharskyana	Serbian Bellflower	●	●		●	●	●		●		
Ceanothus griseus var.	Carmel Creeper	●	●		●	●	●	●	●		●
Centranthus ruber *	Jupiter's Beard	●	●		●	●	●	●	●		●
Cerastium tomentosum	Snow-in-Summer	●	●		●	●	●		●		
Coprosma repens	Mirror Plant	●	●		●	●	●		●		●
Cotoneaster dammeri	Bearberry Cotoneaster	●	●		●	●	●		●		
Cyclamen persicum *	Cyclamen	●	●		●	●	●		●		
Dianthus spp.	Carnation	●	●		●	●	●		●		
Dichondra micrantha	Dichondra	●	●		●	●	●		●		
Duchesnea indica	Indian Mock Strawberry	●	●		●	●	●		●		
Dymondia margaretae *	NCN	●	●		●	●	●		●		●
Festuca glauca	Blue Fescue	●	●		●	●	●		●		●
Fragaria chiloensis	Ornamental Strawberry	●	●		●	●	●		●		●
Fragaria 'Pink Panda'	Pink Panda Ornamental Strawberry	●	●		●	●	●		●		●
Gazania hybrids	Hybrid Gazania	●	●		●	●	●		●		●
Gazania spp.	Gazania	●	●		●	●	●		●		
Gazania splendens 'Mitsuwa Yellow'	Mitsuwa Yellow Gazania	●	●		●	●	●		●		
Geranium spp.	Cranesbill	●	●		●	●	●		●		●
Hedera canariensis	Algerian Ivy	●	●		●	●	●		●		●

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Hedera helix	English Ivy	●	●		●	●	●		●		●
Herniaria glabra	Green Carpet	●	●		●	●	●		●		
*Heuchera spp.***	Coral Bells	●	●		●	●	●		●		●
Hypericum spp.	St. John's Wort	●	●		●	●	●		●		
Hypericum calycinum	Aaron's Beard	●	●		●	●	●		●		
Iberis sempervirens	Evergreen Candytuft	●	●		●	●	●		●		
Impatiens wallerana	Impatiens	●	●		●	●	●		●		
Juniperus spp.	Juniper	●	●		●	●	●		●		●
*Lantana spp. **	Lantana	●	●		●	●	●		●		●
Lobelia erinus	Lobelia	●	●		●	●	●		●		
*Lonicera japonica 'Halliana' **	Hall's Honeysuckle	●	●		●	●	●		●		●
*Mahonia repens **	Creeping Mahonia	●	●		●	●	●		●		
Muehlenbeckia axillaris	Creeping Wire Vine	●	●		●	●	●		●		●
*Myoporum parvifolium **	Ground Cover Myoporum	●	●		●	●	●	●	●		●
*Myoporum parvifolium 'Putah Creek' **	Putah Creek Myoporum	●	●		●	●	●	●	●		●
Ophiopogon spp.	Mondo Grass	●	●		●	●	●		●		
*Osteospermum spp. **	Freeway Daisy	●	●		●	●	●		●		●
*Osteospermum fruticosum var.**	Trailing African Daisy	●	●		●	●	●		●		●
Pelargonium peltatum	Ivy Geranium	●	●		●	●	●		●		●
Potentilla species	Cinquefoil	●	●		●	●	●		●		●
Rosa Ground Cover varieties	Ground Cover Rose	●	●		●	●	●		●		●
*Rosmarinus o. 'Prostratus' **	Prostrate Rosemary	●	●		●	●	●		●		
*Santolina chamaecyparissus **	Lavender Cotton	●	●		●	●	●		●		
Scaevola 'Mauve Clusters'	Fairy Fan Flower	●	●		●	●	●		●		
*Sedum morganianum **	Donkey Tail	●	●		●	●	●		●		●
*Sedum rubrotinctum **	Pork and Beans	●	●		●	●	●		●		●
Soleirolia soleirolli	Baby's Tears	●	●		●	●	●		●		
*Thymus spp. **	Thyme	●	●		●	●	●		●		●
Trachelospermum asiaticum	Yellow Star Jasmine	●	●		●	●	●		●		●
*Verbena spp.**	Verbena	●	●		●	●	●		●		
*Vinca minor**	Dwarf Periwinkle	●	●		●	●	●		●		●

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*Vinca minor 'Sterling Silver'**	Sterling Silver Periwinkle	●	●		●	●	●		●		●
*Zauschneria californica **	California Fuchsia	●	●		●	●	●		●		
Zinnia angustifolia	Zinnia	●	●		●	●	●		●		
Zoysia tenuifolia	Korean Grass	●	●		●	●	●		●		
VINES											
*Antigonon leptopus **	Coral Vine	●	●		●	●	●		●		●
*Bougainvillea spp. **	Bougainvillea	●	●		●	●	●		●		●
*Bougainvillea spectabilis **	Bougainvillea	●	●		●	●	●		●		●
Cissus antartica	Kangaroo Treevine	●	●		●	●	●		●		●
Cissus hypoglauca	NCN	●	●		●	●	●		●		●
Clematis armandii	Evergreen Clematis	●	●		●	●	●		●		●
Clytostoma callistegioides	Lavender Trumpet Vine	●	●		●	●	●		●		●
Distictus buccinatoria	Scarlet Trumpet Vine	●	●		●	●	●		●		●
Gelsemium sempervirens	Carolina Jessamine	●	●		●	●	●		●		●
Hardenbergia violacea	Lilac Vine	●	●		●	●	●		●		●
Hardenbergia violacea 'Rosea'	Pink Lilac Vine	●	●		●	●	●		●		●
Hedera spp.	Ivy	●	●		●	●	●		●		●
Jasminum mesnyi	Primrose Jasmine	●	●		●	●	●		●		●
Jasminum polyanthum	Pink Jasmine	●	●		●	●	●		●		●
Lonicera hildebrandeana	Giant Burmese Honeysuckle	●	●		●	●	●		●		●
*Lonicera japonica **	Japanese Honeysuckle	●	●		●	●	●		●		●
*Lonicera japonica 'Halliana' **	Hall's Honeysuckle	●	●		●	●	●		●		●
*Macfadyena unguis-cati *s*	Cat's Claw Vine	●	●		●	●	●		●		●
Parthenocissus 'Hacienda Creeper'	Hacienda Creeper	●	●		●	●	●		●		●
Parthenocissus quinquefolia	Virginia Creeper	●	●		●	●	●		●		●
Parthenocissus tricuspidata	Boston Ivy	●	●		●	●	●		●		●
Parthenocissus tricuspidata 'Veitchi'	Boston Ivy	●	●		●	●	●		●		●
Passiflora jamesonii	NCN	●	●		●	●	●		●		●
Rosa 'Cecile Brunner'	Cecile Brunner Rose	●	●		●	●	●		●		●
Rosa banksiae 'Alba Plena'	Dbl. White Lady Banks' Rose	●	●		●	●	●		●		●
Rosa banksiae 'Lutea'	Yellow Lady Banks' Rose	●	●		●	●	●		●		●

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

*Indicates drought-tolerant or low-water use species
**Indicates that designer must select a low water or drought-tolerant variety only
[1] Indicates Tree Species appropriate for 3'-6" min. width parkway or 4'-0" min. width landscape area

Botanical Name	**Common Name**	Project Entries	Signature Corridors: Green Valley Parkway ~~West Elm Parkway~~ Fieldstone Drive Murrieta Road	Perris Approved Street Tree List	Single Family Detached & Multi-Family Private Yards/In-tract Parkway	Multi-Family Common Areas	Parks/Schools	Open Space	Commercial/Mixed Used	Drainage Basin	Slopes
Rosa spp.	Climbing Rose	●	●		●	●	●		●		●
Solandra maxima	Cup of Gold Vine	●	●		●	●	●		●		●
Solanum jasminoides	Potato Vine	●	●		●	●	●		●		●
Thunbergia alata	Black-eyed Susan Vine	●	●		●	●	●		●		●
Trachelospermum asiaticum	Asian Jasmine	●	●		●	●	●		●		●
Trachelospermum jasminoides	Star Jasmine	●	●		●	●	●		●		●
Vigna caracalla	Snail Vine	●	●		●	●	●		●		●
Vitis californica *	California Wild Grape	●	●		●	●	●		●	●	●
Vitis californica 'Roger's Red' *	Roger's Red California Grape	●	●		●	●	●		●	●	●
Wisteria spp.	Wisteria	●	●		●	●	●		●		●
GRASSES/WILDFLOWER											
Acorus gramineus 'Ogon'	Japanese Sweet Flag	●	●		●	●	●		●	●	
Acorus gramineus 'Variegata'	Variegated Japanese Sweet Flag	●	●		●	●	●		●	●	
Agrostis stolonifera	Creeping Bent	●	●		●	●	●		●		
Aristida purpurea *	Purple Three-Awn	●	●		●	●	●		●	●	
*Bouteloua curtipendula**	Sideoats Grama Grass	●	●		●	●	●		●		●
*Bouteloua gracilis**	Blue Grama Grass	●	●		●	●	●		●		●
Calamagrostis acutiflora	Feather Reed Grass	●	●		●	●	●	●	●	●	
Carex barbara	Santa Barbara Sedge	●	●		●	●	●		●		●
Carex buchananii	Leather Leaf Sedge	●	●		●	●	●	●	●	●	●
*Carex elata**	Golden Variegated Sedge	●	●		●	●	●	●	●	●	●
Carex flacca	Blue Sedge	●	●		●	●	●	●	●	●	●
Carex flagellifera	Weeping Brown Sedge	●	●		●	●	●	●	●	●	●
Carex pansa	California Meadow Sedge	●	●		●	●	●	●	●	●	●
Carex praegracillis	California Field Sedge	●	●		●	●	●		●		●
Carex spp.	Sedge	●	●		●	●	●		●		●
Carex spissa *	San Diego Sedge	●	●		●	●	●	●	●	●	●
Carex testacea	Brown Sedge	●	●		●	●	●	●	●	●	●
Carex tumulicola *	Berkeley Sedge	●	●		●	●	●	●	●	●	●
Deschampsia flexuosa	Crinkled Hair Grass	●	●		●	●	●	●	●	●	

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

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Botanical Name	**Common Name**	Project Entries	Signature Corridors: Green Valley Parkway ~~West Elm Parkway~~ Fieldstone Drive Murrieta Road	Perris Approved Street Tree List	Single Family Detached & Multi-Family Private Yards/In-tract Parkway	Multi-Family Common Areas	Parks/Schools	Open Space	Commercial/Mixed Used	Drainage Basin	Slopes
Dichelostemma capitatum *	Bluedicks	●	●		●	●	●		●		
Distichlis spicata *	Salt Grass	●	●		●	●	●		●	●	
Eleocharis montevidensis	Spike Rush	●	●		●	●	●		●	●	
Elymus glaucus	Blue Wildrye	●	●		●	●	●		●		
Elymus magellanicus	Magellan Whaetgrass	●	●		●	●	●		●	●	
Epilobium canum *	California Fuchsia	●	●		●	●	●		●		
Eschscholzia californica *	California Poppy	●	●		●	●	●		●		
Festuca glauca	Blue Fescue	●	●		●	●	●		●		●
Festuca idahoensis	Fescue	●	●		●	●	●	●	●	●	●
Festuca rubra 'Molate'	Pt. Molate Fescue	●	●		●	●	●		●		
Gilia tricolor	Bird's Eyes	●	●		●	●	●		●		
Helictotrichon sempervirens	Blue Oat Grass	●	●		●	●	●		●		
Imperata cylindrica 'Red Baron'	Red Baron Japanese Blood Grass	●	●		●	●	●	●	●	●	
Imperata cylindrica 'Rubra'	Japanese Blood Grass	●	●		●	●	●	●	●		
Juncus acutus	Spiny Rush	●	●		●	●	●		●		●
Juncus balticus	Rush	●	●		●	●	●		●		●
Juncus effusus	Common Rush	●	●		●	●	●		●		●
Juncus effusus pacificus 'Quartz Creek'	Quartz Creek Soft Rush	●	●		●	●	●		●		●
Juncus patens *	Spreading Rush	●	●		●	●	●	●	●	●	●
Lasthenia californica	Goldfields	●	●		●	●	●		●		
Layia fremontii	Tidy Tips	●	●		●	●	●		●		
Leymus condensatus	Wild Rye	●	●		●	●	●		●	●	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	●	●		●	●	●		●	●	
Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	●	●		●	●	●	●	●	●	
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	●	●		●	●	●	●	●	●	
Lupinus microcarpus	White-Whorled Lupine	●	●		●	●	●		●		
Lupinus microcarpus var. densiflorus	Golden Lupine	●	●		●	●	●		●		
Lupinus nanus	Sky Lupine	●	●		●	●	●		●		
Lupinus succulentus	Arroyo Lupine	●	●		●	●	●	●	●	●	
Milium effusum aureum	Bowles Golden Grass	●	●		●	●	●	●	●	●	

LANDSCAPE MASTER COMMUNTY PLANT MATRIX

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[1] Indicates Tree Species appropriate for 3'-6" min. width parkway or 4'-0" min. width landscape area

Botanical Name	**Common Name**	Project Entries	Signature Corridors: Green Valley Parkway ~~West Elm Parkway~~ Fieldstone Drive Murrieta Road	Perris Approved Street Tree List	Single Family Detached & Multi-Family Private Yards/In-tract Parkway	Multi-Family Common Areas	Parks/Schools	Open Space	Commercial/Mixed Used	Drainage Basin	Slopes
Miscanthus spp.	Miscanthus	●	●		●	●	●		●	●	
Molina caerulea variegata	Moor Grass	●	●		●	●	●	●	●	●	
Muhlenbergia spp.	Muhlenbergia	●	●		●	●	●		●		●
Muhlenbergia capillaris *	Hairy Awn Muhly	●	●		●	●	●		●	●	●
Mulenbergia rigens	Deergrass	●	●		●	●	●		●	●	●
Nassella lepida *	Foothill Needlegrass	●	●		●	●	●		●		●
Nasella pulchra *	Purple Needlegrass	●	●		●	●	●		●		●
Nassella tenuissima *	Mexican Feather Grass	●	●		●	●	●		●		●
Nolina bigelovii *	Nolina	●	●		●	●	●		●		
Ophiopogon jaburan vittatus	Snakebeard	●	●		●	●	●		●		
Ophiopogon japonicus	Mondo Grass	●	●		●	●	●		●		
Panicum virgatum 'Heavy Metal'	Switch Grass	●	●		●	●	●		●	●	
Pennisetum spp. *	Fountain Grass	●	●		●	●	●		●		
Pennisetum 'Eaton Canyon' *	Dwarf Red Fountain Grass	●	●		●	●	●		●	●	
Penstemon heterophyllus *	Foothill Penstemon	●	●		●	●	●		●		
Phalaris arundinacea 'Picta'	Variegated Ribbon Grass	●	●		●	●	●		●		
Phalaris arundinacea 'Rosea'	Ribbon Grass	●	●		●	●	●		●		
Scripus cernuus	Fiber Optics Plant	●	●		●	●	●	●	●	●	
Scirpus tabernaemontani	Soft-stem Bulrush	●	●		●	●	●		●		
Sesleria autumnalis	Autumn Moor Grass	●	●		●	●	●		●	●	
Sisyrinchium bellum *	Blue-Eyed Grass	●	●		●	●	●		●	●	
Solidago californica	California Goldenrod	●	●		●	●	●	●	●		
Sporobolus airoides *	Alkali Sacaton	●	●		●	●	●		●	●	●
Sporobolus wrightii *	Giant Dropseed	●	●		●	●	●		●		
Stipa pulchra *	Needle Grass	●	●		●	●	●		●		
Triteleia laxa *	Ithuriel's Spear	●	●		●	●	●		●		
Zoysia 'De Anza'	Turf Zoysia De Anza	●	●		●	●	●		●		

4.5 DESIGN REVIEW PROCESS

4.5.1 Introduction

The Green Valley Design Guidelines have been created to provide property owners, architects, home builders, and contractors with a set of parameters for the preparation of their drawings and specifications. Adherence to these Guidelines will assure builders that a consistent level of quality will be maintained. The Green Valley Architectural Review Committee (or the "Committee") and the City will review all designs, plans, and construction to ensure:

- Primary site design issues have been adequately considered,
- Excellence in architectural design,
- The unique landscape potential of the homesite is addressed, and
- Compatibility and integration with surrounding land uses.

4.5.2 Design Review Committee

The Green Valley development is designed to be a unique community of high-quality homes. The future community's Covenants, Conditions, and Restrictions (CC&R's) may not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove individual building and landscaping plans is given to the Green Valley Design Review Committee. The Committee does not seek to restrict individual creativity or preferences, but rather maintain within the overall community the aesthetic relationship between homes, natural amenities, and surrounding neighbors. As the community matures, these key relationships will become increasingly important, requiring coordination through the design process.

The Committee is composed of three members or more, as decided upon by the Project Master Developer, who are intricately involved in the development of the community. Additionally, an architect or other design professional, who is a non-owner, may serve on or act as a consultant to the Committee.

The Committee will use the Design Guidelines for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Committee, provide benefits to the adjacent areas, the specific site, or to the community as a whole. Alternate materials/ architectural styles that are deemed equivalent may be permitted, subject to Planning Commission approval.

4.5.3 Compliance

The Green Valley Specific Plan and the Design Review Committee Planned Development Permit provides zoning and development standards for this project, with further project-level refinements included in these Design Guidelines. The City Planning staff, Planning Commission, and City Council will use these Design Guidelines as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan, Green Valley Specific Plan, and Zoning Code, where applicable. These Design Guidelines are intended to be used by City staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of individual projects within the Plan Area.

4.5.4 Conflicts with City Code and other Approved Entitlements or Policies

Design components within the "Public Realm" (as defined in the Community Design Guidelines) cannot be amended without the consent of all "Participating Landowners" (as defined in development agreements between the landowners and the City). Therefore, the Community Design Guidelines will prevail in the event of any inconsistencies between these Design Guidelines, Guidelines of the City of Perris, and the Green Valley Specific Plan. Where these Design Guidelines provide greater specificity on design detail for components of projects within the Public Realm, the Community Development Director shall determine that the project level design detail of components is consistent with, and does not purport to amend, the requirements set forth in the Design Guidelines.

Conversely, any particular element or provision not specifically covered in these Design Guidelines shall be subject to the provisions of the GVSP and/or the local Municipal Code as applicable. As provided for in the GVSP, in any instances where the Design Guidelines conflict with the requirements of the local Municipal Code, the Design Guidelines will take precedence. If none of these entitlements or policy documents addresses a specific provision, the local Municipal Code requirements remain in force.

4.5.5 Modifications and Amendments

The Design Guidelines are intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions. However, deviations to these guidelines may be considered for projects with special and unique design characteristics during the Green Valley Design Review Committee (GVDRC) and the City's Design Review process and are categorized as either minor administrative modifications or amendments. Amendments to these Design Guidelines shall be reviewed as require by the Green Valley Specific Plan, the local Municipal Code, and/or California Government Code Section 65453.

Minor administrative modifications shall also include, but are not limited to, architectural style design modifications and architectural material substitutions that are consistent with and do not substantially change the overall intent of these Design Guidelines. Review and approval of minor administrative modifications shall be conducted by the Community Development Director.

The Community Development Director may, at its discretion, defer to review and action of any item where it has decision making authority to the City Planning Commission and/or City Council; however, unless subject to an appeal, minor administrative modifications do not require review by either of these legislative bodies. Decisions of the Community Development Director are subject to appeal to the Planning Commission, and decisions of the Planning Commission are subject to appeal to the City Council.

4.5.6 Residential Design Review Process

The design review process described in this section is intended to ensure that residential villages within Green Valley contribute to the character and quality envisioned for the neighborhood. This four step process is intended to be efficient, without compromising the quality of design solutions. The Green Valley Design Review Committee (GVDRC), comprised of representatives of the master developer and design professionals appointed by the master developer, will review all designs developed for the Green Valley neighborhoods prior to submittal to the City.

Step One: Project Application

The design review process will commence upon receipt of the Builder's application form and review fee. At the applicant's request, a kick-off and orientation meeting with the GVDRC during the phase may be scheduled.

Submittal Requirements:

1. Completed application form and fee.

Step Two: Preliminary Design Review

This step is intended to establish and define the project's preliminary architectural and landscape character and concepts. Upon review and approval of the Builder's submittal package, the GVDRC will schedule a Preliminary Design Review Session, during which the GVDRC will meet with the builder to review and discuss the submittal.

The Preliminary Design Review Session is an opportunity to review the following design criteria:

- Selected architectural styles from the Green Valley Design Guidelines. Applicant may propose additional architectural styles that are consistent with the neighborhood vision for the GVDRC's review and approval.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary concepts for colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.
- Wall and fencing.

Following the Preliminary Design Review, the GVDRC shall prepare and submit to the applicant, within 15 business days of plan submittal, a written memorandum outlining the agreed-upon direction of the GVDRC and the applicant.

Submittal Requirements:

Civil / Planning

2. Location map showing project location within the overall neighborhood.

Landscape

1. Landscape concept plans, identifying the general planting scheme, street tree program, typical front, side, and rear yards. Plans shall be prepared at a minimum scale of 1"=20'.
2. Color illustrative depicting typical landscape treatment for the last three contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include a description of the landscape concept.

Architecture

1. Preliminary building floor plans and front elevations for all proposed plans. These shall be prepared at a minimum scale of 1/4"=1'-0".
2. Building coverage or floor area ratio calculations.
3. Consistency with project development standards and architectural guidelines.

4. Architectural color and material sample boards (or equivalent information as approved by the GVDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

The GVDRC will issue a Preliminary Design Review Memorandum (PDRM) detailing the results of the Preliminary Design Review. The PDRM will state one of the following:

1. Approved to move forward to Final Design Review
2. Approved to move forward to Final Design Review with Comments & Conditions
3. Denied with Comments; resubmittal of Preliminary Design Review is required.

Step Three: Final Design Review

This step is intended to review the specific designs for the architecture and landscape elements of the project.

Upon receipt of an approved PDRM, more detailed project plans shall be prepared and submitted to the GVDRC for design review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted.

Submittal Requirements:

Civil / Planning

1. Dimensioned site plan showing
   a. Building footprints
   b. Porches and patios
   c. Garages
   d. Street curbs and rights-of-way
   e. Easements
   f. Driveways and walkways
   g. Dimensioned building setbacks
   h. Compliance with project development standards
   i. Garbage locations

Landscape

1. Landscape Plans (minimum scale 1”=20”) including:
   a. Cover sheet with sheet index
   b. Plant material and hardscape list and key, including finishes and colors of hardscape and fencing
   c. Typical landscape planting and irrigation plans for each unique footprint type and each lot type (i.e., corner lot, loop lot, or other non-standard lot
   d. Fencing ,hardscape, and planting details
   e. Fencing site plan

f. Plant lists should include species diversity identified with WUCOLS ratings, relating to water efficient landscape ordinance AB 1881

2. Site Plan/Landscape Concept for Model Home Complex, Sales Office and Temporary Marketing Facility (minimum scale 1"=20").

Architecture

1. Colored street scene showing at least three contiguous lots, actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style shall be identified for each lot.

2. Architectural construction drawings, including floor plans, roof plans, secondary unit plans, alternatives or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of 1/4"=1'-0".

3. Architectural color and material sample boards (or equivalent information as approved by the GVDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

4. The builder shall submit to the GVDRC plotting for each phase of construction to ensure that housing diversity is delivered for each neighborhood.

Miscellaneous

1. Comment response memo identifying the steps taken to address GVDRC comments from Step 2: Preliminary Design Review.

2. Estimated Construction Schedule for completion of the project, including improvements, model home complex site improvements, and phasing.

Step Four: City Design Review Submittal

After final approval by the GVDRC, applicant shall submit for Design Review by the City of Perris. The Community Development Department will evaluate and determine the proposed project's consistency with the Green Valley Design Guidelines and the City's other applicable requirements as set forth in the subsection "Conflicts with City Code and other Approved Entitlements or Policies" of these Design Guidelines (and in the order of priority established in that subsection).

Step Five: Construction Document Review

After Design Review approval by the City of Perris, applicant shall submit completed construction documents to the GVDRC to review for consistency of designs with approvals through the design review process.

Within 15 days of construction document submittal, the GVDRC will submit to the applicant a memorandum indicating one of the following:

1. Approved to move forward for building permit submittal to the City of Perris.

2. Denied with comments; resubmittal of construction documents is required.

The GVDRC reserves the right to inspect plans and conduct field investigations.

GREEN VALLEY

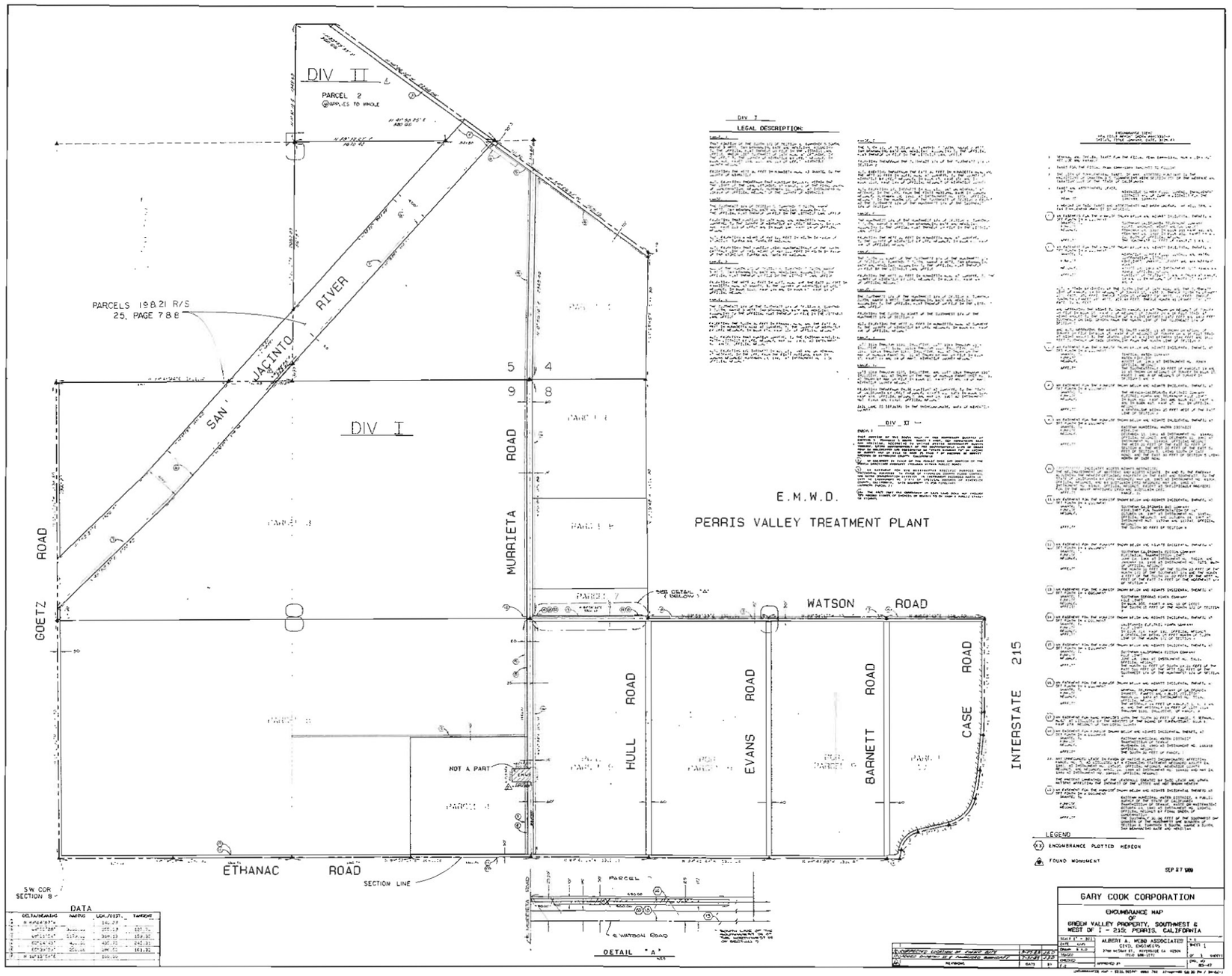
5 APPENDIX

5 Appendix

GREEN VALLEY

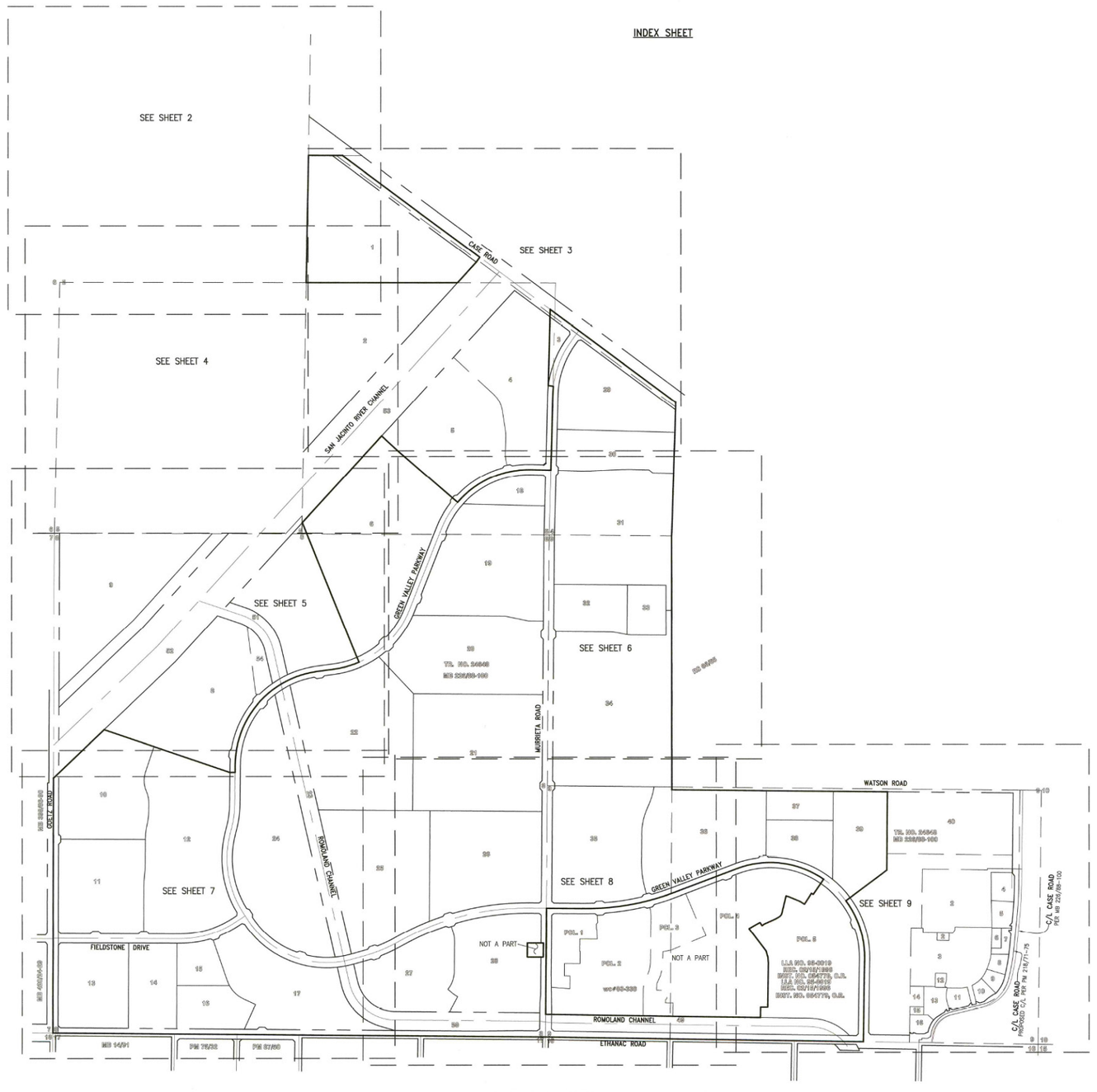
FIGURE 5-1

ENCUMBRANCE MAP



NORTH

Not to Scale



NORTH

Not to Scale

N
W WEBB E
S

GRID NORTH
-0°32'59.93"
TRUE NORTH

SURVEYOR'S NOTES

1. —●— INDICATES FOUND MONUMENTS AS NOTED.
2. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
3. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
4. TOTAL AREA OF THE SUBJECT PROPERTY IS 839.32 ACRES MORE OR LESS.
5. PROPERTY WAS SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE COMPANY, PRELIMINARY REPORT NO. NHSC-2829276(TC), DATED JULY 10, 2015, UPDATE #1.
6. THIS SURVEY WAS PERFORMED WITH TRIMBLE S6 TOTAL STATIONS & TRIMBLE 5800 GPS RECEIVERS, AND COMPLETED ON JUNE 17, 2015.
7. ( ) INDICATES RECORD OR CALCULATED DATA PER MB 226/88-100, UNLESS OTHERWISE NOTED
8. < > INDICATES RECORD OR CALCULATED DATA PER PM 218/71-75.
9. [ ] INDICATES RECORD OR CALCULATED DATA PER PM 230/33-34.
10. { } INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 95-0019, RECORDED FEBRUARY 15, 1996 AS INSTRUMENT NUMBERS 054778 AND 054779, BOTH OF OFFICIAL RECORDS.
11. SYMBOLS SHOWN ON THE SURVEY ARE NOT DRAFTED TO SCALE.
12. ////// INDICATED RESTRICTED ACCESS.

BASIS OF BEARINGS

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP" AND "PPBR" NAD 83(NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 1.00007717. CALCULATIONS ARE MADE AT POINT NUMBER 1 WITH COORDINATES OF: N: 2219096.14, E: 6260627.53, USING AN ELEVATION OF 1475.61(NAVD88). THE CONVERGENCE ANGLE AT POINT NO. 1 IS -0°32'59.93"

BENCHMARK DATA

CITY OF SUN CITY BM Z 10989.

FD. 2 1/4in. BRASS DISK FLUSH STAMPED "CAL DOT 9/10/16/15 REPL. GR. STONE FD. 1950" ON ETHANAC AC BRIDGE DECK OVER I-215 FREEWAY

ELEVATION = 1450.319 (NAVD88)

NGS
DESIGNATION: 435
PID: DX5442
DESCRIBED BY METRO WATER DISTR. SO. CALIFORNIA 1992
PERRIS, 1300 FEET (396.2 M) WEST OF ATSF RAILROAD ALONG RIDER ST, ON TOP OF NORTH CURB FACE OF RIDER ST. 28 FEET (8.5 M) NORTH OF RIDER ST, 6 FEET (1.8 M) SOUTH OF A GTE TELEPHONE BOX (DAMAGED). A STANDARD 3-1/4 INCH ALUMINUM DIST SET FLUSH IN TOP OF CURB.

ELEVATION = 1515.12(NAVD88)

LICENSED LAND SURVEYOR
MICHAEL E. JOHNSON
NO. 7673
STATE OF CALIFORNIA

THIS MAP DOES NOT SHOW THE EXISTENCE OR LOCATION OF ALL EASEMENTS WHICH MAY ENCUMBER THE SITE.

REVISIONS	DATE	BY

GREEN VALLEY

BOUNDARY/CONTROL SURVEY MAP
LYING IN SECTIONS 4, 5, 8 AND 9 IN TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE: NO SCALE	ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS, 3788 McCRAY STREET, RIVERSIDE, CA. 92506, PH. (951) 686-1070, FAX (951) 788-1256	W.O. 2015-0185
DATE: 07/13/2015		SHEET 1
DESIGNED: KM		OF 9 SHEETS
CHECKED: GJH		
PLN CK REF: 7-04		DWG. NO. 15-0185 SU.DWG
F.B.		

G:\2015\15-0185\SURVEY\DRAWING\15-0185 SU.DWG 7/29/2015 12:04:43 PM

GREEN VALLEY

FIGURE 5-2

BOUNDARY SURVEY

ZONING MAP

GREEN VALLEY

FIGURE 5-3

LEGEND

NOT A PART

PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

Perris Valley Airport

South Perris Metrolink Station

BNSF Railroad

Case Road

Goetz Road

Green Valley Parkway (NAP)

Murrieta Road

Watson Road

Green Valley Parkway

Fieldstone Drive

Ethanac Road

215

LI 1 35.3 Ac.

LI 2 32.8 Ac.

C 3 0.4 Ac.

C 3a 1 Ac.

C 29 5.9 Ac.

PF 51 34.8 Ac.

R-5,500 - R-6,000 4 24.9 Ac.

R-5,500 - R-6,000 5 26.2 Ac.

Open Space 6 21.6 Ac.

0 Ac.

PF 18 3.6 Ac.

4.9 Ac.

R-6,000 - R-7,200 19 6.2 Ac.

MF 30 81.3 Ac.

Park 33 6.7 Ac.

LI 9 39 Ac.

Open Space 6a 7.9 Ac.

PF 7 20 Ac.

PF 7a 10.3 Ac.

R-5,500 - R-6,000 6a 16.7 Ac.

R-6,000 - R-7,200 19a 23.4 Ac.

PF 50 35.2 Ac.

.2 Ac.

R-5,500 - R-6,000 20 28.1 Ac.

R-7,200 - R-8,000 8 32.5 Ac.

R-5,500 - R-7,200 22 0.8 Ac.

Open Space 22a 31.7 Ac.

R-5,500 - R-7,200 24 9.6 Ac.

R-5,500 - R-6,000 21 27.5 Ac.

OS 57a 3.4 Ac.

OS 57 5.3 Ac.

PF 32a 15 Ac.

PF 33a 5.2 Ac.

PF 23 4.4 Ac.

R-5,500 - R-6,000 10 9.4 Ac.

R-5,500 - R-6,000 12 7.4 Ac.

OS 54 7.9 Ac.

OS 10B 2.9 Ac.

OS 10C 4.1 Ac.

OS 53 24.7 Ac.

Drainage Facility

PF 33a 1.3 Ac.

R-5,500 - R-6,000 10a 5 Ac.

R-5,500 - R-6,000 11 20.6 Ac.

R-5,500 - R-6,000 12a 20.8 Ac.

PF 24a 26.7 Ac.

PF 25 31 Ac.

R-5,500 - R-6,000 26 26.2 Ac.

R-5,500 - R-6,000 35 26 Ac.

R-5,500 - R-6,000 36 26 Ac.

MF 37 5 Ac.

MF 38 7.5 Ac.

MF 39 12.7 Ac.

BP 40 19.9 Ac.

BP 41 23 Ac.

R-5,500 - R-6,000 46 17.3 Ac.

MF 46a 14.7 Ac.

C 42 8.8 Ac.

C 13a 5.5 Ac.

MF 13b 9.3 Ac.

MF 14 10.6 Ac.

R-5,500 - R-6,000 16 11.9 Ac.

R-5,500 - R-6,000 17 22.3 Ac.

R-5,500 - R-6,000 27 16.1 Ac.

R-5,500 - R-6,000 28 21.8 Ac.

R-6,000 - R-7,200 48 25.5 Ac.

R-5,500 - R-6,000 47 26.4 Ac.

MF 45 14.1 Ac.

C 44 15.1 Ac.

C 43 12.7 Ac.

OS 49 9 Ac.

Drainage Facility

OS 49 12.3 Ac.

Drainage Facility

NORTH

0 250 500 1,000 Feet

[Table 5-1 Green Valley Land Use Summary]

GREEN VALLEY APPROVED SPECIFIC PLAN

Planning Areas	R7,200-8,000 SF		R6,000-7,200 SF		R5,500-7,200 SF		R5,500-6,000 SF		Multi-family		Park	Open Space	Schools	Business Professional	Commercial	Industrial	Circulation	Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Units
1																35.3		35.3	0
2																32.8		32.8	0
3															1.4			1.4	0
4							24.9	145										24.9	145
5							26.1	150										26.1	150
6	46.2	166																46.2	166
7											30.3							30.3	0
8	32.4	104																32.4	104
9																39.0		39.0	0
10a							5.0	22										5.0	22
10							9.4	40										9.4	40
10b												2.9						2.9	0
10c												4.1						4.1	0
11							20.8	108										20.8	108
12							7.4	45										7.4	45
12a							20.8	92										20.8	92
13a															5.5			5.5	0
13b									9.3	135								9.3	135
14									10.6	97								10.6	97
15																			
16							11.9	50					7.5					19.4	50
17							22.3	95										22.3	95
18											4.9							4.9	0
19			31.1	140														31.1	140
20							28.9	148										28.9	148
21							33.1	167										33.1	167
22					34.3	169												34.3	169
23												4.4						4.4	0
24a					9.5	42												9.5	42
24											26.7							26.7	0
25											31.0							31.0	0
26							27.8	116										27.8	116
27							16.1	72										16.1	72
28							21.8	97										21.8	97
29															17.9			17.9	
30									12.0	192								12.0	192
31							34.6	168										34.6	168
32													8.9					8.9	
32													15.0					15.0	0
33											4.9							4.9	0
33a											6.4							6.4	
34							15.6	75										15.6	75
35							26.0	110										26.0	110
36							26.0	125										26.0	125
37									5.0	41								5.0	41
38									7.5	74								7.5	74
39									12.7	115								12.7	115
40														20.0				20.0	0
41														23.0				23.0	0
42															8.8			8.8	0
43															12.7			12.7	0
44															15.1			15.1	0
45									14.1	240								14.1	240
46							17.3	90										17.3	90
46a									14.7	140								14.7	140
47							26.4	137										26.4	137
48			25.5	119														25.5	119
49												21.3						21.3	0
50												35.2						35.2	0
51												34.8						34.8	0
53												19.2						19.2	
54												7.8						7.8	
57												8.7						8.7	
Streets																94.8	94.8		
Total	78.6	270.0	56.6	259.0	43.8	211.0	422.2	2,052.0	85.9	1,034.0	104.2	138.4	31.4	43.0	61.4	107.1	94.8	1,267.0	3,826.0

GREEN VALLEY SPECIFIC PLAN AMENDMENT 2

Planning Areas	R7,200-8,000 SF		R6,000-7,200 SF		R5,500-7,200 SF		R5,500-6,000 SF		Multi-family		Park	Open Space	Schools	Business Professional	Commercial	Industrial	Circulation	Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Units
1																35.3		35.3	
2																32.8		32.8	
3															0.4			0.4	
3a															1.0			1.0	
4							24.9	145										24.9	145
5							26.1	150										26.1	150
6												21.6						21.6	
6a							16.7	77										16.7	77
6b												7.9						7.9	
7											20.0							20.0	
7a											10.3							10.3	
8	32.4	104																32.4	104
9																39.0		39.0	
10							9.4	40										9.4	40
10a							5.0	16										5.0	16
10b												2.9						2.9	
10c												4.1						4.1	
11							20.6	96										20.6	96
12							7.4	45										7.4	45
12a							20.8	79										20.8	79
13a															5.5			5.5	
13b									9.3	135								9.3	135
14									10.6	97								10.6	97
15																			
16							11.9	50										11.9	50
17							22.3	95										22.3	95
18											4.9							4.9	
19			6.2	28														6.2	28
19a			23.4	110														23.4	110
20							28.1	130										28.1	130
21							27.5	145										27.5	145
22					0.8	4												0.8	4
22a												31.7						31.7	
23												4.4						4.4	
24					9.5	42												9.5	42
24a											26.7							26.7	
25											31.0							31.0	
26							26.2	116										26.2	116
27							16.1	70										16.1	70
28							21.8	95										21.8	95
29															5.9			5.9	
30									81.3	1,159								81.3	1,159
31																			
32																			
32a													15.0					15.0	
33											6.7							6.7	
33a											6.4							6.4	
34																			
35							26.0	110										26.0	110
36							26.0	125										26.0	125
37									5.0	41								5.0	41
38									7.5	73								7.5	73
39									12.7	113								12.7	113
40														20.0				20.0	
41														23.0				23.0	
42																8.8		8.8	
43																12.7		12.7	
44																15.1		15.1	
45									14.1	237								14.1	237
46							17.3	90										17.3	90
46a									14.7	137								14.7	137
47							26.4	137										26.4	137
48			25.5	119														25.5	119
49												21.3						21.3	
50												35.2						35.2	
51												34.8						34.8	
53												24.7						24.7	
54												7.9						7.9	
57												5.3						5.3	
57a												3.4						3.4	
Streets																	107.6	107.6	
Total	32.4	104	55.1	257	10.3	46	380.5	1,811	155.2	1,992	106.0	205.2	15.0	43.0	49.4	107.1	107.6	1,267.0	4,210

Approved Master Plan of Service and Phase 1A

Prepared by Webb Associates

October 2017

(under separate cover)

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The City of Perris Planning Department should be contacted on non-ALUC issues. For more information please contact City of Perris Planner Nathan Perez at (951) 943-5003.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **August 11, 2022**

TIME OF HEARING: **9:30 A.M.**

CASE DESCRIPTION:

ZAP1065RG22 – Rain Tree Investment Corporation (Representative: Johnson Aviation, Inc.) – City of Perris Case No. SPA21-05125 (Specific Plan Amendment). A proposal amending the Green Valley Specific Plan (Green Valley Specific Plan Amendment No. 2 [SPA2]) located northerly of Ethanac Road, westerly of Goetz Road, easterly of the 215 Freeway, and southerly of Case Road and the BNSF Railroad, amending the land use designations of 274.4 acres located in the northeast corner of the 1,266.9 acre Specific Plan, specifically within Planning Areas: 3a, 6a, 6b, 19a, 20, 21, 22a, 29, 30, 32a, 33a, and 57a, in order to be consistent with the 2011 Perris Valley Airport Land Use Compatibility Plan and SB330 (Airport Compatibility Zones B1, C, D, and E of the Perris Valley Airport Influence Area, and Zone E of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1526MA22 Date Submitted: 6/14/2022

AIA: March Zone: C2 Public Hearing ☑ Staff Review ☐

Applicant

Applicant Full Name: John Semcken

Applicant Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Phone: 562-948-4306 **Email:** jsemcken@majesticrealty.com

Representative/ Property Owner Contact Information

Representative: T&B Planning, Inc. **Email:** tzinn@tbplanning.com

Tracy Zinn Phone: 714-505-6360 ext. 350

Address: 3200 El Camino Real Suite 100, Irvine, CA 92602

Property Owner: Majestic Freeway Business Center, LLC. **Email:** jsemcken@majesticrealty.com

John Semcken Phone: 562-948-4306

Address: 13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746

Local Jurisdiction Agency

Agency Name: Riverside County Phone: 951-955-3025

Staff Contact: Russell Brady **Email:** rbrady@rivco.org

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Local Agency Case No.: PPT220008

Project Location

Street Address: No address yet - "S.W. corner of Perry and Harvill" Gross Parcel Size.: 18.33

Assessor's Parcel No.: 314-130-015, -23, -024, -026, -027

Solar

Is the project proposing solar Panels? Yes ☑ No ☐ If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 1527.5 ft

Height of Building or structures: 45 feet (request to review at 50 feet to allow flexibility up to 50 feet)

What type of drainage basins are being proposed and the square footage: Water Detention basin, 33,671 square feet

Notice

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. REVIEW TIME: Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals

A. During the period of June 16, 2022, through July 15, 2022, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Paul Rull reviewed two non-legislative cases within the Perris Valley Airport and Jacqueline Cochran Regional Airport Influence Areas.

ZAP1027PV22 (Zone D Perris, Zone E March) pertains to City of Perris Case No. 22-05122 (Minor Modification to DPR07-0130), a proposal to increase the height of an entitled 783,700 square foot industrial building on 38 acres from 44 feet to 55 feet located on the southwest corner of Goetz Road and Mountain Avenue. The site is located within Compatibility Zone D of the Perris Valley Airport Influence Area, where Zone D restricts non-residential intensity to 100 people per average acre and 300 people per single acre. The project is also within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, Zone E does not restrict non-residential intensity. The project consists of 763,700 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of second floor office mezzanine area, accommodating 253 people, resulting in an average intensity of 7 people per acre, and a single acre intensity of 116 people, both of which are consistent with Zone D average acre criterion of 100 people per acre and 300 people single acre. The elevation of Perris Valley Airport's Runway 15-33 at its southerly terminus is 1,413 feet above mean sea level (AMSL). At a distance of approximately 2,394 feet from the runway to the site, Federal Aviation Administration (FAA OES) review would be required for any structures with top of roof exceeding 1,437 feet AMSL. The project site elevation is 1,425 feet AMSL, and proposed building height of 55 feet, resulting in a top point elevation of 1,480 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-10884-OE to this project. The aeronautical studies revealed that the proposed building would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on June 30, 2022. The FAA OES conditions have been incorporated into ALUC's conditions listed below. Pursuant to the Perris Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D. The Compatibility Plan requires projects 10 acres or larger to designate 10% of project area as ALUC qualifying open area that could potentially serve as emergency landing areas. Based on the project size (38 acres) located within Compatibility Zone D, the project is required to provide a minimum 3.8 acres of open area consistent with ALUC open area criteria. The applicant has provided a total of 3.97 acres of open area within the drive aisles and parking areas. These areas are conditioned to maintain a minimum shape of 75 feet in width and 300 feet in length, and shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater). Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 2,643 feet from the runway, and therefore would be subject to the above requirement. The project utilizes infiltration trenches and are permitted in Zone D. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which

is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such basins are suitable for use on airports and within the airport influence area. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

ALUC Director Paul Rull issued a determination of consistency for this project on June 30, 2022.

****

ZAP1063TH22 (Zone D) pertains to County of Riverside Building and Safety Case No. BRS2201459 (Building Permit), a proposal to construct a 658.5 square foot rooftop solar panel system on a proposed residence located at 86912 Roger Way within the Thermal Motorclub. The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, residential density is restricted to either 0.2 dwelling units per acre, or above 5 dwelling units per acre. The proposed rooftop solar panels will not generate any density. The elevation at the southerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is 137.5 feet below mean sea level (-137.5 feet above mean sea level [AMSL]). At a distance of 5,202 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding –85.3 feet above mean sea level. The site’s elevation is -148.2 feet AMSL and the proposed building height (with rooftop solar panels) is 42 feet, resulting in a top point elevation of -106.2 feet AMSL. Therefore, review by the FAA OES was required. The height of the proposed solar panels will not significantly increase the overall height of the building. The project is conditioned, prior to building permit issuance, to submit an application to the FAA OES and receive a Determination of No Hazard letter. Based on the Federal Aviation Administration’s Interim Policy for Review of Solar Energy System Projects on Federally Obligated Airports, no glare potential or low potential for temporary after-image (“green” level) are acceptable levels of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property and is the recommended standard for properties near airports. However, potential for temporary after-image” (“yellow” level) and potential for permanent eye damage (“red” level) are not acceptable levels of glare on final approach. No glare is permitted at air traffic control towers. The project proposes 658.5 square feet of solar panels on a proposed residence rooftop with a fixed tilt of 5 degrees with no rotation, and an orientation of 135 degrees. The solar glare study completed by Forge Solar was based on a 2 mile straight in approach (as per FAA Interim Policy Standards) to runways 17 and 35, and runways 12 and 30. Jacqueline Cochran Regional Airport does not have an air traffic control tower. All times are in standard time. The analysis concluded that some potential glare would occur within the 2 mile approach to runway 30. (No glare is expected to occur within the 2 mile approach to runway 17-35). Evaluation of the approach at Runway 30 indicates that the panels would result in low potential for temporary after-image (“green” level glare), totaling annually 29 minutes of “green” level glare, lasting up to 5 minutes a day in April and September from 3:50 p.m. to 4:00 p.m. Overall, less than one percent of annual daylight time would be affected. Glare from solar panels could potentially constitute a hazard to flight. However, based on the solar glare hazard analysis provided, the glare experienced would be an acceptable level for solar facilities on airports. Therefore, the hazard potential is low. The applicant has indicated that they do not plan to utilize equipment that would interfere with aircraft communications. The PV panels themselves present little risk of interfering with radar transmission due to their low profiles. In addition, solar panels do not emit electromagnetic waves over distances that could interfere with radar signal transmissions, and any electrical facilities that do carry concentrated current will be buried beneath the ground and away from any signal transmission. There are no radar transmission or receiving facilities within the site. Conclusion: This approval applies to the installation of solar panels as submitted. Any change to the solar array would require ALUC review. All previously applied conditions of approval from the original Thermal Motorclub project (ZAP1017TH10) remain applicable.

ALUC Director Paul Rull issued a determination of consistency for this project on June 16, 2022.

B. Additionally, ALUC Director Paul Rull reviewed one local jurisdiction non-impact legislative cases pursuant to ALUC Resolution No. 2011-02, and issued determinations of consistency.

ZAP1530MA22 (March and Perris AIA) pertains to a City of Menifee Development Code Amendment (LR22-0140), a proposal amending its Zoning Code changing parking standards for industrial uses, and several other minor code clean-up items to various chapters of the Development Code ranging from minor grammatical fixes, clarifications, and a various minor changes to development standards. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity.

ALUC Director Paul Rull issued a determination of consistency for this project on June 23, 2022.

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)
Presentation by Project Director Simon Housman or his designee.

X:\ALUC Administrative Items\Admin. 2022\ADmin Item 8-11-22.doc

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

June 30, 2022

Nathan Perez, Project Planner
City of Perris Planning Department
101 N. D Street
Perris CA 92570

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Richard Stewart
Moreno Valley

Steven Stewart
Palm Springs

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

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

File No.:	ZAP1027PV22
Related File No.:	22-05122 (Minor Modification to DPR07-0130)
APN:	330-070-008
Airport Zone:	Zone D (Perris Valley); Zone E (March)

Dear Mr. Perez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Perris Case No. 22-05122 (Minor Modification to DPR07-0130), a proposal to increase the height of an entitled 783,700 square foot industrial building on 38 acres from 44 feet to 55 feet located on the southwest corner of Goetz Road and Mountain Avenue.

The site is located within Compatibility Zone D of the Perris Valley Airport Influence Area, where Zone D restricts non-residential intensity to 100 people per average acre and 300 people per single acre. The project is also within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, Zone E does not restrict non-residential intensity. The project consists of 763,700 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of second floor office mezzanine area, accommodating 253 people, resulting in an average intensity of 7 people per acre, and a single acre intensity of 116 people, both of which are consistent with Zone D average acre criterion of 100 people per acre and 300 people single acre.

The elevation of Perris Valley Airport's Runway 15-33 at its southerly terminus is 1,413 feet above mean sea level (AMSL). At a distance of approximately 2,394 feet from the runway to the site, Federal Aviation Administration (FAA OES) review would be required for any structures with top of roof exceeding 1,437 feet AMSL. The project site elevation is 1,425 feet AMSL, and proposed building height of 55 feet, resulting in a top point elevation of 1,480 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-10884-OE to this project. The aeronautical studies revealed that the proposed building would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on June 30, 2022. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

Pursuant to the Perris Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D. The Compatibility Plan requires projects 10 acres or larger to designate 10% of project area as ALUC qualifying open area that could potentially serve as

emergency landing areas. Based on the project size (38 acres) located within Compatibility Zone D, the project is required to provide a minimum 3.8 acres of open area consistent with ALUC open area criteria. The applicant has provided a total of 3.97 acres of open area within the drive aisles and parking areas. These areas are conditioned to maintain a minimum shape of 75 feet in width and 300 feet in length, and shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 2,643 feet from the runway, and therefore would be subject to the above requirement. The project utilizes infiltration trenches and are permitted in Zone D. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such basins are suitable for use on airports and within the airport influence area. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

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

CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

   (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) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

3. The attached disclosure notice shall be provided to all potential purchasers, lessees, and/or tenants of the property, and shall be recorded as a deed notice.

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

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

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This infiltration trench basin is designed to hold stormwater for only 72 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the infiltration trench.

5. At least 3.8 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

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 project has been evaluated to construct 763,700 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of second floor mezzanine office area. Any increase in building area, change or intensification of floor area usage will require review by the Airport Land Use Commission.

8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

9. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (2022-AWP-10884-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.

10. The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,480 feet above mean sea level.

11. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

12. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,480 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

13. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2022-AWP-10884-OE

cc: Prologis (applicant/representative/owner)
Pat Conatser, Airport Manager, Perris Valley Airport
ALUC Case File

X:\AIRPORT CASE FILES\Perris Valley\ZAP1027PV22\ZAP1027PV22.LTR.doc

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

Aeronautical Study No.
2022-AWP-10884-OE

Issued Date: 06/30/2022

Laerte Fanucchi
Prologis
17777 Center Court Dr. N
Suite 100
Cerritos, CA 91761

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

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

Structure:	Commercial Use Building Prologis Goetz
Location:	Perris, CA
Latitude:	33-45-46.57N NAD 83
Longitude:	117-13-26.64W
Heights:	1425 feet site elevation (SE) 55 feet above ground level (AGL) 1480 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 12/30/2023 unless:

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-10884-OE.

Signature Control No: 532702769-540699519 (DNE)
Nicholas Sanders
Technician

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

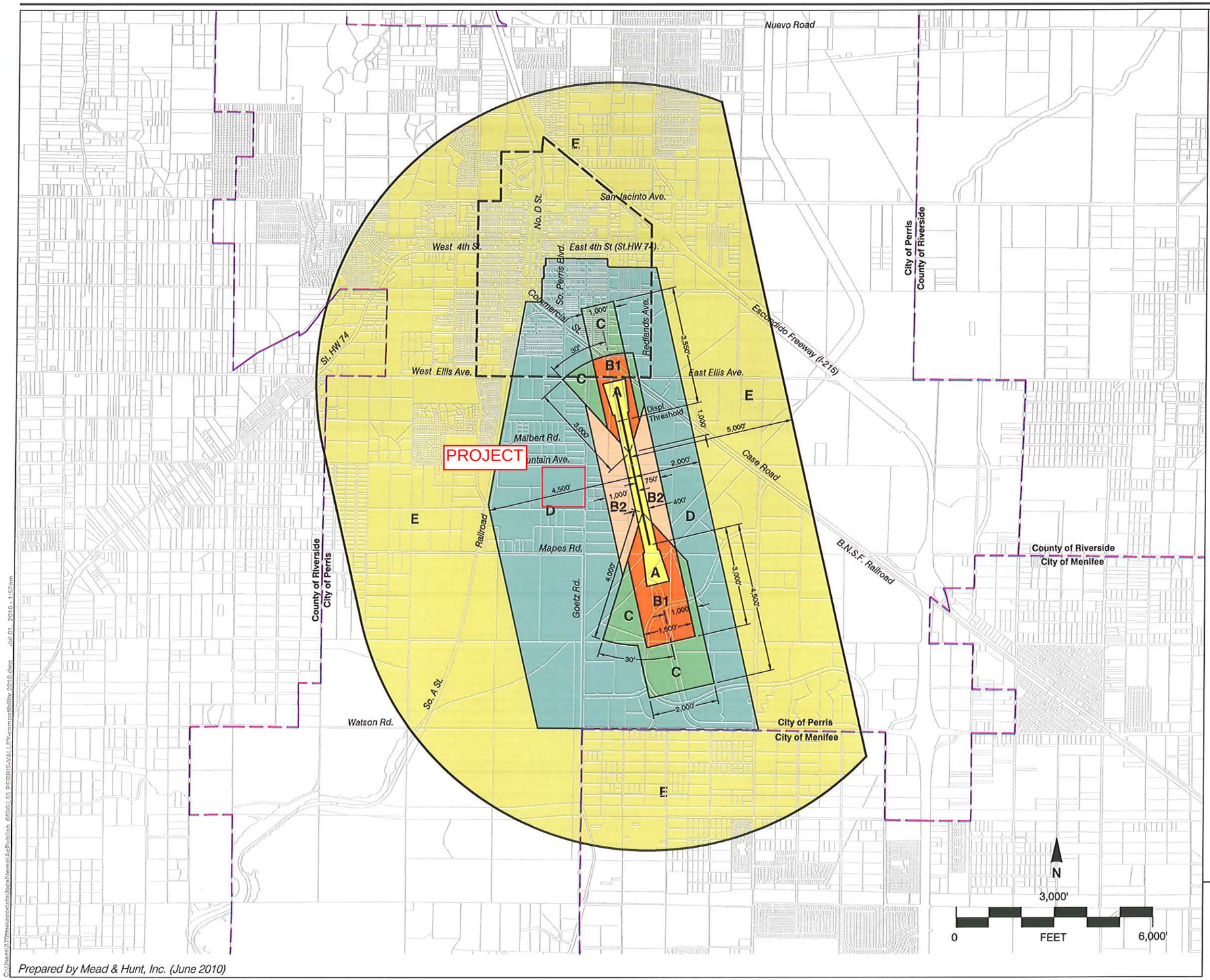
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



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
- Downtown Specific Plan

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(July 2010 Draft)

Map PV-1

Compatibility Map

Perris Valley Airport

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

C:\Users\370\mxd\updates\localtemp\AcPublish_6668\L06 PERRIS-VALLEY-compatibility 2010.dwg Jul 01, 2010 - 1:57pm

SAN BERNARDINO COUNTY

RIVERSIDE

MORENO VALLEY

UNINCORPORATED

UNINCORPORATED

PERRIS

PERRIS RESERVOIR

MATHEWS LAKE

PROJECT

SEE INSET AT RIGHT

Columbia Ave. · Chicago Ave. · Arlington Ave. · State Highway 91 · Canyon Crest Dr. · Trautwein Rd. · Washington St. · Eucalyptus Ave. · Alessandro Blvd. · Cactus Ave. · Heacock St. · Perris Blvd. · Lasselle St. · Van Buren Blvd. · Wood Rd. · Barton St. · Interstate 215 · Davis Rd. · Dilman Springs Rd. · Ramona Expressway · Nuevo Rd. · San Jacinto Ave. · 4th St. · Ellis Ave. · State Highway 74 · Goetz Rd. · Ethanac Rd. · El Sobrante Rd. · Cajalco Rd. · Clark St. · Old Elsinore Rd. · Gavilan Rd. · Patterson Rd.

E · D · C1 · C2 · B1 · B2 · A · M · APZ I · APZ II

14,000' · 7,500' · 18,000' · 1,000' · 3,000' · 15,000' · 50,000' · 75,000'

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.

INSET

Goetz Rd. · Ethanac Rd. · McCall Blvd. · Murrieta Rd. · Menifee Rd. · Simpson Rd. · Newport Rd. · Interstate 215

D · E · 7,500' · 14,000'

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

N

0 2 4 MILES

Base map source: County of Riverside 2013

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

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Riverside County
Airport Land Use Commission

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

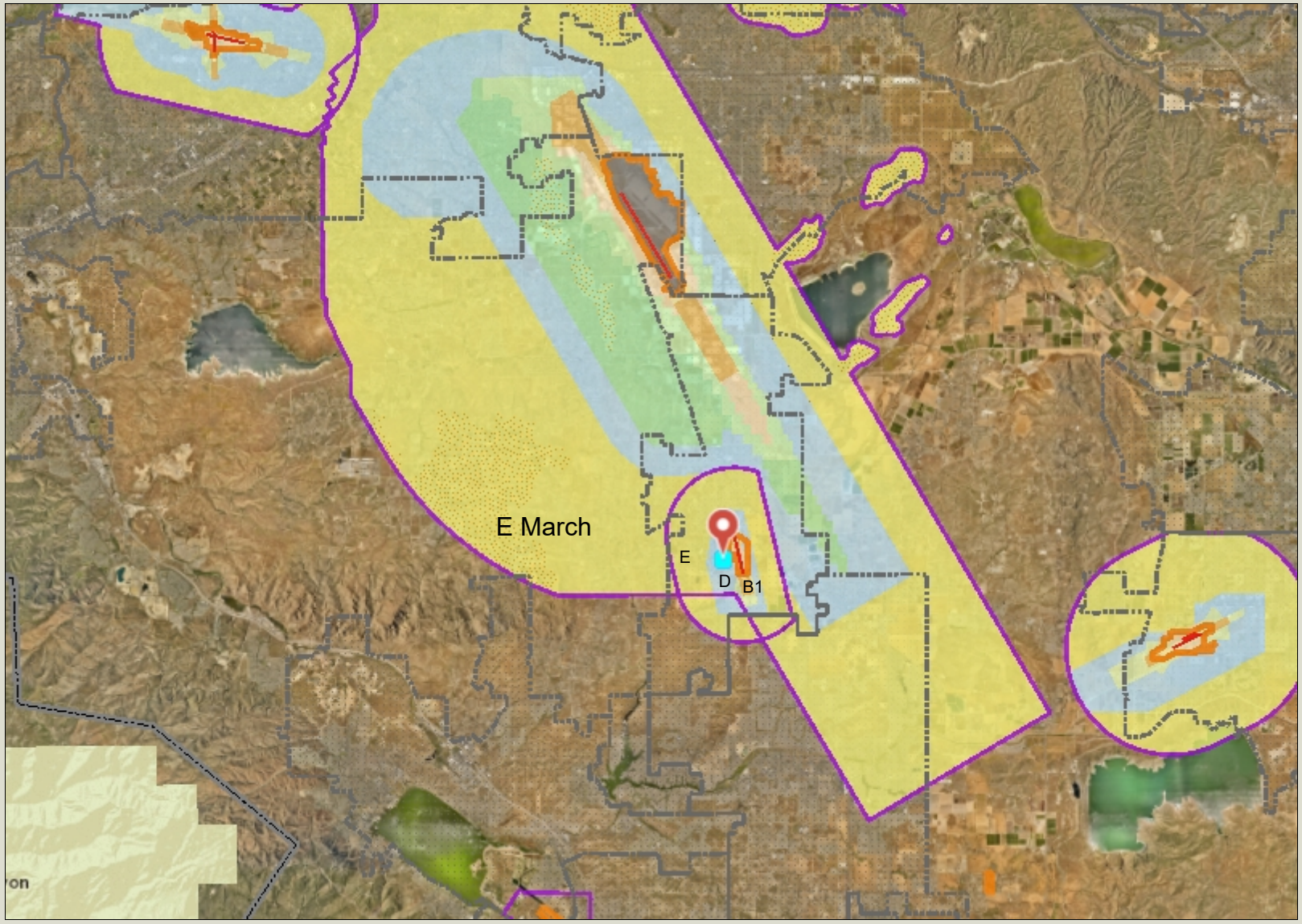
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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

RCIT

0 24,629 49,257 Feet

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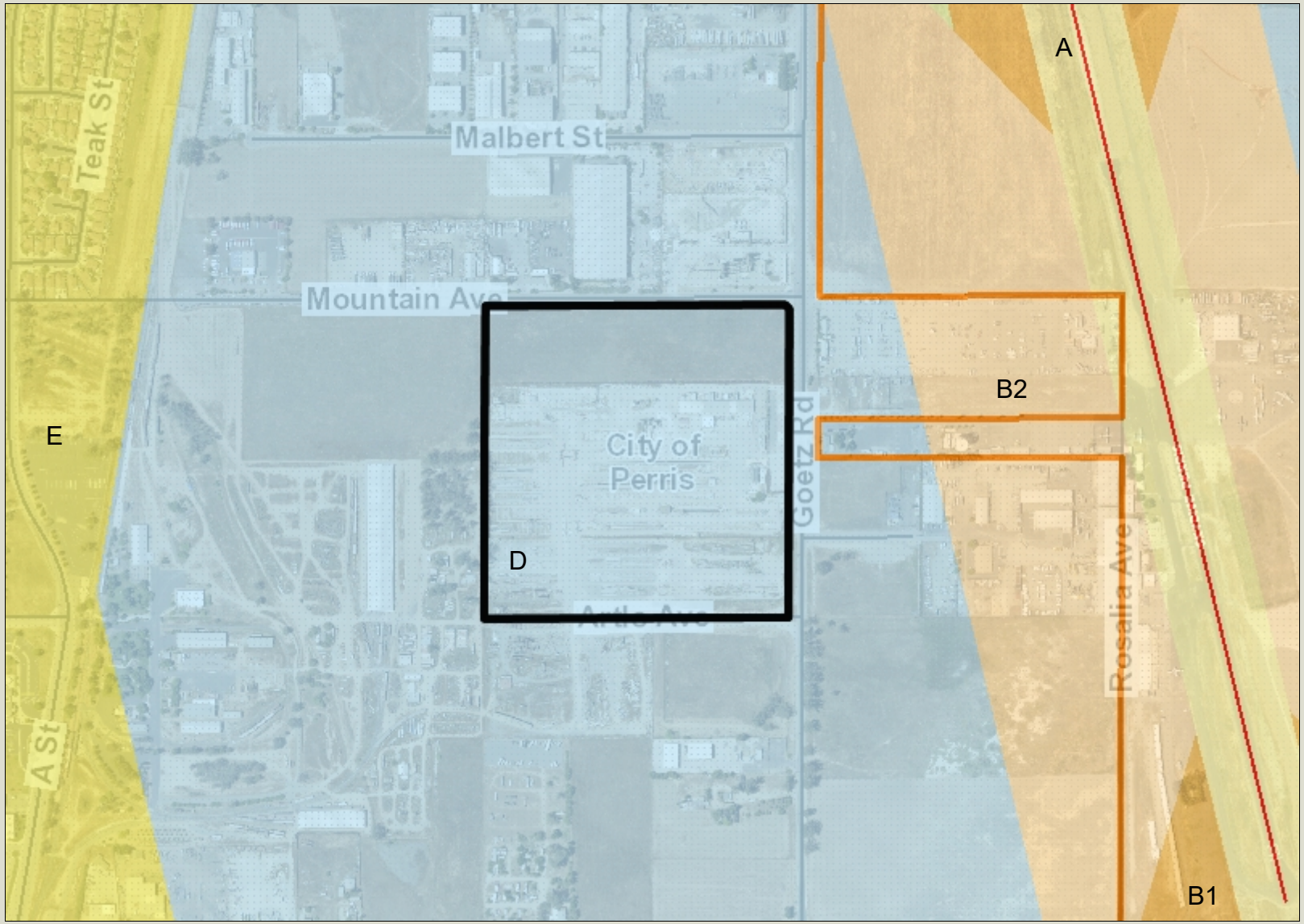

Legend

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

0 770 1,539 Feet

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Notes

Map My County Map

Legend

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

0 770 1,539 Feet

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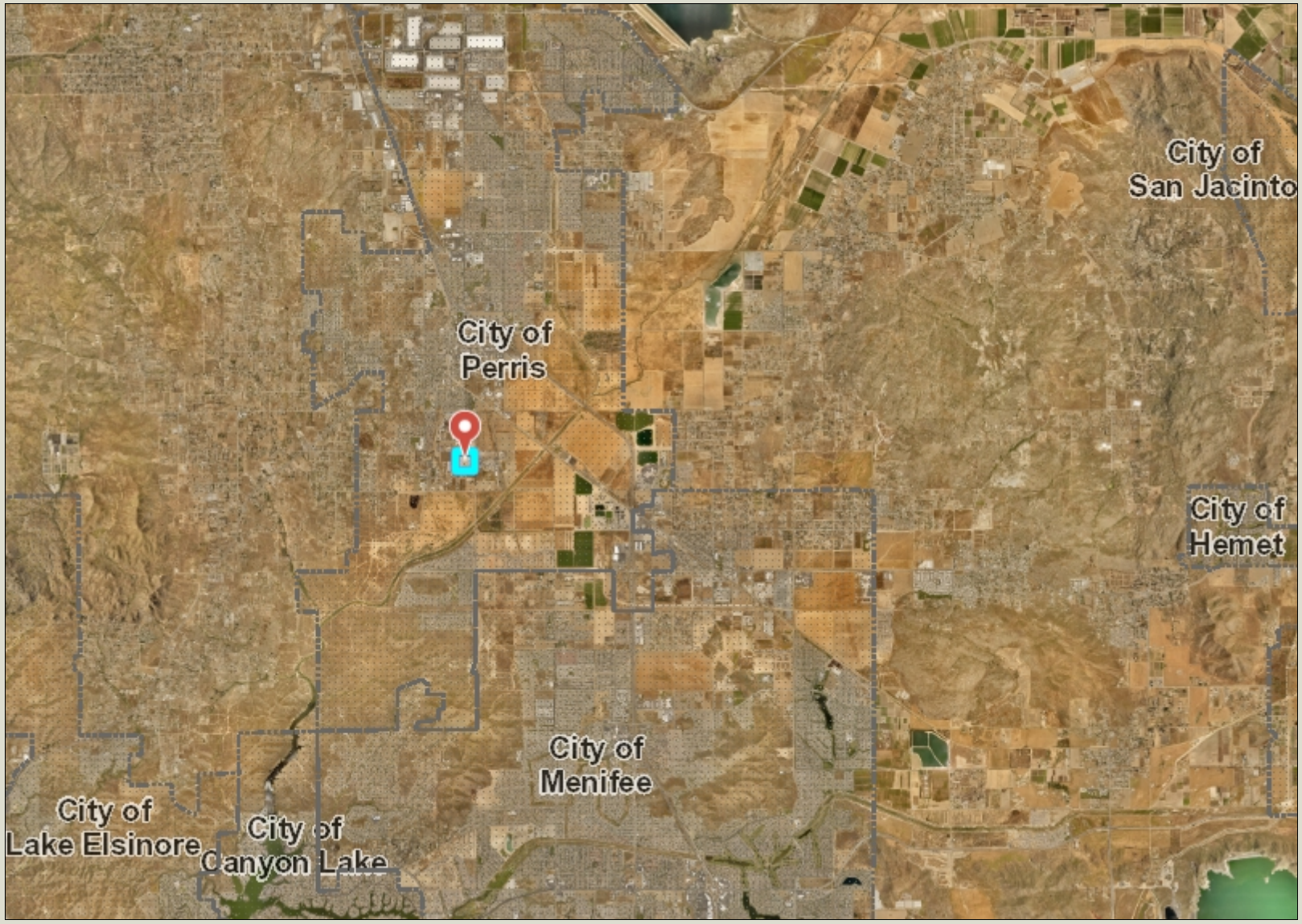

Legend

- City Areas
- World Street Map

0 12,314 24,629 Feet

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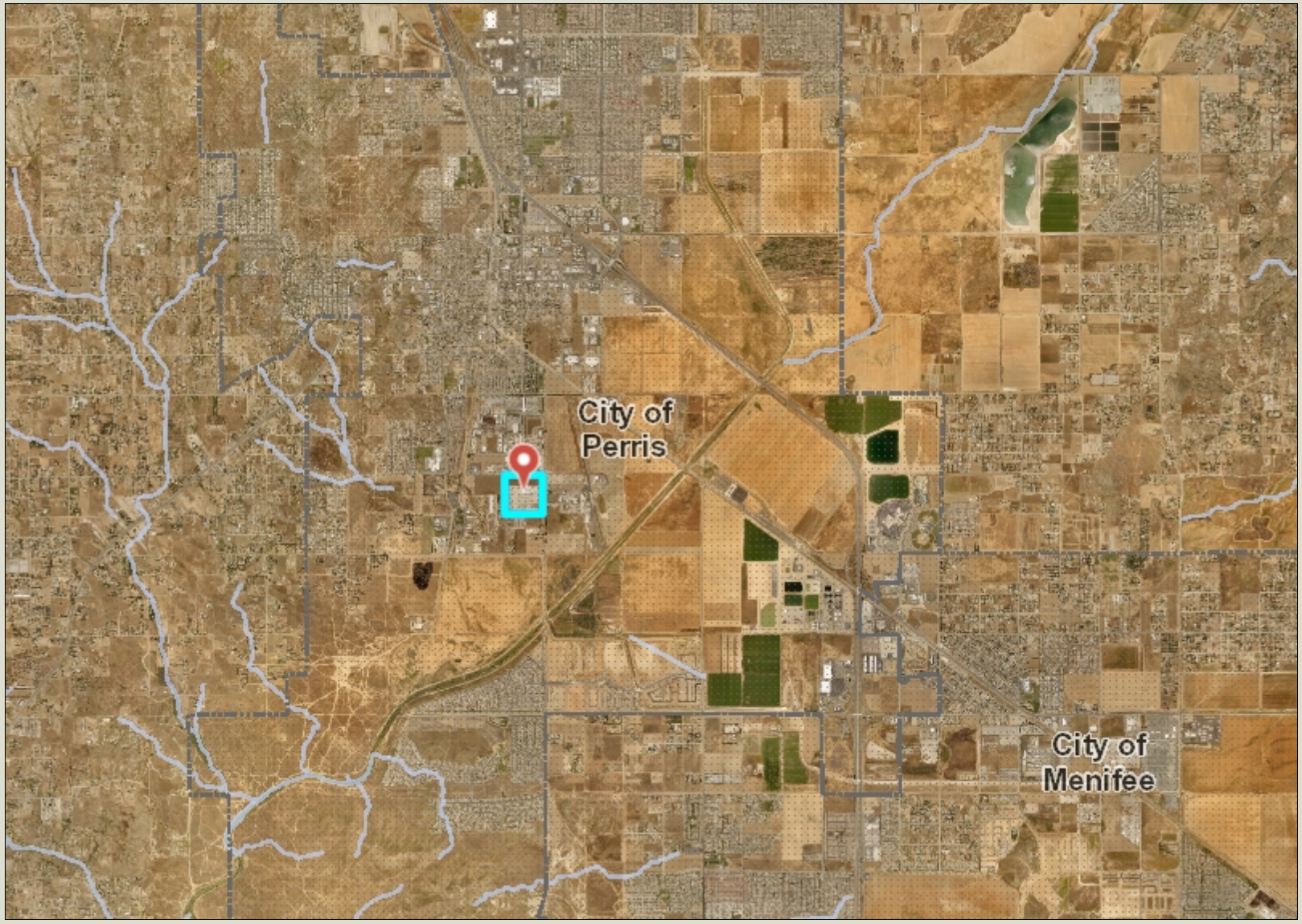

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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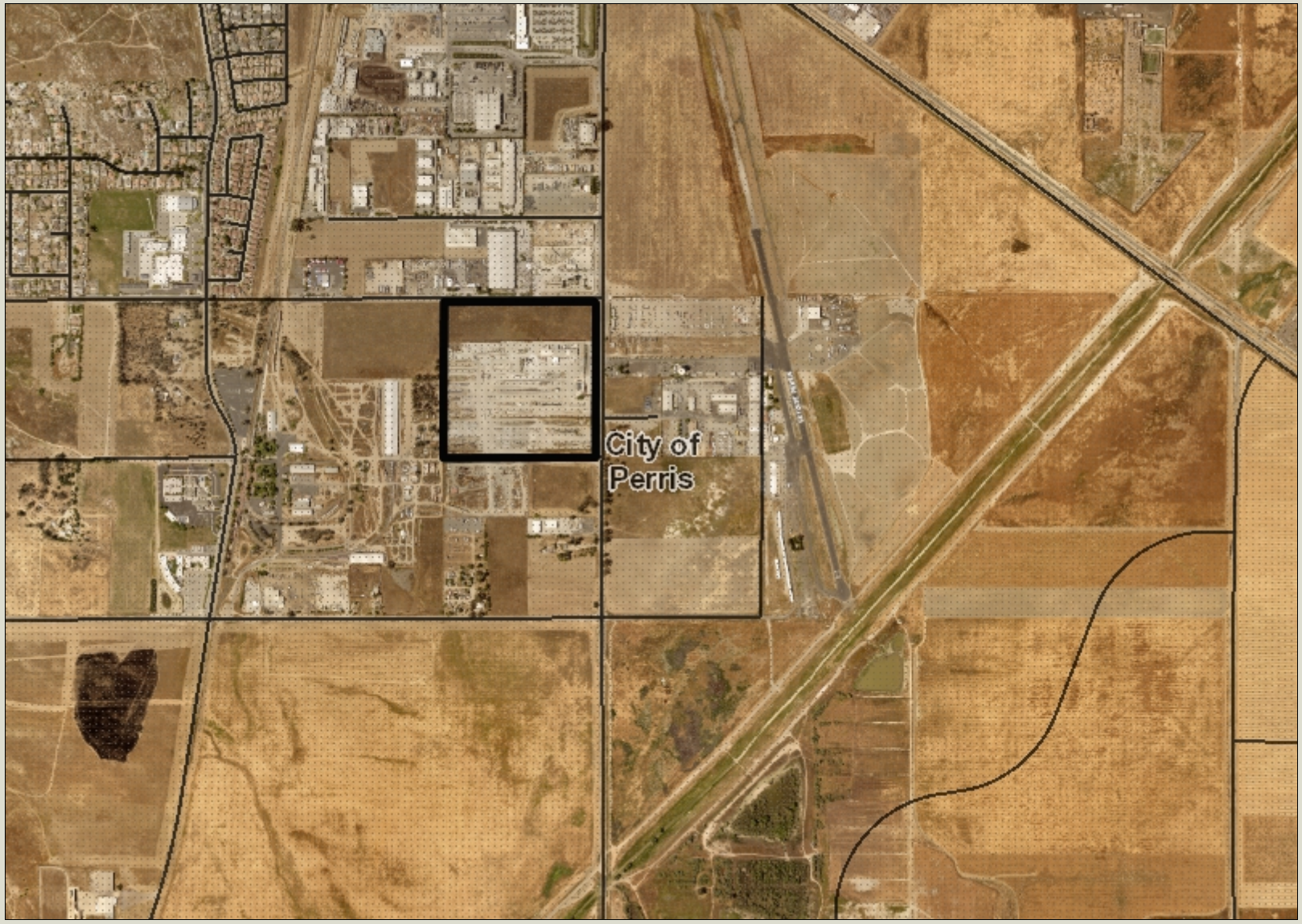

Legend

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

0 1,539 3,079 Feet

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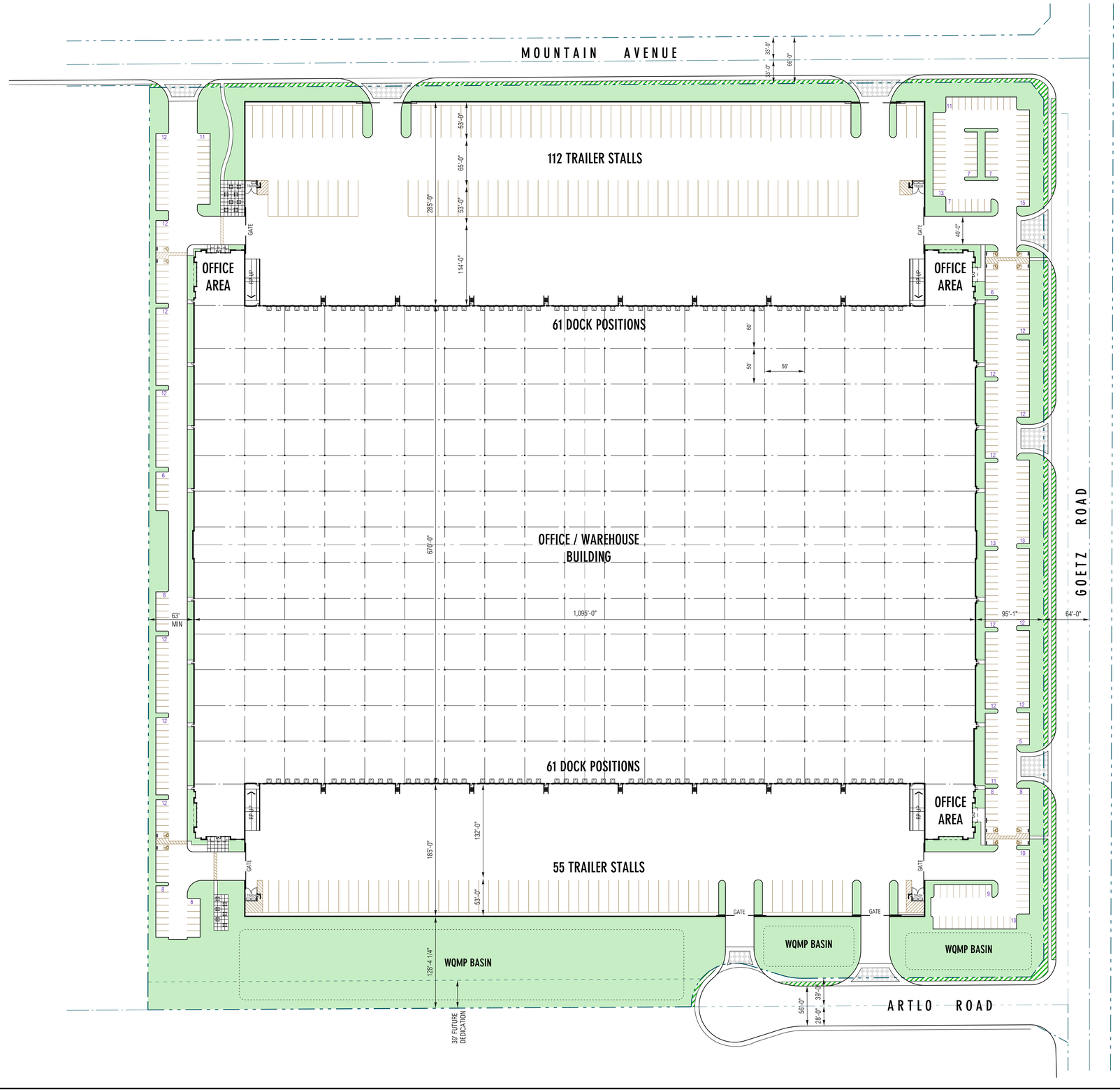


PROJECT DATA:

ZONE:	GI - GENERAL INDUSTRIAL
NET SITE AREA:	1,597,630 SF / 36.67 AC
BUILDING AREA:	
FOOTPRINT	755,436 SF
MEZZ	5,000 SF
TOTAL	760,436 SF
LOT COVERAGE: (.50 MAX)	47.29 %
FAR: (.75 MAX)	47.59 %
PARKING REQUIRED:	
10,000 SF OFFICE @ 1/250 SF	40 STALLS
WHSE @ 1/1000 SF FIRST 20K	20 STALLS
WHSE @ 1/2000 SF ABV 20K	365 STALLS
TOTAL STALLS	425 STALLS
PARKING PROVIDED:	373 STALLS
TRAILER PARKING:	167 TRAILERS
TOTAL PARKING:	540 POSITIONS
LANDSCAPE PROVIDED:	226,354 SF / 5.19 AC
(10% MIN REQ.)	14.17 %

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

GOETZ ROAD DEVELOPMENT

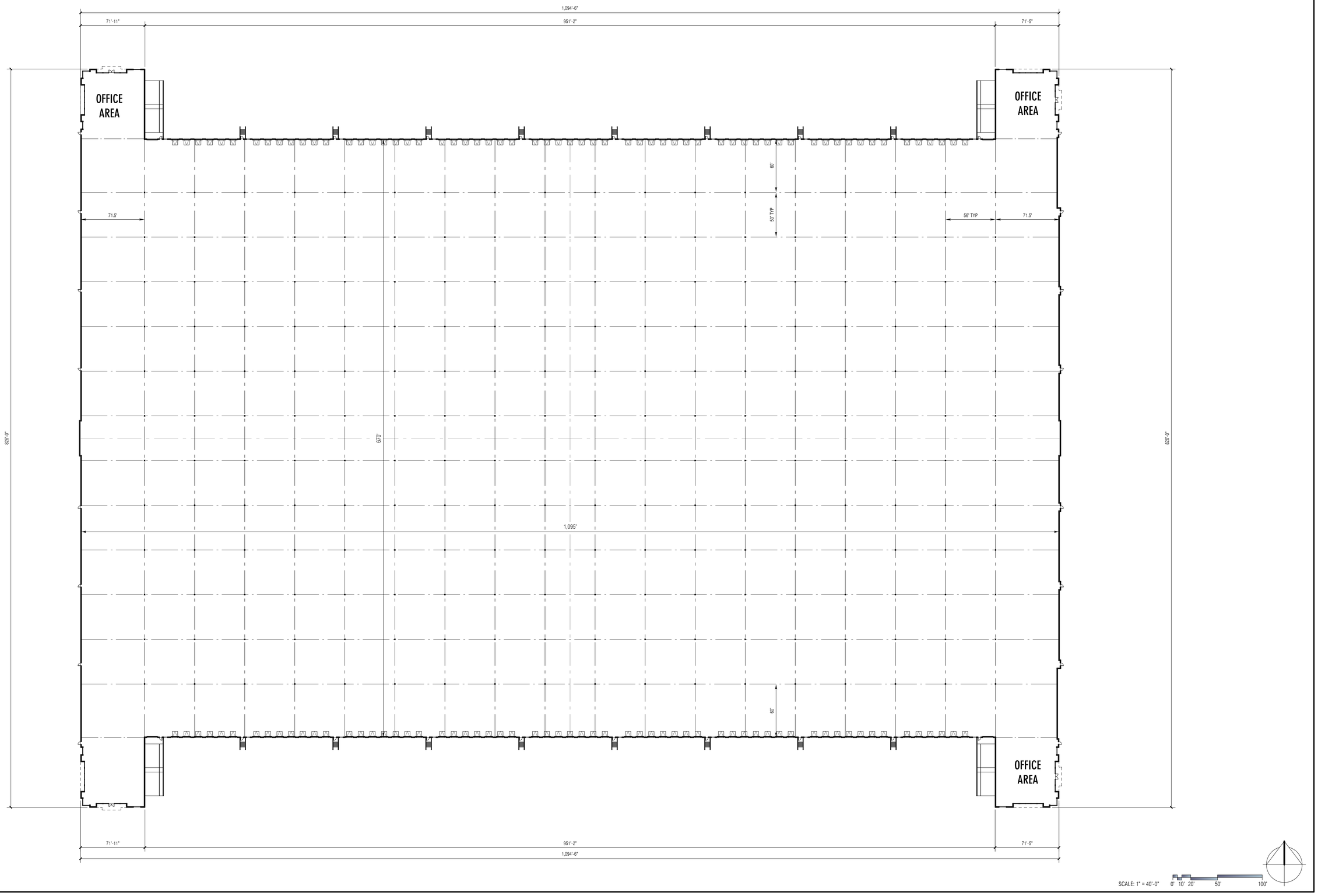
2020 GOETZ ROAD, CITY OF PERRIS

SITE PLAN

MARK	DATE	DESCRIPTION
	04/11/2022	SCHEMATIC SITE PLAN

RGA PROJECT NO:	20093.01
CAD FILE NAME:	20093-01-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

A1-1P



GOETZ ROAD DEVELOPMENT

2020 GOETZ ROAD, CITY OF PERRIS

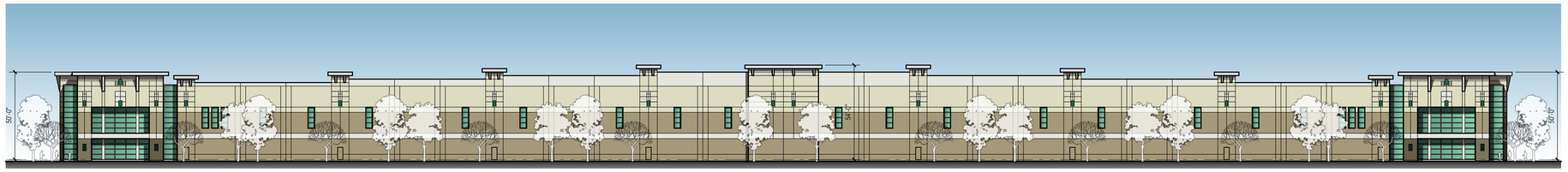
FLOOR PLAN

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

MARK	DATE	DESCRIPTION
	04/11/2022	SCHEMATIC FLOOR PLAN

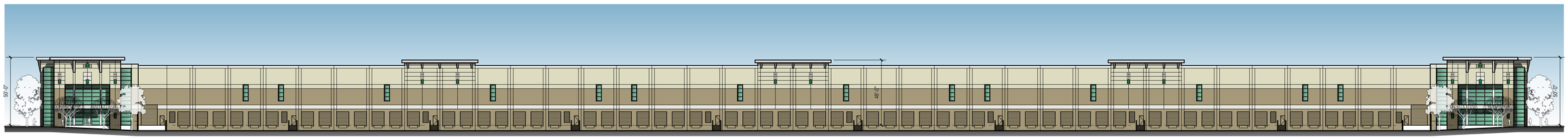
RGA PROJECT NO:	20093.01
CAD FILE NAME:	20093-01-A2-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

A2-1P



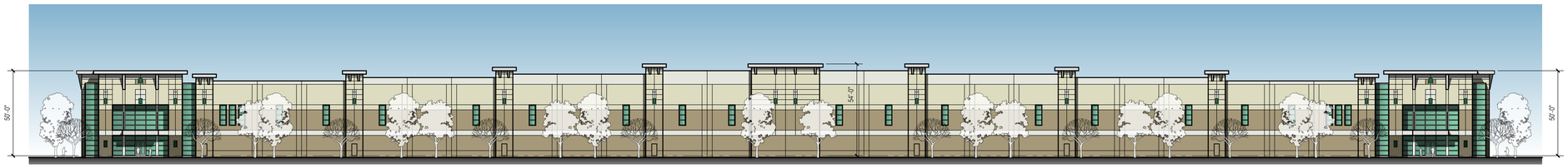
WEST ELEVATION

SCALE: 1" = 30'-0"



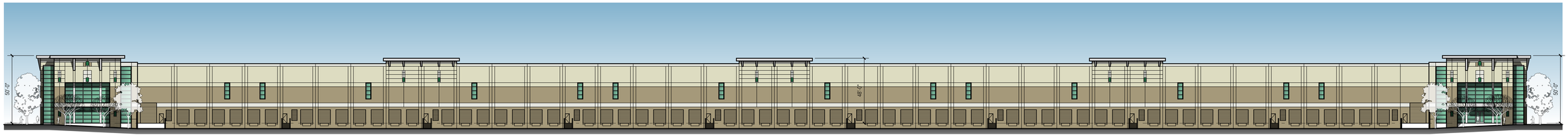
SOUTH ELEVATION

SCALE: 1" = 30'-0"



EAST ELEVATION

SCALE: 1" = 30'-0"



NORTH ELEVATION

SCALE: 1" = 30'-0"

0' 10' 20' 50' 100'

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

GOETZ ROAD DEVELOPMENT

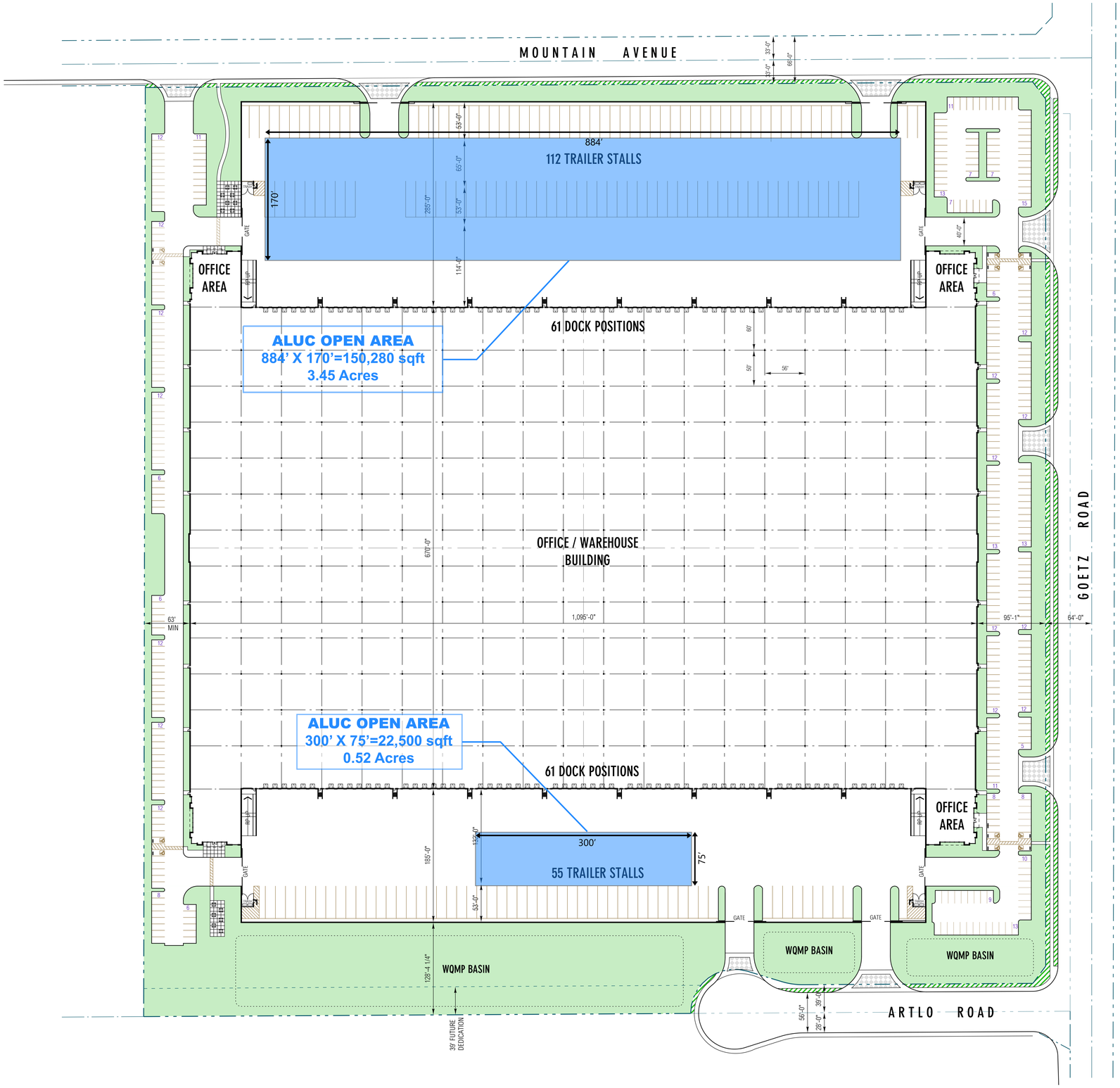
2020 GOETZ ROAD, CITY OF PERRIS

EXTERIOR ELEVATIONS

MARK	DATE	DESCRIPTION
	04/11/2022	SCHEMATIC ELEVATIONS

RGA PROJECT NO:	20093.01
CAD FILE NAME:	20093-01-A3-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

A3-1P



PROJECT DATA:

ZONE:	GI - GENERAL INDUSTRIAL
NET SITE AREA:	1,597,630 SF / 36.67 AC
BUILDING AREA:	
FOOTPRINT	755,436 SF
MEZZ	5,000 SF
TOTAL	760,436 SF
LOT COVERAGE: (.50 MAX)	47.29 %
FAR: (.75 MAX)	47.59 %
PARKING REQUIRED:	
10,000 SF OFFICE @ 1/250 SF	40 STALLS
WHSE @ 1/1000 SF FIRST 20K	20 STALLS
WHSE @ 1/2000 SF ABV 20K	365 STALLS
TOTAL STALLS	425 STALLS
PARKING PROVIDED:	373 STALLS
TRAILER PARKING:	167 TRAILERS
TOTAL PARKING:	540 POSITIONS
LANDSCAPE PROVIDED:	226,354 SF / 5.19 AC
(10% MIN REQ.)	14.17 %

SCALE: 1" = 60'-0" 0' 10' 20' 50' 100'

GOETZ ROAD DEVELOPMENT

2020 GOETZ ROAD, CITY OF PERRIS

ALUC OPEN AREA

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

June 16, 2022

Sam Shahrouri, Deputy Director TLMA/Building Official
County of Riverside Building and Safety Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

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

File No.:	ZAP1063TH22
Related File No.:	BRS2201459 (Building Permit)
APN:	759-210-010

Dear Mr. Shahrouri:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Building and Safety Case No. BRS2201459 (Building Permit), a proposal to construct a 658.5 square foot rooftop solar panel system on a proposed residence located at 86912 Roger Way within the Thermal Motorclub.

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, residential density is restricted to either 0.2 dwelling units per acre, or above 5 dwelling units per acre. The proposed rooftop solar panels will not generate any density.

The elevation at the southerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is 137.5 feet below mean sea level (-137.5 feet above mean sea level [AMSL]). At a distance of 5,202 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding –85.3 feet above mean sea level. The site's elevation is -148.2 feet AMSL and the proposed building height (with rooftop solar panels) is 42 feet, resulting in a top point elevation of -106.2 feet AMSL. Therefore, review by the FAA OES was required. The height of the proposed solar panels will not significantly increase the overall height of the building. The project is conditioned, prior to building permit issuance, to submit an application to the FAA OES and receive a Determination of No Hazard letter.

Based on the Federal Aviation Administration's Interim Policy for Review of Solar Energy System Projects on Federally Obligated Airports, no glare potential or low potential for temporary after-image ("green" level) are acceptable levels of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property and is the recommended standard for properties near airports. However, potential for temporary after-image" ("yellow" level) and potential for permanent eye damage ("red" level) are not acceptable levels of glare on final approach. No glare is permitted at air traffic control towers.

The project proposes 658.5 square feet of solar panels on a proposed residence rooftop with a fixed tilt of 5 degrees with no rotation, and an orientation of 135 degrees. The solar glare study

completed by Forge Solar was based on a 2 mile straight in approach (as per FAA Interim Policy Standards) to runways 17 and 35, and runways 12 and 30. Jacqueline Cochran Regional Airport does not have an air traffic control tower. All times are in standard time.

The analysis concluded that some potential glare would occur within the 2 mile approach to runway 30. (No glare is expected to occur within the 2 mile approach to runway 17-35). Evaluation of the approach at Runway 30 indicates that the panels would result in low potential for temporary after-image ("green" level glare), totaling annually 29 minutes of "green" level glare, lasting up to 5 minutes a day in April and September from 3:50 p.m. to 4:00 p.m. Overall, less than one percent of annual daylight time would be affected. Glare from solar panels could potentially constitute a hazard to flight. However, based on the solar glare hazard analysis provided, the glare experienced would be an acceptable level for solar facilities on airports. Therefore, the hazard potential is low.

The applicant has indicated that they do not plan to utilize equipment that would interfere with aircraft communications. The PV panels themselves present little risk of interfering with radar transmission due to their low profiles. In addition, solar panels do not emit electromagnetic waves over distances that could interfere with radar signal transmissions, and any electrical facilities that do carry concentrated current will be buried beneath the ground and away from any signal transmission. There are no radar transmission or receiving facilities within the site.

Conclusion: This approval applies to the installation of solar panels as submitted. Any change to the solar array would require ALUC review. All previously applied conditions of approval from the original Thermal Motorclub project (ZAP1017TH10) remain applicable.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. The following uses shall be prohibited:

    (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 or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. All solar arrays installed on the project site shall consist of smooth glass with anti-reflective coating, a fixed tilt of 5 degrees and orientation of 135 degrees. Solar panels shall be limited to a total of 658.5 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in tilt or orientation, shall require a new solar glare analysis to ensure that the amended project does not result in

any glare impacting the air traffic control tower or creation of any "yellow" or "red" level glare in the flight paths, and shall require review by the Airport Land Use Commission.

3. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

4. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

5. Prior to building permit issuance, an application to the Federal Aviation Administration Obstruction Evaluation Service shall be made and a Determination of No Hazard to Air Navigation letter is issued.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Fullerton Architects, P.C. (applicant/representative)
Arrowsmith Revocable Trust (property owner)
Angela Jamison, County Airports Manager
ALUC Case File

X:\AIRPORT CASE FILES\JCRA\ZAP1063TH22\ZAP1063TH22.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

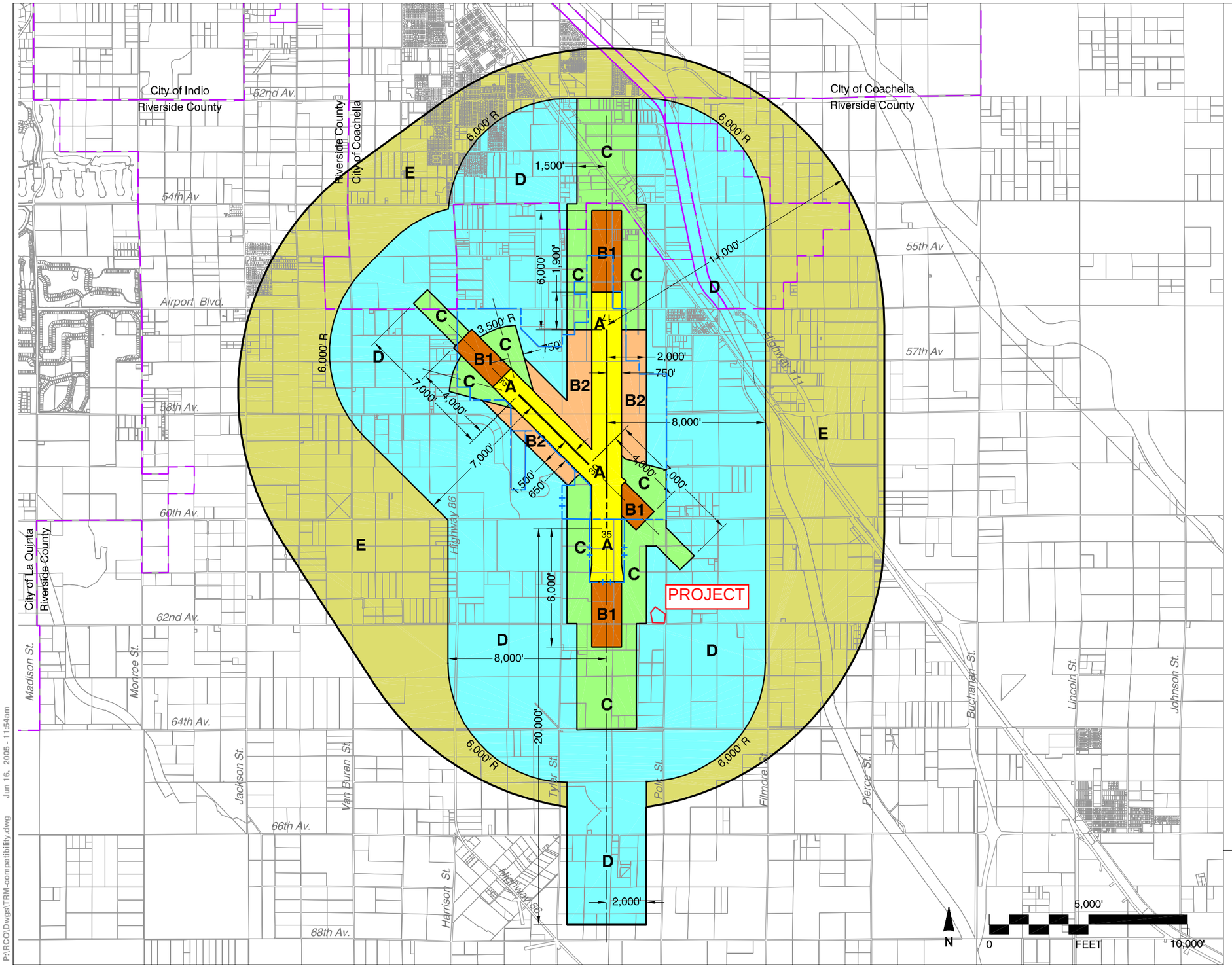
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____



Legend

Compatibility Zones

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

Boundary Lines

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

Note

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

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

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(Adopted June 2005)

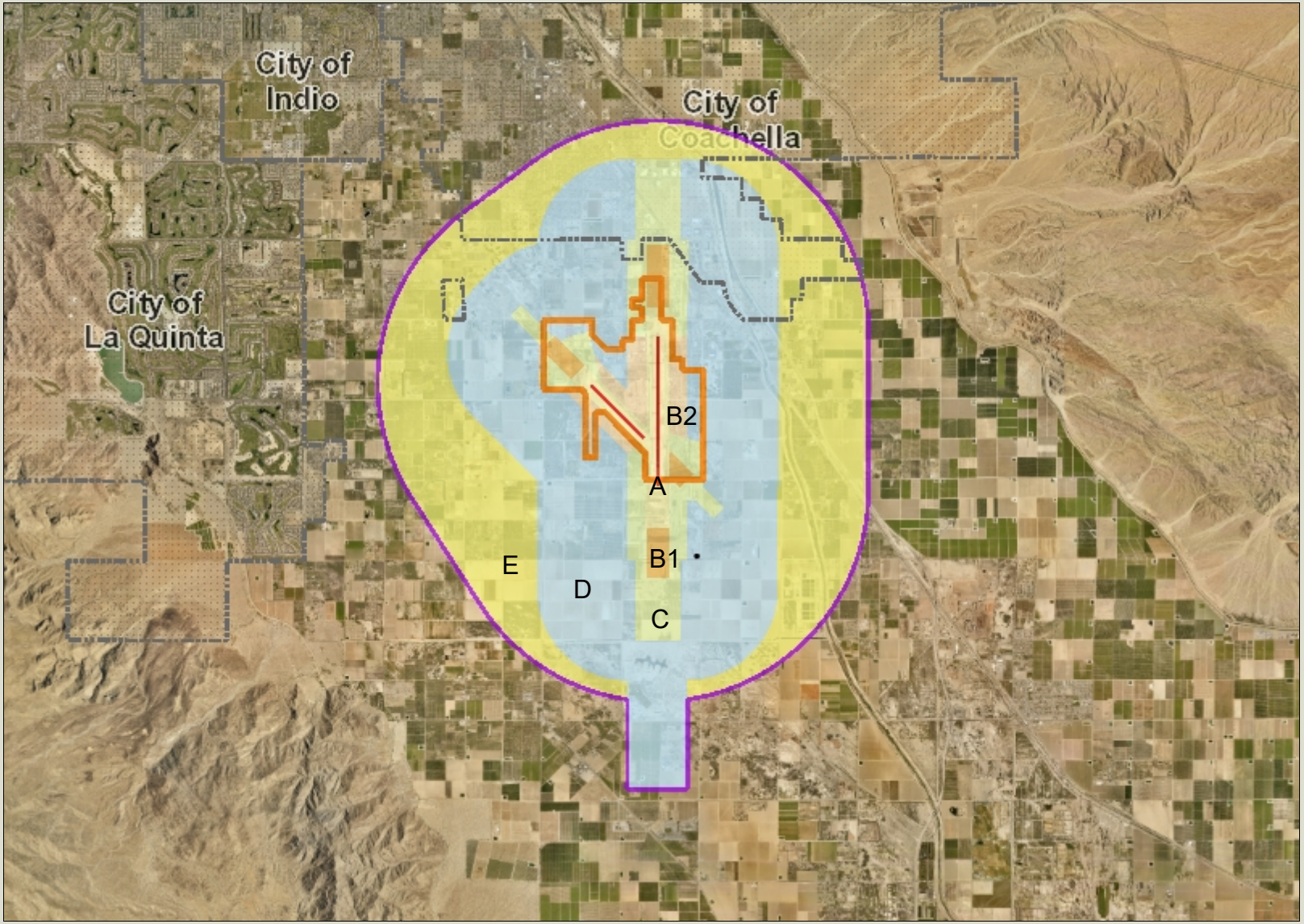
Map JC-1

Compatibility Map

Jacquelline Cochran Regional Airport

P:\RCO\Dwgs\TRM-compatibility.dwg Jun 16, 2005 - 11:54am

Map My County Map



Legend

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

0 12,314 24,629 Feet

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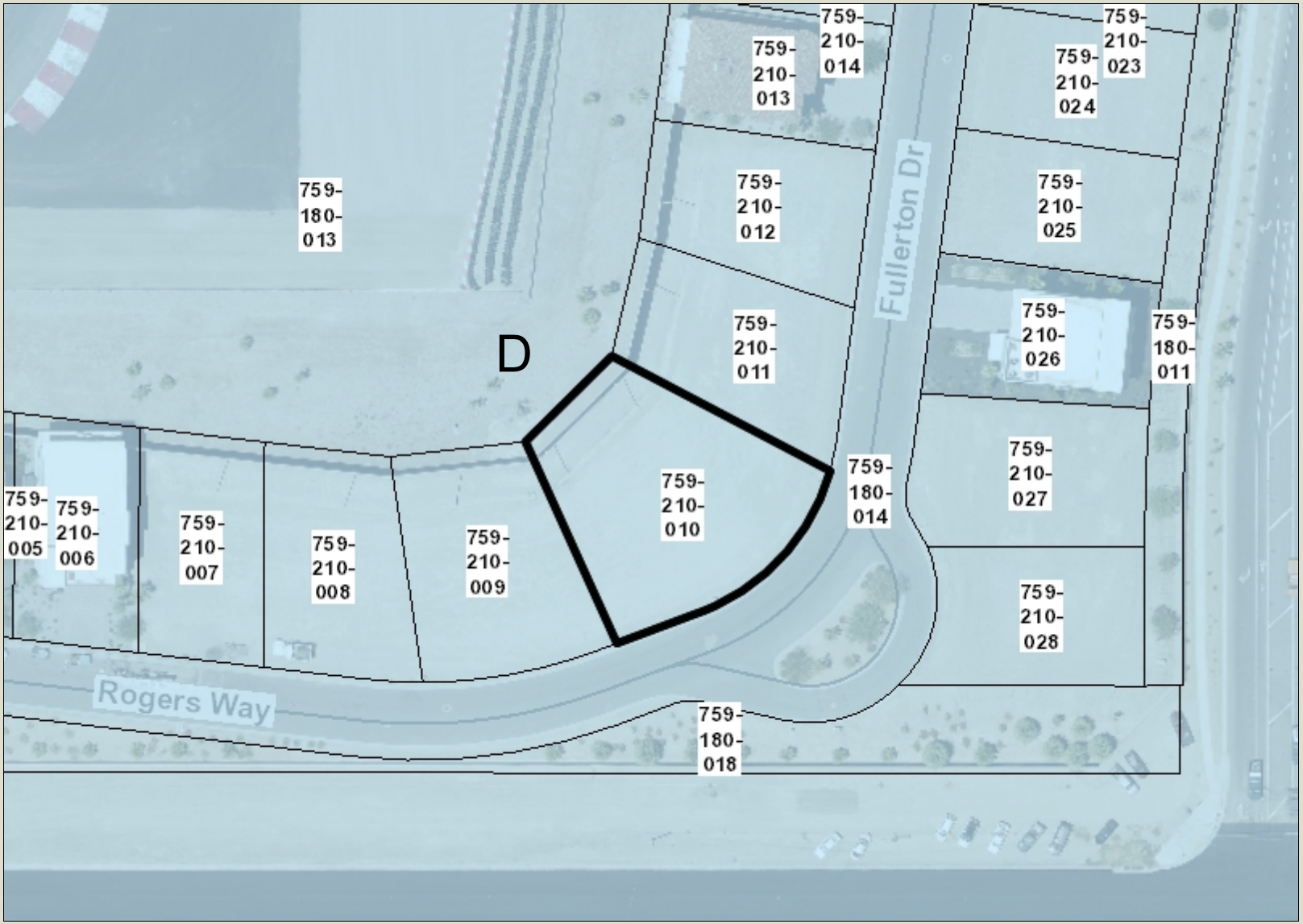
Notes

Map My County Map



Legend

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

0 96 192 Feet

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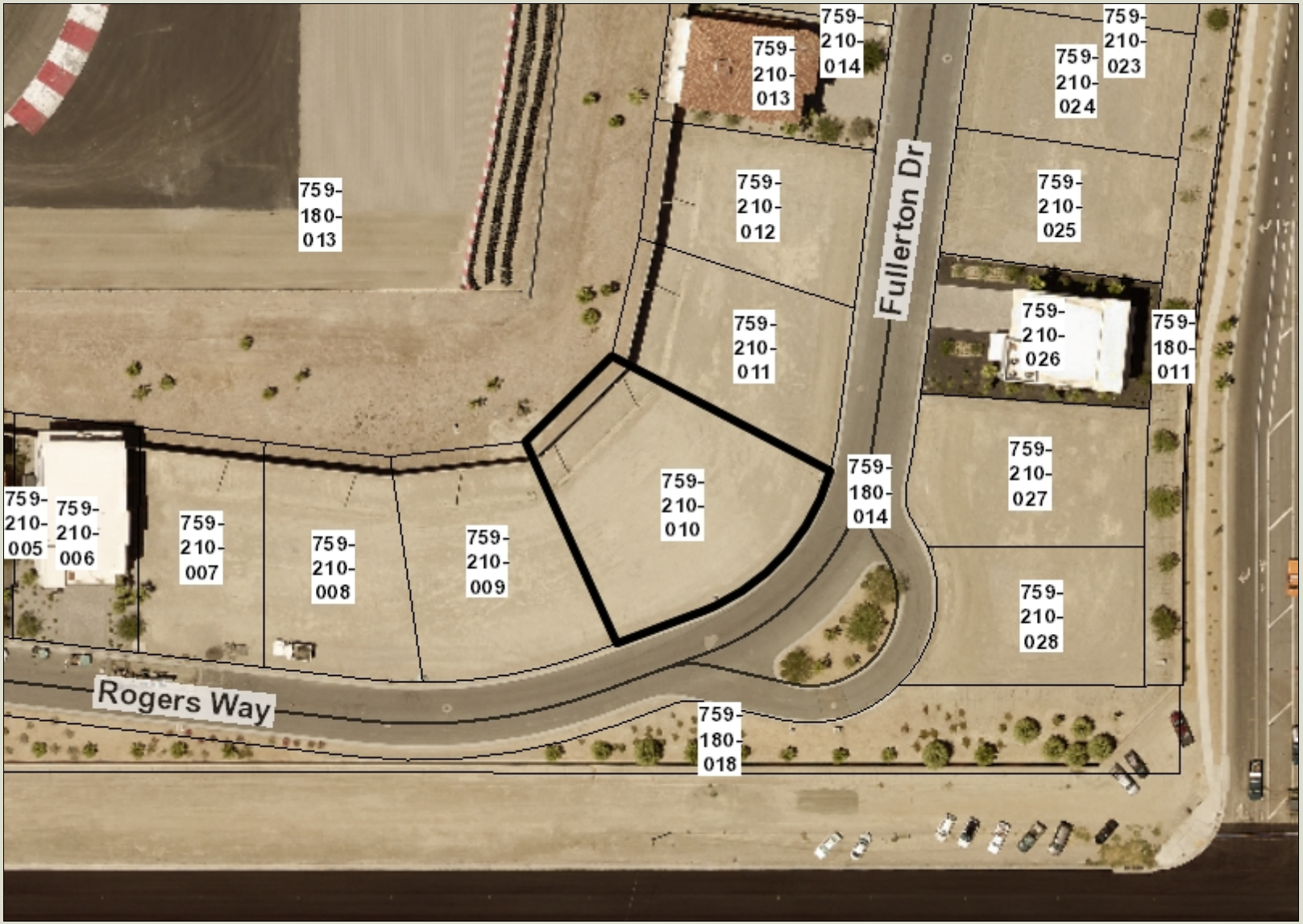

Legend

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

0 96 192 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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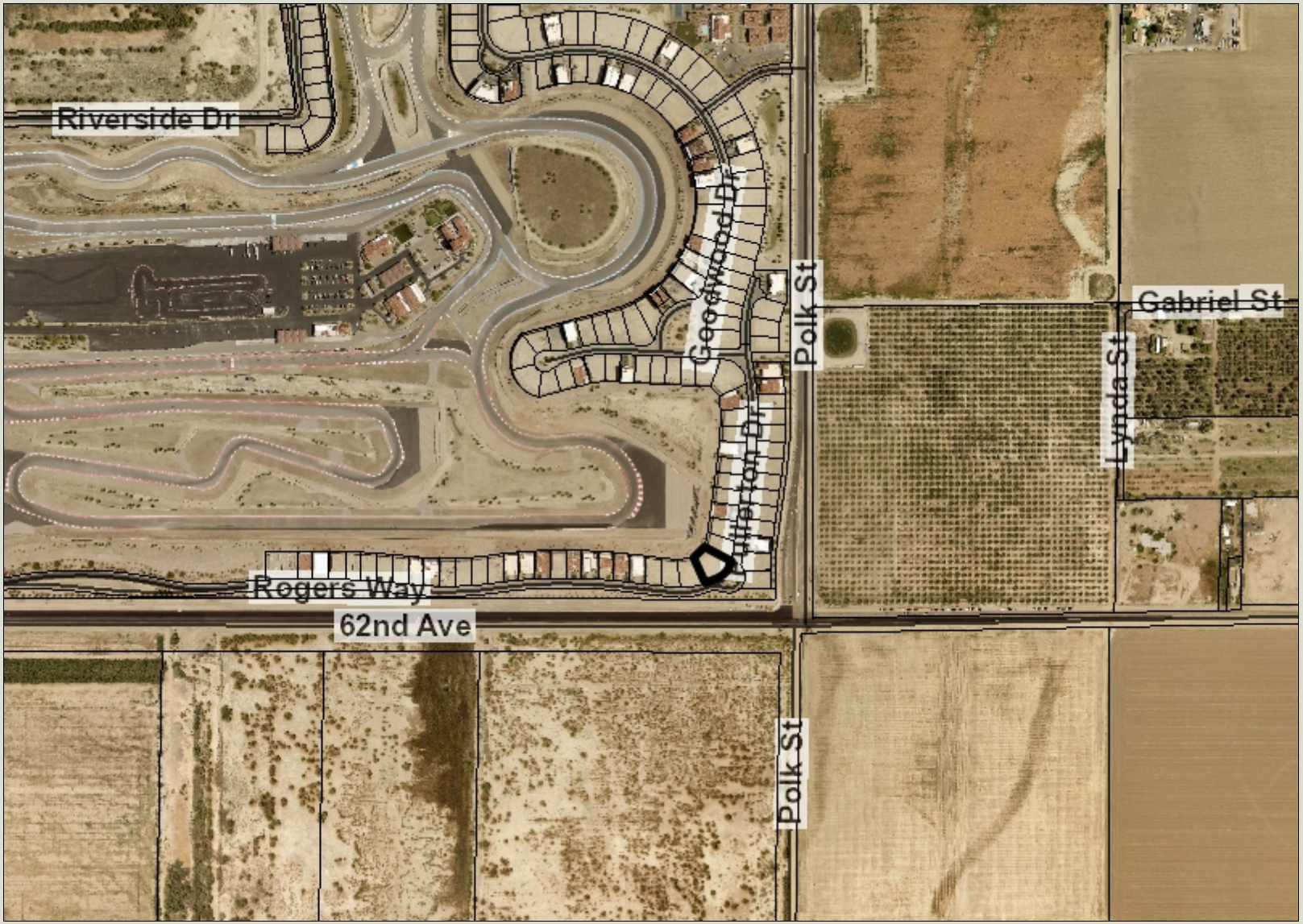
Notes

Map My County Map



Legend

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

0 770 1,539 Feet

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Notes

Map My County Map

Legend

- City Areas
- World Street Map

Notes

0 12,314 24,629 Feet

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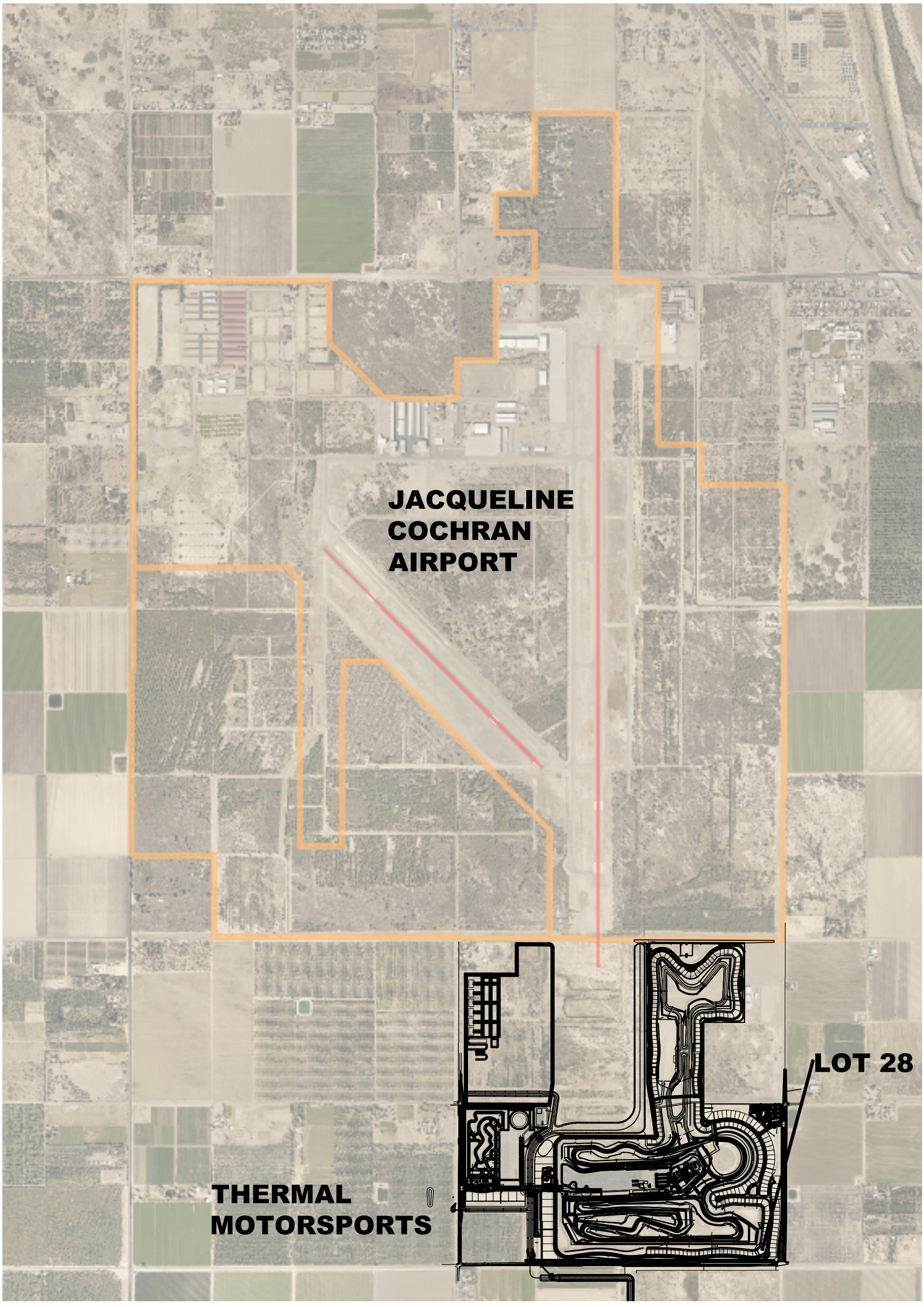


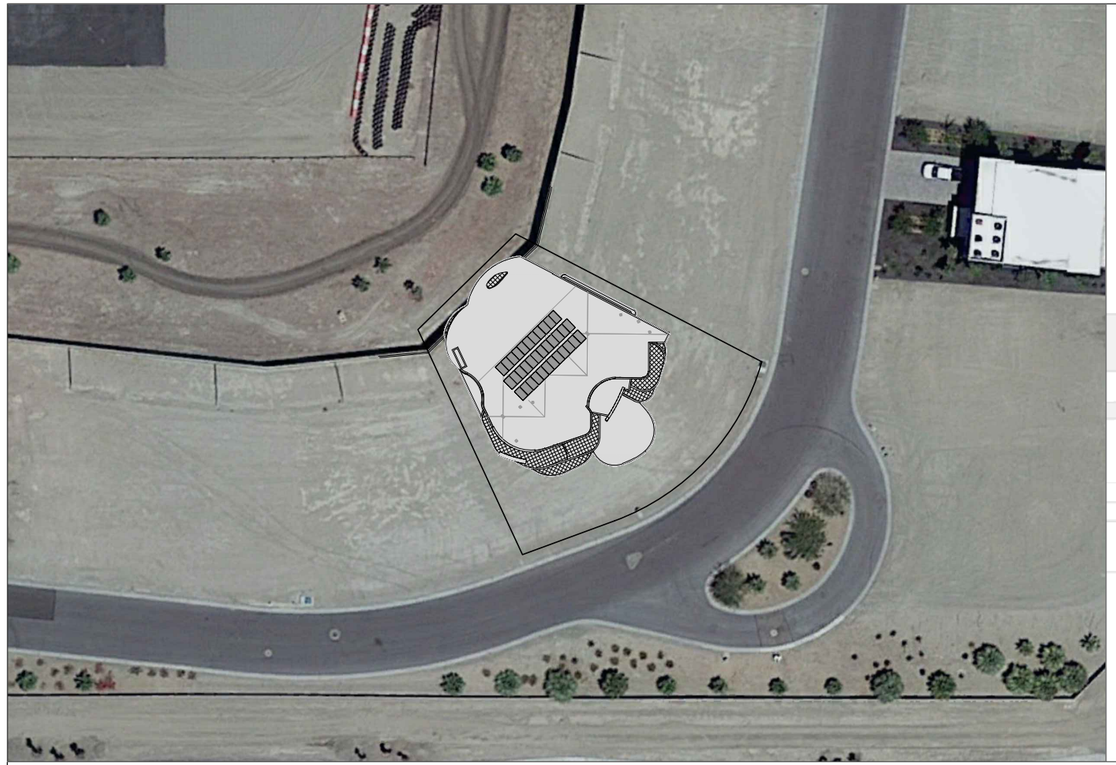
0 750 1500
FEET

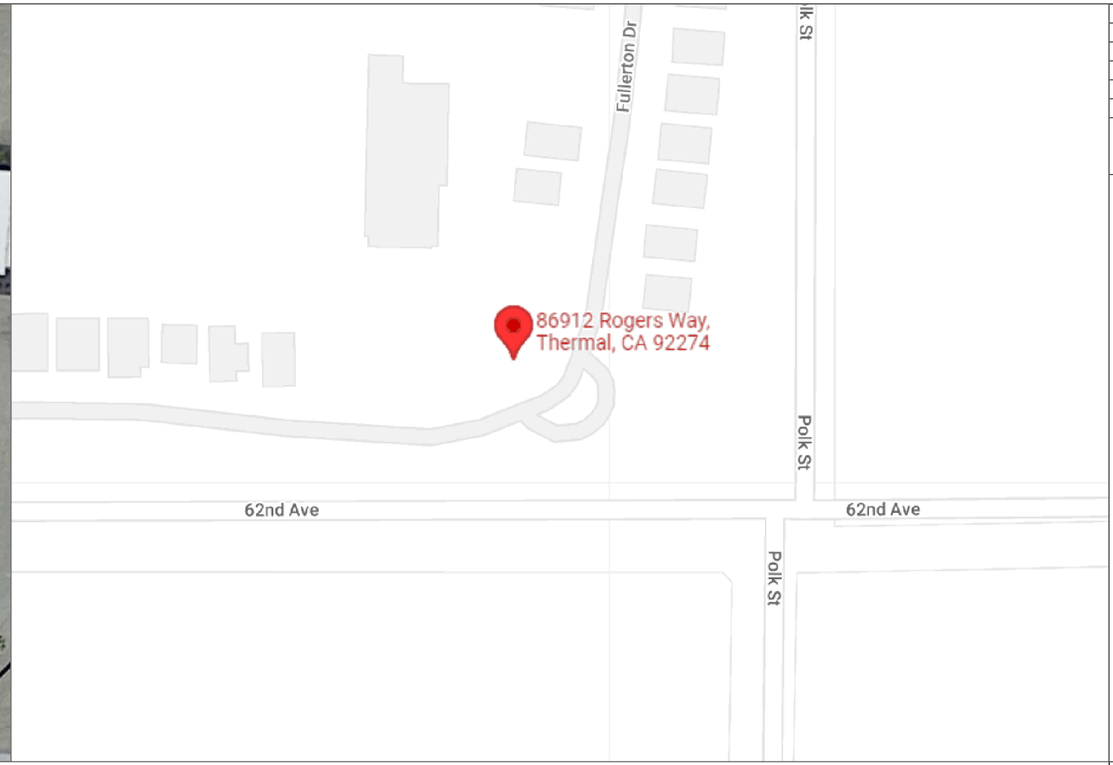
PLAN NORTH

N

1 SITE PLAN

SCALE: 1" = 1,500'





Revisions:	Date:

Michael Rango
760.322.4433 Lic. No. 940550

INTEGRATOR:
810 N. Farrell Drive
Palm Springs, CA 92262
(760) 322 - 4433 office
License No. 940550
info@HotPurpleEnergy.com
www.HotPurpleEnergy.com
HPE Hot Purple Energy

GENERAL NOTES:

1. ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
2. ALL SOLAR MODULES SHALL BE UL LISTED 1703 AND CEC APPROVED. ALL INVERTERS SHALL BE UL LISTED 1741SA CERTIFIED AND CEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED AND APPROVED FOR IT'S PURPOSE AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.
3. THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PHOTOVOLTAIC SYSTEM WHEN THE UTILITY GRID IS NOT IN OPERATION.
4. PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS BY THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILITY SERVICE PROVIDER.
5. THE METHOD OF MOUNTING SHALL BE DONE IN ACCORDANCE WITH THE RACKING MANUFACTURER TO MEET DEAD LOAD, WIND LOAD, AND SEISMIC REQUIREMENTS. PHOTOVOLTAIC MODULES WILL BE SECURED AND MOUNTED ON THE ROOF AS SPECIFIED ON THE STRUCTURAL SHEETS. EXISTING ROOF EQUIPMENT WILL NOT BE EFFECTED BY THE PHOTOVOLTAIC SYSTEM OR INSTALLATION.
6. ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR THE SITE CONDITIONS.
7. ALL ROOFING REPAIRS MUST MAINTAIN EXISTING CLASS AND TYPE OF ROOF AND ALL WORK SHALL BE IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTALLATION REQUIREMENTS.
8. TO BE INSTALLED IN SUCH A MANNER THAT IS DISCREET AND DOES NOT DETRACT FROM THE HOMES ARCHITECTURE

DESCRIPTION OF WORK:

ROOF MOUNTED PHOTOVOLTAIC (SOLAR ELECTRIC) INSTALLATION TILT MOUNTED @ 5° FACING AN AZIMUTH OF 135° CONSISTING OF (35) PANASONIC EVPV380 - 380 WATT MODULES (13.3Kw).

RACK MOUNTING SYSTEM IS UNIRAC SOLARMOUNT ALUMINUM SUPPORT RAILS AND FAST JACK SOLAR STANCHIONS.

INSTALLATION SHALL COMPLY WITH THE FOLLOWING CODES:

CEC 2019 - ARTICLE 690, 705,706 AND OTHERS NEC 2020 705.13
CPC 2019
CBC 2019
CMC 2019
CFC 2019

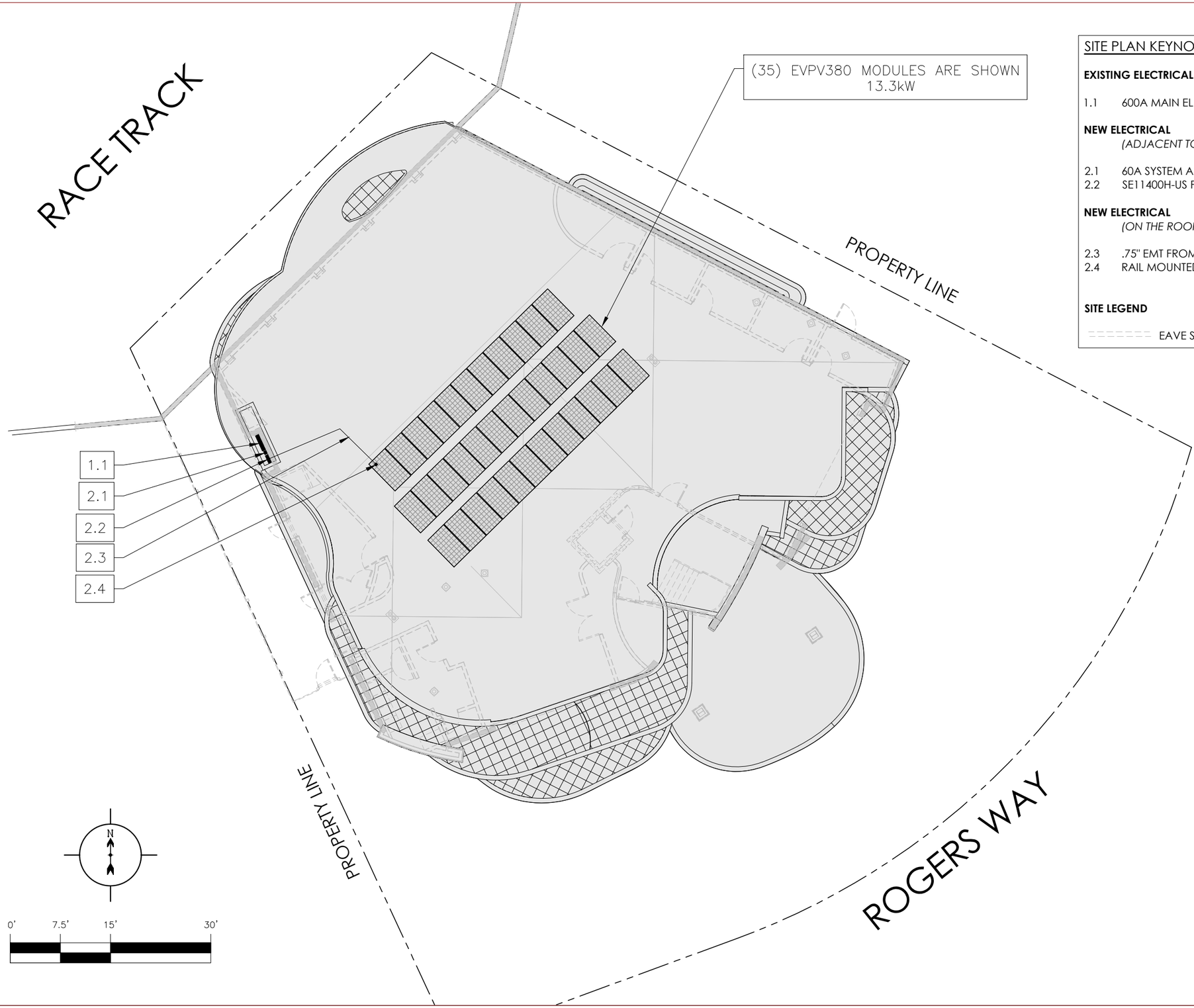
DRAWING SHEETS:

COVER SHEET	PV-0.0
SITE PLAN	PV-1.0
ROOF PLAN	PV-2.0
SINGLE LINE DIAGRAM	PV-3.0
MOUNTING DETAIL	PV-4.0
WARNING LABELING	PV-5.0

SPECIFICATION SHEETS:
EVPV380 MODULE
SE11400H-US HD WAVE INVERTER
UNIRAC CERTIFICATION

Title: Thermal Lot 28
COVER SHEET
86912 Rogers Way
Thermal, CA 92274

Drawn by: MJR
Checked by: BD
Date: 4/11/22
Scale: NTS
Job Number: 21270
Sheet Number: PV-0.0
Sheet



SITE PLAN KEYNOTE:

EXISTING ELECTRICAL

1.1 600A MAIN ELECTRICAL PANEL

NEW ELECTRICAL
(ADJACENT TO MSP)

2.1 60A SYSTEM AC DISCONNECT
2.2 SE11400H-US PV INVERTER

NEW ELECTRICAL
(ON THE ROOF)

2.3 .75" EMT FROM J-BOX TO INVERTER
2.4 RAIL MOUNTED J-BOX

SITE LEGEND

EAVE SETBACK/WALL

Revisions:	Date:

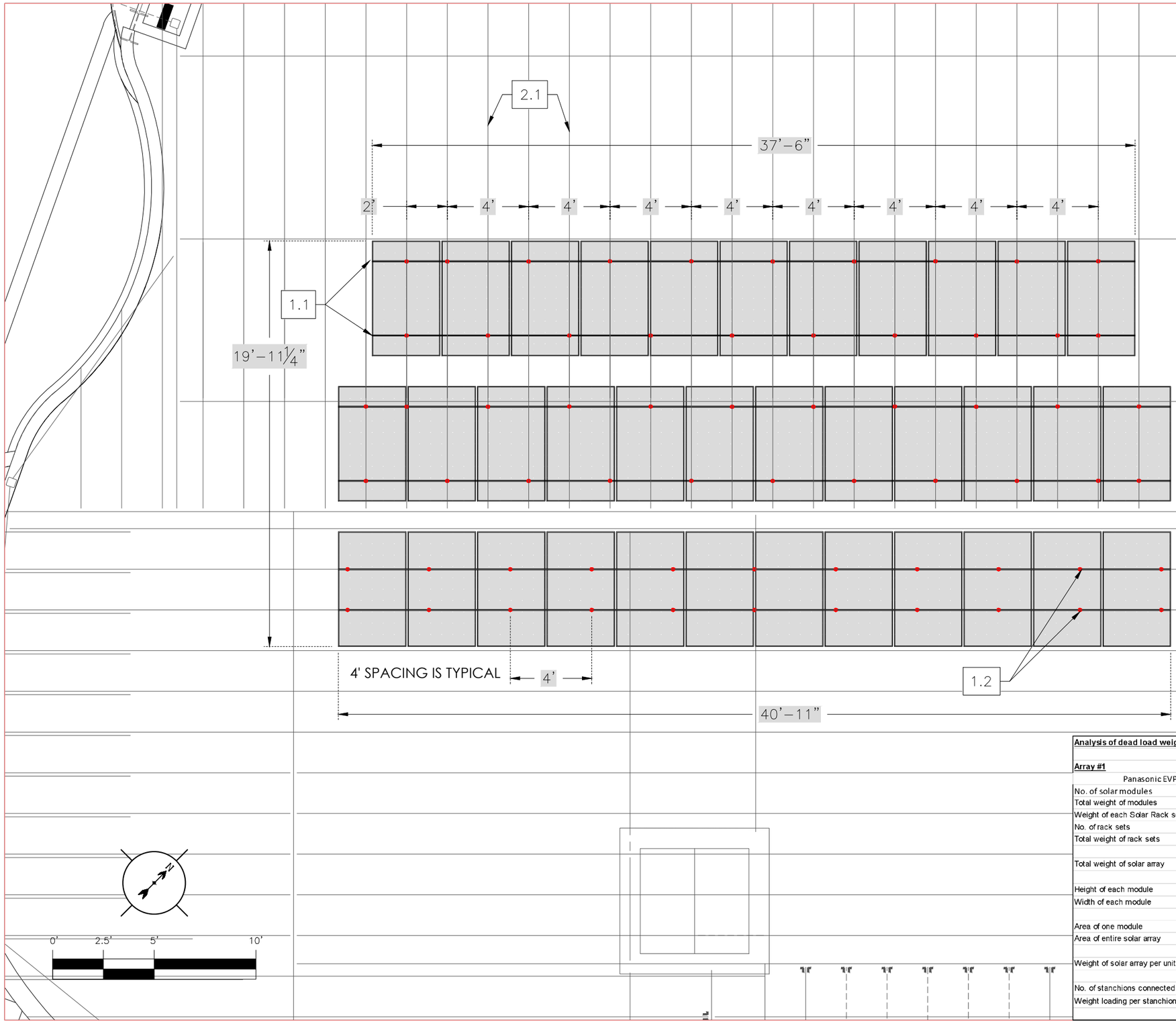
Michael Rango *Michael Rango*
760.322.4433 Lic. No. 940550

INTEGRATOR:
HPE Hot Purple Energy
810 N. Farrell Drive
Palm Springs, CA 92262
(760) 322 - 4433 office
License No. 940550
info@HotPurpleEnergy.com
www.HotPurpleEnergy.com

Title:
Thermal Lot 28
SITE PLAN
86912 Rogers Way
Thermal, CA 92274

Drawn by:	MJR
Checked by:	BD
Date:	4/11/22
Scale:	1" = 15'
Job Number:	21270
Sheet Number:	PV-1.0

Sheet



1. VERIFY RAFTER SPACING IN THE FIELD BEFORE ATTACHING MOUNTS ROOF.
2. ENSURE THAT MOUNTING LAGS PENETRATE CENTER OF RAFTERS AND MAKE STRUCTURAL CONNECTION TO THE RAFTERS.
3. STRUCTURAL CONNECTION TO ENGINEERED TRUSS SHALL BE MADE BY 3-1/2" X 5/16" STAINLESS STEEL LAG SCREWS 3" MIN. EMBEDMENT.
4. ALL MOUNTS SHALL BE 20" FROM ALL VALLEYS.
5. PHOTOVOLTAIC MODULES SHALL HAVE 1.8 MOUNTS (LAG SCREWS) PER PANEL.
6. (E) ROOF STRUCTURE IS FLAT 11 $\frac{7}{8}$" TJI360 TRUSS/JOIST 24" O.C TYP.
7. (E) ROOFING MATERIAL IS 1 LAYER OF TPO OVER 1 LAYER OF 30LB. FELT PAPER AND 5/8" OSB PLYWOOD DECKING.
8. MODULE DIMENSIONS 67.7" x 40.0"

MOUNT PLAN KEYNOTE:

RACK MOUNT COMPONENTS

1.1 UNIRAC ALUMINUM SUPPORT RAIL
1.2 FAST JACK SOLAR STANCHIONS

STRUCTURAL

2.1 ROOF SUPPORTS 11 $\frac{7}{8}$" TJI360 TRUSS/JOIST (24" O.C.)

Analysis of dead load weight added to roof by installation of solar array

Array #1

Panasonic EVPV380	43.00	pounds		
No. of solar modules	35			
Total weight of modules	1,505	pounds		
Weight of each Solar Rack set	10	pounds		
No. of rack sets	35.0			
Total weight of rack sets	335	pounds		
Total weight of solar array	1,840	pounds	1.8	mounts per module
Height of each module	5.65	feet	3.7	lags per module with tile hooks
Width of each module	3.33	feet		
Area of one module	18.8	square feet		
Area of entire solar array	658.5	square feet		
Weight of solar array per unit area of roof	2.8	pounds/square foot		
No. of stanchions connected to roof joist rafters	64			
Weight loading per stanchion	28.8	pounds/connection		

Revisions:	Date:

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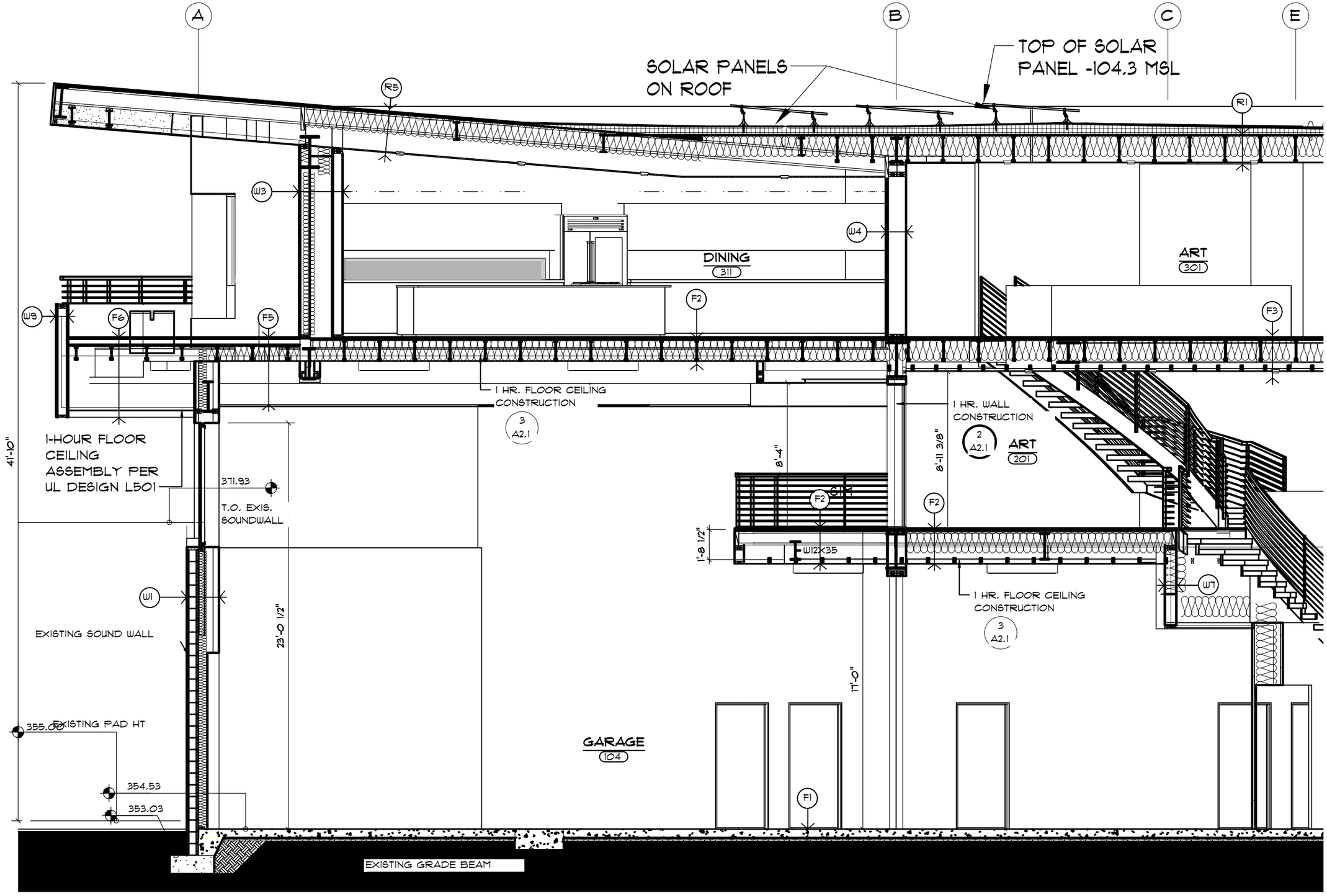
Title:
Thermal Lot 28
ROOF PLAN
86912 Rogers Way
Thermal, CA 92274

Drawn by: MJR
Checked by: BD
Date: 4/11/22
Scale: 1" = 5'
Job Number: 21270
Sheet Number: PV-2.0
Sheet



1 PARTIAL BUILDING SECTION

SCALE: 3/16" = 1'-0"

FORGESOLAR GLARE ANALYSIS

Project: **Riverside Co Residential**
Fifteen rooftop PV arrays near KTRM airport, Thermal CA

Site configuration: **15 homes - incl proposed tower - added 86912 Rogers Way**
Analysis conducted by Dave Belote (dave@darestrategies.com) at 22:02 on 18 Apr, 2022.

U.S. FAA 2013 Policy Adherence

The following table summarizes the policy adherence of the glare analysis based on the 2013 U.S. Federal Aviation Administration Interim Policy 78 FR 63276. This policy requires the following criteria be met for solar energy systems on airport property:

- No "yellow" glare (potential for after-image) for any flight path from threshold to 2 miles
- No glare of any kind for Air Traffic Control Tower(s) ("ATCT") at cab height.
- Default analysis and observer characteristics (see list below)

ForgeSolar does not represent or speak officially for the FAA and cannot approve or deny projects. Results are informational only.

COMPONENT	STATUS	DESCRIPTION
Analysis parameters	PASS	Analysis time interval and eye characteristics used are acceptable
2-mile flight path(s)	PASS	Flight path receptor(s) do not receive yellow glare
ATCT(s)	PASS	Receptor(s) marked as ATCT do not receive glare

Default glare analysis parameters and observer eye characteristics (for reference only):

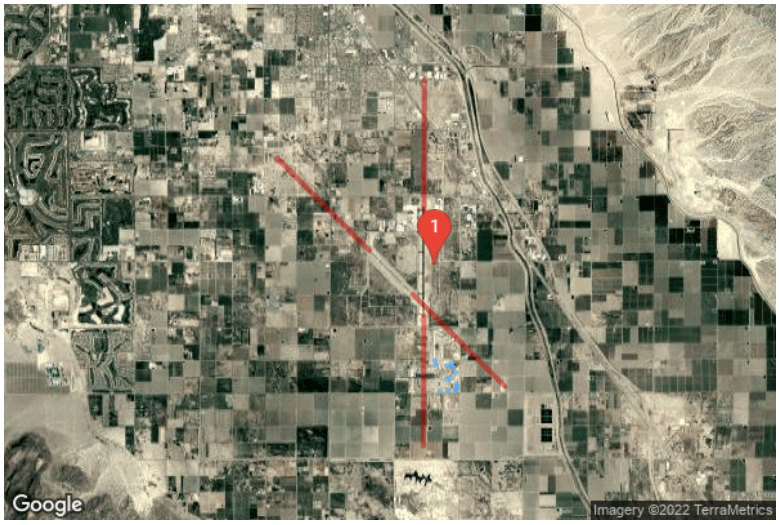
- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

FAA Policy 78 FR 63276 can be read at https://www.federalregister.gov/d/2013-24729

SITE CONFIGURATION

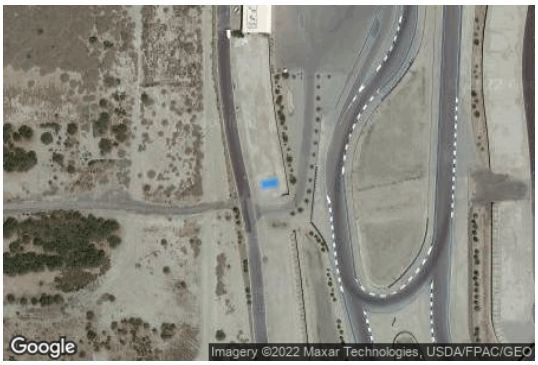
Analysis Parameters

DNI: peaks at 1,000.0 W/m^2
Time interval: 1 min
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad
Site Config ID: 59077.8001
Methodology: V1



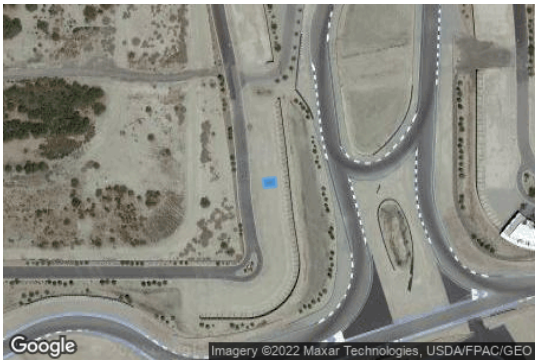
PV Array(s)

Name: 60864 Monza St
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 170.0°
Rated power: 9.12 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.605821	-116.153520	-144.27	39.13	-105.14
2	33.605840	-116.153398	-144.30	39.13	-105.17
3	33.605800	-116.153390	-144.54	39.00	-105.54
4	33.605782	-116.153511	-144.54	39.00	-105.54

Name: 60984 Monza St
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 262.0°
Rated power: 13.0 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604841	-116.153370	-147.81	36.60	-111.21
2	33.604851	-116.153270	-148.23	38.70	-109.53
3	33.604794	-116.153265	-148.22	38.70	-109.52
4	33.604786	-116.153360	-147.77	36.60	-111.17

Name: 61197 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 168.0°
Rated power: 11.5 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604671	-116.150223	-146.89	33.98	-112.91
2	33.604697	-116.150088	-145.49	33.98	-111.51
3	33.604640	-116.150073	-144.68	33.98	-110.70
4	33.604617	-116.150217	-146.61	33.98	-112.63

Name: 61198 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 186.0°
Rated power: 14.4 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.605040	-116.149252	-145.53	30.81	-114.72
2	33.605130	-116.149232	-146.16	30.81	-115.35
3	33.605116	-116.149150	-147.62	30.81	-116.81
4	33.605024	-116.149169	-146.80	30.81	-115.98

Name: 61341 Goodwood Dr
Axis tracking: Fixed (no rotation)
Tilt: 6.0°
Orientation: 209.0°
Rated power: 10.7 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604604	-116.148860	-148.46	35.50	-112.96
2	33.604575	-116.148879	-148.52	35.50	-113.02
3	33.604562	-116.148843	-148.34	35.50	-112.83
4	33.604540	-116.148855	-148.32	35.50	-112.82
5	33.604531	-116.148827	-148.22	35.50	-112.72
6	33.604550	-116.148819	-148.17	35.50	-112.66
7	33.604525	-116.148756	-147.60	35.50	-112.10
8	33.604549	-116.148741	-147.46	35.50	-111.95

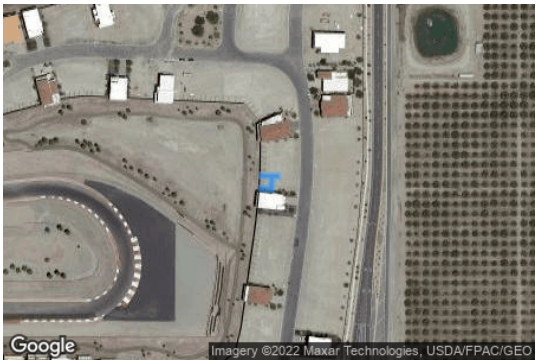
Name: 61365 Goodwood Dr
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 228.0°
Rated power: 8.03 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604424	-116.148509	-146.23	40.00	-106.23
2	33.604401	-116.148529	-145.79	39.50	-106.29
3	33.604449	-116.148599	-145.73	39.50	-106.22
4	33.604469	-116.148580	-145.92	40.00	-105.92

Name: 61557 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 190.0°
Rated power: 24.0 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.602871	-116.147958	-153.54	40.40	-113.14
2	33.603135	-116.147868	-151.44	40.40	-111.04
3	33.603113	-116.147781	-151.36	39.20	-112.16
4	33.602886	-116.147855	-152.35	39.20	-113.15
5	33.602899	-116.147903	-152.89	39.80	-113.09
6	33.602858	-116.147917	-153.20	39.80	-113.40

Name: 61849 Fullerton Dr
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 183.0°
Rated power: 13.3 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.600594	-116.147742	-149.68	43.42	-106.26
2	33.600569	-116.147742	-149.67	43.42	-106.25
3	33.600566	-116.147658	-148.64	43.42	-105.22
4	33.600496	-116.147663	-148.52	43.42	-105.10
5	33.600501	-116.147746	-149.74	43.42	-106.32
6	33.600475	-116.147748	-149.66	43.42	-106.24
7	33.600467	-116.147631	-148.64	43.42	-105.21
8	33.600565	-116.147623	-148.94	43.42	-105.52
9	33.600562	-116.147575	-149.23	43.42	-105.81
10	33.600591	-116.147576	-149.20	43.42	-105.78

Name: 61921 Fullerton
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 98.0°
Rated power: 11.0 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.600080	-116.147616	-150.00	37.38	-112.62
2	33.600079	-116.147596	-149.77	35.46	-114.31
3	33.600063	-116.147597	-149.65	37.38	-112.27
4	33.600062	-116.147576	-149.34	35.46	-113.88
5	33.600047	-116.147577	-149.29	37.38	-111.91
6	33.600045	-116.147557	-148.91	35.46	-113.45
7	33.599972	-116.147567	-148.83	35.46	-113.37
8	33.599979	-116.147630	-149.21	37.38	-111.83

Name: 61993 Fullerton Dr
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 193.0°
Rated power: 11.315 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599450	-116.147856	-145.79	40.48	-105.30
2	33.599566	-116.147828	-147.03	40.48	-106.55
3	33.599559	-116.147770	-147.90	40.48	-107.42
4	33.599519	-116.147778	-148.10	40.48	-107.62
5	33.599517	-116.147761	-148.15	40.48	-107.66
6	33.599476	-116.147772	-148.37	40.48	-107.89
7	33.599479	-116.147788	-148.27	40.48	-107.79
8	33.599442	-116.147796	-148.55	40.48	-108.07

Name: 86684 Rogers Way
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 180.0°
Rated power: 9.1 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599045	-116.152212	-147.49	38.80	-108.69
2	33.599046	-116.152187	-147.35	38.80	-108.54
3	33.599032	-116.152187	-147.36	38.60	-108.75
4	33.599031	-116.152139	-147.47	38.60	-108.87
5	33.598970	-116.152139	-147.58	36.60	-110.98
6	33.598972	-116.152210	-147.64	36.60	-111.04

Name: 86804 Rogers Way
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 270.0°
Rated power: 8.7 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599143	-116.150041	-146.57	36.25	-110.31
2	33.599019	-116.150041	-147.30	36.25	-111.05
3	33.599020	-116.149994	-146.97	36.25	-110.72
4	33.599049	-116.149994	-146.59	36.25	-110.33
5	33.599048	-116.150009	-146.82	36.25	-110.56
6	33.599144	-116.150010	-145.99	36.25	-109.74

Name: 86814 Newton Way
Axis tracking: Fixed (no rotation)
Tilt: 8.0°
Orientation: 165.0°
Rated power: 9.6 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.601662	-116.150329	-148.16	38.65	-109.51
2	33.601700	-116.150146	-148.42	38.65	-109.77
3	33.601666	-116.150136	-149.52	38.65	-110.87
4	33.601627	-116.150317	-149.15	38.65	-110.50

Name: 86862 Newton Way
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 165.0°
Rated power: 9.1 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.601783	-116.149455	-152.03	39.80	-112.23
2	33.601788	-116.149433	-152.01	39.80	-112.21
3	33.601776	-116.149429	-151.97	39.50	-112.47
4	33.601789	-116.149369	-151.80	39.50	-112.29
5	33.601725	-116.149352	-151.15	36.60	-114.54
6	33.601708	-116.149432	-151.55	36.60	-114.95

Name: 86912 Rogers Way
Axis tracking: Fixed (no rotation)
Tilt: 5.0°
Orientation: 135.0°
Rated power: 13.3 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599095	-116.148008	-141.32	32.00	-109.32
2	33.599146	-116.147942	-141.79	33.00	-108.79
3	33.599135	-116.147930	-141.96	33.00	-108.96
4	33.599144	-116.147921	-142.12	33.00	-109.11
5	33.599117	-116.147893	-142.37	33.00	-109.37
6	33.599051	-116.147984	-142.24	33.00	-109.24
7	33.599075	-116.148009	-141.62	33.00	-108.62
8	33.599083	-116.147999	-141.68	33.00	-108.68

Flight Path Receptor(s)

Name: Rwy 12
Description:
Threshold height: 50 ft
Direction: 135.0°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°

Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.630183	-116.171005	-117.94	50.00	-67.94
Two-mile	33.650628	-116.195587	-80.78	566.30	485.52

Name: Rwy 17
Description:
Threshold height: 50 ft
Direction: 180.2°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°

Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.639142	-116.156425	-115.33	50.00	-65.33
Two-mile	33.668054	-116.156286	-91.22	579.35	488.12

Name: Rwy 30
Description:
Threshold height: 50 ft
Direction: 315.0°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°

Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.620459	-116.159390	-132.30	50.00	-82.29
Two-mile	33.600014	-116.134810	-157.22	628.39	471.16

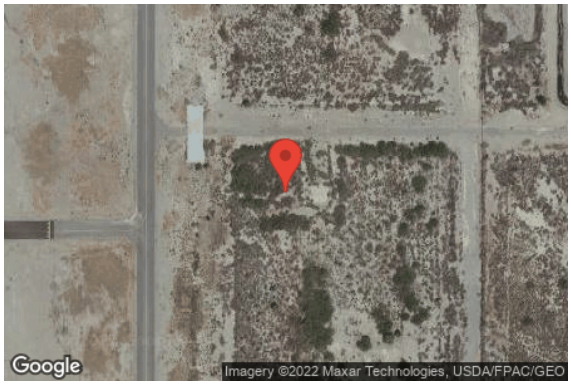
Name: Rwy 35
Description:
Threshold height: 50 ft
Direction: 0.2°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°

Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.615802	-116.156431	-139.07	50.00	-89.06
Two-mile	33.586890	-116.156552	-156.01	620.40	464.39

Discrete Observation Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
1-ATCT	1	33.627040	-116.153590	-130.00	50.00

Map image of 1-ATCT



GLARE ANALYSIS RESULTS

Summary of Glare

PV Array Name	Tilt (°)	Orient (°)	"Green" Glare min	"Yellow" Glare min	Energy kWh
60864 Monza St	5.0	170.0	1,010	0	19,680.0
60984 Monza St	5.0	262.0	511	0	26,950.0
61197 Goodwood	7.0	168.0	1,552	0	25,210.0
61198 Goodwood	7.0	186.0	1,702	0	31,590.0
61341 Goodwood Dr	6.0	209.0	1,443	0	23,140.0
61365 Goodwood Dr	5.0	228.0	1,990	0	17,070.0
61557 Goodwood	5.0	190.0	594	0	51,790.0
61849 Fullerton Dr	5.0	183.0	259	0	28,740.0
61921 Fullerton	5.0	98.0	133	0	22,790.0
61993 Fullerton Dr	5.0	193.0	93	0	24,400.0
86684 Rogers Way	5.0	180.0	32	0	19,640.0
86804 Rogers Way	7.0	270.0	0	0	17,850.0
86814 Newton Way	8.0	165.0	727	0	21,180.0
86862 Newton Way	5.0	165.0	430	0	19,620.0
86912 Rogers Way	5.0	135.0	29	0	28,340.0

Total annual glare received by each receptor

Receptor	Annual Green Glare (min)	Annual Yellow Glare (min)
Rwy 12	594	0
Rwy 17	0	0
Rwy 30	9911	0
Rwy 35	0	0
1-ATCT	0	0

Results for: 60864 Monza St

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1010	0

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

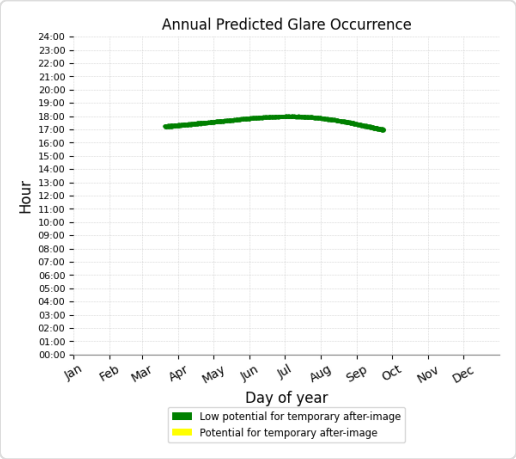
0 minutes of yellow glare
0 minutes of green glare

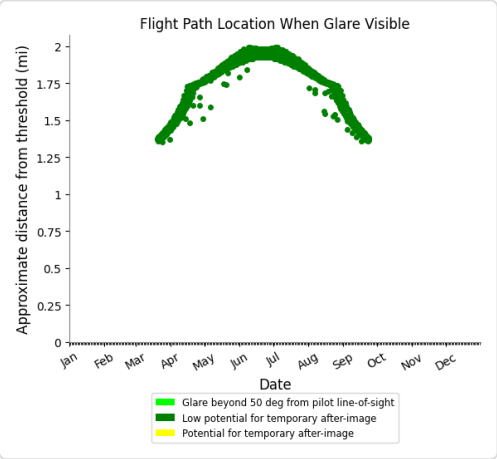
Flight Path: Rwy 17

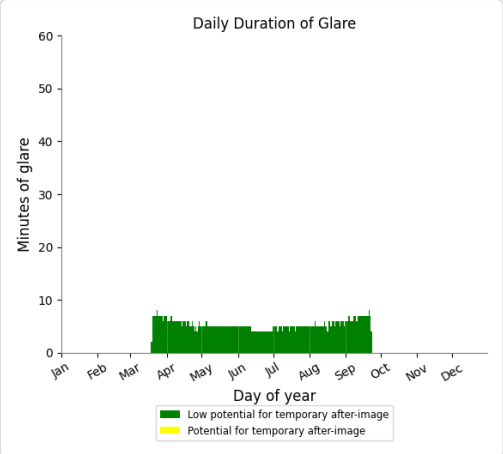
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
1010 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

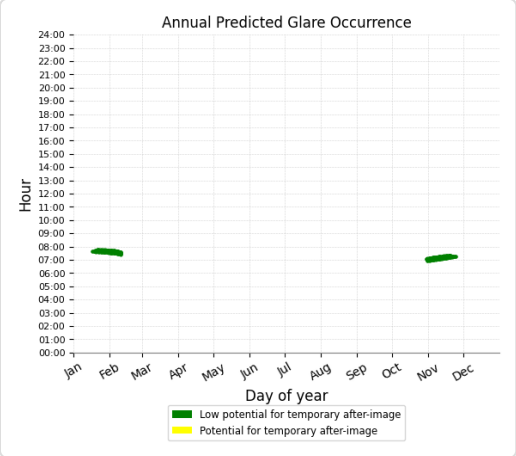
0 minutes of yellow glare
0 minutes of green glare

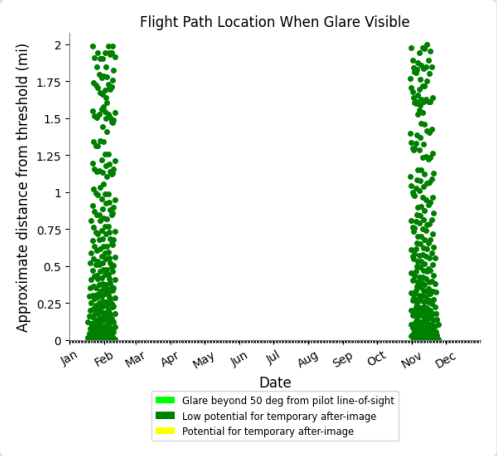
Results for: 60984 Monza St

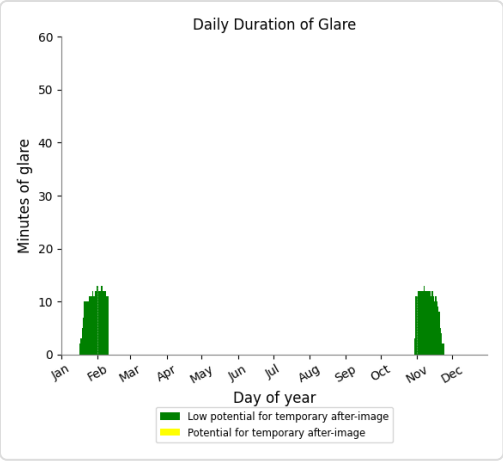
Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	511	0
Rwy 17	0	0
Rwy 30	0	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
511 minutes of green glare







Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61197 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1552	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare

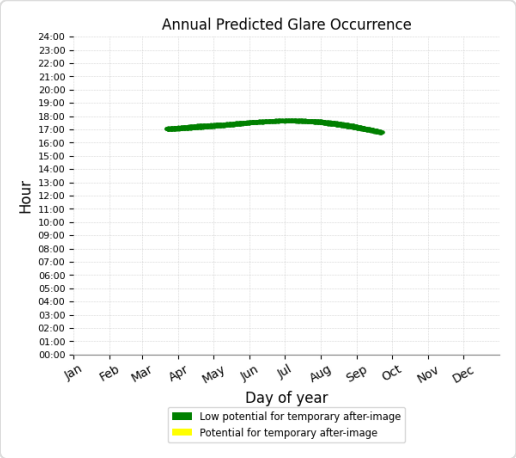
0 minutes of green glare

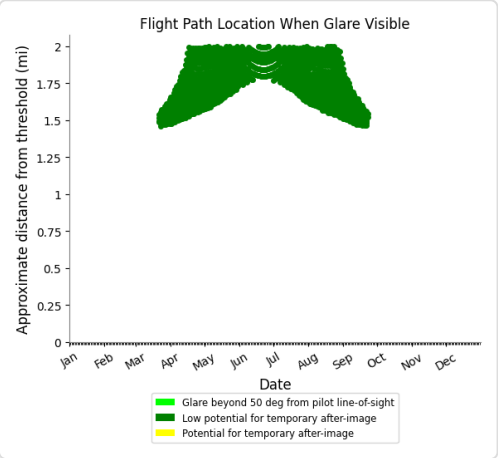
Flight Path: Rwy 17

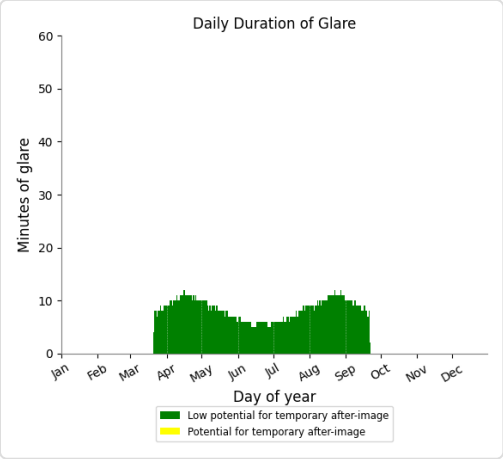
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
1552 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61198 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1702	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

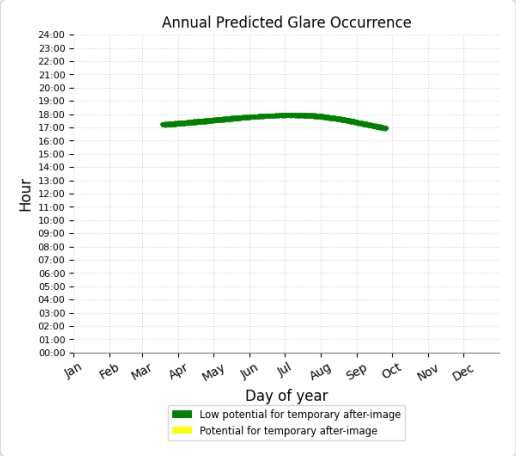
0 minutes of yellow glare
0 minutes of green glare

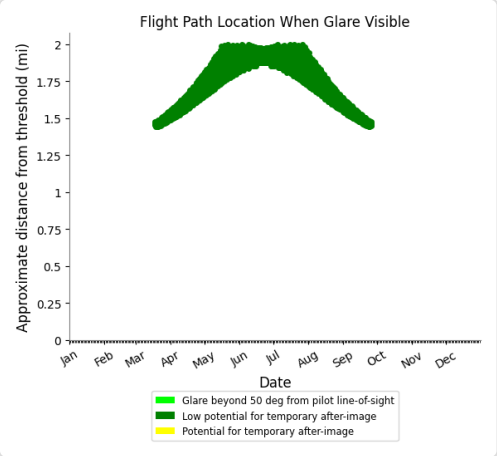
Flight Path: Rwy 17

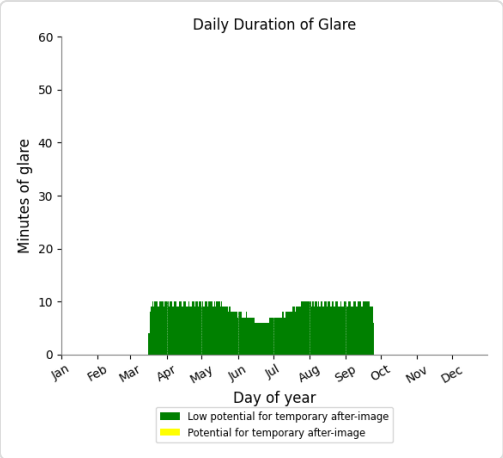
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
1702 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61341 Goodwood Dr

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1443	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

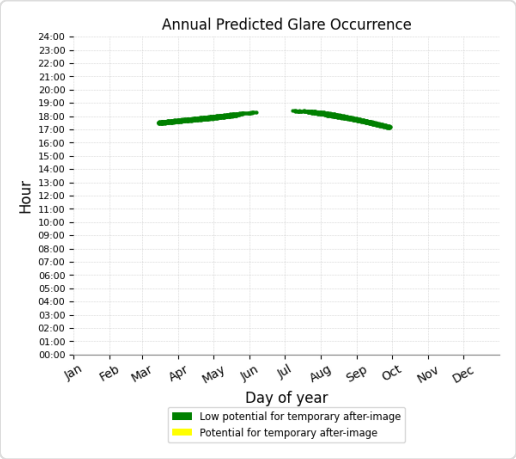
Flight Path: Rwy 17

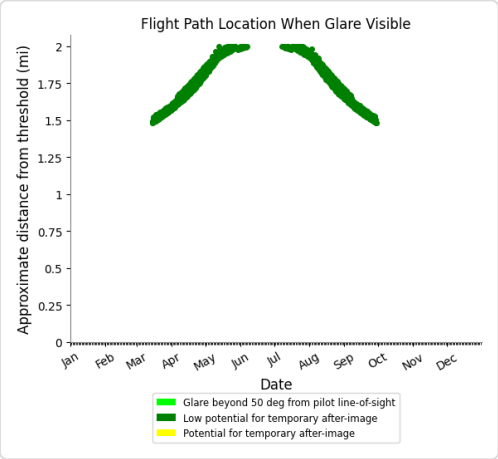
0 minutes of yellow glare
0 minutes of green glare

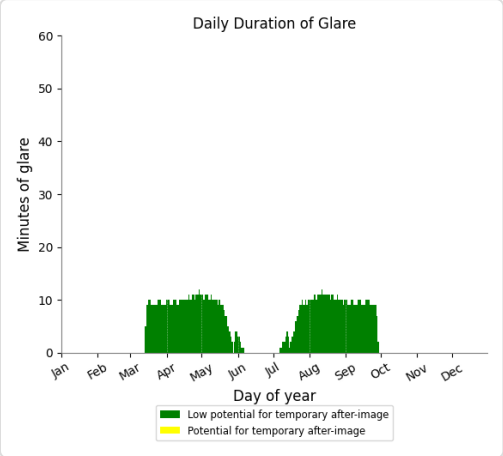
Flight Path: Rwy 30

0 minutes of yellow glare

1443 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

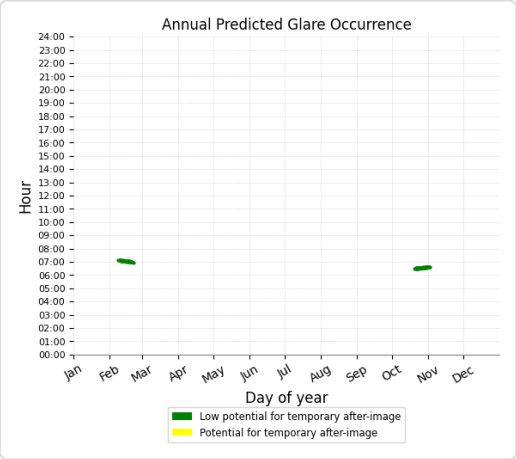
Results for: 61365 Goodwood Dr

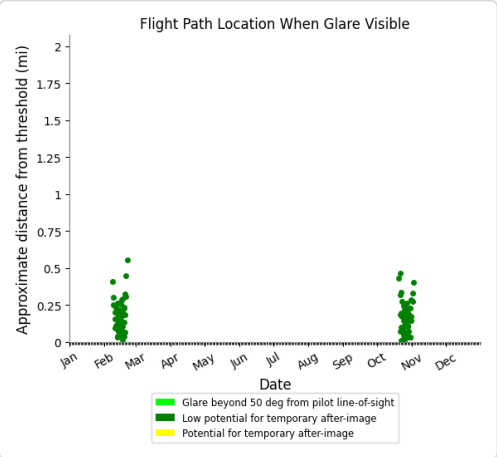
Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	83	0
Rwy 17	0	0
Rwy 30	1907	0
Rwy 35	0	0

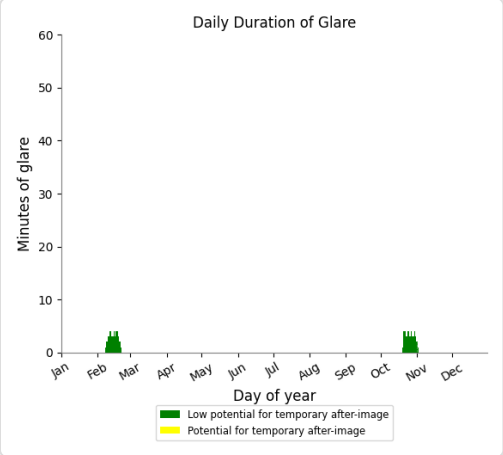
Receptor	Green Glare (min)	Yellow Glare (min)
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
83 minutes of green glare





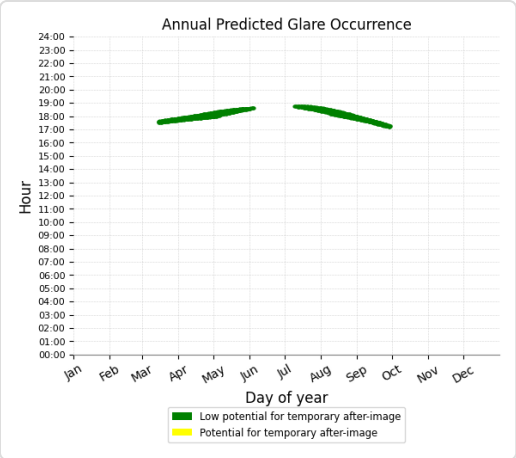


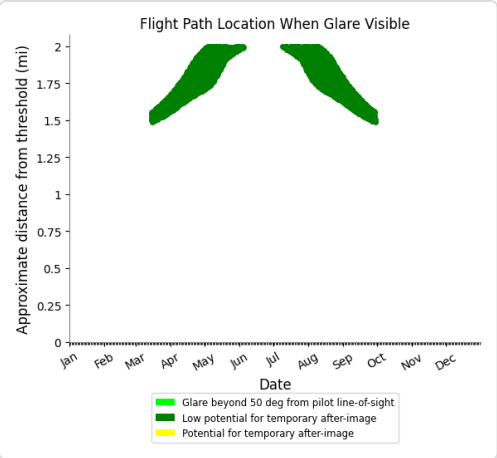
Flight Path: Rwy 17

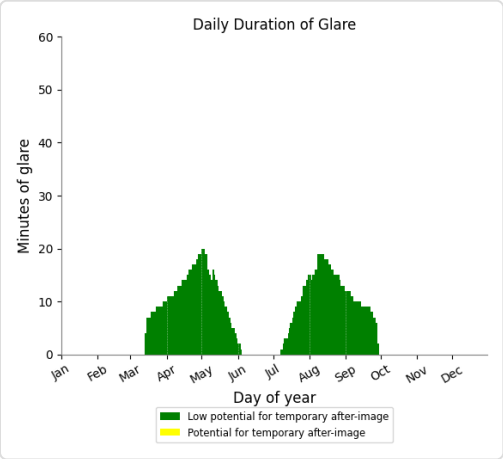
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
1907 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61557 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	594	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

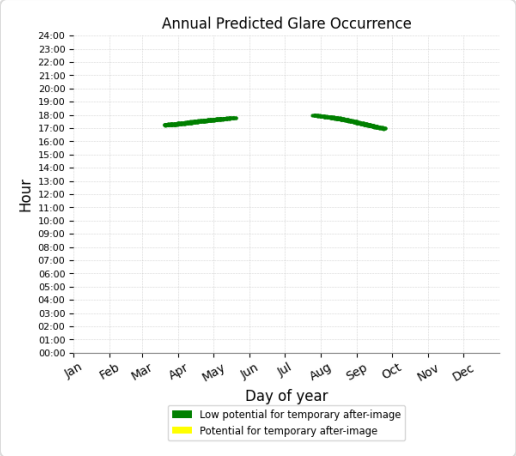
0 minutes of yellow glare
0 minutes of green glare

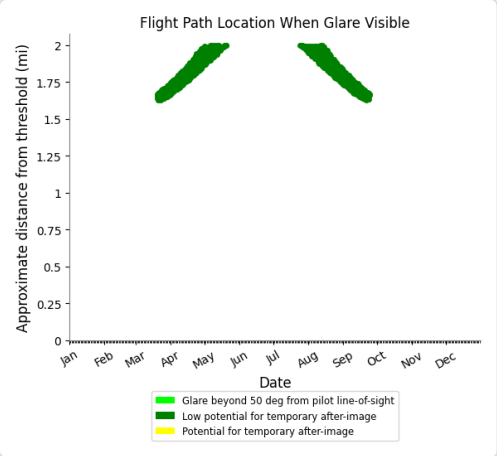
Flight Path: Rwy 17

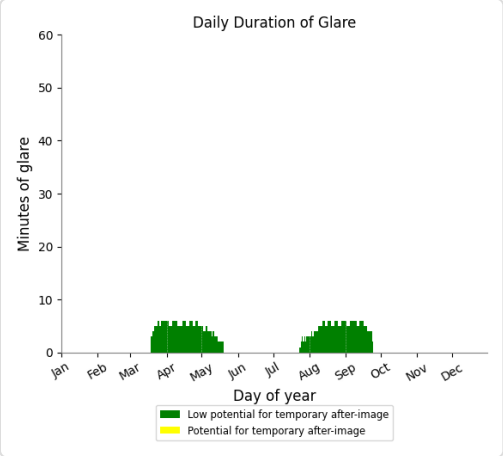
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
594 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61849 Fullerton Dr

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	259	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

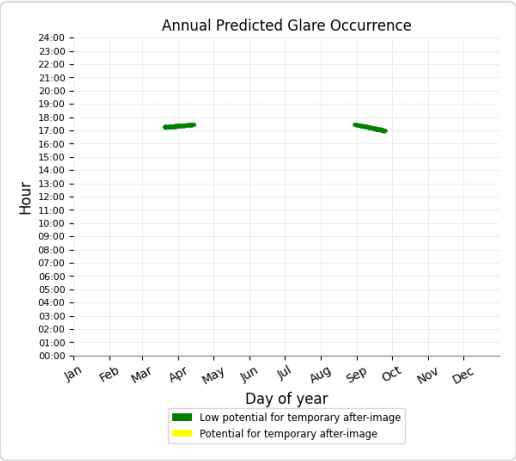
0 minutes of yellow glare
0 minutes of green glare

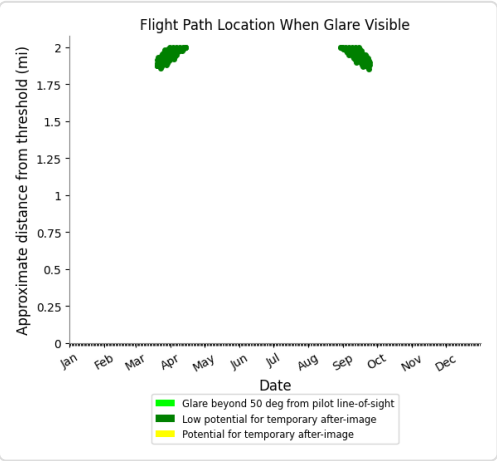
Flight Path: Rwy 17

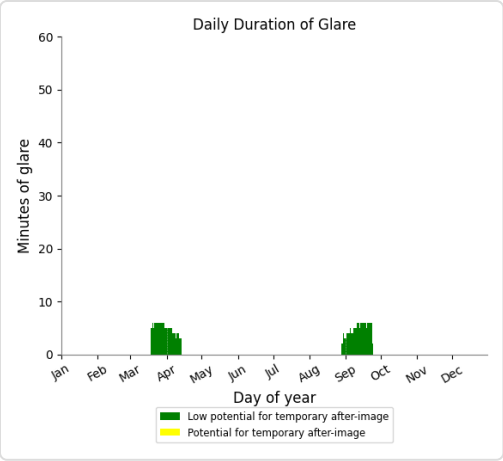
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
259 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61921 Fullerton

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	133	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

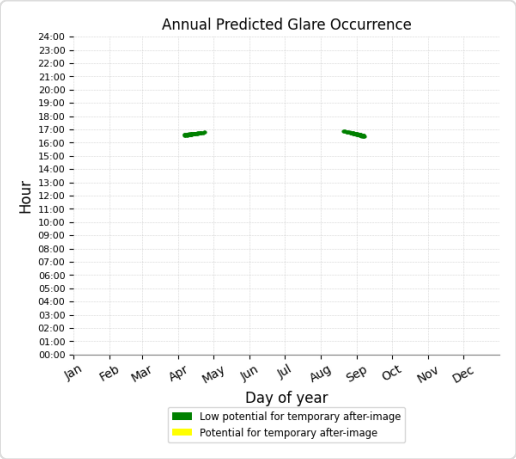
Flight Path: Rwy 17

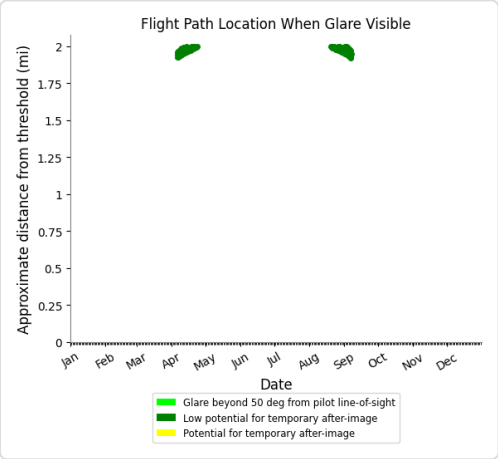
0 minutes of yellow glare
0 minutes of green glare

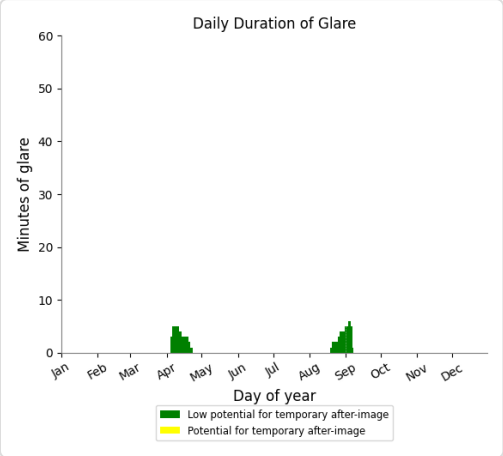
Flight Path: Rwy 30

0 minutes of yellow glare

133 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 61993 Fullerton Dr

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	93	0
Rwy 35	0	0

Receptor	Green Glare (min)	Yellow Glare (min)
1-ATCT	0	0

Flight Path: Rwy 12

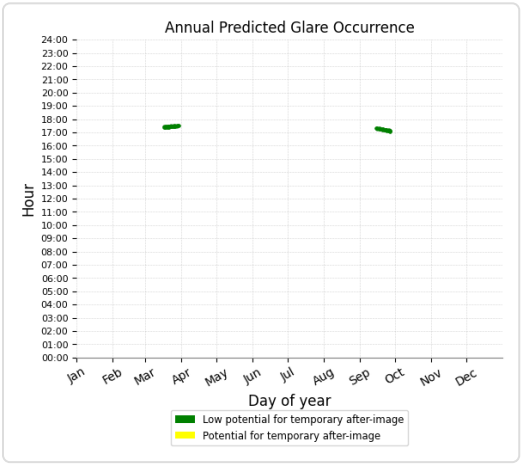
0 minutes of yellow glare
0 minutes of green glare

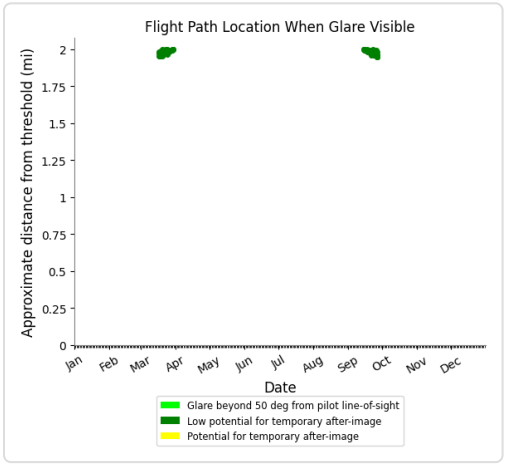
Flight Path: Rwy 17

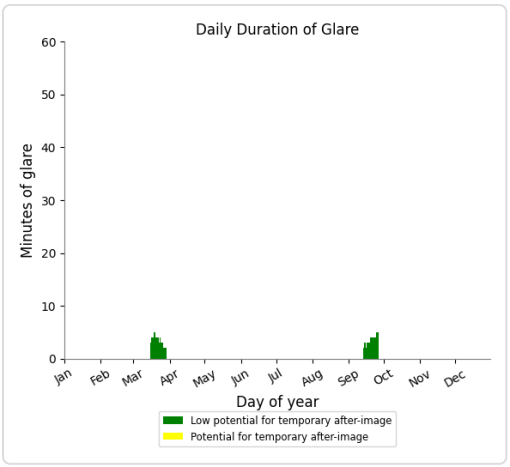
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
93 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare

0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 86684 Rogers Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	32	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

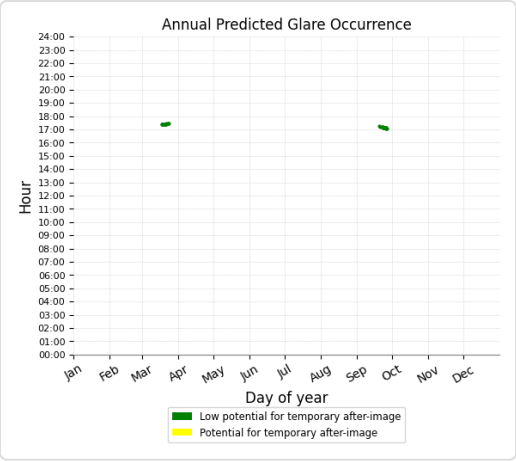
0 minutes of yellow glare
0 minutes of green glare

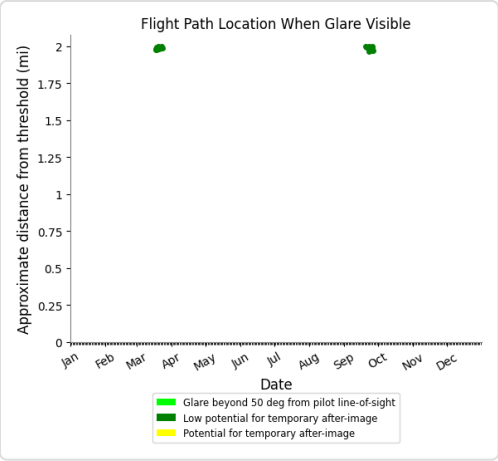
Flight Path: Rwy 17

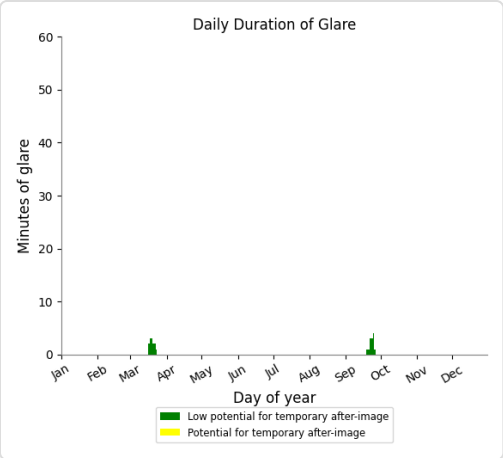
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
32 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 86804 Rogers Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	0	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 86814 Newton Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	727	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

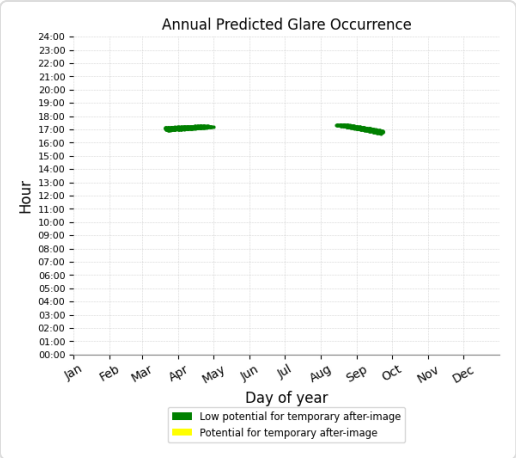
0 minutes of yellow glare
0 minutes of green glare

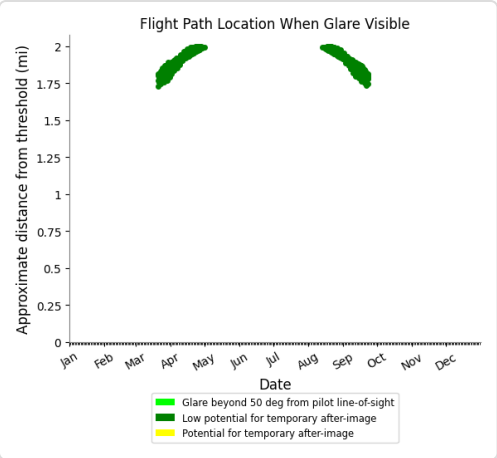
Flight Path: Rwy 17

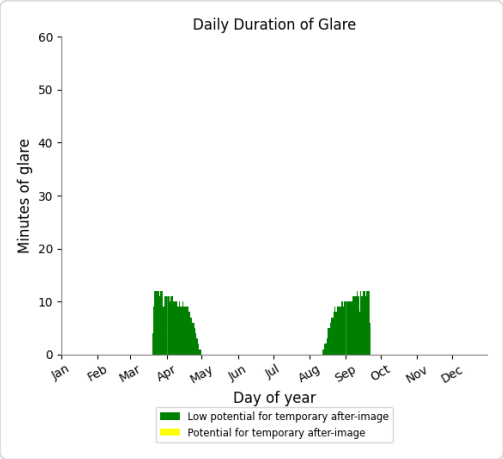
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
727 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 86862 Newton Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	430	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

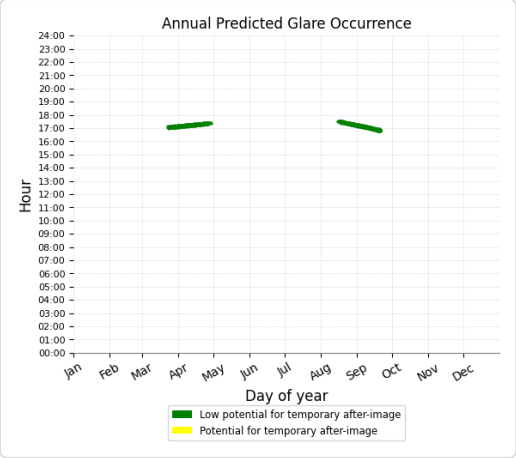
0 minutes of yellow glare
0 minutes of green glare

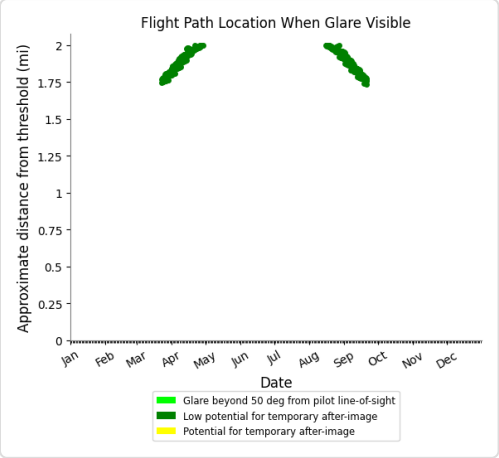
Flight Path: Rwy 17

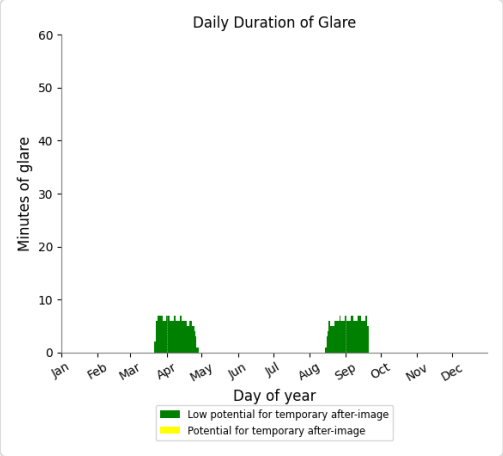
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
430 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Results for: 86912 Rogers Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	29	0
Rwy 35	0	0
1-ATCT	0	0

Flight Path: Rwy 12

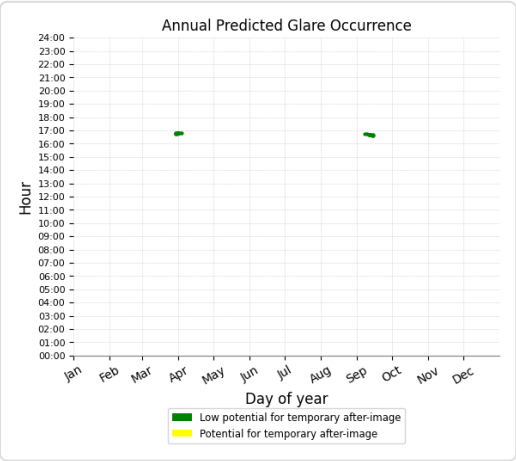
0 minutes of yellow glare
0 minutes of green glare

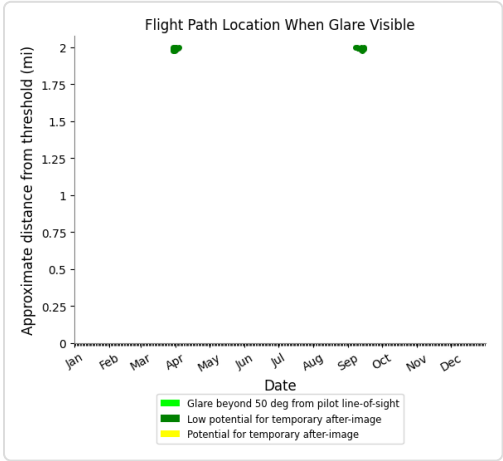
Flight Path: Rwy 17

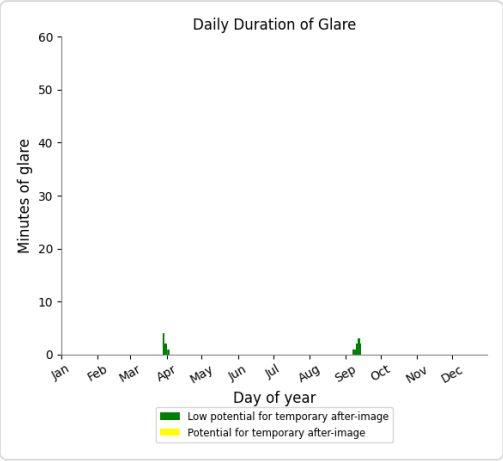
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
29 minutes of green glare







Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare
0 minutes of green glare

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
Several calculations utilize the PV array centroid, rather than the actual glare spot location, due to V1 algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.
The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual results and glare occurrence may differ.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

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RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

June 23, 2022

Doug Darnell, Senior Planner
City of Menifee Community Development Department
29844 Haun Road
Menifee CA 92586

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Steve Manos
Lake Elsinore

VICE CHAIR
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Desert Hot Springs

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

www.rcaluc.org

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

File No.:	ZAP1530MA22
Related File No.:	LR22-0140 (Development Code Amendment)
APN:	Citywide

Dear Mr. Darnell,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Menifee Development Code Amendment (LR22-0140), a proposal amending its Zoning Code changing parking standards for industrial uses, and several other minor code clean-up items to various chapters of the Development Code ranging from minor grammatical fixes, clarifications, and a various minor changes to development standards. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity.

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 and the 2010/2011 Perris Valley Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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EXHIBIT "A"

Highlighted Sections to be Amended

Chapter 9.15 Nonconforming Uses and Structures

Contents:

9.15.010 Purpose
9.15.020 Continuing Existing Nonconforming Uses and Structures
9.15.030 Nonconforming Use of Land
9.15.040 Nonconforming Use of Structures
9.15.050 Improvement of Nonconforming Uses
9.15.060 Nonconforming Structures
9.15.070 Reconstruction of Damaged Nonconforming Structures
9.15.080 New Structures on Nonconforming Lots

9.15.040 Nonconforming Use of Structures

Nonconforming use of a structure may be continued, provided that:

A. **Relocation or Enlargement.**

1. Such nonconforming use shall not be enlarged or intensified, nor shall it be extended to occupy a greater area of any structure than occupied by such use at the time of the adoption of this Title, except as authorized in Section 9.15.040.A.3 below.
2. A structure which contains a nonconforming use shall not be placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this Title, except when authorized by approval of a Conditional Use Permit if the approving authority finds that the new location would result in the nonconforming use having less adverse effect on surrounding uses.
3. A structure, or portion thereof, which contains a nonconforming use shall not be enlarged, nor shall any external evidence of such use be increased by any means whatsoever, except that when authorized by approval of a building permit, a structure containing a nonconforming use, and such nonconforming use, may be enlarged or extended to an extent not exceeding 25% of the floor area of the structure devoted to such nonconforming use.
4. The enlargement or extension of a structure permitted by this section shall comply with all requirements of the applicable zone, as well as any additional conditions or more restrictive development standards that the approval authority determines are necessary in order to protect adjacent residential development.

B. **Discontinuation or Replacement.**

1. If such nonconforming use of a structure ceases for any reason for a continuous period of one year or more, except as provided in Section 9.15.040.E (Restoration of Nonconforming Uses in Damaged Structures), or is changed to a conforming use, any future use of such structure shall be in conformity with all provisions of this Title.

2. If the structure in or on which a nonconforming use is conducted or maintained is moved any distance for any reason, except as provided in Section 9.15.040.A.1, then any future use of such structure shall be in conformity with all provisions of this Title**.**
3. Such nonconforming use may be reestablished, repaired, or replaced upon the determination that without reestablishment, repair, or replacement, there are no economically viable uses available to a property owner that are consistent with the then-existing land use designations and regulations.

C. **Alteration.** Except in the case of relocation as provided for in Section 9.15.040.A (Relocation or Enlargement), such structure containing a nonconforming use shall not be structurally altered or reconstructed, except for such alteration, maintenance and repair work as is required to keep said structure in safe condition, subject to a determination of the Building Official and/or Fire Marshall.

D. **Change Only to a Conforming Use.** A nonconforming use of a structure may be changed only to a conforming use. Any part of a structure occupied by a nonconforming use which is changed to or replaced by a conforming use shall not thereafter be used or occupied by a nonconforming use.

E. **Restoration of Nonconforming Uses in Damaged Structures**. The nonconforming use of any structure which is destroyed or damaged by fire, explosion or other natural calamity, or the public enemy may be continued upon the reconstruction of said structure, provided that, except as otherwise permitted by Section 9.15.040.A (Relocation or Enlargement) herein, said nonconforming use shall not be enlarged or expanded and the resumption of said nonconforming use takes place within 18 months of the time of its interruption, which period may be extended by the Community Development Director~~Building Inspector~~ for a maximum of 12 months for good cause.

9.15.070 Reconstruction of Damaged Nonconforming Structures

A. **Reconstruction Must Conform**. If any nonconforming structure is damaged by fire, explosion or other natural calamity, or the public enemy to an extent of 50% or greater of the replacement cost of the entire structure as determined by an estimate prepared by a qualified professional acceptable to the Community Development Director ~~Tax Assessor~~ after any necessary consultation with the Building Official, it shall not thereafter be repaired, reconstructed or used except in conformity with the provisions of this Title.

B. **Reconstruction Requires Approval**. The reconstruction of all nonconforming structures shall be subject to Plot Plan approval per Chapter 9.80 and all findings and requirements thereof except as otherwise expressly allowed or modified by this section. The approving authority shall determine the degree to which such nonconforming structures shall be required to conform with the requirements of this Title. The approving authority shall consider the extent of the nonconformity, the value of the original structure, the relationship of neighboring properties, conformity with the General Plan, the proposed reconstruction and any other consideration it deems appropriate.

C. **Exception for Multifamily Dwellings**. In accordance with Government Code Section 65863.4, the restoration and reconstruction restrictions contained in this subsection shall not apply to any multifamily residential dwelling which is currently occupied at the time it was involuntarily damaged or destroyed and which was legally constructed and occupied at the time of its initial construction. The application of the exceptions of this subsection shall not apply to any multifamily residential dwelling which constituted a public nuisance prior to being involuntarily damaged or destroyed, which was abandoned for a period of one year prior to being involuntarily damaged or

destroyed, or to any property for which the property owner requests a reduction in density on the property.

D. **Exception for Single-Family Residential Dwellings.** The restoration and reconstruction restriction in this subsection shall not apply to any single-family dwelling or mobile/manufactured home which is currently occupied at the time it was involuntarily damaged or destroyed and which was legally constructed and occupied at the time of its initial construction. The application of the exceptions of this subsection shall not apply to any single-family dwelling or mobile/manufactured home which constituted a public nuisance prior to being involuntarily damaged or destroyed, which was abandoned for a period of one year prior to being involuntarily damaged or destroyed.

Chapter 9.30 Common Application Processing Procedures

Contents:

9.30.010 Purpose and Applicability
9.30.020 Applications and Fees
9.30.030 Pre-Application Review
9.30.040 Initiation of Application
9.30.050 Withdrawal of Application
9.30.060 Determination of Completeness
9.30.070 Application Review and Report
9.30.080 Public Hearing and Notice
9.30.090 Approving Authority
9.30.100 Appeals
9.30.110 Permit Time Limits, Expiration, and Extensions
9.30.120 Modifications to Previously Approved Permits
9.30.130 Reapplications
9.30.140 Indemnification and Hold Harmless for Permits and Approvals

9.30.120 Modifications to Previously Approved Permits

A. **Applicability.** Any person holding a permit granted under this Title may request a modification to that permit. For the purpose of this section, the modification of a previously approved permit may include amendment of the terms of the permit itself, amendment to project design, or the waiver or alteration of conditions imposed in the granting of the permit.

B. **Request for Modification.** An applicant may request a modification to a permit after the effective date of the permit. An application shall be made on forms provided by the Community Development Department and shall be accompanied by the applicable fee.

C. **Review Process.** A modification may be granted only when the designated approving authority makes all findings required for the original approval. The designated approving authority for a modification to a previously approved permit shall be determined as follows:

1. *Minor Modification.* Minor modifications to a previously approved permit shall be processed as follows:

a. Applicability. A minor modification is a non-substantive change of a previously approved permit. Minor modifications include:

i. Structural additions to non-residential projects of more than 200 square feet and less than 2,500 square feet or 50 percent of existing square footage, whichever is less. Square footage shall be the aggregate of all proposed structures.

ii. Structural additions or alterations to existing residential projects that add no more than six units.

iii. Expansion of existing parking lots that add less than 25 parking spaces on an existing site.

iv. Modifications to parking and circulation configurations which change the basic parking areas or circulation patterns or which reduce the number of parking spaces.

v. Landscape modifications which alter the general concept or reduce the effective amount of landscaping.

vi. Architectural or exterior material or color changes which change the basic form and theme of an existing building, such as, change the location of windows or doors, or conflict with the original architectural form and theme of an existing building.

vii. Adjustments to the standards of development established through an approved Planned Development.

viii. Other requests similar to the above-listed minor amendments, as determined by the Director.

b. Review Process. The Director is the designated approval authority for minor modifications. No public hearing shall be required. A written notice of decision shall be issued in the same manner as the original permit. Minor modifications of discretionary permits may be appealed.

2. *Major Modifications.* Major modifications to a previously approved permit shall be processed as follows:

a. Applicability. A major modification is a substantive change of a previously approved permit. Major modifications include:

i. Structural additions to non-residential projects of equal to or greater than 2,500 square feet or 50% of existing square footage, whichever is less. Square footage shall be the aggregate of all proposed structures.

ii. Structural additions or alterations to existing residential projects that add more than six units.

iii. Expansion of existing parking lots that add 25 parking spaces or more on any existing site.

iv. A modification in the approved access to the project site.

v. Changes in the allowed uses established for an approved Planned Development.

vi. Other requests similar to the above-listed major amendments, as determined by the Director.

b. Review Process. The Planning Commission ~~The original approving authority~~ shall be the designated approving authority for major modifications. Where entitlements were processed concurrently, the designated approving authority shall be the specified approving authority in accordance with Table 9.30.090-1 (Designated Authority for Permits and Approvals) for the permit or approval subject to the request for major modification. A major modification shall be processed in the same manner and subject to the same standards as the original application. Major modifications of discretionary permits may be appealed.

D. **Permit Expiration.** Granting of a modification to a previously approved permit does not extend the permit expiration date. A permit extension must be reviewed and approved in accordance with the provisions of Section 9.30.110 (Permit Time Limits, Expiration, and Extensions).

Chapter 9.105 Temporary Use Permit

Contents:

9.105.010 Purpose
9.105.020 Applicability
9.105.030 Application and Required Fees
9.105.040 Approving Authority
9.105.050 Public Hearing and Notice
9.105.060 Conditions of Approval
9.105.070 Findings for Approval
9.105.080 Notice of Decision
9.105.090 Effective Date
9.105.100 Appeals
9.105.110 Expiration
9.105.120 Extension of Time
9.105.130 Modifications
9.105.140 Transferability
9.105.150 Standards of Approval – General
9.105.160 Standards of Approval – Standards by Activity/Use

9.105.020 Applicability

AG RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR CR CO
BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG OS-C OS-R OS-W

A. **Temporary Use Permit Required.** A Temporary Use Permit is required prior to establishment of any temporary use as identified in Chapter 9.115 (Temporary Uses) or as otherwise required by this Title.

B. **Level of Temporary Use Permit Required.** The following applicability thresholds shall be used to determine if the proposed project shall require a Minor Temporary Use Permit or a Major Temporary Use Permit.

1. *Minor Temporary Use Permit.* A Minor Temporary Use Permit shall be required for temporary uses meeting all the following criteria:

a. The temporary use does not impact surrounding properties, as determined by the Director. Examples include, but are not limited to the following:

i. Weekend promotional events consisting of outdoor display and sales of merchandise within commercial land use districts, including sidewalk sales;

ii. Flower sales (non-mobile), vendor stands (non-mobile), seasonal sales of agricultural products for limited periods of time, which, at no time, may be conducted in the public right-of-way;

iii. Special lighting exhibits including spotlights, and specifically including holiday lighting displays;

iv. Veterinary vaccination clinics on developed sites that are not in conjunction with a veterinary facility (i.e., pet store, groomer);

v. Garage or yard sales conducted at the same residential location more than four times per year;

vi. Car shows;

vii. Private events including weddings, picnics or block parties to which 100 people are invited and/or which would not require public road closures or significantly impact traffic on adjacent public roadways;

viii. Live entertainment at a restaurant or bar no more than four times per year.

b. The temporary use is exempt from CEQA.

2. *Major Temporary Use Permit.* A Major Temporary Use Permit shall be required for temporary uses meeting any of the following criteria:

a. The temporary use does impact surrounding properties, as determined by the Director. Examples include, but are not limited to the following:

i. Temporary construction offices in all zones, except the open space and conservation zone;

ii. Outdoor temporary swap meets or auctions;

iii. Christmas tree sales lots and associated jolly jumps, food sales and on-site banners and other signage;

iv. Pumpkin sales lots and associated jolly jumps, food sales and site banners and other signage;

v. Farmer's markets held on one day per week in the same location for a total period of time not exceeding one year

vi. Private events including weddings, picnics or block parties to which more than 100 people are invited and/or which would require public road closures or significantly impact traffic on adjacent public roadways;

vii. Special outdoor events, when not held within premises designed to ~~accomodate~~accommodate the events, including carnivals, circuses, fairs, parades, rodeos, and large athletic, religious, or entertainment events.

b. The temporary use is not exempt from CEQA.

C. **Exempt Uses.** The following uses are exempt from the requirements of this chapter:

1. Going out of business sales with no additional merchandise and normal promotional activities conducted within the approved display area for the business.

2. Commercial filming regulated by other provisions of this Municipal Code.

3. City, state, federal, school district, community college district or other public agencies' event when conducted wholly on that agency's public property or with the consent of another public property owner and which will not require public road closures or significantly impact traffic on adjacent public streets.

4. Homeowners' association events conducted wholly in common areas within the boundaries of the association and which do not impact public streets or other public facilities.

5. Small scale events (art shows, holiday events), sponsored and sanctioned by the Master Property Association or Property Manager for Regional Shopping Centers which are 20 acres or larger located within the CR - Commercial Retail or EDC - Economic Development Corridor zones, shall be exempt from the TUP process provided the entire event occurs on managed or owned properties and are not anticipated to impact parking, circulation/access, surrounding properties or generate significant traffic.
6. Temporary emergency facilities to accommodate emergency public health and safety needs and activities.
7. Yards and sheds for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.
8. Mobile food truck operations at construction sites that are actively under construction pursuant to a valid building permit or grading permit where the mobile food truck does not vend to the general public during the stop.

D. **Other Temporary Uses.** For temporary uses that are not identified in this Title, the Community Development Director, at his or her discretion, may determine whether the use should be classified as a minor temporary use or a major temporary use. This determination shall be based upon the similarities and differences with temporary uses and related standards of this Chapter and consideration of the proposed temporary use's compatibility with the applicable zone and surrounding land uses. Those temporary uses which do not fit within the criteria for minor temporary or major temporary uses shall be addressed through a Plot Plan, Conditional Use Permit or other type of permit or approval identified in this Title, as determined by the Director. A temporary use which will exceed the length of one calendar year (even when sporadic) requires other types of land use approvals as determined by the Community Development Director.

9.105.160 Standards of Approval – Standards by Activity/Use

The following standards shall apply to the specified temporary activity or use:

A. Weekend promotional events consisting of outdoor display and sales of merchandise within commercial land use districts, including sidewalk sales, that exceed existing land use restrictions shall comply with the following provisions:
   1. Merchandise displayed or sold must be customarily sold on the premises by a permanently established business.
   2. The maximum number of consecutive days for any one event shall not exceed nine calendar days.
   3. Setup and takedown of canopies, lighting, fencing, merchandise and/or items for the event shall not be counted toward the allowable event days per event, except that setup shall not exceed 36 hours and takedown shall not exceed 36 hours unless otherwise authorized by the Community Development Director.

B. Outdoor temporary swap meets or auctions shall be limited to no more often than twice per calendar year on the same property and shall not exceed three consecutive days per event.

C. Christmas tree sales shall only be held from November 1 through December 31.

D. Pumpkin sales ~~sales~~ shall only be held from September 15 through November 2.

E. Vendor stands (non-mobile) shall be limited to the seasonal sale of agricultural products, and shall not be located in the public right-of-way, and signage shall not exceed the standards of the zone in which the stand is located.

F. Farmers markets shall be limited to one day per week in the same location for a total period of time not exceeding one calendar year.

G. Mobile food trucks shall comply with the following provisions:

1. General Standards.

a. Maintain a valid business tax certificate from the City of Menifee to operate within the City.

b. Maintain a valid County Health permit and operate in conformance with all applicable health standards.

c. Post, in public view and without obstruction, on both the front right windshield and the back left bumper of the mobile food truck, the following items:

v. The County of Riverside Department of Environmental Health permit certification stickers.

vi. A notice with at least 3-inch font providing “To report a violation, call the City of Menifee Code Enforcement at 951-246-6214."

d. Sell only food and beverage items regulated under the California Retail Food Code (California Health and Safety Code Division 104, Part 7, Section 113700 et. seq., as it currently exists or as may be amended).

e. No verbal solicitation of business from pedestrians or persons in vehicles, and no sale to persons in vehicles.

f. No amplified sound or loudspeakers are allowed. The vendor and operation shall comply with the noise limits in Section 9.215.060 (Noise Control Regulations).

g. No lighting, except localized lighting that is used on or in the mobile food trucks for the purpose of inside food preparation and menu illumination are allowed.

h. No signs other than those exhibited on or in the mobile food truck are allowed.

i. No selling or serving alcohol.

j. Provide one trash receptacle and one recycling receptacle for use by patrons in a convenient location that does not impede pedestrian or vehicular traffic.

k. Collect and remove all litter or debris generated within a minimum 25-foot radius of the food truck.

l. Contain all associated equipment and operations within the mobile food truck, except for the trash and recycling receptacles required herein.

m. No furniture, umbrellas, generators, objects or structures outside of the vehicle are allowed.

n. No obstruction or interference with the free flow of pedestrian or vehicular traffic, including but not limited to access to or from any business, public building, or dwelling unit is allowed.

o. No restriction of visibility area sight distance at any driveway or intersection.

p. Mobile food trucks shall not encroach onto a public sidewalk with any part of the vehicle or any other equipment or furniture related to the operation of the business, except for

required trash and recycling receptacles or any attached sign or awning. The operator shall provide an 8-foot vertical clearance for pedestrian access under any sign or awning.

q. Mobile food truck operators shall control smoke and odors caused by food preparation to avoid a public nuisance.

2. *Mobile food trucks prohibited in the Public Right-of-Way.* Mobile food truck operators are prohibited from operating in the public right-of-way, except as allowed with a temporary use permit pursuant to this chapter.

3. *Mobile Food Trucks on Private Property.* Property owners and food truck operators shall comply with all of the following:

   a. Ensure that a mobile food truck operator operates only at the location designated on any permit, where applicable.

   b. Ensure that a mobile food truck operator displays a copy of the approved mobile food truck permit in a prominent and visible place within each mobile food truck, together with a letter of permission from the property owner consenting to mobile food truck operations on the site in accordance with any approved development permit, where applicable.

   c. Mobile food trucks shall operate as follows:

      i. Within a paved, level parking area, unless otherwise approved surface by the City Engineer, where it can be demonstrated that any off-street parking spaces located in that area are not otherwise reserved, encumbered, or designated to satisfy the off-street parking requirement of a business or activity that is operating at the same time as the mobile food truck.

      ii. Operations shall not impede pedestrian or vehicular ingress or egress through the remainder of the parking area or adjacent public right-of-way.

Chapter 9.135 Commercial and Industrial Zones

Contents:

9.135.010 Purpose
9.135.020 Description and Intent of Zone
9.135.030 Allowed Uses and Approval Requirements
9.135.040 Development Standards

9.135.030 Allowed Uses and Approval Requirements CR CO BP HI

A. **Allowed Use Table**. Table 9.135.030-1 identifies allowed uses and corresponding approval requirements for the commercial and industrial zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6 of this title (Definitions). The list of land uses on Table 9.135.030 shall be permitted in one or more of commercial and industrial zones as indicated in the columns corresponding to each zone.

B. **Approval Requirements**. Where indicated with a letter "P" the use shall be a permitted use. A letter "C" indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a "--," the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.135.030-1 authorize a use without satisfaction of such specified additional requirements

C. **Unlisted Uses**. Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to Chapter 9.95 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Adult businesses	--	--	--	--	See Ordinance XX
Airport	--	--	--	C	
Ambulance services	C	C	P	P	
Amusement arcade	P	--	C	--	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Amusement park, (including multiple activities such as simulated flying, racing, mini-golf, etc.) Indoor Outdoor	P C		P C		
Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals) Non-Commercial Commercial	P --	P --	P --	P --	Chapter 9.235 (Animal Keeping)
Animal hospitals and veterinary services (with outdoor facilities)	P C	--	P C	C --	
Animal Rescue	--	--	C	C	Chapter 9.235 (Animal Keeping)
Antique shops, pawn shops, thrift stores	P	--	C	--	Outside collection bins prohibited
Art gallery, library, reading room, museum.	P	P	--	--	
Art supply shops and studios.	P	P	P	--	
Auction Houses	P	--	P	--	
Auditoriums, event centers and assembly areas, including live entertainment: Indoor Outdoor	P C	C --	P C	-- --	
Bakery goods distributors.	P	--	P	P	
Bakery shops, Coffeehouse, Cybercafé, Delicatessens, Ice cream shops	P	P	P	--	
Banks and financial institutions.	P	P	P	--	
Banquet facilities.	C	--	C	--	
Batting cages – indoor Outdoor	P C	--	C C	--	
Billiard and pool halls, Bowling alleys	P	--	P	--	Chapter 9.250 (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	C	--	P	--	Chapter 9.250 (Alcohol Sales)
Business services	P	P	P	--	
Car washes	P	--	C		

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Caretaker residence or on-site operator residence, only as accessory to primary use	C	C	C	C	
Catering services	P	--	P	--	
Cemeteries and mausoleums	--	--	C	C	
Clinics, including but not limited to medical and urgent care	C	C	C	--	
Collection Containers	--	--	--	--	
Commercial television and radio broadcast structures	--	--	--	P	
Concrete batch plants and asphalt plants	--	--	--	C	
Congregate care facility	--	C	C	--	Chapter 9.270 (Community Care Facilities)
Contractor, landscape and building materials storage yard	--	--	C	C	
Convenience stores, not including the sale of motor vehicle fuel	P	--	P	--	
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	--	C	--	Chapter 9.250 (Alcohol Sales)
Day Care Center	P	C	C	--	Chapter 9.270 (Community Care Facilities)
Department stores	P	--	P	--	
Drug Store	P	P	--	--	
Dry cleaning and laundromats (except uniform supply and industrial launderers);	P	C	C	--	
Educational Institution	C	C	C	C	
Emergency shelters	--	--	--	P	In locations specified in the Housing Element
Equipment sales and rental, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	--	--	--	C	
Equipment sales and rental, Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	--	C	C	
Fast food/quick service, with drive-through	C	C	C	--	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Fast food/quick service, without drive-through	P	P	P	--	
Feed and grain sales	C	--	--	P	
Fertilizer production and processing (organic or inorganic)	--	--	--	C	
Funeral parlor, mortuary with crematorium	--	C	C	--	
Funeral parlor, mortuary without crematorium	P	C	C	--	
Gas station with/without convenience store, with or without alcoholic beverage sales, and with or without car wash	C	--	C	C	
General retail	P	--	--	--	
General warehousing, distribution centers, and storage (except noxious, explosives, or dangerous materials)	--	--	P	P	
Golf Course	--	--	--	--	
Golf driving range (not in association with full scale course)	C	--	C	--	
Governmental facility	P	P	P	P	
Grocery Store	P	--	--	--	Chapter 9.250 (Alcohol Sales)
Hardware and Building Supplies without outdoor sales/storage with outdoor sales/storage	P C	-- --	P C	P C	
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft	P C	C C	P C	--	
Heliports	--	--	C	C	
Hospital	C	C	--	--	
Hotels and resort hotels	P	C	C	--	
Kennel or cattery	--	--	C	C	Chapter 9.235 (Animal Keeping)
Laboratories, research and development	P	P	P	--	
Live/work units	C	C	C	--	
Lumber yard	--	--	--	C	
Manufacturing, Handcraft	P	P	P	P	
Manufacturing, Light-Intensity	--	C	P	P	
Manufacturing, Medium-Intensity	--	C	C	P	
Manufacturing, Heavy-Intensity	--	--	--	P	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, and marijuana processing	--	--	--	--	
Massage Establishment	C	C	--	--	
Material storage yard	--	--	C	P	
Membership clubs, organizations, and lounges	C	C	C	--	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	C	C	
Motels	C	--	--	--	
Motocross Facilities, Bicycle (BMX) course	--	--	--	--	
Motor vehicle body, paint and upholstery shops	C	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle parts and supply stores	P	--	C	--	
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical)	P	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repairs/services - major (e.g., engine and transmission repair/rebuild, etc.)	--	--	C	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales)	C	--	C	--	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle wholesale, with no outdoor display	P	P	P	P	
Motor vehicle impound, wrecking and junk yards	--	--	--	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle, trailer or boat storage	--	--	C (indoor only)	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Nurseries and garden supply, indoor and outdoor (retail sales only)	P	--	--	P	Does not include cultivation of marijuana/cannabis.
Offices, professional and medical	P	P	P	--	
Parking lots and parking structures	P	P	P	P	
Personal and Professional Services	P	--	P	--	
Public utility substations and storage buildings	--	--	--	P	
Radio and television broadcasting and recording studios	P	--	P	--	
Recreational vehicle, trailer and mobile home sales and rental.	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Recycling collection facilities	C	--	C	C	Chapter 9.280 (Recycling Facilities)
Recycling processing facilities	--	--	C	C	Chapter 9.280 (Recycling Facilities)
Religious institutions	P	P	P	P	
Restaurant	P	P	P	P	Chapter 9.250 (Alcohol sales)
Residential care facility	--	C	--	--	Chapter 9.270 (Community Care Facilities)
Restaurants with breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	C	C	C	C	Chapter 9.250 (Alcohol sales)
Self-Storage, public storage facilities	C	--	C	P	
Shooting range; Indoor	--	--	C	--	
Shooting range; Outdoor	--	--	--	--	
Simulated shooting games, Indoor (laser tag, etc.)	C	--	C	--	
Simulated shooting games, Outdoor (paintball, etc.)	--	--	--	--	
Solid Waste Disposal	--	--	--	C	
Specialized Retail	P	--	P	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks stadiums, and commercial swimming pools) Indoor Outdoor	 P C	 -- --	 C C	 -- --	
Studios for professional work in or teaching of any form of fine arts	P	C	P	--	
Swap Meets (Indoor only)	C	--	--	C	All activities must be conducted indoors.
Tattoo Establishments	C	C	C	--	Chapter 9.265 (Tattoo Establishments)
Theater	C	--	C	--	
Tourist information centers	P	P	P	--	
Towing services (with tow truck parking - no auto storage)	--	--	P	P	
Towing services (with tow truck parking and auto storage)	--	--	--	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Transportation Stations (bus, railroad and taxi)	P	P	P	P	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Trucking and freighting operations	--	--	--	C	
Uniform supplier and industrial launderers	--	--	C	P	
Utility offices, uses, and structures	P	P	P	P	
Vehicle storage and impoundment within an enclosed building	--	--	P	P	
Vocational/trade school;	C	--	P	C	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	--	C	--	
Wholesale businesses with samples on the premises but not including storage	P	--	P	--	
Wholesale stores and distributors	--	--	C	--	
Wireless Communication Facilities	C	C	C	C	Chapter 9.290 (Wireless Communications Facilities)

9.135.040 Development Standards CR CO BP HI

The development standards listed below are the minimum standards for development within the respective zones. Separate development standards have been established for developments on a single lot and for those commercial shopping centers or industrial planned developments which multiple structures on one or more lots.

Table 9.135.040-1 Commercial and Industrial Zones - Development Standards for Developments within Planned Shopping Centers or Industrial Parks					
Standard	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
MINIMUM LOT DIMENSIONS					
Net Lot Area (Acre)	5	5	10	10	
FLOOR AREA RATIO					
Minimum	0.20	0.25	0.25	0.15	
Maximum	0.35	1.0	0.60	0.50	
YARDS/SETBACKS (Minimum)					
Yard Adjacent to Street (Feet): Arterial/Major/Secondary/Expressways[1] Collector Local	25 20 15	25 20 15	25 20 15	25 20 15	
Yard Adjacent to Residential Zone (Feet)	25	25	50	50	
Interior Side Yard (Feet)	0	0	0	0	
Rear Yard (Feet)	15	10	10	25	

Table 9.135.040-1 Commercial and Industrial Zones - Development Standards for Developments within Planned Shopping Centers or Industrial Parks					
Standard	**CR**	**CO**	**BP**	**HI**	**Additional Requirements**
Minimum Building Separation (Feet): One story: Two stories: Three or more stories:	10 15 20	15 20 25	15 20 25	15 20 25	
BUILDING HEIGHT (Maximum)					
Principal Building (Feet)	50	50	50	50	
BUILDING COVERAGE (Maximum)					
Building Coverage (Percent)	30%	50%	40%	40%	
OPEN SPACE COVERAGE (Minimum)					
Landscaped Open Space Required (Percent)	20%	25%	25%	20%	
FENCES, WALLS, HEDGES, SCREENING					
Fence wall or hedge – maximum height (feet)	6	6	6	6	
Fence wall or hedge screening outdoor storage –minimum/max height (feet)	6/8	N/A	6/12	6/12	
Notes: 1. ~~Setbacks apply to Arterial, Major, and Secondary roads.~~Roadway classifications per the General Plan Circulation Element.					

Chapter 9.140 Economic Development Corridor Zones

Contents:

9.140.010 Purpose
9.140.020 Description and Intent of Zone
9.140.030 Allowed Uses and Approval Requirements
9.140.040 Development Standards
9.140.050 Special Requirements for Mixed Uses and Residential Uses in Economic Development Corridor Zones

9.140.030 Allowed Uses and Approval Requirements EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

A. **Allowed Use Table**. Table 9.140.030-1 identifies allowed uses and corresponding approval requirements for the EDC zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6 of this title (Definitions). The list of land uses, with the exception of prohibited uses, on Table 9.140.030-1 shall be permitted in one or more of the EDC zones as indicated in the columns corresponding to each zone.

B. **Approval Requirements**. Where indicated with a letter "P" the use shall be a permitted use. A letter "C" indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a "--," the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.140.030-1 authorize a use without satisfaction of such specified additional requirements

C. **Unlisted Uses**. Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to Chapter 9.95 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Accessory dwelling units	P	P	P	P	P	As allowed by State law
Adult businesses	--	--	--	--	--	See XX (Adult Use Ordinance)
Airport	C	--	--	--	--	
Ambulance services	P	C	C	C	P	
Amusement and game arcade	--	--	P	C	P	
Amusement park(including multiple activities such as simulated flying, racing, mini-golf, etc.) Indoor Outdoor	P --	C --	C C	C C	P --	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	**Additional Requirements**
Art gallery, art studio, library, reading room, museum	P	P	P	P	P	
Auction Houses: Indoor Outdoor	P C	P --	P --	P --	P --	
Auditoriums, event centers and assembly areas, including live entertainment: Indoor Outdoor	C --	C C	P C	C --	P --	Chapter 9.250 (Alcohol Sales)
Banks and financial institutions	P	P	P	P	P	
Batting cages – indoor Outdoor	P C	P C	P C	P C	P C	
Billiard and pool halls, Bowling alleys	P	C	P	C	P	Chapter 9.250 (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Business Services	P	P	P	P	P	
Car washes	P	C	C	P	--	
Caretaker residence or on-site operator residence, only as accessory to primary use	P	--	--	--	P	
Catering services	P	C	C	C	P	Includes truck parking
Cemeteries, crematories and mausoleums	C	C	--	C	C	
Clinics, including but not limited to medical and urgent care.	P	P	P	P	P	
Collection Containers	--	--	--	--	--	
Commercial radio and television broadcasting	C	C	C	C	C	
Community center	P	P	P	P	P	
Concrete batch plants and asphalt plants	--	--	--	--	--	
Congregate care facility	--	C	C	C	--	Chapter 9.270 (Community Care Facilities)
Contractor, landscape and building materials storage yards (new)	--	--	--	--	--	
Contractor, landscape and building materials storage yards (legally existing as of the effective date of this ordinance)	C	--	--	--	C	
Convalescent hospital/care facility	--	P	C	C	C	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	**Additional Requirements**
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	C	C	C	C	Chapter 9.250 (Alcohol Sales)
Day Care Center	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Dry cleaning and laundromat (except uniform supply and industrial launderers);	--	C	P	P	C	
Educational Institution	C	C	C	C	C	
Emergency shelters [1]	P	P	P	P	P	As mandated by State law and City Housing Element. See footnote[1] below.
Equipment (new) sales, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	P	--	--	--	C	May not be located within 1,000 feet of the freeway right-of-way.
Equipment (new) sales Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	C	C	C	C	May not be located within 1,000 feet of the freeway right-of-way.
Fast food/quick service, with drive-through;	C	C	C	C	C	
Fast food/quick service, without drive-through	P	P	P	P	P	
Feed and grain sales	C	--	--	P	C	
Fertilizer production and processing organic or inorganic	--	--	--	--	--	
Gas station with or without a convenience store, with or without alcoholic beverage sales, and with or without car wash	C	C	C	C	C	Chapter 9.250 (Alcohol Sales). In SG-May not be located south of Scott Road.
General Retail	P	P	P	P	P	
Golf Course	--	C	C	C	--	
Golf driving range (not in association with full scale course)	C	C	C	C	C	
Governmental facility	P	P	P	P	P	
Grocery Store, Drug Store	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Guns and ammunition store	C	--	--	C	C	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	**Additional Requirements**
Hardware or Building Supplies Sales without outdoor sales/storage with outdoor sales/storage	P C	P C	P C	P C	P C	
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft	P C	P C	P C	P C	P C	
Heliports	C	C	C	C	C	
Hospital	C	C	C	C	C	
Hotels and resort hotels	P	P	P	P	P	
Kennel or cattery	C	C	C	C	C	Chapter 9.235 (Animal Keeping)
Live/work units [2]	C	C	C	C	C	~~Subject to the residential percentages in the General Plan.~~
Manufacturing, Handcraft	P	C	C	C	P	
Manufacturing, Light-Intensity	P	C	C	C	P	
Manufacturing, Medium-Intensity	P	--	--	--	P	
Manufacturing, Heavy-Intensity	C	--	--	--	--	
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, and marijuana processing	--	--	--	--	--	
Massage Establishment	P	C	C	C	C	
Meat packaging plants, poultry and egg processing, processing and rendering of fats and oils	--	--	--	--	--	
Membership clubs, organizations, and lounges	C	C	C	C	C	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	--	--	--	
Motocross Facilities, Bicycle (BMX) course	C	--	--	--	--	
Motor vehicle body, paint and upholstery shops	P	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical	P	P	C	P	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repairs - major (e.g., engine and transmission repair/rebuild, etc.)	C	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	**EDC-NG**	**EDC-MB**	**EDC-CC**	**EDC-NR**	**EDC-SG**	**Additional Requirements**
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales): Automobiles Sales Automobile Rental Boats and RVs Sales and Rental	C C C	C C C	C* C C	C C C	C C C	Chapter 9.240 (Motor Vehicle and Related Uses). *P - Permitted in the EDC-CC Auto Overlay
Motor vehicle wholesale, with no outdoor display	C	--	--	--	--	
Motor vehicle wrecking and junk yards	--	--	--	--	--	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle, trailer or boat storage – Indoor Outdoor	-- --	-- --	-- --	-- --	-- --	
Motorcycle sales/service	C	P	C	P	P	
Multi-family dwellings	C	C	C	C	C	Subject to ~~the residential percentages in the General Plan.~~ Section 9.140.050 (Special Requirements for Mixed Uses and Residential Uses in EDC Zones). May not be located within 1,000 feet of the I-215 right-of-way.
Natural gas, above ground storage	C	--	--	--	C	
Nurseries and garden supply, indoor and outdoor (retail sales only)	C	C	C	C	C	Does not include cultivation of marijuana/cannabis. No outdoor bulk materials.
Offices (professional and medical)	P	P	P	P	P	
Outdoor dining	P	P	P	P	P	Chapter 9.260 (Outdoor Sales, Display, and Dining)
Parking lots and parking structures.	P	C	C	P	P	
Personal Services	C	P	P	P	C	
Pet shops, pet supply, and pet care and grooming	P	P	P	P	P	
Public utility substations, offices and storage buildings	P	P	P	P	P	
Recording studios	P	P	P	P	P	
Recycling collection facilities	C	C	--	C	C	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	**EDC-NG**	**EDC-MB**	**EDC-CC**	**EDC-NR**	**EDC-SG**	**Additional Requirements**
Recycling processing facilities	C	--	--	--	--	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Religious Institutions	C	C	C	C	C	
Research and development (except noxious, explosives, or dangerous materials)	P	--	P	--	P	
Residential care facility	C	C	C	C	C	May not be located within 1,000 feet of the I-215 right-of-way.
Restaurants	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Restaurants with ancillary breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Self-Storage, public storage facilities (new)	--	--	--	--	--	
Self-Storage, public storage facilities (existing as of the effective date of this ordinance)	C	C	C	C	C	May expand only within the footprint of the existing development/property.
Shooting range; Indoor	P	C	C	C	C	
Shooting range; Outdoor	--	--	--	--	--	
Single-family residences	C	C	C	C	C	Requires tentative tract map approval. May not be located within 1,000 feet of the I-215 right-of-way.
Smoking Lounge	C	C	C	C	C	
Solid Waste Disposal	--	--	--	--	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks, stadiums, and commercial swimming pools)	C	C	C	--	C	
Swap Meets (Indoor only)	--	--	--	--	--	
Tattoo Establishments	C	C	C	--	--	Chapter 9.265 (Tattoo Establishments)
Theaters	C	C	P	C	P	
Towing services (with tow truck parking, no auto storage)	p	C	--	--	C	
Truck stops	--	--	--	--	--	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	**Additional Requirements**
Trucking and freighting operations	C	C	--	--	C	
Vocational/trade school;	P	C	C	C	P	
Warehouse (except noxious, explosives, or dangerous materials) Fulfillment Center Warehousing, logistics and distribution facility	P P	-- --	-- --	-- --	-- --	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	C	C	C	C	
Warehouse/club store, Standalone facility under 50,000 sq. ft.	P	P	P	P	P	
Wedding chapels	C	C	C	C	C	
Wholesale businesses with samples on the premises but not including storage.	P	P	P	P	P	
Wholesale stores and distributors	C	C	C	C	C	
Wireless Communication Facilities	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)

FOOTNOTES:

1. Emergency Shelters shall:
   - A. Provide on-site facilities management personnel during all hours that the emergency shelter is in operation.
   - B. Be located no less than 300 feet from another emergency shelter.
   - C. Provide adequate lighting to illuminate the entire outdoor and parking areas of the property.
   - D. Provide security during all hours that the emergency shelter is in operation.

9.140.050 Special Requirements for Mixed Uses and Residential Uses in Economic Development Corridor Zones EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

A. **Intent of Mixed Uses.** The mixed-use allowances within the Economic Development Corridor (EDC) Zones are intended to enhance, revitalize, and provide opportunities for new development in designated areas of the community. This allows for retail and service commercial businesses (local and regional) and moderate- to high-density residential uses to be integrated vertically or horizontally for the benefit of the community.

B. **Mixed Use Setback Requirements.** Within the required front setback area, paved walkways for pedestrian use shall be augmented with landscaping such as planters and trees. Elements enhancing the pedestrian experience shall be incorporated into the design of the front setback, including but not limited to, benches, lighting schemes, and decorative paving.

1. Mixed-use developments where the front lot line abuts a major traffic corridor must have a minimum front yard setback of 40 feet.
2. Mixed-use developments where the front lot line does not abut a major traffic corridor must have a minimum front yard setback of 25 feet.

C. **Mixed Use Notification Requirements.** The following notification requirements for mixed use developments in a designated EDC district apply:

1. Residents (owners and tenants) of new residential and mixed-use development projects in an Economic Development Corridor Zone where residential uses are allowed shall be notified in writing before taking up residence that they will be living in an urban-type environment and that noise levels may be higher than a strictly residential area.
2. The conditions of approval of a residential or mixed-use project within an Economic Development Corridor Zone will require prospective residents to acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.

D. **Restrictions on Land Uses and Activities in a Vertically Integrated Mixed-Use Development.** Economic Development Corridor Zones featuring vertically integrated mixed-use developments shall be subject to the following use limitations:

1. Commercial, office or institutional development component shall comprise a minimum of 0.3 FAR of the overall development.
    a. A project consisting entirely of deed-restricted affordable housing will not be required to have a commercial feature component but shall be limited to the EDC districts' residential percentage limit of the City's General Plan.
    b. Commercial storefronts in the Community Core and Southern Gateway Zones are required along street frontages. Residential development(s) are not allowed street frontage in these EDC Zones.
    c. Live-work units are allowed as part of a mixed-use development. Dwelling areas in multi-family residential units are not allowed to be devoted solely to a commercial, office, or production activity.
2. *Prohibited Land Uses and Activities in a vertically integrated mixed-use development.* The following activities are prohibited within vertically integrated mixed-use developments:
    a. General auto repair including paint or body work, auto maintenance or similar use.
    b. Manufacturing or industrial activities, including, but not limited to, welding, machining or open flame work, except those necessary as part of an art or jewelry producing activity.
    c. Any other activity, as determined by the Community Development Director to be incompatible with residential activities and/or to have the possibility of adversely impacting the health or safety of residents due to the potential for the use to create late-night activity, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products or wastes, within individuals units or to adjoining/surrounding units.
3. *Loading and unloading activities.* Conditions of approval for a mixed-use development shall indicate the times when the loading and unloading of goods, products, supplies or similar items will occur. Loading or unloading activities are prohibited between 10:00 p.m. and 7:00 a.m. the following morning on any day of the week.
4. *Conversion to Residential.* A mixed-use building shall not be converted to entirely residential use unless the development is consistent with all of the standards of this chapter, including 9.140.050.D.1.b and 9.140.050.E.2 regarding street frontage and freeway adjacency. The conversion project proposal must first be reviewed and approved by the Planning Commission. A certificate of occupancy for the conversion is required.

E. **Special Requirements for Residential Uses in EDC Zones.** All residential uses in EDC zones shall be subject to the following provisions:

~~1. Residential uses shall not exceed 15% of the total Economic Development Corridor acreage.~~

~~2.~~1. Residential developments shall be integrated vertically with non-residential uses and shall not be ~~are~~ allowed as "stand alone" projects or on ~~but not allowed on~~ EDC parcels directly adjacent to a freeway (Residential developments may not be located within 1,000 feet of the I-215 right-of-way per table above and General Plan).

~~3.~~2. New residential developments in the Economic Development Corridor Zones are required to include a commercial, office or institutional component and/or enter into an agreement with the City for the development of a commercial, office or institutional facility on another property within the same Economic Development Corridor Zone and within a specified time period.

~~4.~~3. Residential density limitations are established within the General Plan and are in addition to other applicable requirements of this chapter.

F. **Single Family Residential Developments in EDC Zones.** Single Family residential uses in EDC zones shall be subject to the following requirements:

1. Single-family dwellings existing as of the effective date of the Ord. 2015-180, passed 11-18-2015 in an Economic Development Corridor Zone shall be considered as permitted uses and shall be subject to development standards for LDR-2 zone, as set forth in Chapter 9.130 of this Title or other zone as determined by the Community Development Director.
2. Tract maps approved prior to the effective date of this chapter located within any Economic Development Corridor Zone shall be considered a permitted residential use and shall be subject to the appropriate Residential Zone development standards of Chapter 9.130 of this Title, as determined by the Community Development Director.
3. Single-family residential portions of mixed-use developments shall be subject to the development standards of the appropriate residential zone in Chapter 9.130, as determined by the Community Development Director.

G. **Multi-Family Residential Developments in EDC Zones.** Multi-family residential uses shall be subject to the development standards of the appropriate zone in Chapter 9.130, as determined by the Community Development Director.

H. **Mixed-Use Multi-Family Developments in EDC Zones.** The provisions of this section shall apply to multi-family residential portions of mixed-use developments in addition to other applicable requirements of this chapter.

1. *Maximum Number of Bedrooms per Unit.* No single dwelling unit shall have more than 4 bedrooms, unless otherwise approved by the Planning Commission.
2. *Residential Building Separation.* Residential developments and residential portions of mixed-use developments shall meet the minimum building separation requirements as established below:

Minimum Building Separation (Same Recorded Lot)	
From 1 story to 1 story building	15 ft.
From 1 story to 2 story building	20 ft.

Minimum Building Separation (Same Recorded Lot)	
From 2 story to 2 story building	20 ft.
Additional story either building	20 ft. plus 5 ft. per additional story above 2 for either building

3. *Elevation of First Floor.* The first habitable floor of a residential-only building shall be located not more than 4 feet above and -not more than one foot below the elevation of the adjacent sidewalk or the finished grade 8 feet from of the foundation.
4. *Open space, recreation and leisure area requirements for residential components of integrated mixed-use developments*. Residential components of mixed-use developments shall provide open space, recreation, and leisure areas at a minimum of 300 square feet per dwelling unit. The following spaces shall contribute to the open space, recreation area, and leisure area requirement:
   a. *Private Open Space.* Private open space shall be provided at each unit. Private open space may be provided in the form of a patio, yard, balcony or combination thereof and shall be directly adjacent to and accessible from each unit. Private open space shall have a minimum area of 90 square feet, with a minimum depth dimension of 6 feet and a minimum width dimension of 10 feet.
   b. *Active Recreation Areas.*
      i. Active recreation areas shall include one or more of the following: spa, pool, indoor equipped work-out room(s), tennis, volleyball, racquetball courts, basketball half court, or other similar usable recreational activities as determined acceptable by the Planning Commission during a discretionary review. Active recreation areas shall be open to and accessible to all residents of the mixed-use complex. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The evaluation shall take into consideration the following criteria:
      ii. Size and shape of active recreation area;
      iii. Location and placement of buildings;
      iv. Diversity of recreational amenities needed based upon anticipated resident mix;
      v. Number of units, size mixture of units, and lot size.
      vi. Active recreation areas shall not be less than 20 feet in width or depth. Increased dimensions may be required through the discretionary review process based upon specific project circumstances and the intended use of that active recreation area.
      vii. Active recreation areas may be located indoors, in outdoor portions of habitable levels, or on roof decks. Active recreational areas located in this manner shall not contribute more than 50% of the required open space, recreation, and leisure areas, unless otherwise approved by the Planning Commission.
      viii. Active recreation areas shall be buffered from adjacent residentially zoned lots. Active recreation areas that feature such activities as pools, spas, court activities shall be placed and operated so as not to infringe upon the peacefulness of nearby residential units or adjoining residential properties.
   c. *Passive Recreation Areas.* Passive recreation areas shall incorporate pathways, waterscape, hardscape (i.e., large rocks or boulders, benches, gazebos, raised planters

constructed on site of bricks, concrete or rocks, or other materials) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of passive activities. Passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. These areas shall not contribute more than 50% of the required open space, recreation and leisure areas. An area designated as a "Community Garden" may contribute up to 25% of the required open space, recreation and leisure area(s) of a residential development.

d. *Mixed Use Shared Passive Recreation Areas.* Passive recreation areas and joint use patios and plazas may contribute to the requirement for open space, recreation and leisure areas. Passive areas are generally shared with commercial, office or institutional components in a mixed-use development. Passive recreation areas do not include areas used for outdoor dining, fenced or otherwise restricted for use by a single business or tenant. Shared passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Such areas shall not contribute to more than 25% of the required open space, recreation and leisure areas.

5. *Additional multi-family residential unit requirements.* Each residential unit in a multi-family component of a mixed-use development shall comply with the following requirements:

a. *Laundry Facilities.* Each unit shall be provided with washer and dryer hookups and laundry space within the unit. For apartment units, common laundry facilities may be provided.

b. *Storage Facilities.* Each unit shall be provided with a separate storage area having a minimum of 300 cubic feet of private and secure storage space. This storage space may be located within the parking garage provided it does not interfere with garage use for automobile parking. Closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.

Chapter 9.165 Accessory Structures

AG RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR

Contents:

9.165.010 Purpose
9.165.020 Applicability
9.165.030 Development Standards
9.165.040 Permit Requirements
9.165.050 Metal Shipping Containers
9.165.060 Existing Registered Metal Shipping Containers
9.165.070 Removal or Plot Plan Approval of Non-Conforming Metal Shipping Containers

9.165.030 Development Standards

An accessory structure (not including metal shipping containers, see Section 9.165.050-110) is permitted in all residential zones subject to the following requirements, which are in addition to any requirements of that residential zone.

A. **Location**. Accessory structures shall be located only in rear and interior side yards or within the allowable buildable area.

B. **Height**. Accessory structures shall not exceed a height of 16 feet, except they shall be allowed up to the maximum building height in the agricultural and rural residential zones.

C. **Separation**. Accessory structures shall be located at least 10 feet from the primary building and at least 5 feet from another accessory structure.

D. **Setbacks.** Setback requirements and the placement of accessory structures in the required yards are set forth in Table 9.165.030-1, Accessory Structures Setbacks.

Table 9.165.030-1 Accessory Structures Setbacks

Accessory Structure	Front Yard[1]	Rear Yard[1]	Interior Side Yard[1][2]
Accessory Dwelling Units[3]	Not permitted	~~4~~10 ft[1]	~~4~~5 ft
Carports	Not permitted	5 ft for support column	2 ft
Garage	20 ft (Entrance faces street) 10 ft (Entrance from side not facing front yard)	10 ft	5 ft
Gazebo/garden structure	Not permitted	5 ft	5 ft
Detached guest house	Not permitted	10 ft	5 ft
Solar Equipment	Not permitted	3 ft	3 ft
Storage/utility storage	Not permitted	3 ft	3 ft

Notes:
[1]If the zoning classification of a particular property provides for a different front, rear, or side yard setback, the smaller setback shall apply.
[2]For corner (street) side yard setback requirements, refer to development standards of the applicable zone.
[3] See Chapter 9.295 (Special Housing Types) and 9.35 (Accessory Dwelling Unit Permit) for additional requirements for Accessory Dwelling Units

E. Accessory uses and structures shall be incidental to and not alter the residential character of a parcel.

F. No accessory structure, or total square footage of multiple accessory structures, shall occupy more than 30% of the rear yard of a parcel. No accessory structure shall be greater than 600 square feet for lots less than one-half acre, 900 square feet for one-half to 1 acre, or 3,000 square feet for lots greater than 1 acre.

G. Lot coverage calculations shall include all enclosed accessory structure area on a lot or parcel.

H. In the case of through lots, no accessory structure shall encroach upon the required front yard on either street. In the event that the front yard and rear yards cannot be clearly determined, the Community Development Director will determine the required setbacks.

I. Underground facilities shall not be subject to the height limitations.

J. Accessory structures shall include eaves or overhangs and be compatible with the materials, colors and architecture, including roof pitch, of the primary building or residence.

K. Bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments) shall be prohibited.

L. Accessory structures shall not be placed within a lot in a manner which would cause significant environmental impacts to drainages, watercourses, sensitive habitat, or archeological or paleontological resources.

M. An accessory structure used for vehicle storage shall have clear, unobstructed access to the structure across the parcel. No additional curb cuts may be installed for the accessory structure unless otherwise approved by the City Engineer.

N. The use of metal storage container(s) to construct an underground facility shall be prohibited.

O. No accessory structure shall be erected unless a primary building exists on the parcel.

9.165.050 Metal Shipping Containers

Metal shipping containers shall conform to the following standards:

A. **Use.**

1. Metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading on that site.
2. Within Agriculture and Rural Residential zones, metal shipping containers shall be an accessory use for storage and shall not be used for habitable space, except as allowed by ~~subsection~~ Section A.3 below.
3. Alternative allowances, including size, screening, condition, location, or habitation, may be considered and approved by the Planning Commission under review and approval of a Conditional Use Permit.

B. **Minimum Lot Size.**

1. No new Metal Shipping Containers may be placed on lots of less than 1 acre.
2. One small shipping container (not exceeding 10 feet in length) may be located on lot of 1 acre or greater.
3. No more than one (1) shipping container is allowed on lots of 2-5 acres.
4. No more than two (2) shipping containers are allowed on lots of 5 acres or greater.

C. **Setbacks.** Metal shipping containers shall not be located closer than 50 feet from any property line, nor within the area in front of the leading edge of the home upon the residential property, or within any required parking space.

D. **Enhancements.**

1. Metal Shipping Containers shall be painted a neutral earth-tone or a color consistent with the principal building or dwelling unit.
2. Metal shipping containers shall be screened from view of public rights-of-way or adjacent residential properties by residential structures, landforms or physical features of the lot, landscaping or opaque fencing of up to 6 feet in height with any visible remaining exterior portion of the container(s) painted in a manner compatible with the principal residence or to blend with the existing landscaping on-site.
3. Screening shall be waived if the container(s) is/are completely encased within an on-site, stick-built skin and eaves, which are architecturally consistent with the primary residence on-site.

E. **Size.** Containers shall not exceed 50 percent of the floor area of the primary residence on-site, inclusive of all accessory structures.

F. **Placement.**

1. Metal shipping containers shall conform with all health, safety development, and environmental requirements.
2. Metal shipping containers shall not be placed upon a residential lot in a manner which would cause significant impacts to drainages, watercourses, sensitive habitat, or archeological or paleontological resources.
3. Metal shipping containers shall not be stacked vertically.

Chapter 9.185 Fences, walls and screening

Contents:

9.185.010 Purpose
9.185.020 Applicability
9.185.030 Exemptions
9.185.040 General Development Standards
9.185.050 Exceptions
9.185.060 Screening and Special Wall and Fencing Requirements

9.185.040 General Development Standards

AG RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR CR CO BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG OS-C OS-R OS-W PD-1 PD-2 PD-3 PD-4 PD-5 PD-6 PD-7

A. **Architectural Compatibility**. Walls, fences, and architectural screening elements shall be compatible with the architectural treatment of the primary building on the parcel and shall meet all standards applicable to the Zone unless otherwise modified by this chapter.

B. **Visibility**. No wall, fence, or landscaping element shall interfere with intersection visibility or line of sight or other safety issue.

C. **Blank Walls Prohibited**. Blank walls are prohibited. Where screening or security walls (excluding wrought iron fences) are located within 10 feet of a public ROW, landscaping shall be provided between the wall and the ROW to a minimum height of 42 inches to minimize opportunities for crime and unsafe conditions.

D. **Permitted Materials**. Approved materials include wood, plexi-glass, vinyl, stone, masonry, brick, block, stucco, wrought iron, and concrete. Where opaque walls are required, they shall be constructed of brick, split-face block, stone, or frame-stucco.

E. **Prohibited Materials**.

1. Barbed, razor, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration is prohibited in all Zones, except as modified by section 9.185.040.E.2 below.
2. Woven wire, barbed wire, or electrified fencing may be permitted in the front and side yards of all Agricultural (AG) zones only if needed to secure livestock and/or horses; maximum height not to exceed six feet.
3. Chain-link fencing and similar materials are prohibited along any public ROW regardless of setback, except for temporary construction fencing (9.185.040.C). Where chain-link fencing is used, it shall not be visible from the public ROW. This standard shall apply to all zones except Agricultural (AG) zones.

F. **Maintenance**. Fences and walls shall be constructed of new material and shall be maintained in a state of good repair. Any dilapidated, dangerous, or unsightly fences or walls shall be repaired or removed.

G. **Maximum Height**. The height of all walls, fences, and architectural screening elements shall be measured from the finished grade of the property to the highest point of the element.

1. Table 9.185.040-1 establishes the maximum wall/fence heights by Zone.

2. Where additional height is needed based on security or specific site operating requirements, additional wall/fence height may be approved by the Community Development Director, subject to evaluation of adjacencies and necessity.
3. Hedges or other screening vegetation, excluding trees, shall not exceed the maximum height of walls permitted in the zone.

Figure 9.185.040-1 Fence Height by Location (applicable to all Residential Zones)

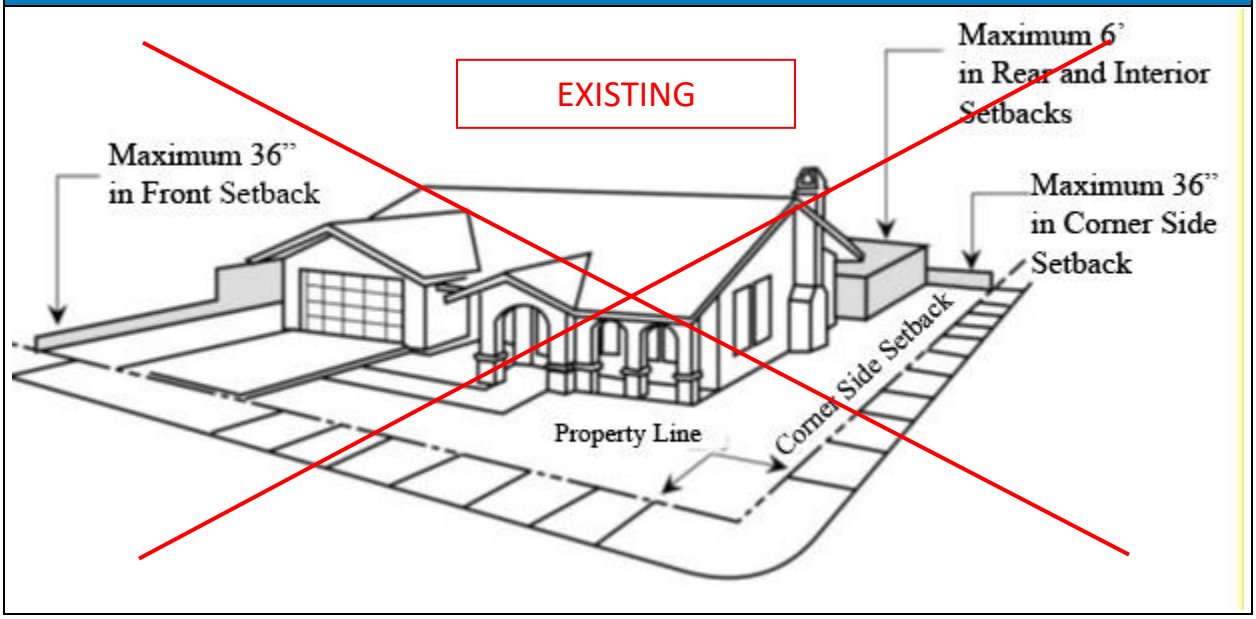


Figure 9.185.040-1 Fence Height by Location (applicable to all Residential Zones)

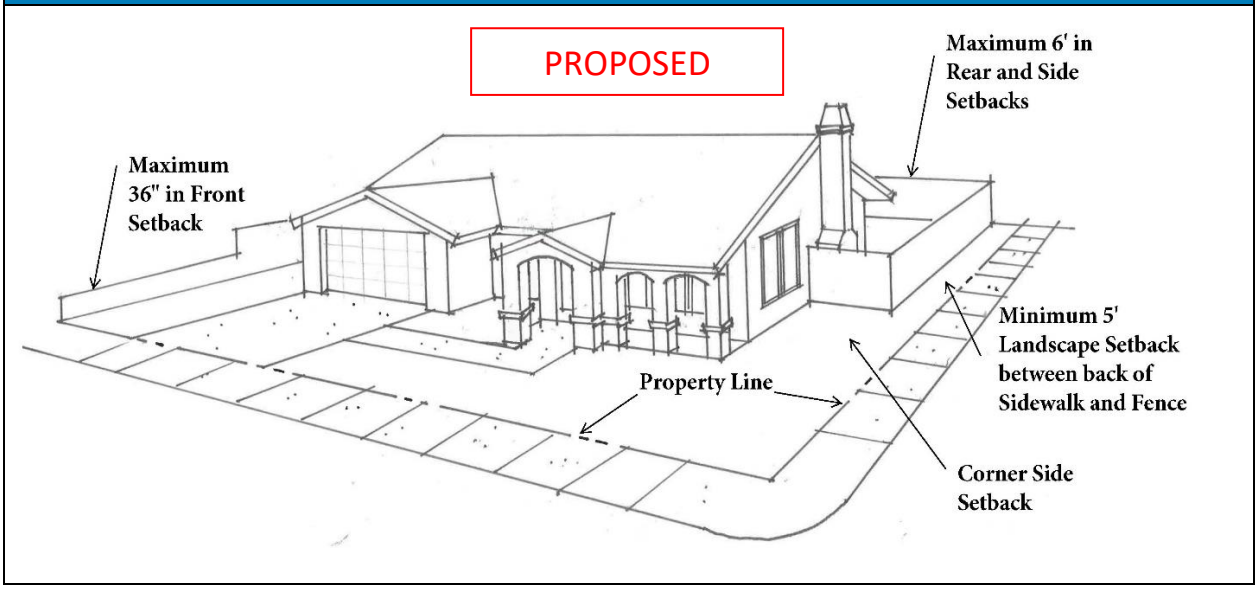


Table 9.185.040-1 Wall/Fence Maximum Height Standards by Zone								
Maximum Permitted Height by Setback								
Setback Location	Ag & Residential Zones		Commercial Zones		Industrial Zone		EDC Zones	
	Setback	≥ Min. Setback	Setback	≥ Min. Setback	Setback	≥ Min. Setback	Setback	≥ Min. Setback
Front/Street	36"	6'	36"	6'	36"	6'	36"	6'
Side	6'	6'	6'	6'	6'	12'	6'	8'
Corner/Street Side	6'[3]	6'	36"	6'	36'	6'	36"	6'
Rear	6'	6'	6'	6'	6'	12'	6'	8'

Notes:

1. *Fences, walls and screening are not required between land uses unless otherwise specified in this Title. Fences, walls and screening must also be located outside of any public utility easement except as authorized by the applicable utility agency.*
2. *Maximum height may be increased by the designated approving authority as part of development review.*
3. *For corner side fences, a minimum 5-foot-wide landscape planter strip is required between edge of public sidewalk and wall.*

Chapter 9.190 Hillside Development Standards

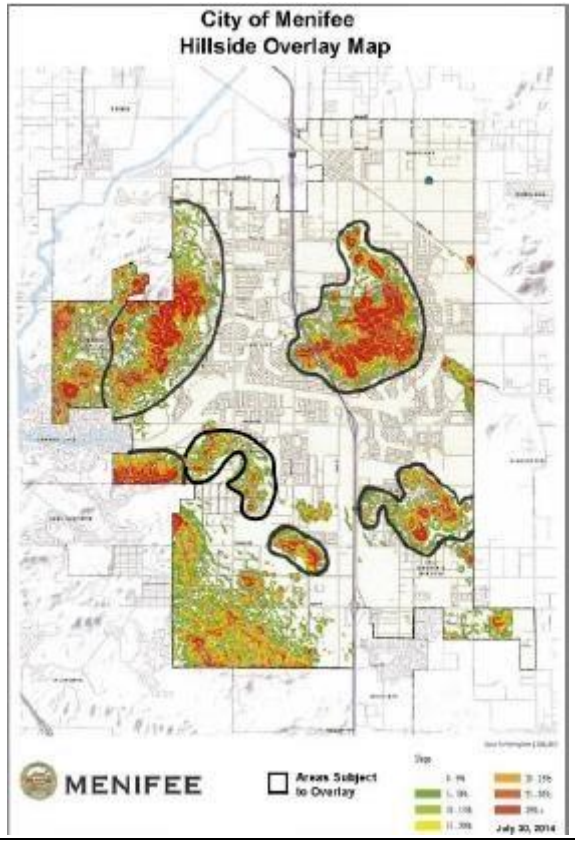
Contents:

9.190.010 Purpose
9.190.020 Applicability
9.190.030 Exemptions
9.190.040 Plot Plan Approval
9.190.050 Application Requirements
9.190.060 Development Standards
9.190.070 Relief from Development Standards

9.190.020 Applicability

This chapter applies to all development on properties in Menifee that contain significant areas of steep slopes and prominent hillsides and ridgelines as defined in this Title within the areas illustrated on Figure 9.190.020-1 Menifee Hillside Map. These areas and features are typical of the properties in the Rural Mountainous (RM) and Rural Residential, 5-acre minimum (RR5) zones, but not limited to these areas.

Figure 9.190.020-1 Menifee Hillside Map



9.190.030 Exemptions

The following are exempt from the provisions of this chapter:

A. Development that maintains a minimum of 50 feet from the top of any steep slope or hillside and is no closer than 200 feet horizontally and 50 feet vertically from prominent ridgelines.

B. Any project that has a valid, unexpired City- or county-approved tentative tract map or grading permit or other entitlement in place that is consistent with the ~~restrictive~~ regulations ~~previously~~ in effect prior to adoption of the City's General Plan update on December 18, 2013. The requirements of this chapter shall be applied to all approvals that require a discretionary extension or that are extended pursuant to a discretionary extension.

C. Open space projects and regional or community trails on City-owned property.

D. Local public streets or private roads and driveways which are necessary for primary or secondary access to the portion of the site to be developed on steep slope lands of less than 25 percent, provided no less environmentally damaging alternative exists. The determination of whether a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Community Development Director based on an analysis of the project site.

E. Public and private utility systems, provided the Community Development Director finds that the least environmentally damaging alignment has been selected. However, septic systems are not included in this exemption unless the Riverside County Department of Environmental Health has certified that no grading or benching is required.

F. Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are planted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.

9.190.050 Application Requirements

In addition to the application requirements of Chapter 9.80 (Plot Plans), unless otherwise waived by the Community Development Director, all of the following shall be submitted with a plot plan application for development on steep slopes, hillsides or ridgelines:

A. **Plot Plan**. A site plan drawn to scale by a California-licensed land surveyor or registered civil engineer, showing the location of all existing peaks, ridgelines, hills, hillsides and other significant landforms including rock outcroppings, all areas within 200 feet of a peak or ridgeline, the location of all existing watercourses, the location of all existing vegetation including oak trees and the type and quantity thereof, the location of all existing and proposed agricultural areas, the location of all existing and proposed dwellings and the location of all existing and proposed accessory facilities.

B. **Grading Plan**. A grading plan, including a blasting permit, if necessary, subject to the requirements of Title 8 (Grading Ordinance) of the Menifee Municipal Code.

C. **Topographic Map**. A topographic map of the site, drawn to scale by a California-licensed land surveyor or civil engineer, showing all the items referenced in Subsection A (Plot Plan) of this section. The scale on the topographic map shall be no smaller than 1 inch equals 100 feet, with contour intervals not exceeding 10 feet.

D. **Slope Analysis**. A slope analysis of the site showing the following slope categories: 0–24% grade, 25–34% grade, 35–50% grade and over 50% grade prepared by a licensed land surveyor or a registered engineer. If the site contains steep hillsides but does not have 50 feet of vertical elevation, an off-site analysis of the adjacent property(ies) must be made to determine whether

the steep hillsides on the subject site are part of a steep hillside system that extends off-site and exceeds the 50-foot elevation.

E. **Utility Plan**. Underground utility plan.

F. **Biological Report**. A biological report for the site addressing the topics enumerated in subsection G (Conservation Required) of this section.

G. **Conservation Required**. For any project for which a hillside development plot plan is required by this section, evidence that it is designed to protect wildlife habitat areas, biological corridors, native plants and plant communities, and where practicable, support interconnected, contiguous and integrated open space systems within an area, particularly when located contiguous to open space preserve areas.

H. **Cultural Report**. A cultural resources assessment prepared by a qualified archeologist.

I. **Photo Survey**. Photographs of the portion(s) of the site that would be disturbed taken from each corner of the site and from all vantage points deemed appropriate by the Community Development Director ~~of Planning~~.

J. **Erosion and Sedimentation Control Plan**. A proposed erosion and sedimentation control plan showing and describing interim and ultimate erosion and sedimentation control measures.

K. **Landscape and Restoration Plan**. A proposed landscape and habitat restoration plan, including a restoration time schedule, showing and describing how the site would be landscaped and repaired and how the natural conditions of the site would be replicated. A qualified biologist shall prepare the habitat restoration plan.

L. **Architectural Plans**. A proposed architectural plan showing how primary and accessory structures would be constructed.

M. **Lighting Plan**. A proposed exterior lighting plan showing how primary and accessory structures, and landscaping would be illuminated.

N. **Visibility Analysis**. A line of sight visual analysis.

O. **Fuel Modification Plan**. A fuel modification plan consistent with the General Guidelines for Creating Defensible Space adopted by the State Board of Forestry and Fire Protection, February 8, 2006.

9.190.060 Development Standards

Development that proposes encroachment into steep slopes, hillsides or ridgelines, or that does not qualify for an exemption pursuant to Section 9.190.030 (Exemptions) is subject to the following regulations and the Menifee Steep Hillside Guidelines.

A. **Land Disturbance**. No disturbance of steep slopes, hillsides and ridgelines shall be permitted except in conformance in all respects with an approved plot plan that details the proposed land disturbance meeting all of the following requirements.

1. Areas situated within 200 feet horizontally and 50 feet vertically of a hilltop or ridgeline shall not be disturbed.
2. The horizontal distance between a natural or graded steep slope and a roof, or portion thereof, shall not be less than 20 feet.
3. The maximum height of a graded slope in areas of natural steep slopes, hilltops or ridgelines shall not exceed 30 feet.

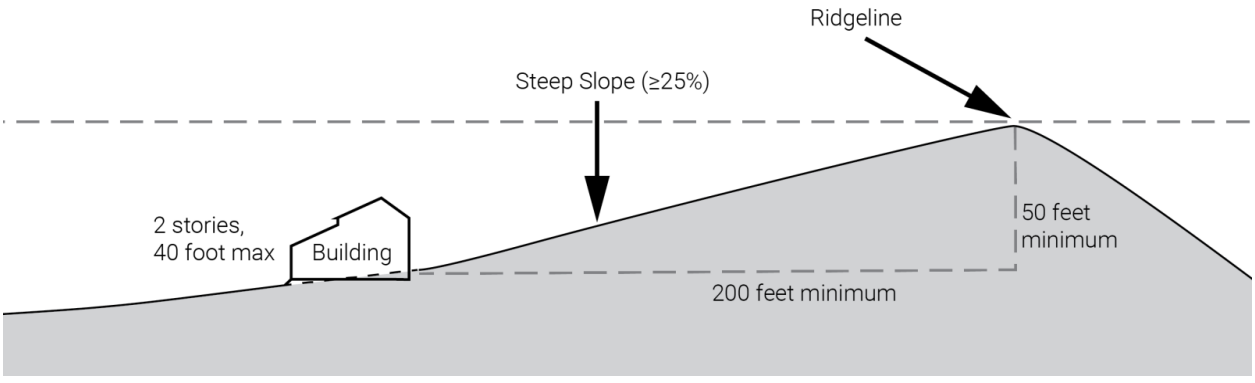
4. The use of blasting for road construction or pad grading shall be strongly discouraged and alternate construction techniques shall be used if feasible. Site disturbance and grading shall be kept to a minimum.
5. The maximum encroachment that may be permitted into steep slope lands shall be as set forth in Table 9.190.060-1- Maximum~~Maximimum~~ Steep Slope Encroachment. This encroachment may be further reduced due to environmental concerns or other design criteria.

Table 9.190.060-1-~~Maximimum~~ Maximum Steep Slope Encroachment	
Percentage of Lot in Steep Slope Lands	**Maximum Encroachment as Percentage of Area in Steep Slope Lands**
75% or less	10%
> 75% and ≤ 80%	12%
> 80% and ≤ 85%	14%
> 85% and ≤ 90%	16%
> 90% and ≤ 95%	18%
> 95% and ≤ 100%	20%
An additional 2% may be added to the maximum encroachment allowance for projects where the existing development area is not contiguous, and access to the entirety of the development area is not otherwise available; or the existing development area does not have direct access to a public right-of-way.	

6. Land disturbance shall conform in all respects with the erosion and sedimentation control plan approved by the Community Development Director or City Engineer.
7. All development occurring in steep hillsides shall incorporate the design standards identified in the Menifee Design Guidelines, Hillside Development, as deemed appropriate by the approving authority.

B. **Height**.

1. No dwelling, building or structure shall have more than two stories.
2. On a level building pad, the maximum height of a dwelling, building or structure shall be measured from the foundation.
3. On a terraced building pad, the maximum height of a dwelling, building or structure shall be 40 feet measured from the lowest finished floor level, excluding any basement areas.



C. **Cluster Development Subdivision**. Cluster development subdivision pursuant to Chapter 9.170 (Cluster Development Subdivisions) is encouraged as a method to avoid and minimize disturbance of steep slopes, hillsides and ridgelines for residential subdivisions.

D. **Subdivisions**.

1. Each newly created lot within a subdivision shall include some portion that does not contain steep hillsides that will serve as the location (or future location) of development on the lot. Such unconstrained area shall be sufficient in size to accommodate a reasonable development without requiring additional encroachment into steep hillsides.

2. If additional encroachment is desired for development area on an individual lot, the maximum permissible encroachment area calculation will be based on the original subdivision and not the individual lot. If the individual lot has an encroachment area that is less than the maximum percentage of the lot area, additional encroachment into steep hillsides on the lot will only be permitted if and to the extent that the encroachment area of the original subdivision was less than the maximum allowed area of the original unsubdivided premises.

Chapter 9.195 Landscaping Standards

Contents:

9.195.010 Purpose
9.195.020 Applicability
9.195.030 Landscape and Irrigation Plans
9.195.040 Landscape Requirements
9.195.050 Additional Requirements for Residential Areas
9.195.060 Removal and Replacement of Required Landscaping
9.195.070 Maintenance Requirements
9.195.080 Park Development Design Plans
9.195.090 Water- Efficient Landscaping

9.195.030 Landscape and Irrigation Plans

When this chapter is applicable to new parks, projects or existing development, as identified in Section 9.195.020 (Applicability), preliminary and final landscape plans shall be submitted in accordance with the requirements of this chapter, including City's Landscape Standards and Park Development Design Standards, and review of such plans shall be conducted as part of the approval process.

A. **Preliminary landscape and irrigation plan**. A preliminary landscape and irrigation plan shall be submitted to the designated approving authority as part of the discretionary review process. This plan must show a water budget that includes the estimated water use (in gallons), irrigated area (in square feet), precipitation rate and flow rate in gallons per minute, square feet of impervious materials, and stormwater infrastructure locations, as well as conceptual locations for trees, shrubs, ground cover, etc. A corresponding list of planting material by species (using common and scientific name), quantity and size shall be included.

B. **Final landscape and irrigation plan**. After a preliminary landscape and irrigation plan has been approved by the designated approving authority, a final landscape and irrigation plan shall be submitted to the Community Development Department. For landscaping in public easements or ROW, the final landscape and irrigation plan shall be submitted to the Public Works and Engineering Department, in conjunction with improvement plans. The final landscape planting and irrigation plans shall be prepared by a registered licensed landscape architect and shall be in substantial compliance with the preliminary landscape and irrigation plan approved by the designated approving authority. Final plans shall show the location of and irrigation for trees, shrubs and ground cover. The final landscape plan shall include, at a minimum, plant name (providing both common and scientific name), plant quantity, plant size, location of permeable surfaces, utilities and lighting, irrigation system and plans for tree retention and removal where applicable. For ~~landscaing~~landscaping in public easements or ROW, when, allowed at the discretion of the Engineering and Public Works Director due to unforeseen circumstances, the installation of the plants, irrigation system and/or other items shown on the final landscaping plan are not installed as illustrated, prior to final inspection an "as- built" plan shall be submitted to document the actual location of installation. The final landscape plan shall also include a water budget that identifies the estimate water use (in gallons), irrigated area (in square feet), precipitation rate and flow rate in gallons per minute.

C. **Concept park plans**. Preliminary park plans, inclusive of landscaping and irrigation plans, shall be submitted to the designated approving authority as part of the discretionary review process. This plan must show the basic design of the proposed park, whether public or private, parking areas, active and passive activity areas, areas left natural, and drainage and dual use areas, as well as other information as required by the Community Services Department.

9.195.040 Landscape Requirements

AG CR CO BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG OS-C OS-R OS-W

The requirements listed below apply to special types of landscaping. However, in any wildland-urban interface fire area, the Riverside County Fire Department/Cal Fire requirements shall prevail.

A. **Residential landscape**. See Section 9.195.050 (Additional Requirements for Residential Areas).

B. **Substantial landscaping**. All required landscaped areas and planters, unless utilized for other purposes such as Water Quality compliance with the governing jurisdiction, shall be landscaped with a mix of trees, shrubs, perennials, ornamental grasses, vines and ground cover to create a dense and layered design. A substantial quantity of plants shall be planted. Drought -tolerant plants shall be used within all landscaped areas to augment the aesthetic and decorative nature of the planted area. Drought- tolerant plants shall augment, but not completely substitute for, other floral arrangements unless specifically approved by the approval authority.

C. **Decorative materials**. Decorative materials such as mulch, decomposed granite, bark and drought-tolerant plants, as well as non-living inert material (rock, cobbles, decorative stone, etc.), may be used within any landscape area required by this chapter upon approval by the approval authority.

D. **Project entry landscaping**. Entries to projects (both residential and nonresidential) shall be designed as a special statement reflective of the character and scale of the project to establish identity for tenants, visitors and patrons. Irrigated, flowering accent plantings, decorative drought-tolerant annuals (to be replaced as needed for maintenance) and specimen trees shall be used to reinforce the entry statement.

E. **Trees adjacent to building walls**. With the exception of single-family housing developments, trees shall be planted in areas of public view adjacent to structures at a rate of one tree per 30 linear feet of building dimensions, particularly to interrupt expansive horizontal and vertical surfaces. Tree clusters may be used to satisfy specific design objectives.

F. **Screening of drive-through aisles**. To shield vehicles and associated headlights in a drive-through lane from view of abutting street rights-of-way, a minimum 5-foot -wide planter shall include a minimum 3-foot-tall (maximum 4-foot-tall) landscape barrier planted with trees and other landscaping consistent with those in the parking area. Trimming and pruning of the landscape barrier shall be performed in a manner that maintains the shielding of vehicle headlights in the drive-through lane from adjacent street rights-of-way. The landscape barrier site design shall not preclude or impede safe and secure ingress and egress from the facility while providing screening from the public right-of-way.

G. **Screening of outdoor equipment**. Screening is required according to Chapter 9.185 (Fences, Walls and Screening).

A. **Public and Pedestrian spaces**. Public and Pedestrian space landscaping shall include a combination of shade trees and pedestrian shading devices (e.g., canopies, awnings, umbrellas) placed so as to cover 50% of the total space with a shade canopy within 15 years of securing the building permit.

B. **Signs**. Landscaping shall be provided at the base of the supporting structure of freestanding signs equal to the area of one face of the sign except as otherwise allowed by the ~~approval authority~~Community Development Director. For example, 50 square feet of sign area requires 50 square feet of landscaped area. The ~~approval authority~~Community Development Director may reduce this ratio during formal project review if found necessary and/or appropriate for the overall design of the proposed project. Such landscaping shall be appropriately irrigated and shall include floral arrangements that include drought- tolerant annuals and perennials that are designed to facilitate maintenance as well as to enhance aesthetic quality.

C. **Buffering between uses**. A landscape buffer shall only be used between land uses when residential uses are located next to non-residential uses or when necessary, as determined by the designated approving authority. A landscaping strip with a minimum width of 5 feet shall be installed adjacent to a screening wall, except that a minimum of 6 feet of landscaping (with trees) shall be provided between a parking lot and a screening wall.

D. **Sound walls/masonry walls**. Where setback and open space areas are screened from public view by walls or similar approved structures, landscaping shall be provided so that 50% of the wall will be covered by landscape material within three years. See Chapter 9.185 (Fences, Walls, and Screening).

E. **Existing trees.** Mature trees on the site in good health shall be preserved whenever possible. Credit for the preservation of existing trees shall be as specified in Section 9.200.030.C (Credit for Tree Preservation).

F. **Parking lot landscape**. Parking lot landscape includes perimeter planters, planters abutting parking lots and drive aisles, tree planting for parking lot shade, and a combination of continuous planting strips, planting fingers and parking islands throughout the parking lot. All landscaped areas, including those with drought-tolerant plants, shall be irrigated. Landscape requirements applicable to all commercial, industrial, mixed-use and multi-family parking lots with five or more spaces are listed below. See Chapter 9.240 (Motor Vehicle and Related Uses) for superseding standards, requirements and exceptions.

1. Maintenance. All landscaped areas, whether populated with drought-tolerant plants, other species or decorative materials such as mulch, decomposed granite, bark or other non-living inert materials (rock, cobble, decorative stone, etc.), shall be maintained in a clean, weed-free and disease-free manner as specified in this chapter and as reviewed, approved and installed (per City inspection) at all times.
2. Trees required. Trees are required to be planted at a rate of one tree for every four parking stalls. At maturity, trees should reach a minimum height and spread of 40 feet so as to form a shade canopy over parking stalls. Smaller ornamental trees may not be used to satisfy this requirement. Tree selections shall be approved by the Community Development Department.
3. Minimum landscape. A minimum of 10% of the total off-street parking area shall be landscaped with trees, shrubs and appropriate ground cover. The parking area shall be computed by adding the areas used for access drive aisles, stalls, maneuvering and landscaping within that portion of the premises devoted to vehicular parking and circulation.
4. Minimum Parking Lot Shading Requirements. Parking area landscaping shall include shade trees unless otherwise approved by the approval authority, so as to provide for adequate shade canopies within 15 years of age as follows:
    a. 30% for Parking Lots with ~~between~~ 5-24 parking stalls
    b. 40% for Parking Lots with ~~between~~ 25~~4~~-~~42~~9 parking stalls

c. 50% for Parking Lots with more than 50 parking stalls

5. Perimeter strip. Unenclosed parking facilities shall provide a perimeter landscaped strip at least 5 feet wide (inside dimension) where the facility adjoins a front, side or rear property line. The perimeter landscaped strip may include a landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking facility.
6. Screening. All surface parking areas shall be screened from streets and adjoining properties, and the open space areas between the property line and public street right-of-way shall be landscaped with berms, swales, trees, shrubs and ground cover (or a combination thereof).
7. Location. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved areas to reach building entrances from parked cars (see Figure 9.195.040-1, Parking Lot Landscaping).
8. Planter design. All parking lot planters shall be designed to meet the following minimum requirements (see Figure 9.195.040-1, Parking Lot Landscaping):
   a. Planters shall be separated from maneuvering and parking areas by a 6-inch raised concrete curb or equivalent.
   b. Tree planting wells located at the front of parking stalls shall contain a minimum of 25 square feet, and the smallest inside dimension shall not be less than 5 feet.
   c. Landscape planters along the sides of parking stalls shall be a minimum 5 feet wide, ~~the same length as the adjacent parking space,~~ and shall contain a 12-inch~~--~~wide concrete monolith pour or curb and "step-out~~.~~" in addition to the planter width. The length of the planter shall be the same as the adjacent parking space.
9. Please see the City of Menifee Landscape Standards Design Guidelines for additional applicable standards for parking lot landscaping.

Figure 9.195.040-1 Parking Lot Landscaping

Chapter 9.215 Parking and Loading Standards

Contents:

9.215.010 Purpose
9.215.020 Applicability
9.215.030 Application Requirements
9.215.040 Development Standards
9.215.050 Parking Requirements for Uses Not Specified
9.215.060 Request for Modifications from Parking Layout Requirements
9.215.070 Alternative Programs for Parking
9.215.080 Parking Lot Landscape
9.215.090 Special Review of Parking - Mixed Use
9.215.100 Electric/Alternative Fuel Vehicle Parking Requirement
9.215.110 Recreational Vehicle Parking

9.215.040 Development Standards

AG RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR CR CO BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG OS-C OS-R OS-W PD-1 PD-2 PD-3 PD-4 PD-5 PD-6 PD-7

In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved.

The following Table 9.215.040-1, Parking Requirements, is designed to allow calculation of parking spaces required for the uses shown.

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
General Commercial/Retail Uses				
Automobile repair and service shops/stations	1 space per 150 sq. ft. gross floor area (not including building for service bays)		4 spaces per service bay	
Banks and financial institutions	1 space per 250 sq. ft. gross floor area			Stacking for 6 vehicles prior to the drive-up window
Furniture and home furnishing stores	1 space per 750 sq. ft. of sale or display area			

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
Clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges & incidental dancing areas, and similar facilities where dancing is the principal use	1 space per 30 sq. ft. of dance floor area			
General retail	3 spaces per 1,000 sq. ft. of gross floor area		See 9.220.040.A.1 below	
Personal Services (barber, beauty, nails, etc.)	1 space per 150 sq. ft. gross floor area			
Professional business offices	3 spaces per 1,000 sq. ft. of floor area			
Restaurants or similar use, including drive-through	8 spaces per 1,000 sq. ft. of gross floor area	1 space per 2 employees		Stacking for 6 vehicles prior to the menu board, or as required by a traffic impact assessment
Self-Storage, public storage facilities		2 spaces per 3 employees		
Recreational Uses				
Amusement parks including multiple activities (such as simulated flying, racing, and mini gold etc.), and arcades	1 space per 250 sq. ft. of gross floor area			
Auditoriums, event centers, bingo operations, and assembly areas, including live entertainment	1 space per 30 sq. ft. of net assembly area		1 space per 3 seats	
Billiard and pool rooms, bowling alleys	1 space per 250 sq. ft. of gross floor area			
Game courts, badminton, tennis, racquetball			1 space per court	
Golf Course			4 spaces per hole	
Golf driving ranges (not in association with full-scale course)			1 space per tee	
Health and Fitness clubs/gymnasiums, indoor	1 space per 200 sq. ft. of gross floor area			
Parks and recreational areas, private	1 space per 8,000 sq. ft. of active recreational area within a park or playground		1 space per acre of passive recreational area within a park or playground	

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, stadiums, and commercial swimming pools)	1 space per 30 sq. ft. of net assembly area			
Theaters	1 space per 250 sq. ft. of gross floor area		1 space per 3 seats	
Industrial Uses				
~~Industrial uses~~ Research and development	~~1 space per 250 sq. ft. of office area, PLUS 1 space per 500 sq. ft. of fabrication area, PLUS 1 space per 1,000 sq. ft. of storage area, AND 1 space per 500 sq. ft. of floor plan which is uncommitted to any type of use~~ 1 space per 300 sq. ft. of gross floor area			
Manufacturing ~~or repair plants maintaining more than one shift of workers~~	~~1 space per 2,000 sq. ft. of gross floor area~~1 space per 500 sq. ft. of manufacturing area, PLUS 1 space per 1,000 sq. ft. of storage area, and 1 space per 300 sq. ft. of office use.			
Warehouse, Logistics and d~~D~~istribution f~~F~~acility ~~used exclusively for storage~~	~~1 space per 1,000 sq. ft. of gross floor area of warehouse, plus 1 space per 300 sq. ft. of office use~~ 1 space per 1,000 sq. ft. of gross floor area for the first 100,000 sq. ft.; 1 space per 1,500 sq. ft. for any additional gross floor area between 100,000 to 500,000 sq. ft.; 1 space per 2,000 sq. ft. of additional gross floor area over 500,000 sq. ft.; plus 1 space per 300 sq. ft. of office use.		Fulfillment center subject to parking study	
Residential Uses				
Single-family	2 spaces per dwelling unit			
Duplex (two-family dwelling)	2 spaces per dwelling unit			
Multiple-family: single bedroom or studio	1.00 spaces per unit			
Multiple-family: two bedrooms	1.50 spaces per unit			

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
Multiple-family: three or more bedrooms	2.50 spaces per unit	1 space per employee		
Planned residential development: single-bedroom or studio	1.25 spaces per unit			
Planned residential development: two or more bedrooms	2.5 spaces per unit			
Senior citizen development	1.25 per unit			
Mobile home park	2 spaces per travel trailer or mobile home space; spaces may be tandem		1 guest space per 8 mobile home spaces	
Accessory dwelling unit (ADU)	See 9.300.020		See 9.215.040.A.4 below	See 9.295.020
Multi-family and Mixed Use				
Residential guest	1 space per each 10 dwelling units			
Lodging Uses				
Boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses			1 space per guest room	
Hotels and motels			1 space per guest room PLUS 1 space per 300 sq. ft. of meeting/conference or ballrooms	
Recreational vehicle	1 space per recreational vehicle site		1 visitor space per 5 recreational vehicle sites	
Medical Uses				
Assisted living and community care facilities		1 space per 3 employees	1 space per 3 beds, PLUS 1 space per vehicle owned and operated by the institution	
Hospitals		1 space per staff member of largest shift	1 space per 2 patient beds, PLUS 1 space per vehicle owned and operated by hospital or clinic	
Offices, clinics, including but not limited to medical, urgent care, eye care, dental and chiropractic	1 space per 200 sq. ft. of net leasable floor area			
Small animal hospitals and veterinary services (no outdoor facilities)	1 space per 300 sq. ft. of gross floor area			

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
Civic/Religious Institutions				
Art gallery, library, reading room, museum	1 space per 400 sq. ft. of gross floor area	1 space per 2 employees		
Cemeteries	1 space per 50 sq. ft of net assembly room area	1 space per employee	1 space per vehicle operated on the grounds by the proprietary institution	
Funeral parlor, mortuary with crematorium	1 space per 50 sq. ft. of net assembly area	1 space per employee		
Religious institutions	1 space per 50 sq. ft. of net assembly area used simultaneously for assembly purposes			
Public Utilities				
Public utility substations and storage buildings		1 space per 2 employees	1 space per vehicle kept in connection with the use	
Educational Institutions				
Day care centers, including nurseries and preschools		1 space per 2 employees PLUS 1 space per 5 children based on facility capacity		
Elementary and junior high schools	1.5 spaces per classroom PLUS 1 space per 5 fixed seats in auditorium, gymnasium, or similar public assembly facility			Loading/unloading space for at least 2 school buses, or as required by a traffic impact assessment
High schools	8 spaces per classroom			Loading/unloading space for at least 2 school buses
Colleges, universities, business colleges, commercial schools		1 space per employee PLUS 4 spaces per 10 students based on maximum classroom capacity		

Table 9.215.040-1 Parking Requirements				
Use	**Per Square Foot or Unit**	**Per Employee or Student**	**Other Criteria**	**For Vehicle Stacking**
Trade and vocational schools	1 space per 35 SF or instruction gross floor area OR	2 spaces per 3 people based on maximum number of students and staff		

A. **Conditions and Exceptions.** The following are conditions and exceptions to the requirements of Table 9.215.040-1, Parking Requirements.

1. Existing, permitted, non-residential uses on lots less than 6,500 square feet are exempt from the parking requirements.
2. Up to 2,500 square feet of floor area of non-residential uses in existing vertical mixed-use buildings are exempt from the parking requirements.
3. No minimum requirement for residential or mixed-use reuse of listed historic structures.
4. Multi-family and mixed-use guest parking. Guest parking spaces shall be distributed throughout multi-family development sites and the residential portion of the mixed-use development in a manner that allows an ease of use between the guest space and the location of the residential units. Guest spaces shall be marked as such and shall remain available for visitors to the property. In mixed use projects, these spaces are not to be used as additional parking for permanent residents or count towards required commercial parking within a mixed commercial/residential development.
5. Unless otherwise specified, all parking must be within 600 feet of the use served, on the same parcel as the use or on an adjoining appropriately zoned parcel.
6. All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area. See Section 9.240.090 Drive-Through and Drive-In Facilities for stacking space dimensions.
7. Commercial parking stalls shall be within a building or screened with a combination of walls and landscaping. An alternative screening structure/device may be approved by the approval authority.
8. Residential parking requirements set forth in this Chapter shall be provided within a parking structure or enclosed one- and two-car garages, except that for multiple family residences, condominiums, planned residential developments and senior citizen planned residential developments, at least one of the required parking spaces per unit shall be located in a garage or carport. Parking spaces shall be assigned to each individual unit. Individual one- and two-car garages shall maintain a minimum clear parking area of not less than 10 feet by 20 feet for a one-car garage and not less than 20 feet by 20 feet for a two-car garage. No storage cabinets, areas designated for trash cans or recyclable containers, or mechanical equipment, including but not limited to, water heaters, utility sinks or washers and dryers, shall encroach into the required parking area.

9. The total number of required parking spaces may be reduced by the amount necessary to accommodate electric vehicle charging stations (EVCS), if the EVCS and associated equipment interferes with, reduces, eliminates, or in any way impacts the required parking spaces for existing uses (for additional EVCS provisions, see Section 9.220.100 Electric/Alternative Fuel Vehicle Parking).

B. **Layout Design Standards.**

1. Location of Parking Areas

a. No parking space shall be located within 3 feet of any property line.

b. No parking space on a driveway providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.

C. **Parking Space Specifications.**

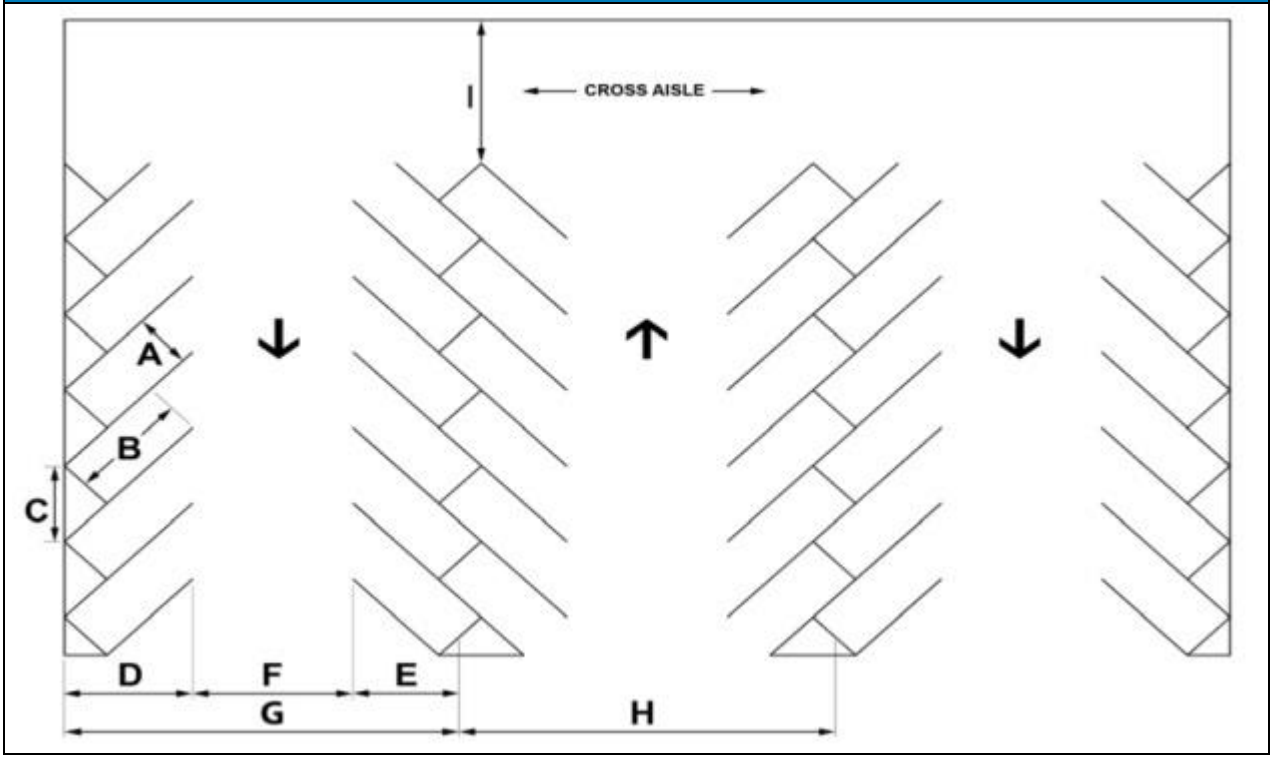
1. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be provided in accordance with Table 9.215.040-2, Dimensions of Parking Spaces and Aisles.

Table 9.215.040-2 Dimensions of Parking Spaces and Aisles

Parking Angle	Stall Width (feet)	Stall Length (feet)	Stall Width Parallel to Curb or Wall (feet)	Parking Space Depth to Wall or Curb (feet)	Parking Space Depth to Interlock (feet)	Maneuvering Aisle Width (feet)(1)	Wall/Curb to Interlock Double Bay (feet)	Wall to Wall Double Parking Bay (feet)	Interlock to Interlock Double Bay (feet)
Figure Label	A	B	C	D	E	F	G	Not Shown	H
90°	9.0	18.0	9.0	18.0	18.0	24.0	60.0	60.0	60.0
75°	9.0	18.0	9.5	19.5	18.5	21.0	59.0	60.0	58.0
60°	9.0	18.0	10.5	20.0	17.75	17.5	55.25	57.5	53.0
45°	9.0	18.0	13.0	19.0	15.75	15.0	49.75	53.0	46.5
0°	9.0	22.0	NA	9.0	22.0	12.0	43.0	33.0	NA

(1) Aisles used for fire access shall not be less than 24 feet in width. Aisle widths below 24 feet can only be used for one-way traffic.

Figure 9.260.040-2 Reference Drawing for Minimum Parking Dimensions



2. The width of driveways for one-family and two-family dwellings shall be 12 feet, and 24 feet for all other multifamily and non-residential uses, except as otherwise modified by the approval authority. All driveways located within a road right-of-way shall be approved by the City Engineer. Where parallel parking is allowed, the minimum width shall be increased by 8 feet for parking on one side and by 16 feet for parking on both sides.
3. Stub streets in excess of 150 feet shall have a minimum 45-foot radius turnaround at the end, or as otherwise approved by the Riverside County Fire Department/Cal Fire.

D. **Off-Street Parking Area Striping**

1. If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
2. If ten or more parking spaces are provided and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

E. **Drainage**

1. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

F. **Curbs, Bumpers, Wheel Stops or Similar Devices**

1. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.
    a. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than 2 feet from the edge of any required walkway, planter or landscaped area, or from any building.

b. The innermost 2 feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either be paved or be planted with low ground cover.

2. This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).

G. **Lighting**

1. Parking area lighting is not required. However, if parking areas are lighted, such lighting facilities shall be located to prevent lights from shining directly onto adjoining properties or streets.
2. Parking area lighting shall be of an energy-efficient type. Parking area lighting shall be consistent with Chapter 9.205, Lighting Standards and Chapter 6.01, Dark Sky Lighting Requirements of the Menifee Municipal Code.

H. **Walls**

1. All paved parking areas, other than those required for single-family residential uses, which adjoin property zoned residentially, shall have a 6-foot-high solid masonry wall with an anti-graffiti coating installed to preclude a view of the parking area from such adjoining property. However, any walls within 10 feet of any street or alley shall be 30 inches high.

I. **Loading Space Requirements**

1. On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a laundry, dry cleaning or other uses which involve the receipt or distribution by vehicles of materials or merchandise, adequate loading space for delivery vehicle stacking and for loading activities shall be provided and maintained. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with parking, or the public use of streets and alleys.
2. Each required loading space shall be ten feet wide, twenty-five feet long, and fourteen feet of unobstructed vertical height.
3. Turning Radius. All loading areas shall be provided with an adequate turning radius. An adequate turning radius means one which will enable a vehicle to maneuver into and out of the loading area without backing onto a street or highway.
4. Screening shall be provided consistent with Chapter 9.185, Fences, walls and screening.

MINIMUM NUMBER OF LOADING SPACES	
Gross Floor Area (square feet)	**Number of Loading Spaces**
7,499 or less	0
7,500 to 14,999	1
15,000 to 24,999	2
25,000 to 39,999	3
40,000 to 59,999	4
60,000 to 79,999	5
80,000 to 100,000	6
For each additional 100,000	6 plus 1

J. **Parking for Persons with Disabilities**

Parking spaces shall be provided for access by persons with disabilities in accordance with California Code of Regulations, Title 24.

K. **Bicycle Parking Facilities**

1. Bicycle Parking Facility Classifications. Bicycle parking facilities shall be classified as follows:
   a. Class I. Covered, lockable enclosures with permanently anchored racks for bicycles.
   b. Class II. Lockable bicycle rooms with permanently anchored racks, where the bicyclist supplies only a padlock.
   c. Class III. Lockable, permanently anchored bicycle racks, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object, typically a cement slab or vertical metal bar.

2. Bicycle Parking Requirements.
   a. Minimum Bicycle Parking Facilities. The minimum bicycle parking shall be provided per Table 9.215.040-5, Bicycle Spaces for Bicycle Parking Facility Class.

Table 9.215.040-5 Bicycle Spaces for Bicycle Parking Facility Class

Bicycle Spaces for Bicycle Parking Facility Class				
Facility Class	INDUSTRIAL	RESTAURANTS AND COCKTAIL LOUNGES	COMMERCIAL, OFFICE AND SERVICE USES NOT OTHERWISE LISTED	Multi-Family
Employees	1 bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I or Class II	1 bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I or Class II	1 bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I or Class II	A minimum of 2 bicycle spaces required. Type: Class I, II, or III
Patrons or visitors	Type: N/A	1 bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I, II or III	1 bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I, II, or III	N/A
Tenants	N/A	N/A	N/A	1 bicycle space for every 20 parking spaces required. A minimum of 2 bicycle spaces required. Type: Class I, II, or III

NOTES:

1. *Where the application of the provisions in the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds 50 percent.*
2. *Where the application of the provisions in the above table results in the requirement of fewer than six employee spaces, Class II racks need not be placed within an enclosed lockable area.*

   b. Design Standards. Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a 2-foot width and a 6-foot length per bicycle and a 5-foot-wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete.

c. Exemptions. Requests for exemptions from bicycle parking requirements shall be made in writing to the approval authority.

i. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.

ii. Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.

9.220.070 Alternative Programs for Parking

A. A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required. Parking reductions can be combined for a maximum reduction of 15% of the required parking standard unless stated otherwise.

B. Alternative programs that may be considered by the approval authority under this provision include, but are not limited to, the following:

1. Private Carpool/Vanpool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a carpool or vanpool may have their parking requirement reduced by 2 parking spaces for every one space which is marked for a carpool or vanpool at a preferred location.
2. Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by 2% of the total number of required parking spaces.
3. Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.
4. Shared Parking Requirements. The approval authority may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

a. Sufficient evidence shall be presented to the approval authority to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.

b. The building or use for which an application for shared parking is being made shall be located within 300 feet of the parking area to be shared.

c. No more than 50% of the parking space requirement shall be met through shared parking.

d. Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the City Clerk.

5. Roadway Improvements and/or Dedications. A commercial/industrial project that provides roadway improvements that exceed the improvements required by this Code and/or improvements recommended by an eligible traffic study may be eligible for up to a 5% reduction to parking required by this Chapter 9.220. Eligibility for a reduction in required parking pursuant to this Paragraph shall be determined by the Community Development Director and Public Works Director in their sole discretion.

6. Lot Consolidation. Developments involving lot consolidation and the elimination of existing legal non-conforming uses/structures/properties totaling a minimum of 5 gross acres may be eligible for up to a 5% reduction to parking required by this Chapter 9.220, provided that the adequacy of the proposed parking can be demonstrated in a parking study approved by the Community Development Director and Public Works Director. Eligibility for a reduction in required parking pursuant to this Paragraph, and the amount of said reduction, if any, shall be determined by the Community Development Director and Public Works Director in their sole discretion.
7. Renewable Energy. A commercial/industrial development that installs a solar photovoltaic (PV) system or otherwise acquire energy from a local utility that has been generated by renewable sources, sufficient to power 100% of the anticipated initial improvements for the facility may be eligible for up to a 5% reduction to parking required by this Chapter 9.220. Each building shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. Documentation shall be submitted for review and approval by the Community Development Director prior to approval for this renewable energy incentive. Eligibility for a reduction in required parking pursuant to this Paragraph, and the amount of said reduction, if any, shall be determined by the Community Development Director and Public Works Director in their sole discretion.
8. Landscape Setback. Industrial developments that provide additional front yard landscaping (along the entire frontage) beyond the first 25 feet may reduce required parking as follows:
    a. 1% for additional 5 feet
    b. 3% for additional 10 feet
    c. 5% for additional 15 feet

Chapter 9.220 Sign Regulations

Contents:

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9.220.040 Prohibited Signs

AG RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR CR CO BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG OS-C OS-R OS-W PD-1 PD-2 PD-3 PD-4 PD-5 PD-6 PD-7

The signs listed in this section are inconsistent with the purposes and requirements of this chapter and as such are prohibited in all zoning districts, unless specifically authorized by another provision of this chapter.

A. Any sign inconsistent with the requirements of this chapter.

B. Roof signs or signs placed above the roofline, except if allowed as part of an approved master sign program.

C. Blinking and flashing signs.

~~C.~~D. Can signs.

~~D.~~E. Pennants, banners, A-frame ("sandwich board") signs, and flags displaying a commercial message unless allowed through a temporary sign permit.

~~E.~~F. Signs which are mobile, rotate or move, except if allowed as part of an approved master sign program.

~~F.~~G. Signs which block a pedestrian path of travel.

~~G.~~H. Obscene or unlawful advertising.

~~H.~~I. Off-site commercial signs, except as provided in Section 9.220.150 (Allowed Off-Site Signage).

~~I.~~J. Signs placed in the public right-of-way or affixed to an element or structure on the public right-of-way, or located on a tree, fence, utility pole or other item located on public property, except where required by a governmental agency.

~~J.~~K. Inflatable balloon signs, including, but not limited to, individual balloons, balloon strings and other inflatable objects made of a flexible material and inflated so as to be lighter than air, except if approved as part of a temporary sign permit for a property occupied by an auto center. This category also includes air-activated or air-blown signs and "air dancer" signs.

~~K.~~L. Neon-style signs with or without exposed tubing, except as otherwise permitted for commercially zoned property and as part of exempt window signage as described in 9.220.050.

~~L.~~M. Painted signs, such as signs painted on a fence, unless a noncommercial mural or part of a master sign program.

~~M.~~N. Signs affixed to vehicles or trailers that advertise or promote a business that are the primary purpose of the vehicle (e.g., rolling billboard). This prohibition does not apply to signs permanently affixed to the side of a business or commercial vehicle (e.g., vehicle wraps on a delivery or service vehicle) or to signs required by state or federal law (e.g., contractor's license number).

~~N.~~O. Signs attached to light standards unless part of a master sign program or the City's street banner program.

~~O.~~P. Signs affixed to or placed on a structure or property not owned by the person installing the signs without the written consent of the structure or property owner.

~~P.~~Q. Signs that are dilapidated, abandoned or in disrepair or dangerous condition.

~~Q.~~R. Pole signs.

~~R.~~S. Any sign not expressly authorized pursuant to this chapter.

9.220.060 Application Process

A. **Method of application.** An application for a standard sign permit, temporary sign permit or master sign program shall be made on the form(s) prescribed by the Community Development Department. The application shall be accompanied by a fee in an amount established by resolution of the City Council.

B. **Review authority.** The Community Development Director, or his/her designee, shall be the review and decision-making authority for all sign permits required by this chapter, unless the sign permit application is accompanied by a variance request and/or is not exempt from review under the California Environmental Quality Act (CEQA). For sign permit applications accompanied by a variance request and/or that are not exempt from CEQA, the Planning Commission shall be the review and decision-making authority. In addition, the Community Development Director may, on a case-by-case basis, refer an application for a minor master sign program to the Planning Commission, in which case the Planning Commission shall be the review and decision-making authority for that application.

C. **Processing of applications**.

1. **Completeness.** The Community Development Director shall determine whether an application contains all the necessary information and items. If it is determined that the application is not complete, the applicant shall be notified personally or in writing~~, within 5 business days for temporary sign permits, 15 business days for standard sign permits and 30 business days for master sign programs, of the date of receipt of the application that the~~

~~application is not complete and the reasons therefor, including a listing of any additional information necessary to render the application complete. The time frames set forth in this paragraph are subject to reasonable extension by the Community Development Director if notification from the City within such time frames is infeasible due to, for example, a holiday weekend.~~

2. **Disqualification**. A sign application shall not be approved if:
   a. The applicant has installed a sign in violation of the provisions of this chapter and, at the time of submission of the application, each illegal sign has not been legalized, removed or included in the application.
   b. There is any other existing code violation on the site of the proposed sign(s) (other than an illegal or nonconforming sign that is not owned or controlled by the applicant and is located at a different business location on the site from that for which the approval is sought) which has not been cured at the time of the application, unless the noncompliance is proposed to be cured as part of the proposed sign(s).
   c. The application is substantially the same as an application previously denied, unless (i) 12 months have elapsed since the date of the last application, or (ii) new evidence or proof of changed conditions is furnished in the new application.
   d. The applicant has not obtained any applicable required use permit.

D. **Multiple sign applications.** When an application proposes two or more signs, the application may be granted either in whole or in part, with separate decisions as to each proposed sign.

E. **Temporary or standard sign permit issuance.** The Community Development Director shall issue a temporary sign permit within 5 calendar days of an application being deemed complete if the Community Development Director determines the proposed signs are in conformance with the requirements of this code. The Community Development Director shall issue a standard sign permit within 30 calendar days of an application being deemed complete if the Community Development Director determines the proposed signs are in conformance with the requirements of this code.

F. **Master sign program approval.** The Community Development Director shall approve a master sign program, if exempt from CEQA and if no variance is required, if the Community Development Director determines the proposed signs are in conformance with the requirements of this code, and the design, location and scale of proposed signs for the integrated development are in keeping with the architectural character of the development. The Community Development Director may impose conditions in order to ensure compliance with this chapter and to prevent an adverse or detrimental impact on the surrounding neighborhood. Community Development Director may approve deviation from the requirements of this chapter where deemed consistent with the intent of the chapter.

G. **Form of decision.** The Community Development Director's decision concerning a temporary sign permit, a standard sign permit or a master sign program shall be in writing and delivered to the applicant personally, electronically or via mail at the address provided on the application. The processing time periods set forth in this section may be waived by the applicant. ~~If a decision is not rendered within the time periods described in this section, or as otherwise agreed to by the applicant, the application shall be deemed denied.~~

H. **Permits issued in error or in conflict with this chapter.** Any approval or permit issued in error may be summarily revoked by the City upon written notice to the holder of the reason for the

revocation. Any permit or authorization of any type issued in conflict with the provisions of this chapter shall be null and void.

I. **Inspections.** Inspection and approval of foundations, as well as a building permit, are required when a sign includes a footing design. The purpose of such inspection is to allow the inspector to verify the size and depth of excavated footing, reinforcement method and the like. All signs subject to this permit requirement require final inspection and approval by both the Community Development Department and the Building and Safety Department.

9.220.130 Permanent On-Site Sign Standards

RM RR5 RR2 RR1 RR1/2 LDR-1 LDR-2 LMDR MDR MHDR HDR CR CO BP HI EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG PD-1 PD-2 PD-3 PD-4 PD-5 PD-6 PD-7

A. **Purpose and intent.** All permanent on-site signs, unless specifically exempt from permitting requirements under this chapter, require a sign permit as described in this chapter. Except as provided in divisions (d) through (h) of this section, permanent on-site signs shall be consistent with the standards listed in Table 9.220.130-1 (Signage Standards for Permanent On-Site Signs) as listed by base zoning district.

B. **General sign development and design requirements.** The following general design requirements shall apply to permanent on-site signs.

1. **Design compatibility with building.** Signs shall be compatible with the architectural style of the primary building or buildings on the site where the sign is located. Signs located on commercial sites but in a predominantly residential area shall consider compatibility with such residential area. In determining whether a sign is compatible, the Community Development Director may consider the form, proportion, scale, color, materials, surface treatment, overall sign size and the size and style of lettering.
2. **Sign illumination.** The artificial illumination of signs, either from an internal or external source, shall be designed so as not to cast stray light on surrounding rights-of-way and properties. The following requirements shall apply to all illuminated signs:
    a. External light sources shall be directed and shielded to limit direct illumination of an object other than the sign.
    b. The light from an illuminated sign shall not be of an intensity or brightness that will create glare or other negative impacts on residential properties in direct line of sight to the sign.
    c. Unless otherwise permitted by another requirement of this chapter, signs shall not have blinking, flashing or fluttering lights, or other illumination devices that have a changing light intensity, brightness or color.
    d. Colored lights shall not be used at a location or in a manner so as to be confused or constructed as traffic control devices.
    e. Light sources shall utilize energy-efficient fixtures to the greatest extent possible and shall comply with Title 24 of the California Code of Regulations, as well as with all applicable provisions of this code, including Chapter 6.01 (Dark Sky; Light Pollution).

C. **Development and design standards for specific sign types.** The following additional requirements shall apply to the specific sign types identified:

1. **Awning, canopy and umbrella signs.** Awning, canopy and umbrella signs may be permitted only as an integral part of the awning, canopy or umbrella to which they are attached or

applied. They shall be considered wall signs for signage area calculation purposes; however, if the sign does not contain any text, it shall not be considered a sign for allowable signage area calculation purposes. Awning signs shall only be allowed for first- and second-story occupancies, and temporary signs shall not be placed on or attached to awnings, canopies or umbrellas unless authorized pursuant to a temporary sign permit.

2. **Monument signs.** Monument signs shall only be permitted as follows:
   a. In an effort to promote full architectural integration of signs, voids between the sign face and the sign structure are prohibited. Either the sign face shall utilize the full width of the sign structure or coverings that are architecturally consistent with the rest of the sign shall be used to fill any voids.
   b. Materials and design for freestanding signs shall be complementary to the materials and design of the buildings for the related development. For example, if the facade of the building is made of brick or brick veneer, a complementary monument sign would also include brick.
   c. For monument signs in multitenant centers, the name of the center shall not be calculated in the maximum sign area. Rather, the name of the center shall have a separate maximum sign area of 8 square feet. All tenant signs shall have a minimum letter height of 8 inches. The maximum number of tenants is four tenants on each sign face. The two sign faces of a monument sign are not required to be identical in terms of tenant identification.
   d. Landscaping shall be provided at the base of the sign. At a minimum, the landscape area shall be equal to the area of the sign. The approval authority may reduce this ratio during formal project review if found necessary and/or appropriate for the overall design of the proposed project. Landscaping shall be complementary to the landscaping for the overall site, shall be appropriately irrigated and shall include floral arrangements that include drought-tolerant annuals and perennials, which are designed to facilitate maintenance as well as to enhance aesthetic quality. The design of the landscaping shall be such that natural growth will not obscure the sign from the public right-of-way.

3. **Projecting signs.** Projecting signs, including, but not limited to, blade signs, bracket signs and marquee signs, shall be considered wall signs for the purposes of sign area calculations. Projecting signs shall only be permitted as follows:
   a. Location. Projecting signs shall be placed only on ground-floor facades, except for businesses located above the ground level with direct exterior pedestrian access and shall be spaced to maximize visibility of the signage.
   b. Angle of projection. Projecting signs shall be located either at right angles to the building front along the building facade, or, when located on the corner of a building, at a 45-degree angle to the corner of the building.
   c. Height. The lowest point of a projecting sign shall be a minimum of 8 feet above grade.
   d. Projection and suspension. The sign may project a maximum of 5.5 feet from the building and shall be suspended with a clear space of at least 6 inches between the sign and the building.
   e. Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

f. Encroachment. Blade, bracket or marquee signs may not encroach into the public right-of-way or be located above it, into a designated emergency vehicle/fire access lane or into City-owned property without first obtaining an encroachment permit.

4. **Wall signs**.

a. Signs should not obscure or cover architectural elements or decorative features of the building. A building's architectural style and overall proportions should guide the design and placement of signs and the sign types selected for each business. The size and shape of a sign should be proportionate with the scale of the structure and/or architectural feature on which the sign is placed.

b. Wall sign raceways shall be concealed from public view (e.g., within the building wall or otherwise integrated with the design of the sign and building) so as to not detract from the architectural character of the building.

c. Channel letters, reverse channel letters and pushpin letters are required. ~~Use of can signs is prohibited.~~

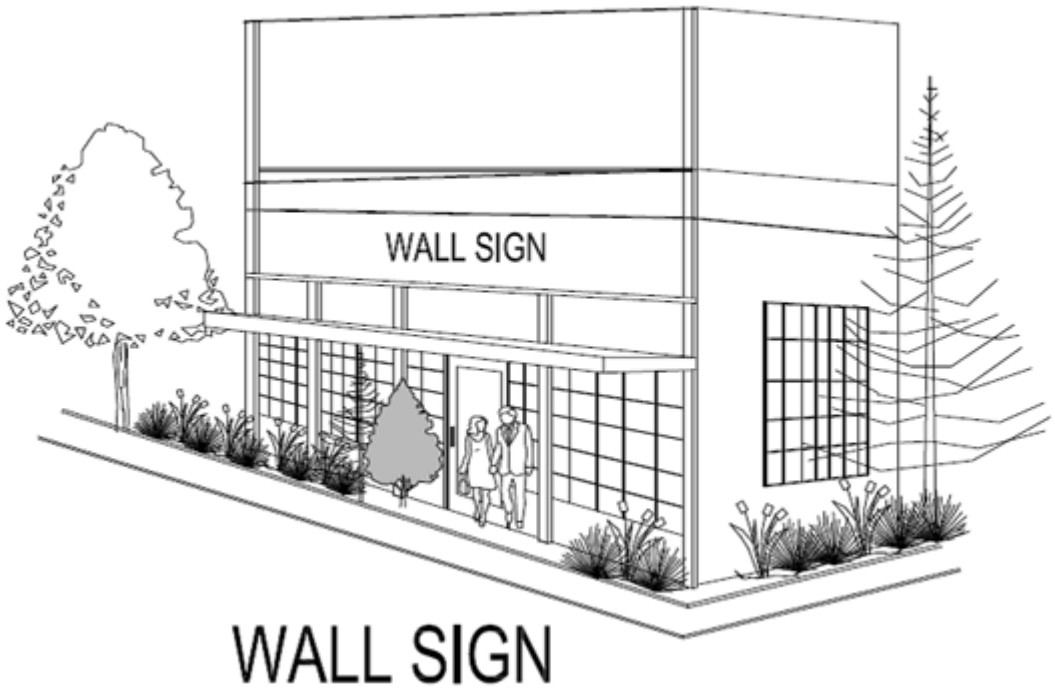
d. Signage containing multiple elements (e.g., logo and text) on one facade shall be designed so that the multiple elements are located and scaled with relationship to each other.

e. Wall signs shall not extend more than seventy-five percent of the suite length for multi-tenant buildings or seventy-five percent of the facade/architectural element that the sign is placed on for a single tenant or multi-tenant buildings.

f. Signs shall be placed in a manner that is consistent with the proportion and scale of architectural elements on the building facade.

g. For businesses with more than one permitted wall mounted sign, the second sign shall not exceed eighty percent, third seventy percent, and fourth sixty percent of the maximum allowable sign area for the corresponding frontages.

Figure9.220.130-1 Appropriate Wall Sign Placement



5. **Neon-style signs**. Neon-style signs for business identification are only permitted in commercial zoning districts as part of a master sign program, except that up to two signs not exceeding 4 square feet (combined) of neon-style window signage shall be allowed by right in all districts. Neon tubing shall be fully enclosed in a metal frame and covered with Plexiglas. Neon-style banding of buildings for architectural detailing is prohibited.
6. **Menu/order board signs for drive-in and drive-through uses**. Each drive-in or drive-through use is permitted two menu/order board signs and one clearance bar per drive-through lane. Such menu/order board signs and clearance bars shall not count as signs for purposes of Table 9.220.130-1 (Signage Standards for Permanent On-Site Signs), either in terms of number or area. The maximum height for a menu/order board sign shall be 6 feet and the maximum area allowed for each sign is 75 square feet. No alterations or additions (e.g., rider signs) along the exterior of a menu/order board sign or clearance bar are permitted.
7. **Home Occupation and Home-based businesses**. Provided the business is properly licensed and in compliance with all other applicable laws and regulations, signage for home occupation and home-based businesses shall comply with Chapter 9.320.050.
8. **Regional centers and automobile centers**. The maximum number of signs permitted, maximum area and maximum height of signs for regional shopping and automobile centers shall be determined as part of a master sign program. In addition to the allowable signage set forth in Table 9.220.130-1, regional centers and automobile centers are allowed one additional monument sign, with a maximum height of 55 feet, a maximum width of 20 feet, a maximum of two sign faces and a maximum sign area of 480 square feet per sign face (including center identification).

9. **Movie theaters**. Permissible signage and associated regulations for movie theaters shall be as determined as part of a master sign program.
10. **Service stations**. Signs for service stations shall be consistent with the standards in Table 9.220.130-2 (Signage Standards for Permanent On-Site Signs for Service Stations).

D. **Format and organization of standards.** The signage standards listed below are summarized, where applicable, in table format for ease of use and organization. Concepts described in these tables are as follows.

1. **Collective sign area.** Allowable sign area either is a set square footage per establishment or is based on a ratio of allowable sign area to primary building frontage (e.g., 1 square foot of sign per 1 linear foot of primary building frontage, or 1 sf:1 lf). Where a ratio is described, it applies to the maximum sign area listed in Table 9.220.130-1 (Signage Standards for Permanent On-Site Signs). Sign area is calculated pursuant to Section 9.220.120 (Sign Measurement Standards). The total sign area allowed herein for each sign type may be distributed among the maximum number of signs permitted for that sign type. For commercial, office and mixed-use zoning districts, there are additional wall sign allowances for sub-establishments.
2. **Mixed-use zoning districts.** In mixed-use zoning districts, signage for residential uses shall be consistent with the standards for residential zoning districts (e.g., as if the development were in a residential zoning district). For nonresidential uses, signs shall be consistent with the standards for commercial and office zoning districts.

Table 9.220.130-1 Signage Standards for Permanent On-Site Signs (1)

Use Type	Sign Type	Development Standards		
		Maximum Number Permitted	Maximum Aggregate Area (1)	Maximum Height
Residential Zoning Districts				
Institution	Wall sign	1 sign per establishment	20 sf	Roofline
	Monument sign	1 sign per establishment	24 sf	6 ft.
Multi-family complex, <=12 units	Wall sign	1 sign per street frontage, maximum 2 signs	12 sf	Roofline or 20 ft., whichever is less
	Monument sign			6 ft.
Multi-family complex, > 12 units	Wall sign	1 sign per street frontage, maximum 2 signs	24 sf	Roofline or 20 ft., whichever is less
	Monument sign			6 ft.
Permanent subdivision identification sign	Wall sign	2 signs per development entry	24 sf (2)	6 ft.
	Monument sign			6 ft.
School	Wall sign	2 per school	20 sf	Roofline
	Monument sign		50 sf	20 ft.
Commercial and Office Zoning Districts				
Establishments not in a multitenant center	Wall sign	1 wall sign per building face, max 3 (Max 4 signs total between both types)	1 sf: 1 lf	Roofline or 20 ft., whichever is less
	Monument sign	1 sign per street frontage, max 2	32 sf	8 ft.
Retail establishments under	Wall sign, primary establishment	1 sign per establishment per building face, max 3	1 sf :1 lf,	Roofline or 20 ft., whichever is less

Table 9.220.130-1 Signage Standards for Permanent On-Site Signs [1]				
Use Type	Sign Type	Development Standards		
		Maximum Number Permitted	Maximum Aggregate Area [1]	Maximum Height
100,000 square feet in a multitenant center	Wall sign, sub-establishment	1 sign per sub-establishment building face, max 2	1 sf: 1 lf~~,~~	
	Monument	1 sign per street frontage [3 & 4]	32 sf [4]	8 ft.
Retail establishments over 100,000 square feet (freestanding or within multitenant center)	Wall signs, primary establishment	6 signs total (maximum 4 signs per building face)	1 sf :1 lf max	Cannot project above wall plane
	Wall sign, sub-establishment	1 sign per sub-establishment building face, max 3	1 sf :1 lf	
	Monument signs	1 per street frontage [3 & 4]	72 sf	12 ft.
Office establishments in a multitenant center with two stories or less	Wall sign	1 sign per establishment (not per tenant) per building face, max 2	1 sf :1 lf~~,~~	Roofline Letter height may not exceed: 2'6" Logo height may not exceed: 4'
	Monument sign	1 sign per building per street frontage [3]	32 sf [4]	8 ft.
Office establishments in a multitenant center with three stories or more	Wall sign	2 building identification signs or primary tenant identification signs and 6 secondary tenant identification signs	3 story - 175 sf 4 story - 200 sf 5 story - 225 sf	Roofline. Letter height may not exceed: 3 story - 2'10" 4 story - 3' 5 story - 3'4" Logo height may not exceed: 3 story - 4'6" 4 story - 4'10" 5 story - 5'4"
	Monument Sign	1 sign per street frontage [3]	32 sf [5]	8 ft.
Industrial Zoning Districts				
All establishments	Wall sign	1 sign per establishment per building face, max 2	1 sf :1 lf, max 150 sf total per establishment	Roofline
	Monument sign	1 sign per street frontage [3]	32 sf [5]	8 ft.

Table Notes:

1. *Signage required by the Fire District's standards for multi-family and commercial/industrial facilities are exempt from the limits set forth in this table.*
2. *Subdivision entrance sign areas may be increased based on the subdivision name and architectural enhancement, subject to approval authority review.*
3. *May be increased to 2 per street frontage when signs are spaced a minimum of 300 feet apart. Alternatively, the maximum area may be increased to 48 square feet when the site frontage is longer than 500 feet. In no case may these two allowances be combined.*
4. *On multitenant monument signs, the name of the center shall not be calculated in the maximum sign area. Rather, the name of the center shall have a separate maximum sign area of 8 square feet.*
5. *May be increased to 2 per street frontage when signs are spaced a minimum of 300 feet apart, but additional signs allowed per this section cannot exceed 8 feet in height and 32 square feet in area.*

Table 9.220.130-2 Signage Standards for Permanent On-Site Signs for Service Stations				
Sign Type(1)	Development Standards			
	Maximum Number Permitted		Maximum Aggregate Area(2)	Maximum Height
Monument	1 sign per street frontage, max 2	Max 5 signs total between all types	36 sf	8 ft.
Wall sign, primary establishment	1 sign per street frontage, max 2		2 sf :1 lf, max 50 sf	Roofline
Wall sign, canopy	1 sign per street frontage			Roofline
Wall Sign, sub-establishment	1 sign per sub-establishment, max 2		12 sf	Roofline or 20 ft., whichever is less

Table Notes:

(1) *Temporary signs are subject to separate permit requirements and regulations set forth in Section 9.220.130 (Temporary On-Site Commercial Sign Standards) of this code.*

(2) *The total maximum area includes pricing information required by California Business and Professions Code Section 13530, et seq.*

Chapter 9.235 Animal Keeping

Contents:

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9.235.080 Animal Grazing

9.235.010 Purpose

The purpose of this chapter is to provide reasonable standards for the keeping and raising of animals to avoid and minimize adverse impacts on adjacent properties and preserve~~s~~ the city's quality and character. This chapter will allow~~s~~ for keeping of animals in limited numbers with reasonable controls and safeguards to protect the character of the community.

9.235.020 Applicability

A. The requirements contained in this chapter shall apply to all animal keeping in the City of Menifee including domestic and farm animals, kennels, catteries, horse stables, boarding and riding academies.

B. Any legally established nonconforming animal keeping use that became nonconforming upon adoption of this ordinance shall be permitted to continue subject to Chapter 9.15 (Nonconforming Uses, Structures).

C. Animals may be kept on legally established lots of record that are less than the minimum lot size reference in Table 9.235~~80~~.030-1 subject to compliance with setback regulations of the underlying zoning district and subject to approval by the Community Development Director.

9.235.050 Kennels

A. Kennels may be for commercial or noncommercial purposes, including for raising of guard dogs, care animals, rescue animals, and breeding and boarding.

B. The following classes of kennels are allowed in the following zones pursuant to Table 9.235.050-1, pursuant to the following development standards:

Table 9.235.050-1, Kennel Classes and Allowed Zoning				
Class of Kennels	**Zones Where Allowed**	**Maximum Number of Animals per Site**	**Minimum Lot Size for Keeping Such Animals**	**Kennel Definitions**
No Kennel	All zones	1–4 dogs	--	One to 4 dogs on a property is allowed without a Conditional Use Permit issued from the Community Development Department.
Class I Kennel	AG, RM, RR5, RR2, RR1, RR½, LDR-1, LDR-2	5–10 dogs	1 acre	Any building, structure, enclosure or premises whereupon, or within which, 5 to 10 dogs, four months or older of age, are kept or maintained. A Class I Kennel shall not include a sentry dog kennel.
Class II Kennel/Cattery	AG, RR5, RR2, RR1, RR½, BP, HI, EDC	11–25 dogs 10–25 cats	1 acre (or as noted in Section C below)	Any building, structure, enclosure or premise, whereupon, or within which, 11 to 25 dogs, four months of age or older, or 10 to 25 cats are kept or maintained.
Class III Kennel/Cattery	AG, RR5, RR2, RR1, BP, HI, EDC	26–40 dogs 26–40 cats	1 acre (or as noted Section C below)	Any building, structure, enclosure or premises whereupon, or within which, 26 to 40 dogs or cats, four months or older of age, are kept or maintained.
Class IV Kennel/Cattery	AG, RR5, RR2, RR1, BP, HI, EDC	41 or more dogs or cats	1 acre (or as noted in Section C below ~~below~~)	Any building, structure, enclosure or premises whereupon, or within which, 41 or more dogs, four months or older of age, or 41 or more cats, are kept or maintained.
Sentry Dog Kennel	AG, RR5, RR2, RR1, BP, HI, EDC	5 or more dogs	1 acre (or as noted in Section C below)	Any building, structure, enclosure or premises whereupon, or within which, 5 or more guard, or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term "guard dog" shall also mean "sentry dog."

C. Development and Operations Standards.

1. Residency. In agricultural, rural and residential zones permitting kennels, such kennels may be placed upon parcels containing detached single-family dwelling units. All Class II Kennels and above shall include a single-family dwelling to be used by a live-in caretaker. Notwithstanding any provision within this ordinance to the contrary, no parcel with a kennel or cattery shall contain more than the maximum number of detached single-family dwelling units permitted by the existing zoning on the property. Multi-family dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries, provided, however, that a guest living quarter or accessory dwelling unit shall be permitted in accordance with current City zoning regulations.
2. Minimum Lot Size. The minimum lot size for a kennel or cattery in an agricultural, residential or rural zone is 1 acre (gross). There is no minimum lot size for a kennel or cattery in a business park or industrial zone other than what is required by the existing zoning on the property.
3. License. The applicant shall obtain and continuously maintain all necessary licenses as adopted by the City.

Chapter 9.240 Motor Vehicle and Related Uses

Contents:

9.240.010 Purpose
9.240.020 Applicability
9.240.030 Motor Vehicle and Related Uses – General
9.240.040 Vehicle Rentals
9.240.050 Vehicle Sales
9.240.060 Vehicle Parts and Supply Stores
9.240.070 Vehicle Repairs and Service
9.240.080 Vehicle Storage
9.240.090 Drive-Through and Drive-In Facilities
9.240.100 Towing Services
9.240.110 Car Washes

9.240.110 Car Washes

Self-service car washes included with a gas station will be reviewed in conjunction with the gas station conditional use permit, but otherwise, cCar wWashes shall comply with the following criteria. ~~Car washes shall comply with the following criteria.~~

A. Such businesses shall be located at least 150 feet from any residential structure.

B. Wash bays and vacuum areas shall be screened from public view.

C. An attendant shall regularly monitor the facility during business hours to control noise, litter and other nuisances.

D. Hours of operation shall be limited to 6:00 a.m. to 10:00 p.m., unless otherwise specifically established as a condition of approval. Water and electrical systems shall automatically shut off during non-business hours, except for security and fire protection.

Chapter 9.260 Outdoor Sales, Display and Dining

Contents:

9.260.010 Purpose
9.260.020 Applicability
9.260.030 Permit Required
9.260.040 Development Standards and Requirements for Outdoor Sales and Dining

9.260.040 Development Standards and Requirements for Outdoor Sales and Dining

A. **Outdoor Merchandise Display.** Any outdoor display exhibited in conjunction with the business being conducted within the building may be permitted without a Temporary Use Permit, provided that the display complies with the following regulations:

1. The items being displayed shall be of the same types that are lawfully displayed and sold inside the building on the premises, except alcohol.
2. The aggregate display area shall not exceed 25 percent of the linear frontage of the storefront or 10 linear feet, whichever is greater.
3. Items shall not project more than 4 feet from the storefront.
4. No item, or any portion thereof, shall be displayed on public property; provided, however, that items may be displayed within the public right-of-way if an Encroachment Permit has first been procured from the City.
5. Items shall be displayed only during the hours that the business conducted inside the building on the premises is open for business.
6. No item shall be displayed in a manner that causes a safety hazard, obstructs the entrance to any building, interferes with or impedes the flow of pedestrian or vehicle traffic, is unsightly or creates any other condition that is detrimental to the appearance of the premises or any surrounding property, or in any other manner is detrimental to the public health, safety or welfare or causes a public nuisance.
7. A minimum continuous pavement walkway and clear pedestrian path of not less than 5 feet wide is maintained.

B. **Outdoor Dining.** The following development standards apply to all outdoor dining areas:

1. A clear path of at least 5 feet wide, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times.
2. No outdoor dining area shall obstruct the entrance to any building, interfere with or impede the flow of pedestrian or vehicle traffic, or create any other condition that is detrimental to the appearance of the premises or any surrounding property, or in any other manner is detrimental to the public health, safety or welfare or causes a public nuisance.
3. Outdoor dining area furniture, including but not limited to tables, chairs, and umbrellas, shall be of high quality and consistent with the theme of the primary establishment or overall premises.
4. An outdoor dining area shall be used only for dining, drinking and circulation, and shall operate only in conjunction with and during the same hours as the adjacent eating and drinking establishment.

5. The area within, and adjacent to, the outdoor dining area shall be clean and free of litter at all times.
6. Trash or storage areas shall not be located on or adjacent to the public right-of-way.
7. Outdoor dining shall be oriented away from adjacent residential uses except as approved by the approving authority.
8. Parking shall be in compliance with the standards of Chapter 9.215(Parking and Loading Standards) for the primary use and any outdoor dining area in excess of 200 square feet.

Chapter 9.280 Recycling Facilities

Contents:

9.280.010 Purpose
9.280.020 Applicability
9.280.030 Permit Required
9.280.040 Development and Performance Standards

9.280.040 Development and Performance Standards

The following development and performance standards shall apply to all recycling collection and processing facilities.

A. **No Unattended Facilities**. All outdoor recycling facilities shall be attended and administered by on-site personnel during the hours the facility is open.

B. **Secured Site**. The site shall be secured from unauthorized entry and from deposit or removal of materials when attendants are not present.

C. **Screening**. The facility shall be screened from the public right-of-way by operating in an enclosed building or within an area enclosed by solid wood or vinyl fence or masonry wall at least 6 feet in height which is buffered by exterior landscaping.

D. **Setbacks**. Setbacks from property lines shall be those provided for the zoning district in which the facility is located. The facility shall be buffered by a landscape strip at least 10 feet wide along each property line.

E. **Residential Setback**. The facility shall be located at least 150 feet from property zoned or occupied for residential use.

F. **Processing Facilities**. Processing facilities shall only be permitted in fully enclosed buildings. There shall be no outdoor storage of equipment or materials of any kind. The facility shall be located at least 150 feet from property zoned for, ~~or designated for~~ or occupied by a residential use.

G. **Hours of Operation**. If the facility is located within 150 feet of property zoned, planned or occupied for residential use, it shall not be in operation between 7:00 p.m. and 9:00 a.m.

H. **Containers**. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition, or material may be baled or placed on pallets if completely screened from view.

   1. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department.
   2. No storage, excluding truck trailers and seagoing cargo containers, shall be visible above the height of the fencing, screening or landscaping.

I. **Site Maintenance**. The site shall be maintained free of litter, dust, flies and any other undesirable materials, and cleaned of loose debris on a daily basis.

J. **Containment**. No material shall be left outside the recycling containers. The facility shall display a notice stating that no material shall be left outside the recycling containers. The containers shall be clearly marked to identify the type of material that may be deposited.

K. **Signs**. Sign criteria shall be those applicable to the zoning district in which the facility is located.

1. The container shall comply with the signage requirements of California Welfare and Institutions Code Section 151.

L. **No Nuisance**. The facility shall not create any dust, fumes, smoke, vibration or odor above an ambient level that is detectable on neighboring properties.

M. **Noise**. Noise levels shall not exceed 60 dBA (A-weighted decibels) as measured at the property line of an existing residence or zoning district allowing residential land uses and shall not exceed 70 dBA at any other property line.

N. **Posted Information**. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Identification and informational signs shall meet the standards of the zone, and directional signs may be installed with the approval of the Community Development Department, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way.

O. **Power Equipment**. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding or other light processing activities necessary for the efficient temporary storage and shipment of material, may be approved at the discretion of the approving authority if noise restrictions and other conditions are met.

P. **Waste Oil**. A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.

Chapter 9.290 Wireless Communication Facilities

Contents:

9.290.010 Purpose
9.290.020 Applicability
9.290.030 Permit Requirements
9.290.040 Effect of Location on Public Property
9.290.050 Effect of Encroachment Permit Issuance
9.290.060 Development Standards – General
9.290.070 Development Standards – Small Cell Attachments within the Public Right-of-Way
9.290.080 Abandoned Sites

9.290.060 Development Standards – General

All wireless communication facilities shall comply with the following development standards:

A. **Siting.**

1. All wireless communication facilities shall be located to maintain applicable easements or similar restrictions on the subject property.
2. Wireless communication facilities shall meet the setbacks of the underlying zone. All setbacks shall be measured from the base of the tower or structure to the applicable property line or structure. Where possible, facilities shall not be situated between the primary building on the parcel and any public or private street adjoining the parcel so as to create a negative visual impact.
3. In residential zones, wireless communication facilities are prohibited on properties containing residences but may be permitted on properties containing churches or other non-residential uses in residential zones only when concealed or disguised and with written consent of the Community Development Director based upon aesthetics, architectural integration, pole height and similar factors as set out herein.
4. Wireless communication facilities must be located so as to avoid precluding the future development of the surrounding property and area.

B. **Height Limitations**.

1. The height of the antenna structure shall be no greater than the minimum necessary to provide the required coverage and shall not exceed an overall height of 70 feet as measured pursuant 9.160.040 Building Height Measurements and Exceptions.
2. No new antenna structure that exceeds 15 feet in height shall be installed on an exposed prominent ridgeline greater than 1,350 feet above mean sea level, unless it blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable and a finding is made that no other location is technically feasible, or unless it is co-located or disguised on an existing structure.
3. Wireless communication support facilities in areas of high visibility shall be sited below the ridgeline or designed, where possible, to minimize their profile (i.e., placed underground, depressed or located behind berms).

4. A freestanding above ground wireless communication support facility shall be no taller than 15 feet in height.

C. **Stealth, Concealment, Screening, Materials and Design.**

1. Antennas shall be constructed of metal or another nonflammable material, unless specifically approved by the City to be otherwise.
2. All buildings, poles, towers, antenna supports, antennas and other components of each wireless communication site shall comprise materials that are of the same color or treated with colors to conceal the equipment, as well as with anti-graffiti paint or coating and vines/plants.
3. Wireless communication support facilities in the public right-of-way shall be constructed of nonreflective materials (visible exterior surfaces only).
4. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to ~~the~~ any applicable design guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background and shall be screened from view. Screening may include a block wall, wrought iron fence or other effective mechanism, as determined by the Community Development Director.

D. **Vegetation and Landscape Screening, Protection and Maintenance.** All equipment enclosures shall be installed in such a manner so as to maintain and enhance existing native and/or landscaped vegetation to screen the facility. The level of screening shall be consistent with the type of facility proposed, its zone and its location. In addition, a landscape screening and maintenance plan or schedule shall be submitted and must contain the items noted below. Notwithstanding, the Community Development Director may consider non-vegetative screening where appropriate and effective. The landscape screening and maintenance plan shall:

1. Comply with the City's adopted Title 15.04 (Landscape Water Use Efficiency Requirements) and Chapter 9.195 (Landscaping Standards).
2. Indicate all existing vegetation to be maintained and landscaping that is to be installed on the site to control erosion and screen the facility from adjacent land uses and public vistas and to restore vegetation removed or damaged during construction.
3. Provide for the protection of existing trees and other screening vegetation in the vicinity of the facility and along the access roads and power/wireless communication line routes from damage to the extent possible, both during the construction period and thereafter.
4. Provide for the repair and replacement of dead or damaged vegetation, watering (as necessary), disease and insect control, pruning and so forth. The provisions of the lease may set out the lessee's or lessor's responsibility for such maintenance. In addition, the property owner shall agree to perform such maintenance to the extent the wireless communication service provider does not do so. The property owner shall consent to the City's entry onto the property to inspect and, as necessary, restore or remove vegetation and to place a lien on the property or on the secured property tax roll for the costs thereof.

E. **Maintenance and Debris Removal**. In addition to the provisions for ongoing vegetation and landscape maintenance, the provisions of the lease shall set out the lessee's responsibility for the maintenance of support facilities (i.e., cleaning, painting and specifically the removal of graffiti immediately) as well as the removal of trash and debris from the site. The property owner shall agree to perform such maintenance to the extent the wireless communication service provider

does not do so. The property owner shall consent in writing to the City's entry onto the property to inspect and, as necessary, remove debris and graffiti as well as to repair or fence any support facilities which constitute a safety hazard and specifically consent to the City's ability to place a lien on the property or on the secured property tax roll for the repayment of such costs, plus interest, without any further notice thereof.

F. **Lighting**. Except as required by State or Federal law, all wireless communication facilities shall be unlit except for a manually operated or motion-detector controlled light above the equipment shed door, which shall be kept off except when personnel are present at night. This requirement is not intended to address interior structure lighting. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

G. **Parking**. All wireless communication facilities shall be served by the minimum roads and parking areas necessary to accommodate service vehicles. Existing roads shall be used for access, whenever possible, and be upgraded to the minimum amount necessary to meet standards specified by the Fire Marshal and the Director of Public Works. Any new roads or parking areas built shall, whenever feasible, be shared with subsequent wireless communication facilities and/or other permitted uses. Existing off-site parking areas shall be used whenever possible.

H. **Signage**. All freestanding wireless communication sites shall provide unlighted identification signage of not more than 3 square feet in size. The sign shall indicate the name of the company operating the facility and shall provide a phone number to be called in an emergency. Wireless communications facilities and antennas shall not contain or add advertising or signs.

I. **Security.** The wireless communications service and property owner shall:

1. Maintain a security program when determined to be necessary by, and subject to the review and approval of, the Menifee Police Department that will prevent unauthorized access and vandalism.
2. Ensure sufficient anti-climbing measures have been incorporated into the facility, as needed, to reduce the potential for trespass and injury.

Table 9.290.060-1 [(1) (2)]

Type of Facility	All Agricultural, Rural, and Residential Zones	All Commercial, Industrial, and EDC Zones	Open Space and Conservation Zones	Public/Quasi-Public Facilities Zones
Facility mounted on the roof or on/in building or existing structure	Not allowed on properties containing a residential use. Allowed for churches or other non-residential uses when concealed or disguised and with the written consent of the Community Development Director based upon aesthetics, architectural integration, pole height and similar factors as set out herein.	Yes - when concealed or disguised	Not permitted	Yes - when concealed or disguised
Antennas mounted on public facilities (e.g. water tanks, pump stations, or utility poles).	Yes - Same as above	Yes - when concealed or disguised	Not permitted	Yes - when concealed or disguised

Stand alone facilities	Yes - Same as above	Yes - when concealed or disguised	Not permitted	Yes - when concealed or disguised
Colocation [3]	Shall be treated in the same manner as original location	Same as original location	Not permitted	Same as original location

1. For wireless facilities within specific plans, the facilities shall be allowed as indicated in the comparable zoning/land use noted above, unless the specific plan document contains requirements that are more stringent.
2. In the event the City must site a facility where otherwise not allowed in order to provide for coverage or co-location, such siting will require a major conditional use permit.
3. Colocations on existing mono-poles are allowed; however, upgrades to the enclosures, landscaping, or other features shall be required to the extent feasible consistent with the development standards contained in this chapter.

Chapter 9.300 Universal Definitions

Contents:

9.300.010 Purpose
9.300.020 “A” Definitions
9.300.030 “B” Definitions
9.300.040 “C” Definitions
9.300.050 “D” Definitions
9.300.060 “E” Definitions
9.300.070 “F” Definitions
9.300.080 “G” Definitions
9.300.090 “H” Definitions
9.300.100 “I” Definitions
9.300.110 “J” Definitions
9.300.120 “K” Definitions
9.300.130 “L” Definitions
9.300.140 “M” Definitions
9.300.150 “N” Definitions
9.300.160 “O” Definitions
9.300.170 “P” Definitions
9.300.180 “Q” Definitions
9.300.190 “R” Definitions
9.300.200 “S” Definitions
9.300.210 “T” Definitions
9.300.220 “U” Definitions
9.300.230 “V” Definitions
9.300.240 “W” Definitions
9.300.250 “X” Definitions
9.300.260 “Y” Definitions
9.300.260 “Z” Definitions

9.300.040 "C" Definitions

Can Sign. A sign in which the sign copy is placed on a transparent face, which is attached to an enclosed box or can, usually made of metal, that has an internal light source.

9.300.100 "I" Definitions

Industrial. The manufacture, production, ~~and/or~~ processing and/or storage of consumer goods. See also *Manufacturing and Warehouse*.

AIRPORT LAND USE COMMISSION MEETING
MINUTES
July 14, 2022

DRAFT

8-2-22

COMMISSIONERS PRESENT: John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Maartin Rossouw (alternate for Michael Geller), Larry Smith (alternate for Russell Betts)

COMMISSIONERS ABSENT: Michael Geller, Russell Betts

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

2.1 Staff report recommended: **CONDITIONALLY CONSISTENT**

ZAP1026PV22 – Richland Developers, Inc (Representative: Derek Barbour) – City of Perris Case No. DPR 22-00002 (Development Plan Review), TPM38446 (Tentative Parcel Map). A proposal to construct two industrial buildings with mezzanines on two separate parcels totaling 659,130 square feet on 37.55 acres, located on the northeast corner of Goetz Road and Mapes Road. The applicant proposes to divide the site into two parcels (Airport Compatibility Zones B2 and D of the Perris Valley Airport Influence Area, and Zone E of March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff recommended at hearing: **The Development Plan Review and Tentative Parcel Map be found CONDITIONALLY CONSISTENT with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service. *It is also advised that the local jurisdiction during the CEQA process analyze and evaluate the project's impacts on the safety of the existing skydiving/parachuting and ultralight/light sport aircraft operations.***

ALUC Commission Action: **The Development Plan Review and Tentative Parcel Map be found CONDITIONALLY CONSISTENT with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service, and the fence relocation condition which was added at the meeting. *It is also advised that the local jurisdiction during the CEQA process analyze***

VIDEO:
A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

and evaluate the project's impacts on the safety of the existing skydiving/parachuting and ultralight/light sport aircraft operations. (Vote 6-0)

Motion: Larry Smith
Second: Maartin Rossouw

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Richard Stewart
Second: Steve Manos

ZAP1104RI22 – Kienle & Kienle Investments (Representative: Adkan Engineers) - City of Riverside Case No. PR2021-001208 (Change of Zone, Conditional Use Permit). A proposal to convert an existing 1,180 square foot single family residence into an office building on 1.44 acres, located at 8568 Indiana Ave, northerly of Patricia Way, westerly of Vance Street, and easterly of Bernard Street. The applicant also proposes to change the site's zoning from R-1-7000 (Single Family Residential Zone) to O (Office Zone) (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.2 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Steven Stewart
Second: Richard Stewart

ZAP1101PS22 – Casa Verona, LLC (Representative: Temple Construction Inc.) – City of Palm Springs Case Nos. 5.1527 (Change of Zone), TTM38042 (Tentative Tract Map). A proposal to divide 6.44 gross acres into 31 single-family residential lots and one retention basin lot, located northerly of Verona Road, easterly of Whitewater Club Drive, and westerly of the Whitewater Channel. The applicant also proposes changing the site's zoning from R-1-D (Single Family Residential minimum 7,500 square foot lot size) to R-1-E (Small-lot single-family residential zone) (Airport Compatibility Zone D of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.3 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Richard Stewart
Second: Steven Stewart

ZAP1517MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions) – County of Riverside Case No. PPT220001 (Plot Plan). A proposal to construct a 99,770 square foot manufacturing building on 9.13 acres located northerly of Cajalco Road, westerly of Interstate 215, easterly of Harvill Avenue, and southerly of Dree Circle. The applicant also proposes to construct a rooftop solar panel system on the proposed building (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:
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3.4 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Steven Stewart
Second: Maartin Rossouw

ZAP1518MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions) – County of Riverside Case No. PPT220002 (Plot Plan). A proposal to construct a 434,823 square foot manufacturing building with mezzanines on 20.57 acres located northerly of Orange Avenue, westerly of Harvill Avenue, easterly of Tobacco Road, and southerly of Water Street. The applicant also proposes to construct a rooftop solar panel system on the proposed building (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.5 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Richard Stewart
Second: Larry Smith

ZAP1525MA22 – Project Aether (Representative: Parkway Construction & Architecture) – March Joint Powers Authority Case Nos. PP04-04A1 (Plot Plan Amendment), CUP22-01 (Conditional Use Permit). The applicant proposes to establish an aircraft manufacturing and shipping business within the former 104,000 square foot AMRO Facility as part of the existing 314,925 square foot DHL building on 30.19 acres located at 17101 Heacock Street, northerly of San Michele Road, southerly of Cardinal Avenue, and easterly of the March Air Reserve Base. The applicant proposes extending the existing building, adding a new 22,000 square foot prefabricated building for shipping and receiving, and a 17,000 square foot expandable/retractable hangar for the transport and assembly of completed winged aircraft and components (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.6 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0)**

Motion: Maartin Rossouw
Second: Richard Stewart

ZAP1524MA22 – Seefried Industrial Properties (Representative: Dan Bick) – March Joint Powers Authority Case No. PP22-01 (Plot Plan). A proposal to construct an 80,000 square foot industrial warehouse building on 4.55 acres, located northerly of Determination Drive, westerly of Meridian Parkway, and southerly of Alessandro Boulevard (Airport Compatibility Zone B1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

VIDEO:

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5.0 ADMINISTRATIVE ITEMS

5.1 Director's Approvals - Information Only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director March CUS expressed that they conducted their first public event hosted at the March Field Air Museum. The next step coming up will be the drafting/review and looking to extending the project completion date to accommodate various factors.

6.0 APPROVAL OF MINUTES

Commissioner Rossouw motioned to approve the May 12 and June, 9, 2022 minutes. Seconded by Richard Stewart. (Vote 6-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart expressed that the Air Force plans reported that the Air Force has announced that they are planning on removing to the bone yard four KC135's from March ARB.

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:12 a.m.

VIDEO:

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