RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.1
HEARING DATE:	February 10, 2022
CASE NUMBER:	ZAP1068HR21 – Joseph Rivani (Representative: Farah Khorashadi)
APPROVING JURISDICTION:	County of Riverside
JURISDICTION CASE NO:	CZ2100016 (Change of Zone), TTM37737 (Tentative Tract Map), PP210143 (Plot Plan)
LAND USE PLAN:	2017 Hemet-Ryan Airport Land Use Compatibility Plan
Airport Influence Area:	Hemet-Ryan Airport
Land Use Policy:	Zone E
Noise Levels:	Below 55 CNEL contour
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the Change of Zone be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, and the Tentative Tract Map and Plot Plan also be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to divide 28.58 acres into 145 single family residential lots, open space recreation lots, and detention basin lots. The applicant also proposes to change the sites zoning from Controlled Development Areas (W-2) to Planned Residential (R-4). A plot plan is also proposed for the site design and development of the project.

PROJECT LOCATION: The proposed project is located southerly of W. Florida Avenue (Highway 74), westerly of California Avenue, and northerly of Lyn Avenue, approximately 8,300 feet northwesterly of the southwesterly terminus of Runway 5-23 at Hemet-Ryan Airport.

BACKGROUND:

Residential Density: The site is located within Compatibility Zone E of the Hemet-Ryan Influence Area, where residential density is not restricted.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone E (hazards to flight).

Noise: The Hemet-Ryan Airport Land Use Compatibility Plan depicts the site as being located below the 55 CNEL contour range from aircraft noise. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The elevation of Hemet-Ryan Airport's Runway 5-23 at its southwesterly terminus is 1,499 feet above mean sea level (AMSL). At a distance of 8,300 feet from the runway to the site, any building with a top point elevation exceeding 1,582 feet AMSL would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). The project's site elevation is 1,554 feet AMSL and proposes a maximum building height of 26 feet, resulting in a top point elevation of 1,580 feet AMSL. Therefore, review of the buildings by the FAAOES was 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 project is located 8,300 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 55,534 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 basins are permissible in Zone E when vegetation is selected careful 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).

Open Area: The site is located within Compatibility Zone E of the Hemet-Ryan Airport Influence Area, which does not require projects to designate area as ALUC qualifying open area that could potentially serve as emergency landing areas.

Change of Zone: The applicant proposes to change the sites zoning from Controlled Development Areas (W-2) to Planned Residential (R-4). The proposed amendments would be as, or more, consistent with the Compatibility Plan as long as the underlying development's 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) 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.

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. Buildings shall be limited to a top point elevation of 1,582 feet above mean sea level 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.

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NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

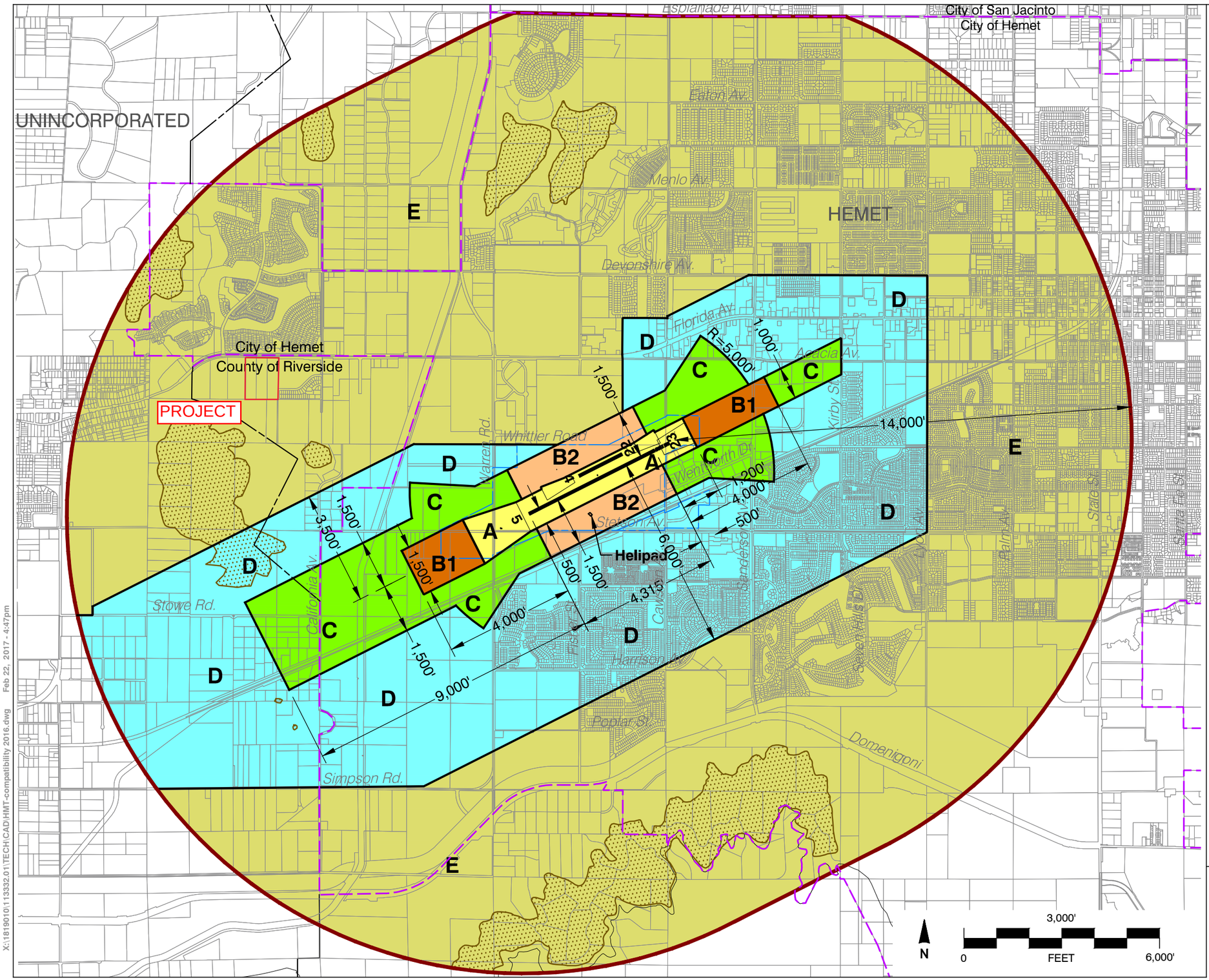
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

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
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits
- City Sphere of Influence

Note

Airport Influence Area boundary measured from a point 200 feet beyond ends of proposed future 4,815 foot runway in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from ends and centerlines of existing 4,315 foot runway.

Riverside County
Airport Land Use Commission

Hemet-Ryan Airport
Land Use Compatibility Plan

(Adopted February 9, 2017)

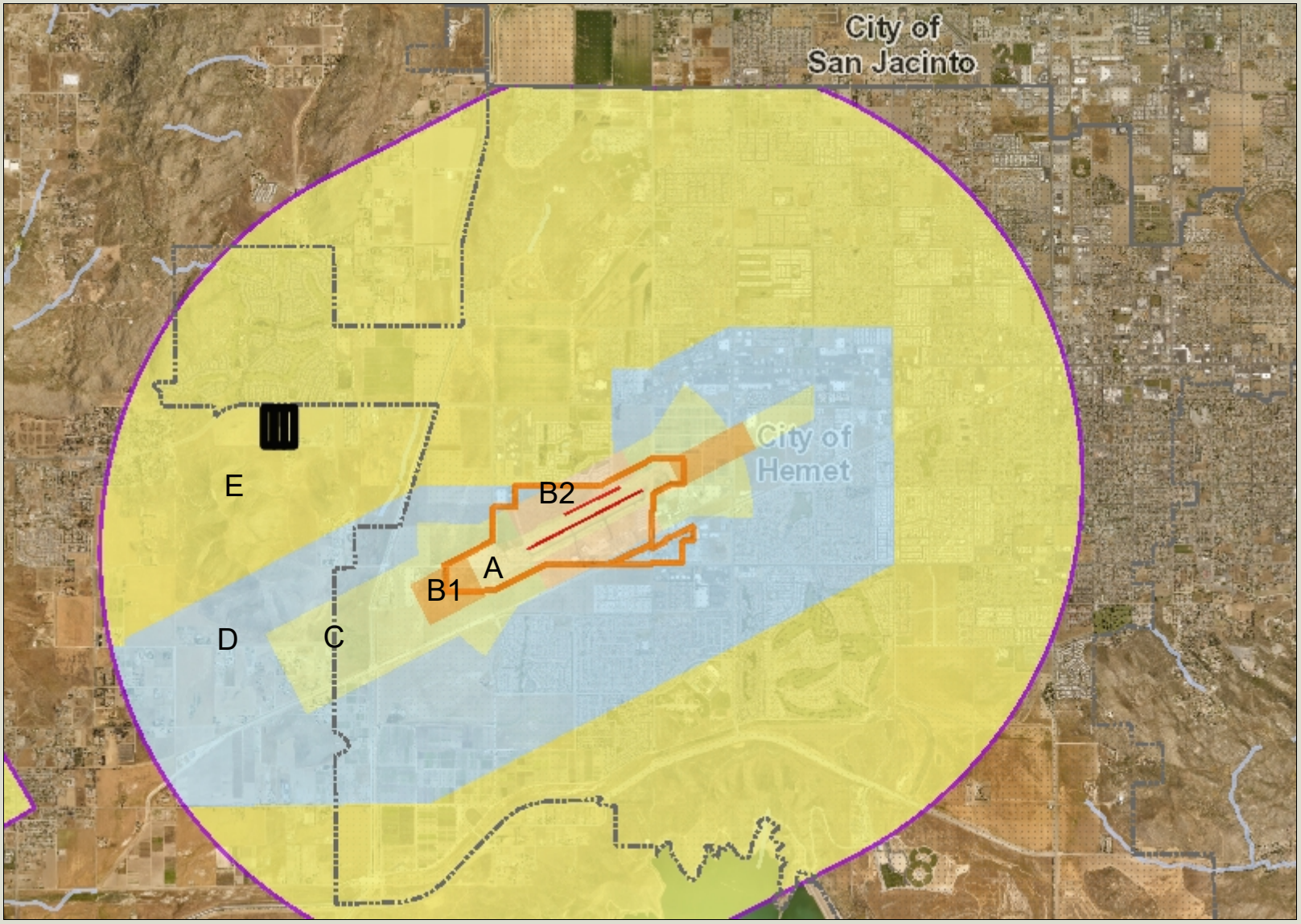
Map HR-1

Compatibility Map

Hemet-Ryan Airport

X:\1819010\113332.01\TECH\CAD\HMT-compatibility 2016.dwg Feb 22, 2017 - 4:47pm

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, 12,314 Feet
157

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Notes

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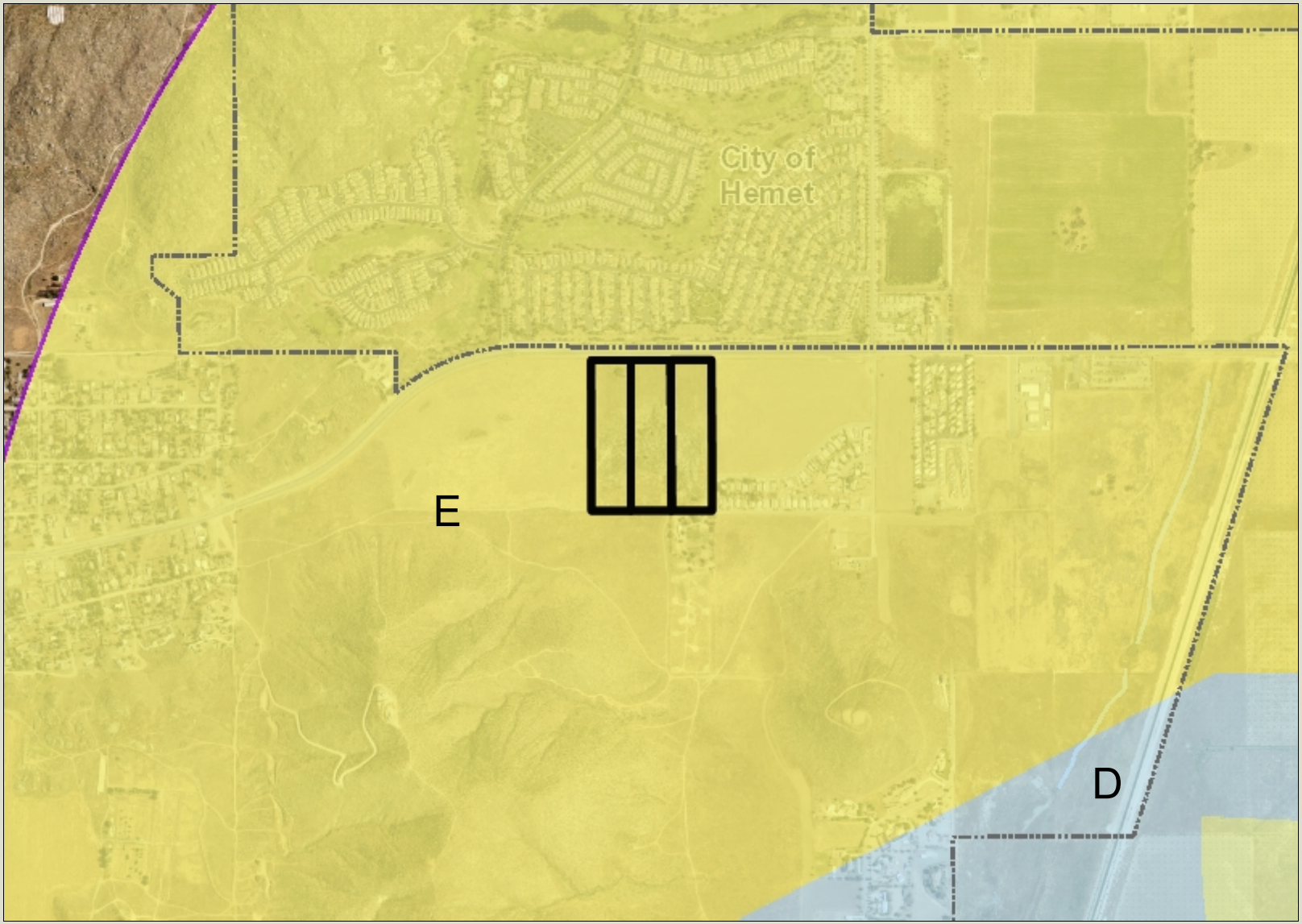

Legend

- 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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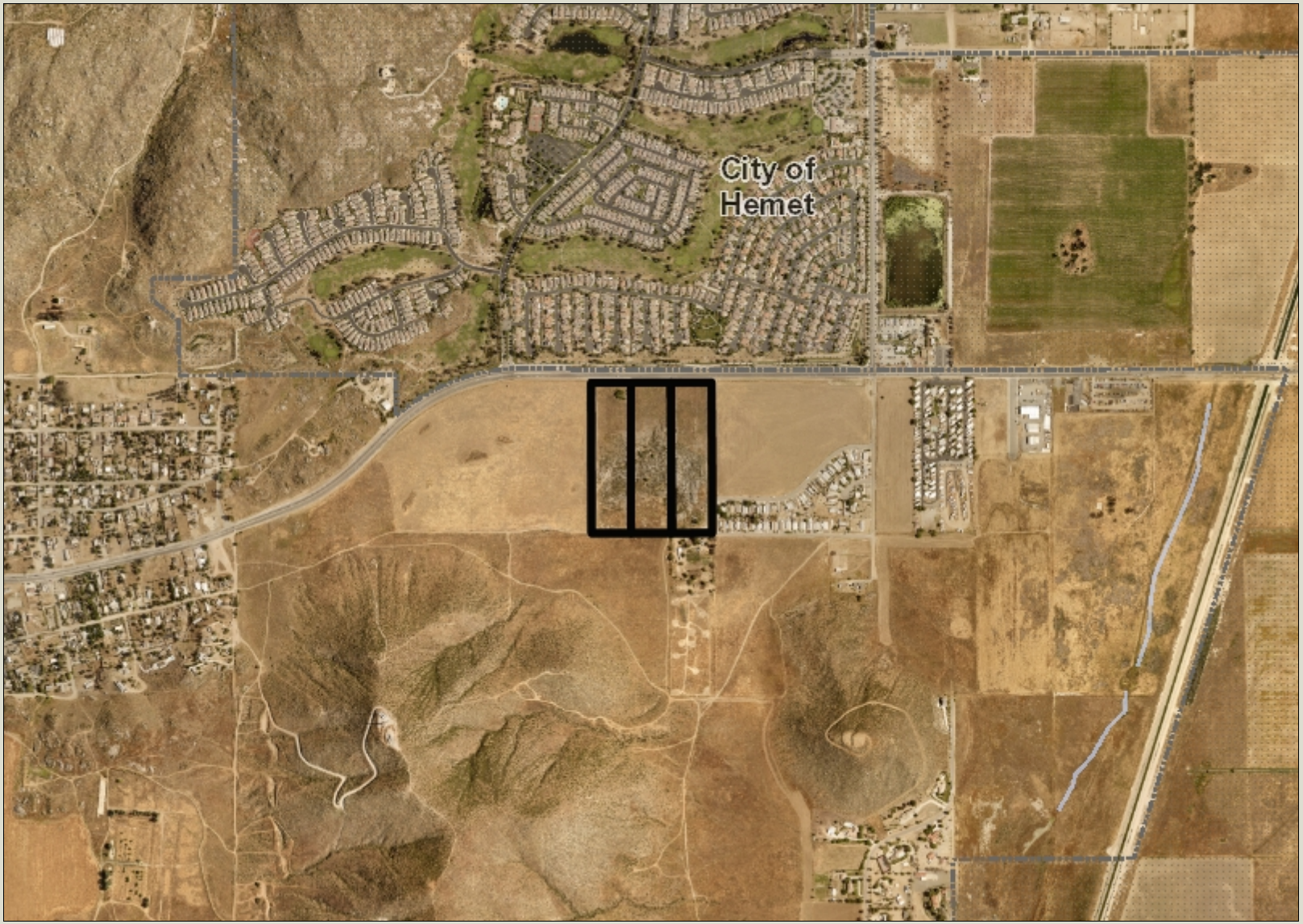

Legend

- Blueline Streams
- City Areas
- World Street Map

0 1,539 3,079 Feet

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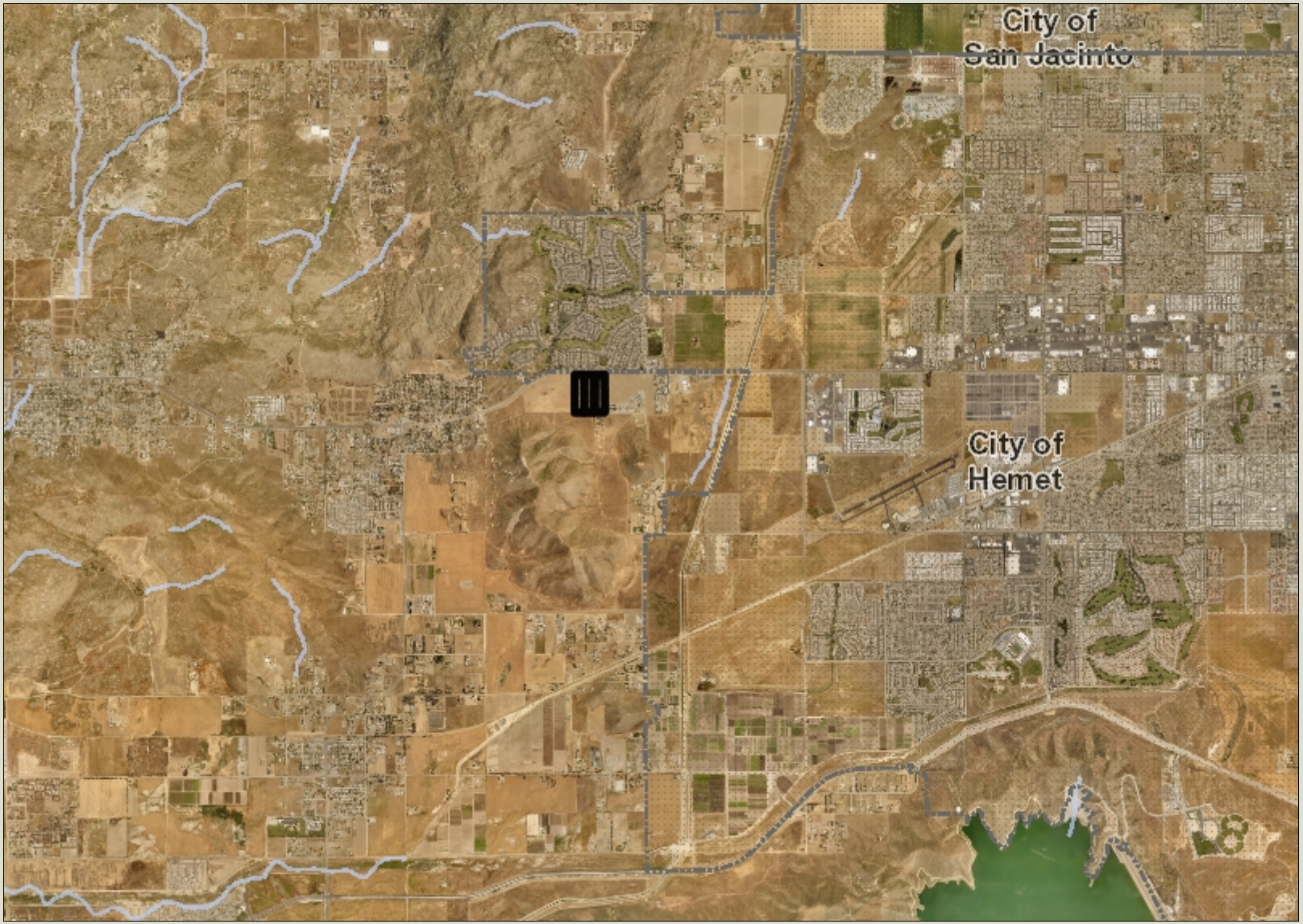

Legend

- Blueline Streams
- City Areas
- World Street Map

0 6,157 12,314 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

0 1,539 3,079 Feet

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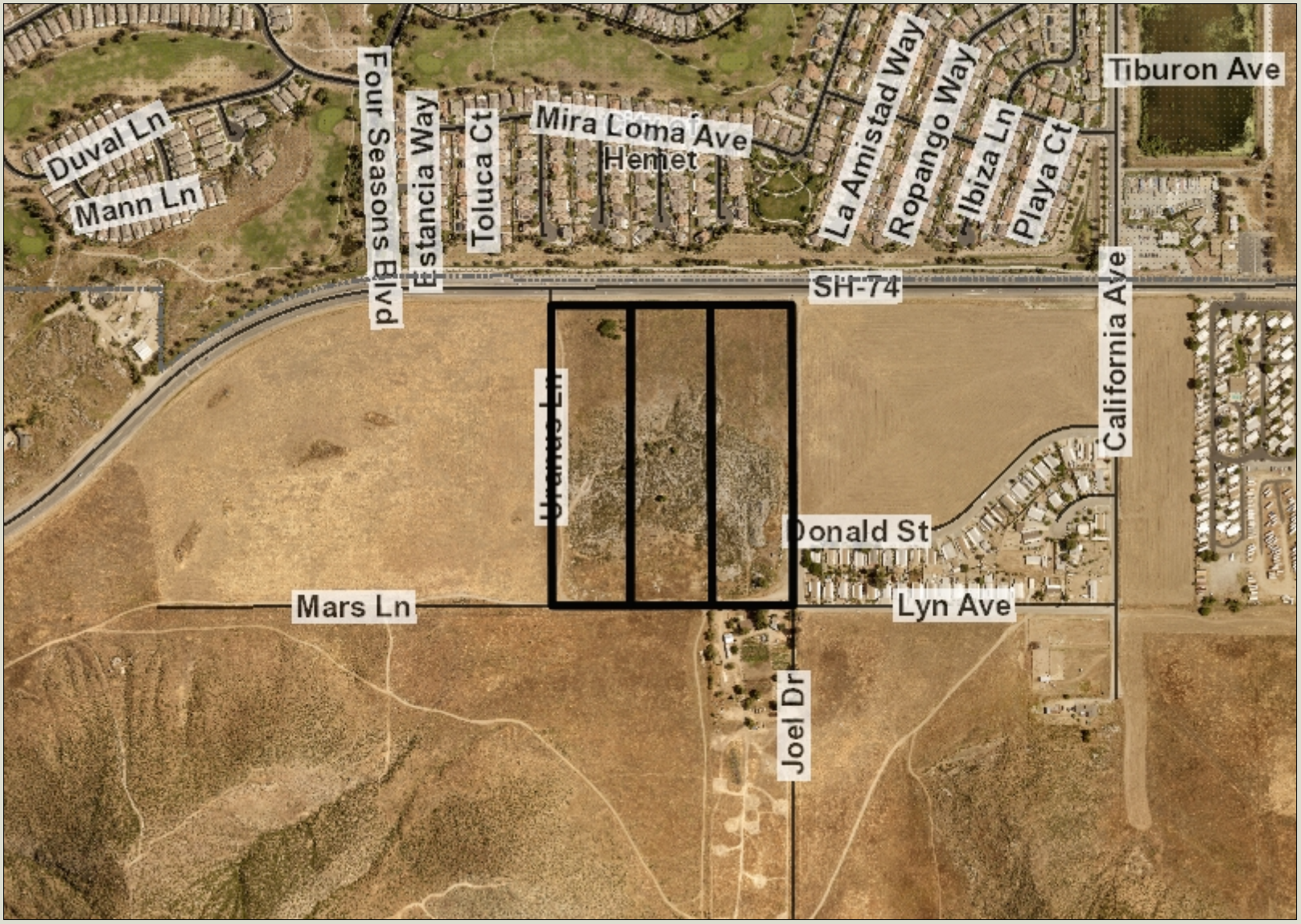

Legend

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

0 770 1,539 Feet

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Notes

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37737

NOVEMBER 2021

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 465-040-025-4, 465-040-026-5, 465-040-027-6.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNER OF LAND DIVIDER AS SHOWN.
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 145
   TOTAL GROSS AREA OF PROJECT = 28.58 AC (DENSITY = 5.1 DU/AC)
   TOTAL NET AREA OF PROJECT = 27.65 AC (DENSITY = 5.2 DU/AC OR 8,375 SF/LOT)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEETS 2 & 3 FOR LOT AREAS)
5. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE.
11. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN.
13. TENTATIVE MAP AREA IS WITHIN CSA #80 HOMELAND, STREET LIGHTING AND IS WITHIN VALLEY-WIDE RECREATION DISTRICT'S BOUNDARY.
14. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 06065C2085G.
15. EXISTING TOPOGRAPHY: ARROWHEAD MAPPING, MARCH 2019.
16. TENTATIVE MAP AREA IS LOCATED IN PAGE 839, GRID J1, G5, H4, H5 RIVERSIDE, 2020 EDITION.
17. TENTATIVE MAP IN IN AN AREA WITH HIGH LIQUEFACTION POTENTIAL, SUSCEPTIBLE TO SUBSIDENCE, HIGH PALEONTOLOGICAL SENSITIVITY, AND WITHIN A MODERATE TO VERY HIGH FIRE HAZARD STATE RESPONSIBILITY AREA.
18. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
19. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS.
20. THIS IS A PROPOSED SCHEDULE "A" SUBDIVISION.

LEGAL DESCRIPTION

PARCEL 1: (APN: 465-040-025-4)

EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGE 129 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 465-040-026-5)

THE WEST 337 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGES 129 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 3: (APN: 465-040-027-6)

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
EXCEPTING THEREFROM THE WEST 337 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915, IN BOOK 406 PAGE 129 OF DEEDS, RECORDS OF RIVERSIDE.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

EARTHWORK

CUT:	134,150 CY
FILL:	104,300 CY
EXPORT:	4,850 CY
IMPORT:	0 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.

LAND USE NOTES

EXISTING ZONING: W-2

PROPOSED ZONING: R-4

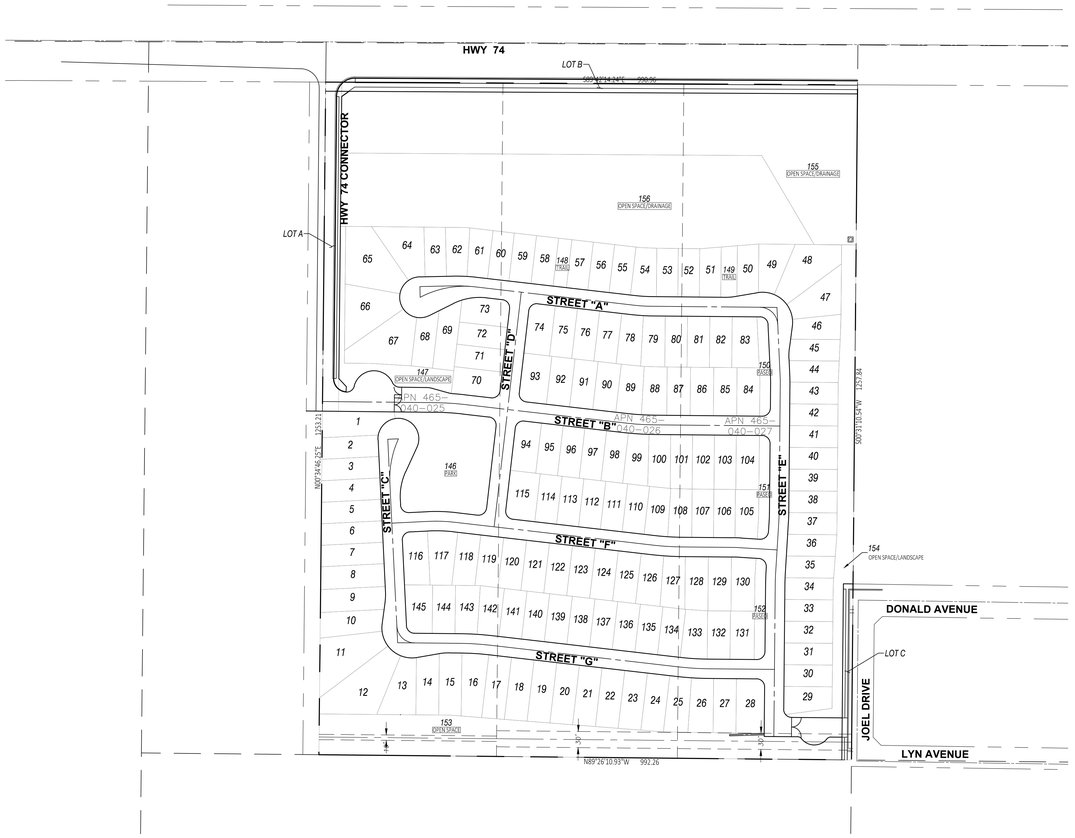
EXISTING LAND USE: HDR/MDR

PROPOSED LAND USE: HDR/MDR

ADJACENT EXISTING LAND USE:
NORTH = LMDR-PARK/RECREATION
SOUTH = MHDR
EAST = CR/MDR
WEST = CR/HDR

NON-RESIDENTIAL LOT SUMMARY

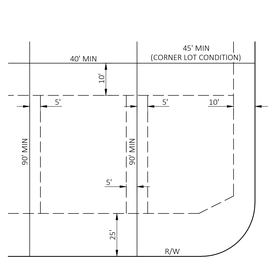
LOT #	LAND USE	AREA
LOT A	PUBLIC RIGHT OF WAY EASEMENT	18,394 S.F.
LOT B	PUBLIC RIGHT OF WAY EASEMENT	16,337 S.F.
LOT C	PUBLIC RIGHT OF WAY EASEMENT	5,904 S.F.
LOT 146	PARK	28,816 S.F.
LOT 147	OPEN SPACE/LANDSCAPE	9,665 S.F.
LOT 148	TRAIL	2,250 S.F.
LOT 149	TRAIL	2,832 S.F.
LOT 150	PASEO	3,610 S.F.
LOT 151	PASEO	3,775 S.F.
LOT 152	PASEO	3,664 S.F.
LOT 153	OPEN SPACE	57,981 S.F.
LOT 154	OPEN SPACE/LANDSCAPE	24,765 S.F.
LOT 155	OPEN SPACE/DRAINAGE	131,980 S.F.
LOT 156	OPEN SPACE/DRAINAGE	129,241 S.F.



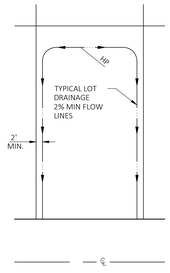
INDEX MAP
SCALE: 1" = 100'

LEGEND

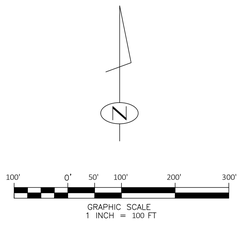
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
RET.	RETAINING
(68.0 FS)	EXISTING ELEVATION
390	LOT NUMBER
82.7	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION

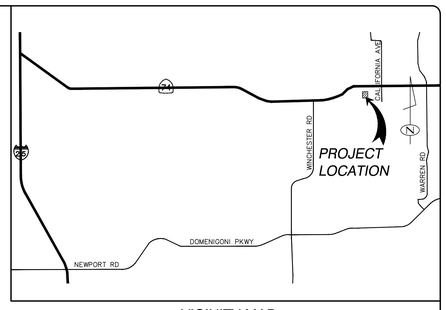


TYPICAL BUILDING SETBACKS -
3,500 SF MIN LOT SIZE
NOT TO SCALE



TYPICAL LOT DRAINAGE
NOT TO SCALE





VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

1. 30' WIDE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 10, 1959 PER INST NO. 104998 OF OFFICIAL RECORDS.
2. 10' WIDE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 15, 1960 PER INST NO. 4040 OF OFFICIAL RECORDS.

UTILITY PURVEYORS

WATER:	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA. 92572 (951) 928-3777
SEWER:	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA. 92572 (951) 928-3777
ELECTRIC:	S.C. EDISON COMPANY 6100 MENIFEE ROAD ROMOLAND, CA 92585 (909) 928-8290
GAS:	S.C. GAS COMPANY 527 NORTH SAN JACINTO STREET HEMET, CA 92543 (800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS 9 S. 4TH ST. REDLANDS, CA 92379
CABLE SERVICE:	FRONTIER COMMUNICATIONS 9 S. 4TH ST. REDLANDS, CA 92379
SCHOOL DISTRICT:	HEMET UNIFIED SCHOOL DISTRICT 26091 MERIDIAN ST HEMET, CA 92544 (951) 765-5193

PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

APPLICANT

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOPMENT, LLC
3470 WILSHIRE BLVD, SUITE 1020
LOS ANGELES, CA 90010
(213) 365-0005

OWNER

DDE HEMET, LLC
2301 E. 7TH STREET, SUITE D200
LOS ANGELES, CA 90023

ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 524-6579

TENTATIVE TRACT MAP NO. 37737
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TITLE SHEET

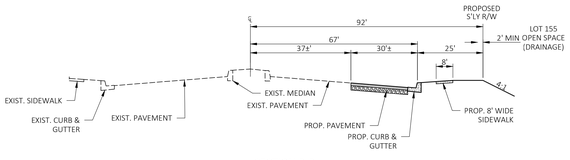
SUBMITTALS:

DESIGNED BY:JAA
DRAWN BY:BAA
CHECKED BY: JAA

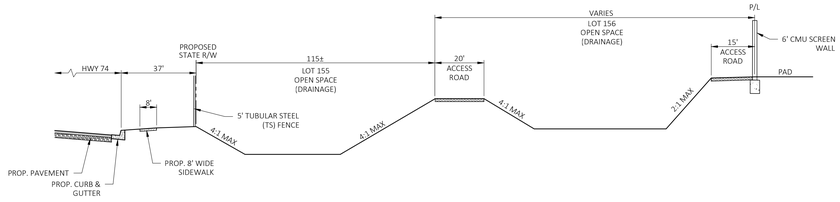
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37737

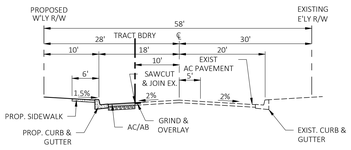
NOVEMBER 2021



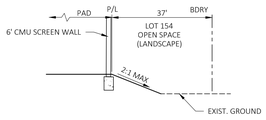
SECTION B-B
HWY 74
RCTD STD 87
NOT TO SCALE



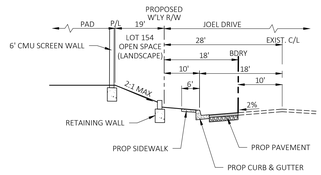
SECTION A-A
NORTHERLY TRACT BOUNDARY
NOT TO SCALE



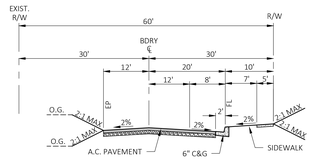
SECTION E-E
JOEL DRIVE
LOCAL STREET RCTD STD 105 (MODIFIED)
NOT TO SCALE



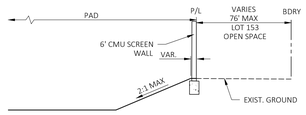
SECTION C-C
NOT TO SCALE



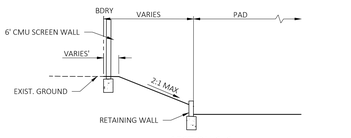
SECTION D-D
NOT TO SCALE



SECTION H-H
HWY 74 CONNECTOR
LOCAL STREET RCTD STD. 105
NOT TO SCALE



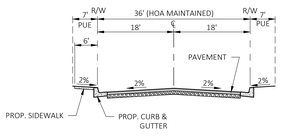
SECTION F-F
NOT TO SCALE



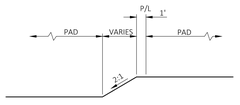
SECTION G-G
NOT TO SCALE

LOT NO	LOT AREA	USABLE AREA
1	5,522 S.F.	5418 S.F.
2	4,209 S.F.	3,906 S.F.
3	4,301 S.F.	3,717 S.F.
4	4,395 S.F.	3,600 S.F.
5	4,489 S.F.	3,600 S.F.
6	4,583 S.F.	3,600 S.F.
7	4,678 S.F.	3,600 S.F.
8	5,073 S.F.	3,825 S.F.
9	5,128 S.F.	3,894 S.F.
10	5,138 S.F.	3,882 S.F.
11	8,662 S.F.	5,363 S.F.
12	10,376 S.F.	6,686 S.F.
13	5,546 S.F.	4,105 S.F.
14	4,696 S.F.	3,781 S.F.
15	4,876 S.F.	3,975 S.F.
16	5,213 S.F.	4,440 S.F.
17	4,977 S.F.	3,956 S.F.
18	4,911 S.F.	3,910 S.F.
19	4,846 S.F.	4,069 S.F.
20	4,781 S.F.	4,033 S.F.
21	4,715 S.F.	3,813 S.F.
22	4,650 S.F.	4,024 S.F.
23	4,584 S.F.	3,800 S.F.
24	4,466 S.F.	3,964 S.F.
25	4,452 S.F.	4,104 S.F.
26	4,459 S.F.	4,351 S.F.
27	4,289 S.F.	4,289 S.F.
28	5,280 S.F.	4,535 S.F.
29	4,162 S.F.	4,162 S.F.
30	3,645 S.F.	3,645 S.F.
31	3,645 S.F.	3,645 S.F.
32	3,645 S.F.	3,645 S.F.
33	3,645 S.F.	3,645 S.F.
34	3,651 S.F.	3,651 S.F.
35	3,681 S.F.	3,681 S.F.
36	3,701 S.F.	3,701 S.F.
37	3,671 S.F.	3,671 S.F.
38	3,645 S.F.	3,645 S.F.
39	3,645 S.F.	3,645 S.F.
40	3,645 S.F.	3,645 S.F.
41	3,645 S.F.	3,645 S.F.
42	3,645 S.F.	3,645 S.F.
43	3,645 S.F.	3,645 S.F.
44	3,665 S.F.	3,665 S.F.
45	3,746 S.F.	3,746 S.F.
46	3,822 S.F.	3,822 S.F.
47	6,011 S.F.	6,011 S.F.
48	8,054 S.F.	8,054 S.F.
49	4,484 S.F.	4,484 S.F.
50	3,692 S.F.	3,692 S.F.
51	3,671 S.F.	3,671 S.F.
52	3,602 S.F.	3,602 S.F.
53	3,607 S.F.	3,607 S.F.
54	3,954 S.F.	3,954 S.F.
55	3,600 S.F.	3,600 S.F.
56	3,600 S.F.	3,600 S.F.
57	3,600 S.F.	3,600 S.F.
58	3,735 S.F.	3,735 S.F.
59	3,735 S.F.	3,735 S.F.
60	3,600 S.F.	3,600 S.F.
61	3,700 S.F.	3,700 S.F.
62	3,797 S.F.	3,797 S.F.
63	3,679 S.F.	3,679 S.F.
64	6,263 S.F.	6,263 S.F.
65	10,063 S.F.	10,063 S.F.
66	8,112 S.F.	8,112 S.F.
67	8,882 S.F.	7,885 S.F.
68	3,868 S.F.	3,525 S.F.
69	4,829 S.F.	4,361 S.F.
70	4,457 S.F.	4,457 S.F.
71	3,780 S.F.	3,780 S.F.
72	3,754 S.F.	3,754 S.F.
73	4,340 S.F.	4,340 S.F.

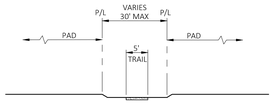
LOT NO	LOT AREA	USABLE AREA
74	4,464 S.F.	4,059 S.F.
75	3,910 S.F.	3,515 S.F.
76	3,910 S.F.	3,568 S.F.
77	3,910 S.F.	3,630 S.F.
78	4,054 S.F.	3,804 S.F.
79	4,049 S.F.	3,849 S.F.
80	3,948 S.F.	3,776 S.F.
81	3,947 S.F.	3,789 S.F.
82	3,947 S.F.	3,918 S.F
83	4,626 S.F.	4,626 S.F.
84	3,827 S.F.	3,827 S.F.
85	3,906 S.F.	3,906 S.F.
86	3,906 S.F.	3,906 S.F.
87	3,906 S.F.	3,906 S.F.
88	4,074 S.F.	4,074 S.F.
89	4,095 S.F.	4,095 S.F.
90	3,906 S.F.	3,906 S.F.
91	3,906 S.F.	3,906 S.F.
92	3,906 S.F.	3,906 S.F.
93	4,677 S.F.	3,695 S.F.
94	4,417 S.F.	4,127 S.F.
95	3,830 S.F.	3,546 S.F.
96	3,830 S.F.	3,568 S.F.
97	3,830 S.F.	3,587 S.F.
98	3,831 S.F.	3,612 S.F.
99	4,058 S.F.	3,836 S.F.
100	4,048 S.F.	3,870 S.F.
101	4,102 S.F.	3,990 S.F.
102	4,116 S.F.	4,116 S.F.
103	4,116 S.F.	4,116 S.F.
104	4,343 S.F.	4,343 S.F.
105	3,938 S.F.	3,938 S.F.
106	3,600 S.F.	3,600 S.F.
107	3,648 S.F.	3,648 S.F.
108	3,819 S.F.	3,819 S.F.
109	3,791 S.F.	3,791 S.F.
110	3,690 S.F.	3,690 S.F.
111	3,690 S.F.	3,690 S.F.
112	3,690 S.F.	3,690 S.F.
113	3,690 S.F.	3,690 S.F.
114	3,690 S.F.	3,690 S.F.
115	4,992 S.F.	4,080 S.F.
116	4,671 S.F.	4,279 S.F.
117	4,892 S.F.	4,443 S.F.
118	4,175 S.F.	3,420 S.F.
119	4,040 S.F.	3,522 S.F.
120	4,042 S.F.	3,541 S.F.
121	4,042 S.F.	3,551 S.F.
122	4,042 S.F.	3,578 S.F.
123	4,042 S.F.	3,662 S.F.
124	4,042 S.F.	3,417 S.F.
125	4,042 S.F.	3,678 S.F.
126	4,139 S.F.	3,784 S.F.
127	4,165 S.F.	3,837 S.F.
128	4,271 S.F.	3,992 S.F.
129	4,320 S.F.	4,121 S.F.
130	4,424 S.F.	4,250 S.F.
131	4,050 S.F.	4,050 S.F.
132	3,825 S.F.	3,591 S.F.
133	4,131 S.F.	4,131 S.F.
134	3,825 S.F.	3,825 S.F.
135	3,825 S.F.	3,627 S.F.
136	3,825 S.F.	3,825 S.F.
137	3,825 S.F.	3,627 S.F.
138	3,825 S.F.	3,627 S.F.
139	3,825 S.F.	3,627 S.F.
140	3,825 S.F.	3,825 S.F.
141	3,825 S.F.	3,825 S.F.
142	3,866 S.F.	3,866 S.F.
143	3,958 S.F.	3,958 S.F.
144	3,825 S.F.	3,825 S.F.
145	4,442 S.F.	3,507 S.F.



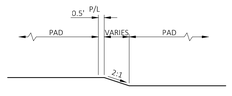
SECTION I-I
INTERIOR STREETS
MODIFIED LOCAL RCTD STD. 105
NOT TO SCALE



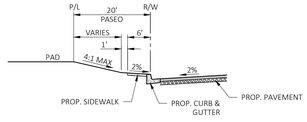
SECTION J-J
NOT TO SCALE



SECTION K-K
NOT TO SCALE



SECTION L-L
NOT TO SCALE



SECTION M-M
NOT TO SCALE

ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 524-6579

TENTATIVE TRACT MAP NO. 37737
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TYPICAL SECTIONS

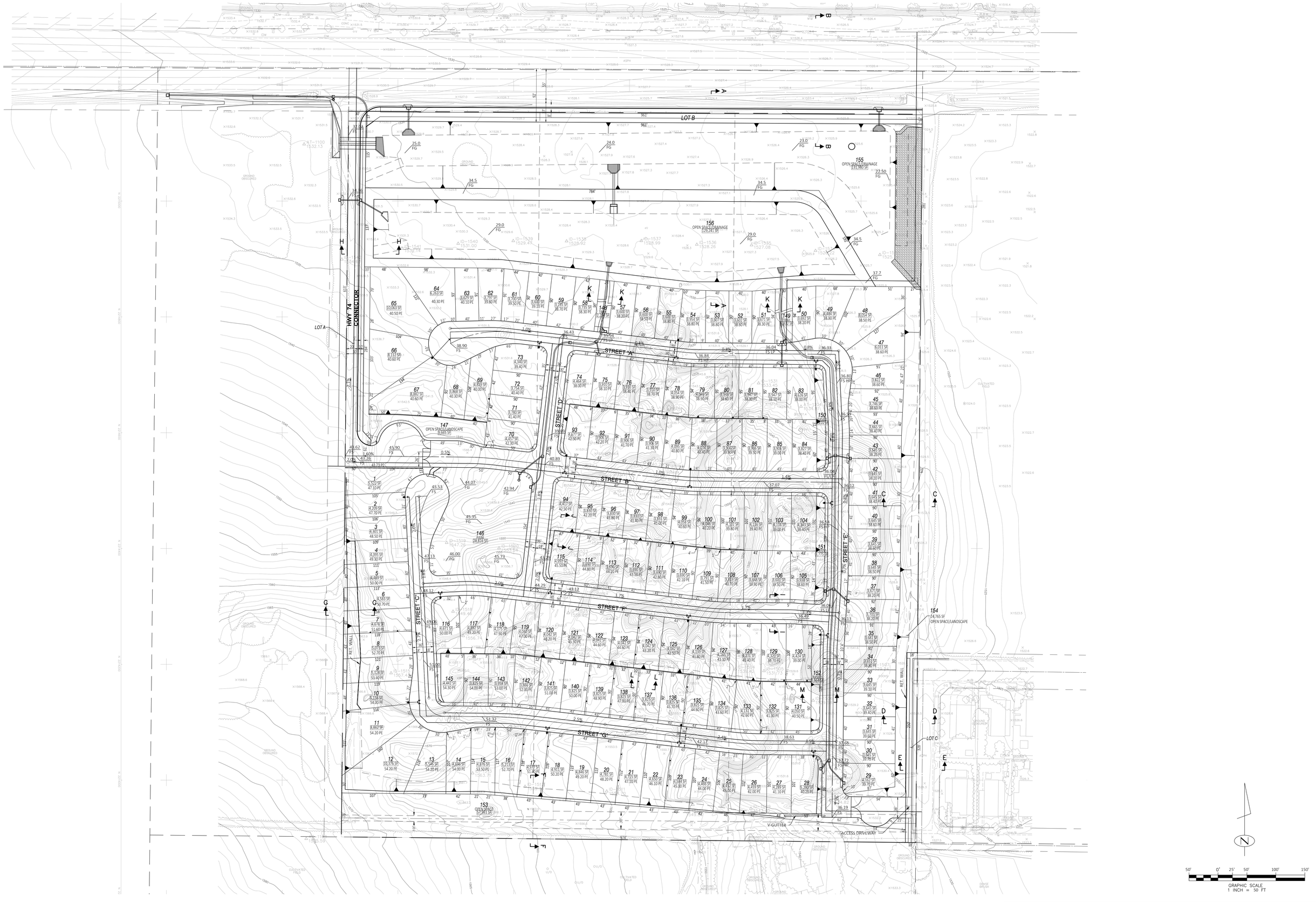
SUBMITTALS:

DESIGNED BY:JAA
DRAWN BY:BAA
CHECKED BY: JAA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37737

NOVEMBER 2021



ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 524-6579

TENTATIVE TRACT MAP NO. 37737
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

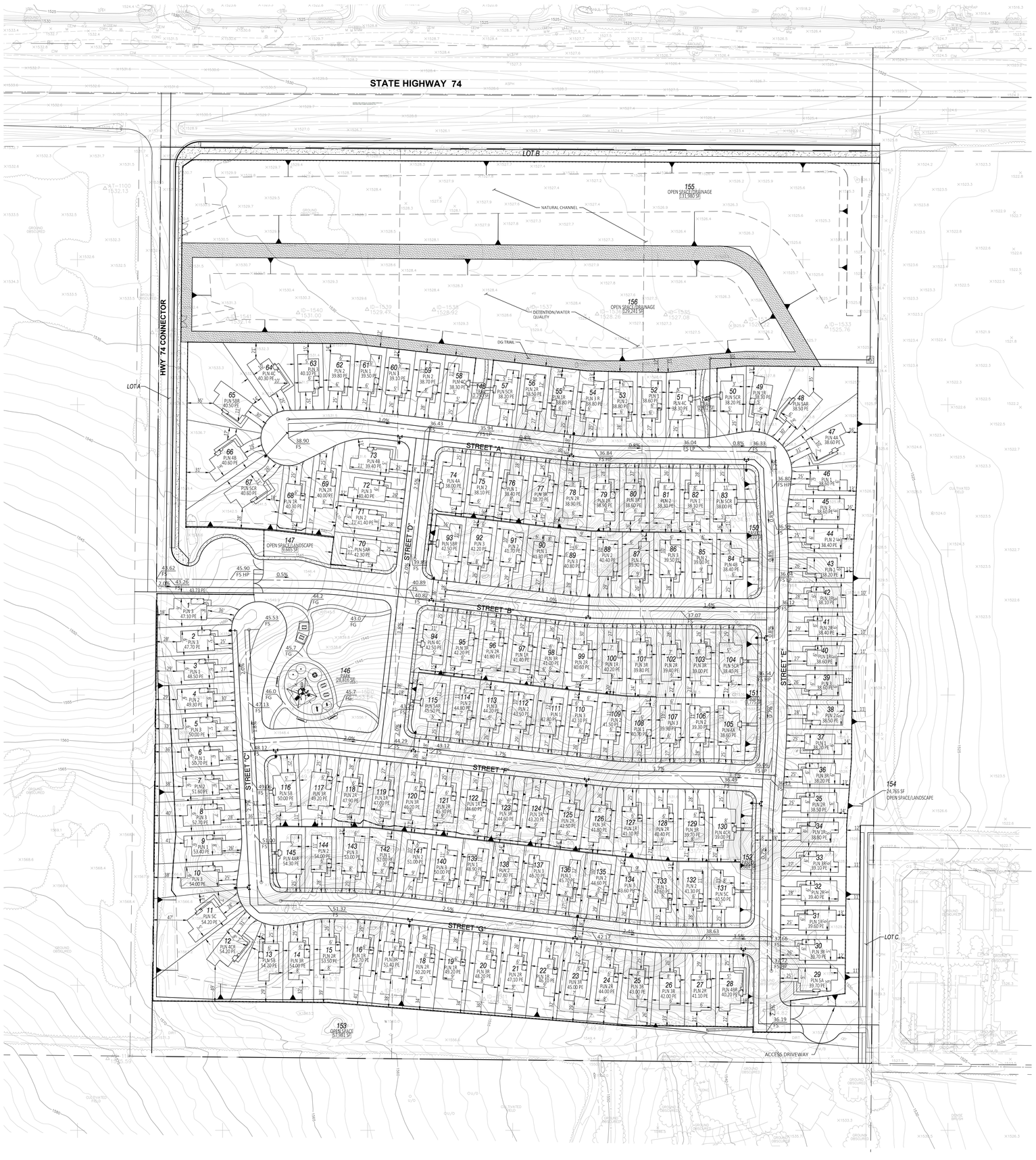
SUBMITTALS:

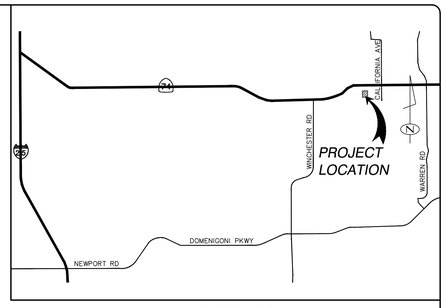
DESIGNED BY:JAA
DRAWN BY:BAA
CHECKED BY: JAA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TTM 37737 PLOT PLAN

NOVEMBER, 2021





VICINITY MAP
NOT TO SCALE

ARCH TYPE

PLAN	SPANISH	COTTAGE	CRAFTSMAN	TRADITIONAL	TOTALS
1	9	8	9	9	35
2	10	10	10	10	40
3	10	11	10	10	41
4A	1	1	1	1	4
4B	1	1	1	1	4
4C	2	1	1	2	6
5A	1	1	1	1	4
5B	1	1	1	1	4
5C	2	2	2	1	7
TOTALS	37	36	36	36	145

LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
(68.0 FS)	EXISTING ELEVATION
390	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	CMU BLOCK WALL
	TUBULAR STEEL FENCE
	PILASTER
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION
	CONCRETE PAVEMENT
	DG TRAIL

LEGAL DESCRIPTION

PARCEL 1:

EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGE 129 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 2:

THE WEST 337 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGES 129 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 3:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
EXCEPTING THEREFROM THE WEST 337 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915, IN BOOK 406 PAGE 129 OF DEEDS, RECORDS OF RIVERSIDE.
ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY

TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

APNs

PARCEL 1: 465-040-025-4

PARCEL 2: 465-040-026-5

PARCEL 3: 465-040-027-6

APPLICANT

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOPMENT, LLC
3470 WILSHIRE BLVD, SUITE 1020
LOS ANGELES, CA 90010
(213) 365-0005

PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

OWNER

DDE HEMET, LLC
2301 E. 7TH STREET, SUITE D200
LOS ANGELES, CA 90023

PLAN LEGEND
NOT TO SCALE

GRAPHIC SCALE
1 INCH = 50 FT

ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 524-6579

TTM 37737 PLOT PLAN
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

SUBMITTALS:

DESIGNED BY: BAA
DRAWN BY:BAA
CHECKED BY: IAA

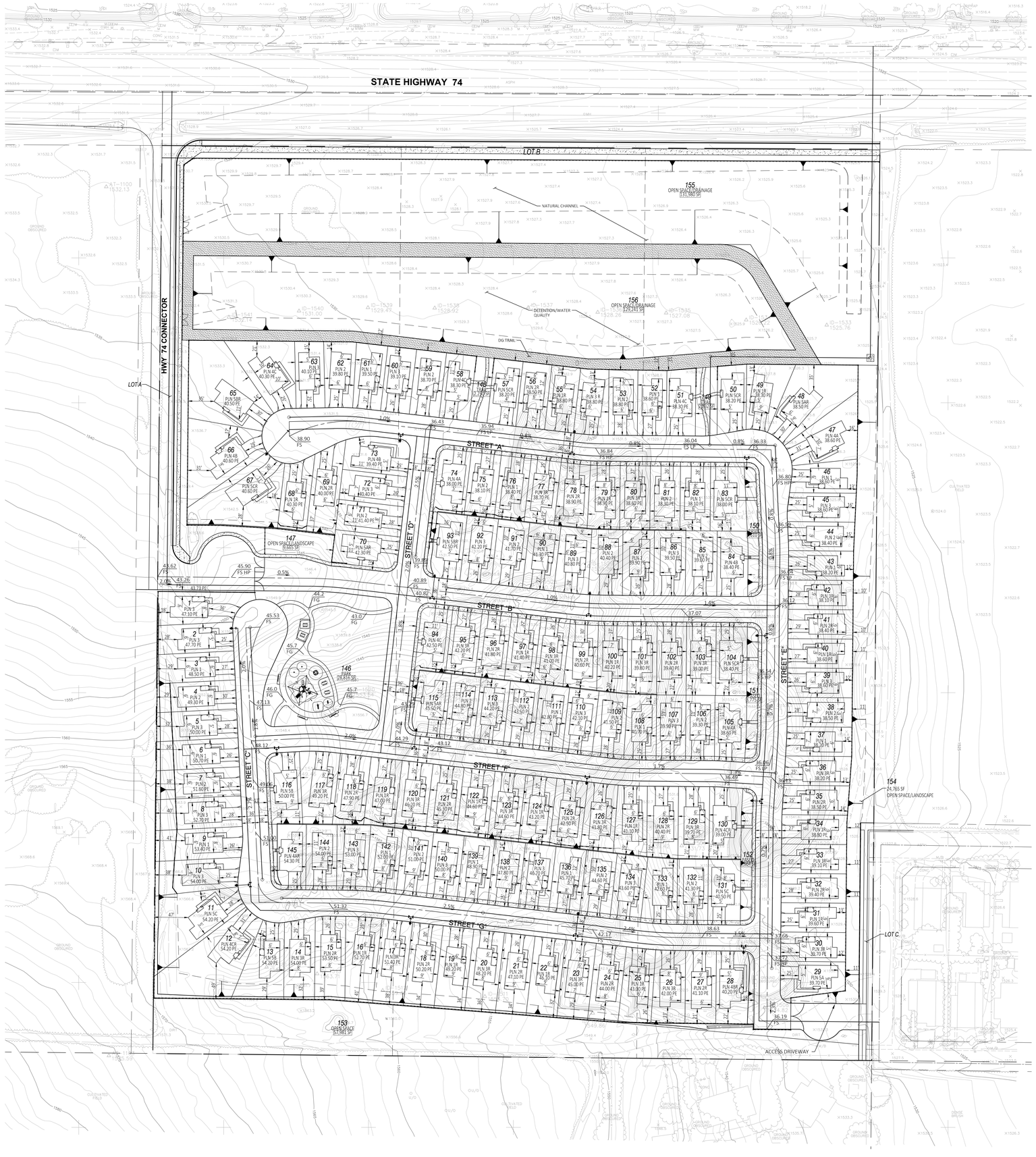
SHEET 1 OF 1

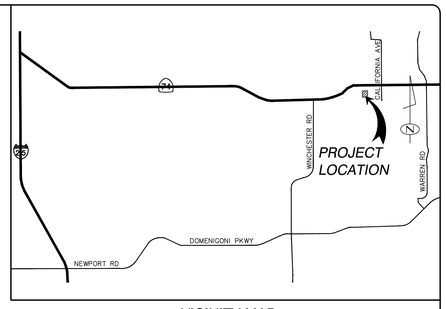
EXISTING ZONE CONTROLLED DEVELOPMENT AREAS (W-2)
PROPOSED ZONE PLANNED RESIDENTIAL (R-4)

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TTM 37737 PLOT PLAN

NOVEMBER, 2021





VICINITY MAP
NOT TO SCALE

ARCH TYPE					
PLAN	SPANISH	COTTAGE	CRAFTSMAN	TRADITIONAL	TOTALS
1	9	8	9	9	35
2	10	10	10	10	40
3	10	11	10	10	41
4A	1	1	1	1	4
4B	1	1	1	1	4
4C	2	1	1	2	6
5A	1	1	1	1	4
5B	1	1	1	1	4
5C	2	2	2	1	7
TOTALS	37	36	36	36	145

LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
(68.0 FS)	EXISTING ELEVATION
390	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	CMU BLOCK WALL
	TUBULAR STEEL FENCE
	PILASTER
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION
	CONCRETE PAVEMENT
	DG TRAIL

LEGAL DESCRIPTION

PARCEL 1:

EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGE 129 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 2:

THE WEST 337 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGES 129 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

PARCEL 3:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
EXCEPTING THEREFROM THE WEST 337 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915, IN BOOK 406 PAGE 129 OF DEEDS, RECORDS OF RIVERSIDE.
ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE RIVERSIDE COUNTY

TRANSPORTATION COMMISSION BY DEED RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 2012-0142051, OF OFFICIAL RECORDS.

APNs

PARCEL 1: 465-040-025-4

PARCEL 2: 465-040-026-5

PARCEL 3: 465-040-027-6

APPLICANT

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOPMENT, LLC
3470 WILSHIRE BLVD, SUITE 1020
LOS ANGELES, CA 90010
(213) 365-0005

PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

OWNER

DDE HEMET, LLC
2301 E. 7TH STREET, SUITE D200
LOS ANGELES, CA 90023

PLAN LEGEND
NOT TO SCALE

GRAPHIC SCALE
1 INCH = 50 FT

ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 524-6579

TTM 37737 PLOT PLAN
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

SUBMITTALS:

DESIGNED BY: BAA
DRAWN BY:BAA
CHECKED BY: IAA

SHEET 1 OF 1

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 Ms. Deborah Bradford at (951) 955-6646.

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: **February 10, 2022**

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

CASE DESCRIPTION:

ZAP1068HR21 – Joseph Rivani (Representative: Farah Khorashadi) – County of Riverside Case Nos. CZ2100016 (Change of Zone), TTM37737 (Tentative Tract Map), PP210143 (Plot Plan). A proposal to divide 28.58 acres into 145 single family residential lots, open space recreation lots, and detention basin lots, located southerly of W. Florida Avenue (Highway 74), westerly of California Avenue, and northerly of Lyn Avenue. The applicant also proposes to change the sites zoning from Controlled Development Areas (W-2) to Planned Residential (R-4). A plot plan is also proposed for the site design and development of the project (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

P.H.

Zone E Hemet Ryan

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ~~TTM 37737~~ ZAP1065HR21 DATE SUBMITTED: 12/28/2021

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Joseph Rivani	Phone Number	(213) 365-0005
Mailing Address	3470 Wilshire Blvd Suite 1020 Los Angeles , CA 9001	Email	jrivani@gidllco.com
Representative	Farah Khorashadi	Phone Number	(951) 218-6897
Mailing Address	280 Caldecott Lane Unit 109 Oakland, CA 94618	Email	Farahk56@gmail.com
Property Owner	DDE Hemet LLC	Phone Number	(323) 859- 3449
Mailing Address	2301 East 7th Street # D 200 Los Angeles, CA 90023	Email	

LOCAL JURISDICTION AGENCY

Local Agency Name	County of Riverside	Phone Number	(951) 955-6646
Staff Contact	Deborah Bradford	Email	dbroadfor@rivco.org
Mailing Address	4080 Lemon Street Planning Department, Riverside ,CA 92501	Case Type	Schedule A subdivision
Local Agency Project No	TTM 37737, CZ2100016, PP210143	☐ General Plan / Specific Plan Amendment ☐ Zoning Ordinance Amendment ■ Subdivision Parcel Map / Tentative Tract ☐ 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	34443 Florida Ave, South of HWY 74, approximately 1300' west of California A		
Assessor's Parcel No.	465 040 027,026,025	Gross Parcel Size	30
Subdivision Name	Hemet 30 Project	Nearest Airport and distance from Air-port	Hemet Ryan Air
Lot Number			

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)	MDR /HDR Land Uses change of zone from W-2 to R-4

Proposed Land Use (describe)	MDR/HDR TTM 37737 is a prposal for a schdule A that includes the subdivision of 30 gro into 145 residential lots, witha minimum lot size of 3,500 square feet.	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	145 rsidential units
For Other Land Uses (See Appendix C)	Hours of Operation	
	Number of People on Site — Maximum Number	
	Method of Calculation	
Height Data	Site Elevation (above mean sea level)	ft.
	Height of buildings or structures (from the ground)	25'-4" 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:	3.2
HEARING DATE:	February 10, 2022
CASE NUMBER:	ZAP1501MA21 – Duke Realty Limited Partnership (Representative: Albert A. Webb Associates)
APPROVING JURISDICTION:	City of Perris
JURISDICTION CASE NO:	21-05267 (Specific Plan Amendment), DPR21-00005 (Development Plan Review), 21-05086 (Tentative Parcel Map No 38259)
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 B2
Noise Levels:	60-70 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 also find the proposed Development Plan Review 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 769,668 square foot industrial warehouse building with mezzanines on 33.37 acres. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan amending the Circulation Element to reflect the street vacation of California Avenue and Nance Street between Patterson Avenue and Nevada Avenue. The applicant also proposes a tentative parcel map to merge the project's existing parcels into one parcel and vacate street rights-of-way.

PROJECT LOCATION: The site is located northerly of Markham Street, westerly of Nevada Avenue, easterly of Patterson Avenue, and southerly of Harley Knox Boulevard, approximately 2,524 feet southwest 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 B2, which limits average intensity to 100 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:

- Warehouse – 1 person per 500 square feet, and
- Office – 1 person per 200 square feet.

The project proposes to construct a 769,668 square foot industrial warehouse building with mezzanines on 33.37 acres, which includes 751,668 square feet of warehouse area, 8,000 square feet of first floor office area, and 10,000 square feet of second floor office mezzanine area, accommodating a total occupancy of 1,593 people, resulting in an average intensity of 48 people per acre, which is consistent with the Compatibility Zone B2 average intensity criterion of 100 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 for commercial vehicles). Based on the number of parking spaces provided (374 standard vehicles) and (141 trailer spaces) the total occupancy would be estimated at 702 people for an average intensity of 21 people per acre, which is consistent with the Compatibility Zone B2 average intensity criterion of 100 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone B2 limits maximum single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 34,560 square feet of warehouse area, 4,000 square feet of first floor office area, 5,000 square feet of second floor office mezzanine area, resulting in a single acre occupancy of 114 people which is consistent with the Compatibility Zone B2 single acre criterion of 250. (Approximately 5,000 square feet of the single acre area is located outside the building and therefore will not create any occupancy).

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone B2 (children's schools, day care centers, hospitals, nursing homes, libraries, hotels/motels, places of assembly, buildings with 3 aboveground floors, critical community facilities, 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 in an area between 60-70 CNEL range from aircraft noise. Warehouse and office uses are identified as normally acceptable and marginally acceptable within this range; however, staff is recommending a condition to incorporate noise attenuation measures into the design of the office areas of the 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 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 2,524 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 1,513 feet AMSL. The site's finished floor elevation is 1,494 feet AMSL and proposed building height is 50 feet, resulting in a top point elevation of 1,544 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. 2021-AWP-20728-OE to this project and is currently in a "work in progress" status.

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 nearest portion of the project is located 2,524 feet from the runway, and therefore would be subject to the above requirement.

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 2,524 feet), the project utilizes underground infiltration basins which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

Specific Plan Amendment: The applicant also proposes amending the Perris Valley Commerce Center Specific Plan amending the Circulation Element to reflect the street vacation of California Avenue and Nance Street between Patterson Avenue and Nevada Avenue. The proposed amendment will not impact airport land use compatibility issues.

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 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 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 or activity 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 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. (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) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including but not limited to places of worship and theaters), buildings with more than 3 aboveground habitable floors, and critical community infrastructure facilities.

(f) 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.

(g) Other Hazards to flight.

3. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest, or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

4. 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.

5. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. 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.

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. Noise attenuation measures shall be incorporated into the design of the office areas 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.

8. The project has been evaluated for 769,668 square foot industrial warehouse building, including 751,668 square feet of warehouse area, 8,000 square feet of first floor office area, and 10,000 square feet of second floor office mezzanine 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.

9. 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\ZAP1501MA21\ZAP1501MA21sr.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

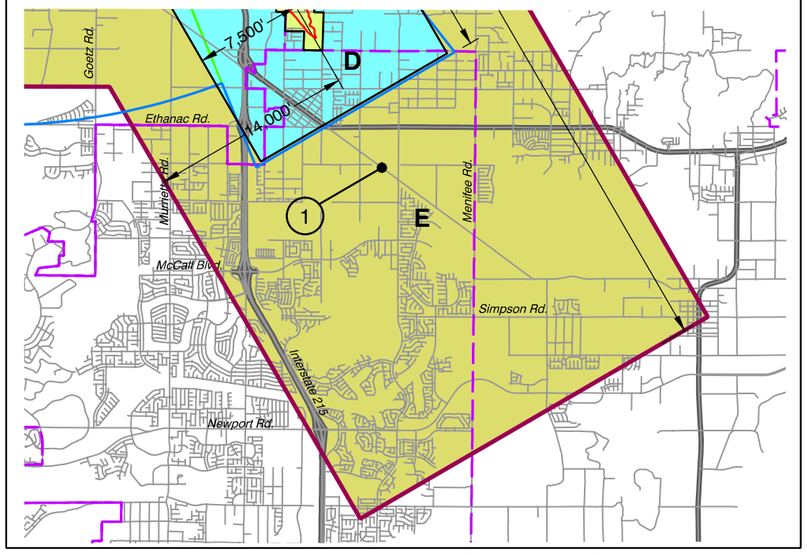
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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



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

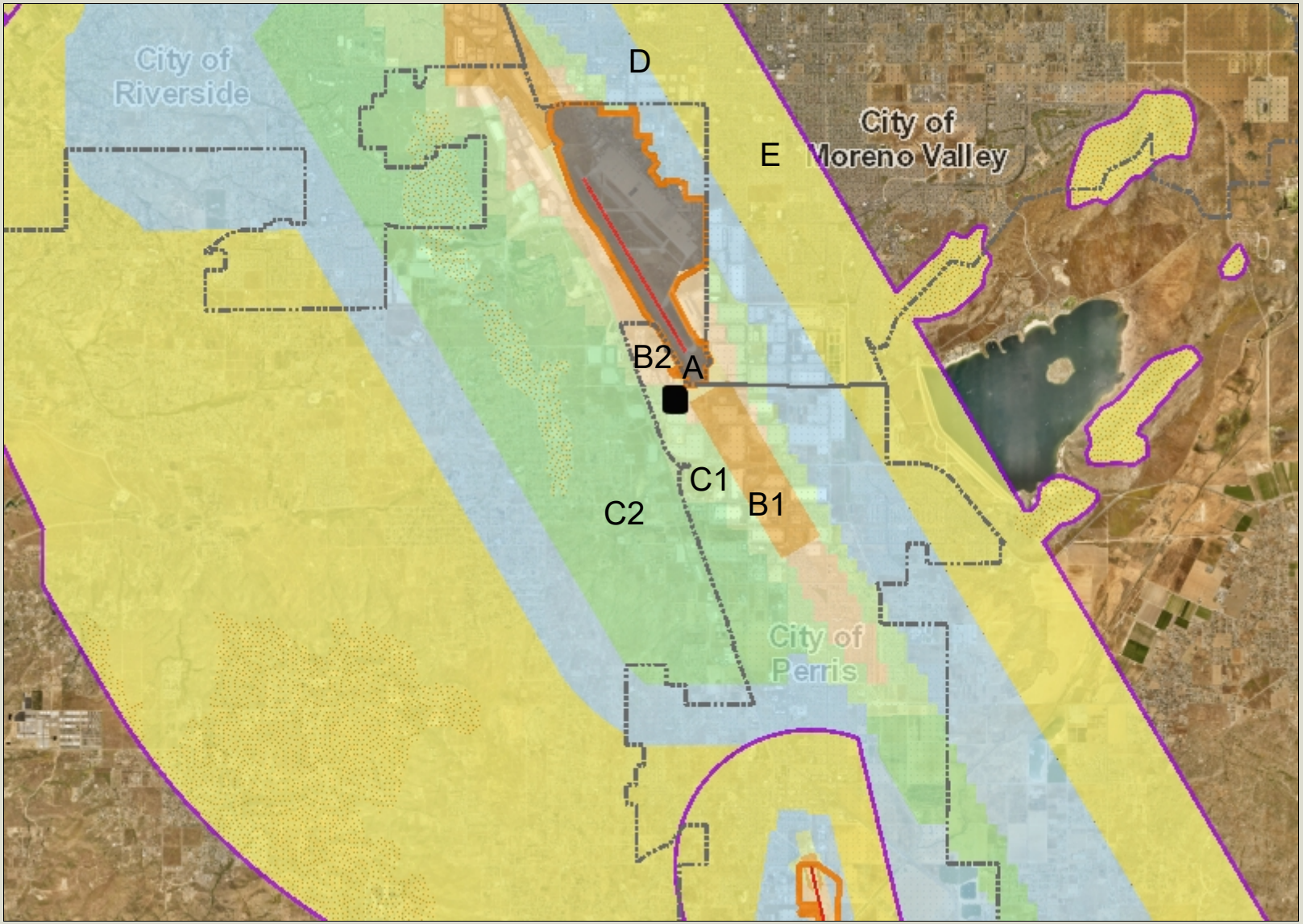
Compatibility Map

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 12,314 24,629 Feet

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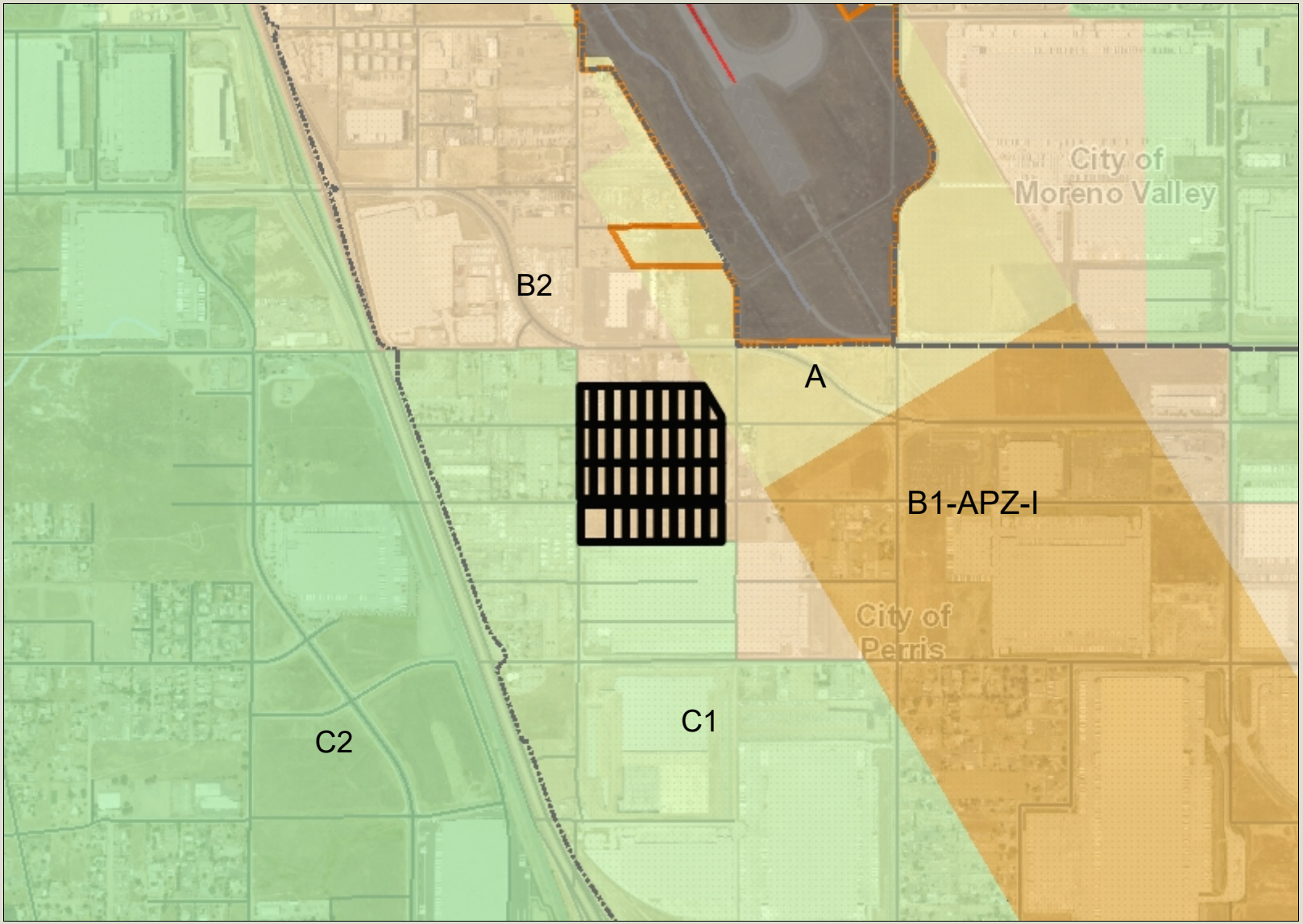

Legend

- 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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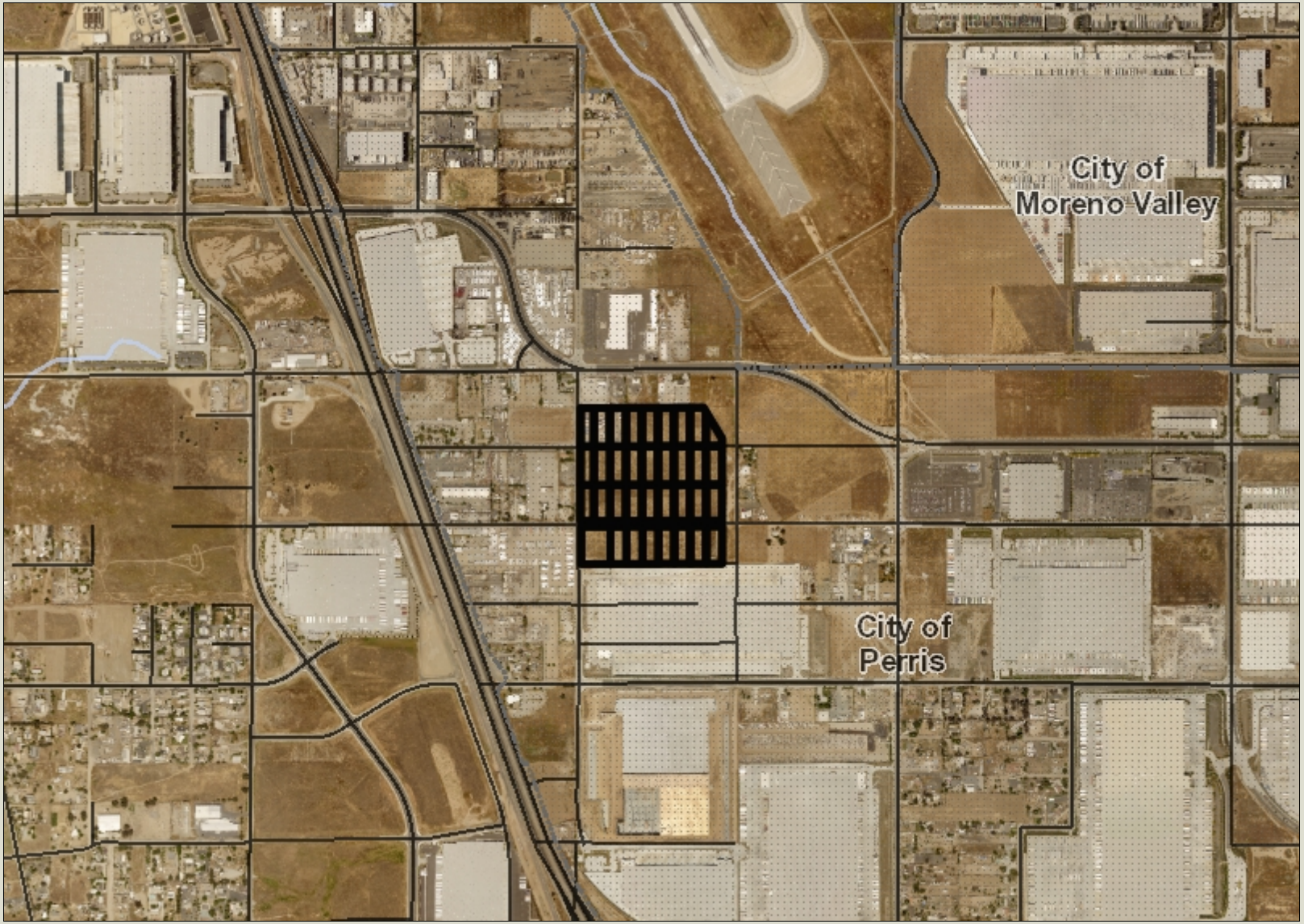

Legend

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

0 1,539 3,079 Feet

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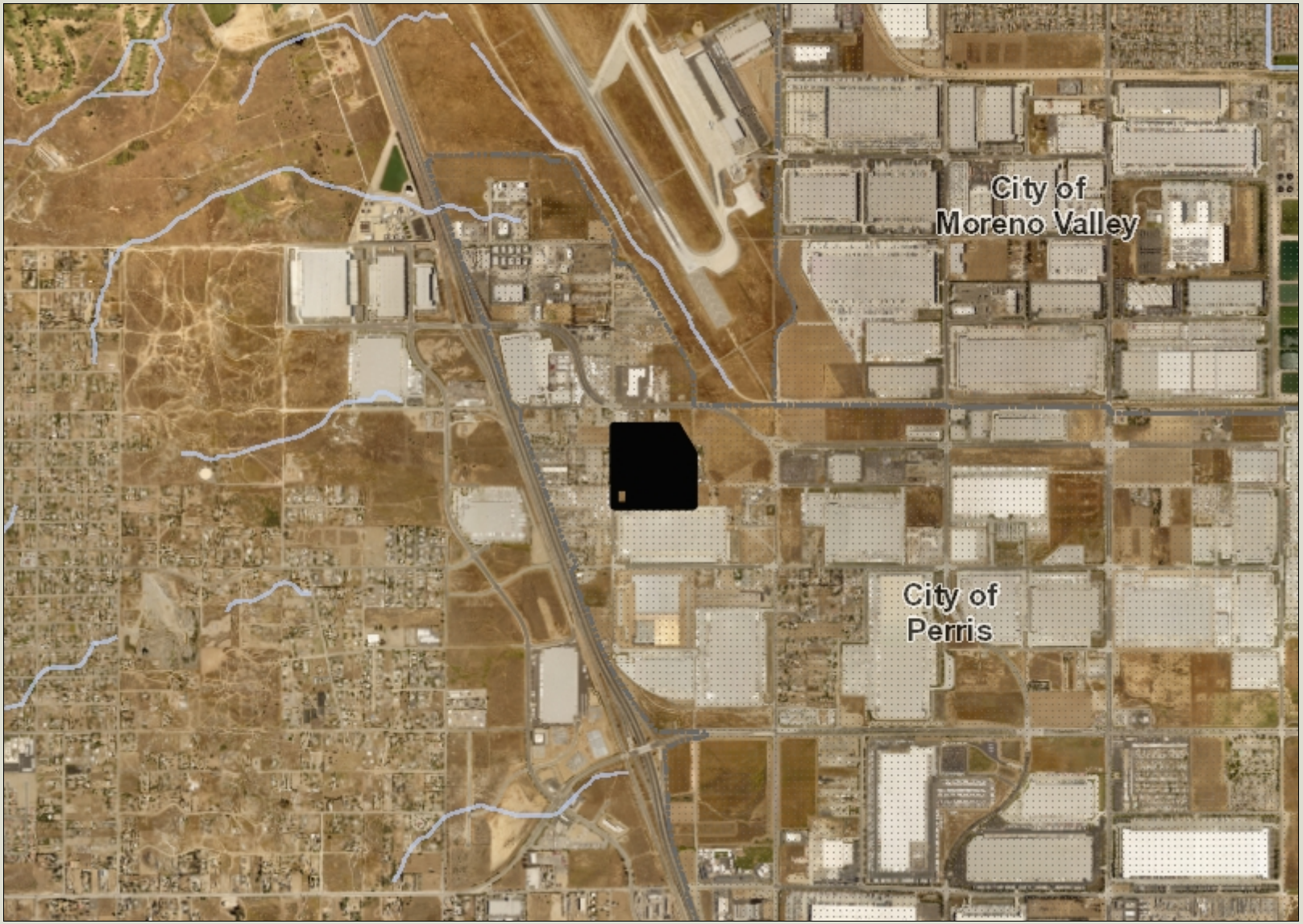

Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,011 6,022 Feet

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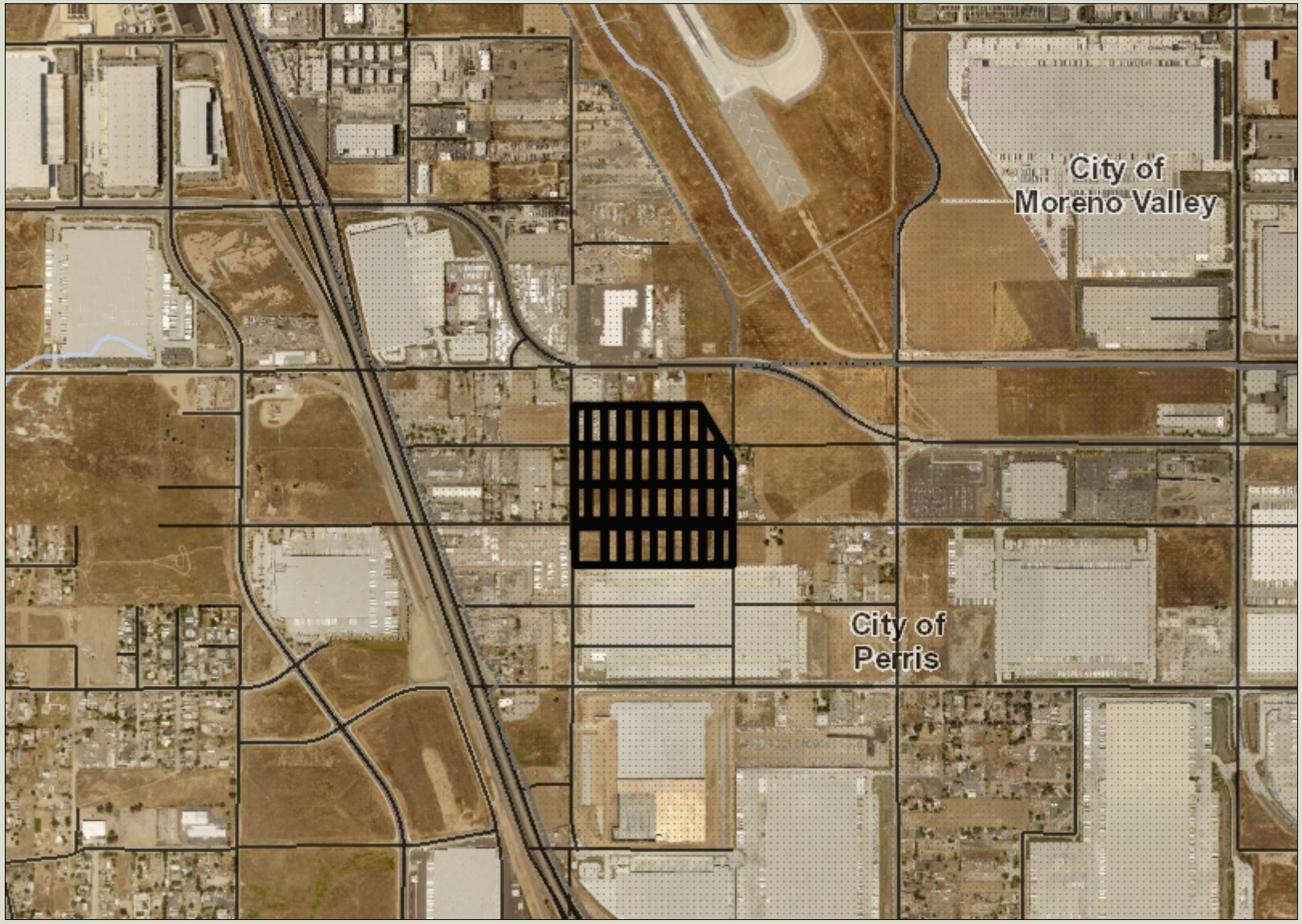

Legend

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

0 1,506 3,011 Feet

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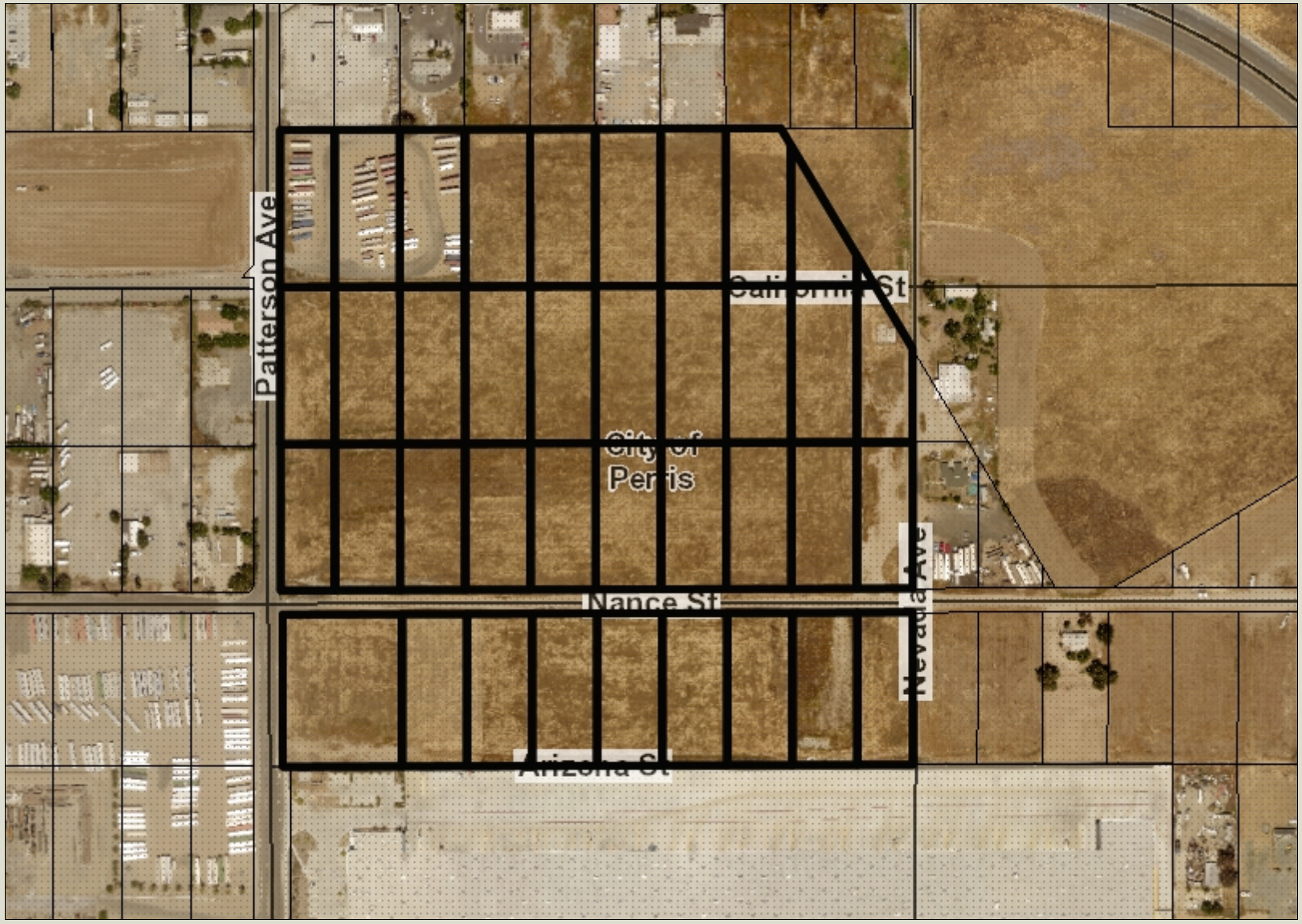
Notes

Map My County Map



Legend

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

0 376 753 Feet

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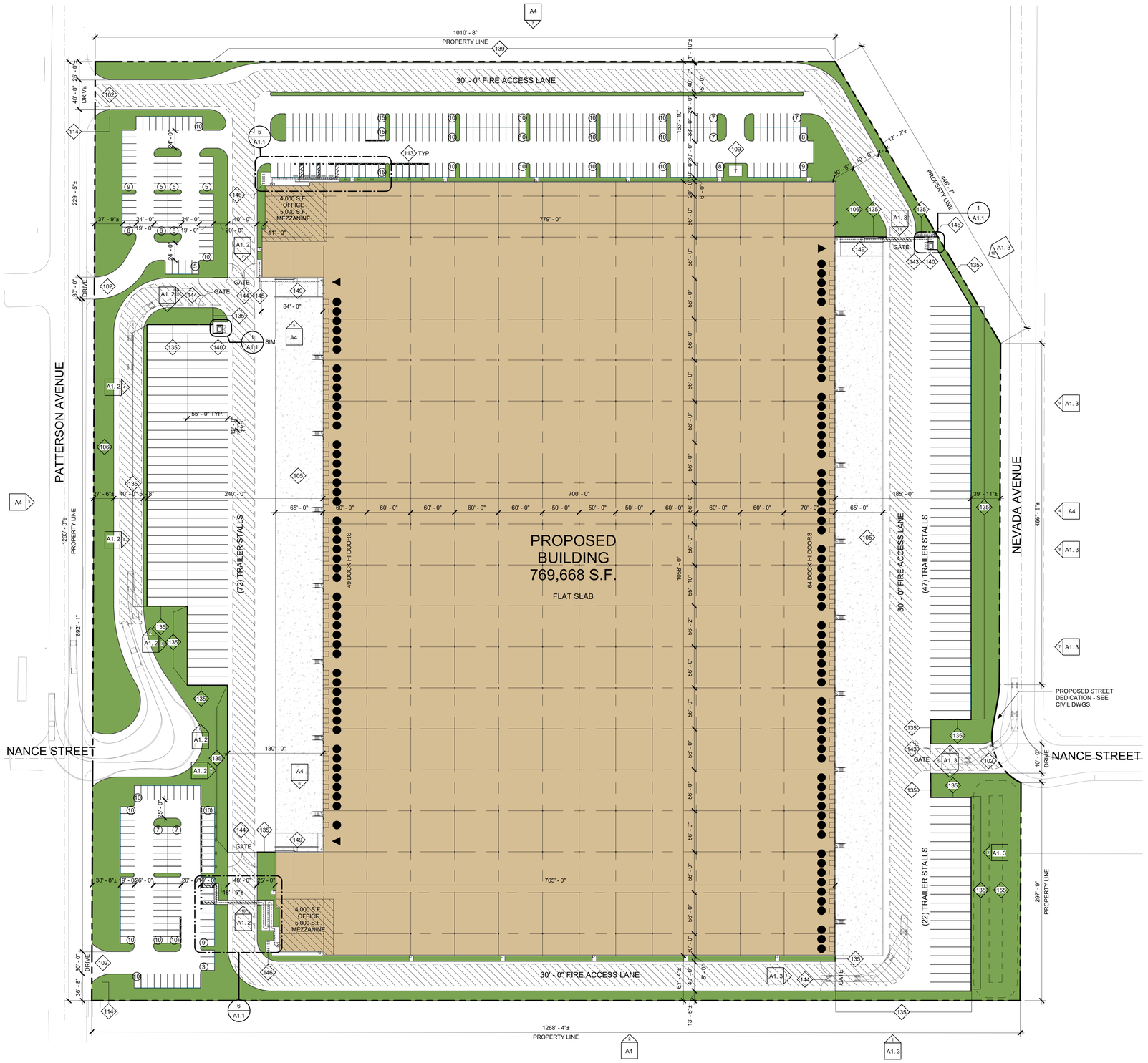
Notes



1 PROPOSED SITE PLAN
1" = 60'-0"

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING
- BUILDING AREA
- STANDARD PARKING STALL PER CITY REQUIREMENT
- TYP. ACCESSIBLE PARKING STALL WITH 5' ACCESS AISLE PER CBC 2019 11B 502.2
- TYP. VAN ACCESSIBLE PARKING STALL WITH 8' ACCESS AISLE PER CBC 2019 11B 502.2
- CLEAN AIR PARKING STALL: PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE:

  CLEAN AIR/ VANPOOL/ EV

  PER CALGREEN 5.106.5.2.1
- ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING

  " EV CHARGING ONLY"

  IN LETTER 12" HIGH MINIMUM.
  THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE

  PER CBC 2019 11B-812.9 NOTE:FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.106.5.2 SHALL PROVIDE SURFACE MARKING STATING "CLEAN AIR/VANPOOL/EV"
- PATH OF TRAVEL
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- FIRE HYDRANT
- STREET LIGHT
- FIRE ACCESS LANE

KEYNOTES

102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
105	CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADITIONAL INFORMATION
106	@ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
109	(N) TRANSFORMER LOCATION. PROVIDE PIPE BOLLARD PROTECTION POSTS PER UTILITY COMPANY REQUIREMENTS.
113	FUTURE EV CHARGING ONLY PARKING STALL PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
114	ACCESSIBLE SITE ENTRANCE SIGN.
135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
139	RETAINING WALL.
140	TRASH ENCLOSURE w/ ROOF COVERING.
143	MIN 8'-0" HIGH PAINTED STEEL ROLLING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
144	MIN 8'-0" HIGH PAINTED STEEL SWINGING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	MIN 8'-0" HIGH PAINTED STEEL SWINGING PEDESTRIAN GATE IN SCREEN WALL OR TUBE STEEL FENCE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
155	STORMWATER RETENTION BASIN. SEE CIVIL & LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FORM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE.
9. A CONCRETE SPLASH BLOCK SHALL BE PROVIDED AT THE BASE OF ALL EXTERIOR DOWNSPOUTS THAT DISCHARGE ON SURFACES OTHER THAN CONCRETE.
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE.

SCOPE OF WORK

CONSTRUCT NEW ONE STORY CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH EXTERIOR LIGHTING, FIRE SPRINKLERS, ON SITE AND OFF-SITE IMPROVEMENTS INCLUDING GRADING, STORM DRAINS, WATER, SEWER, FIRE HYDRANTS, LANDSCAPE, IRRIGATION AND HARDSCAPE, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES AS SHOWN.

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO:

SEE SHEET C1 FOR LEGAL DESCRIPTION

SPECIFIC PLAN LEGEND: SOUTHWEST INDUSTRIAL PARK

ZONING: LIGHT INDUSTRIAL

SHEET INDEX

A1 SITE PLAN
A1.1 SITE DETAILS
A1.2 SITE DETAILS
A1.3 SITE DETAILS
A2 BUILDING FLOOR PLAN
A4 BUILDING EXTERIOR ELEVATIONS
C1 PRELIMINARY GRADING PLAN
C2 PRELIMINARY GRADING AND UTILITY
C3 PRELIMINARY WQMD PLAN
L1 CONCEPTUAL LANDSCAPE PLAN

DEVELOPER/OWNER

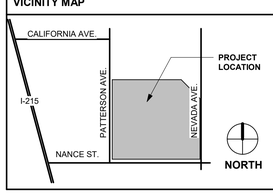
DUKE REALTY

ADDRESS: 200 SPECTRUM CENTER DRIVE, SUITE 1600
CONTACT: D.J. ARELLANO
PHONE: 865.776.1344
EMAIL: DJ.ARELLANO@DUKEREALTY.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
16201 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

VICINITY MAP



PROJECT INFORMATION

PROJECT INFORMATION - SCHEME 14			11.03.2021
GROSS SITE AREA	1,453,688	SF	33.37 AC
STREET DEDICATIONS	29,455	SF	0.68 AC
STREET VACATION	44,216	SF	1.02 AC
NET SITE AREA	1,468,449	SF	33.71 AC
MAX FAR			75%
NET FAR			52.4%
MAX COVERAGE			50.0%
NET COVERAGE			51.7%
MAX BUILDING HEIGHT			50'
SPECIFIC PLAN			PERRIS VALLEY COMMERCE CENTER
ZONING			GI (GENERAL INDUSTRIAL)
STREET SETBACK (PATTERSON)			25'
STREET SETBACK (NANCE)			25'
(10' FOR COLLECTOR STREETS + 15' SETBACK FOR MAX 50' BLDG HEIGHT)			
SIDE/REAR SETBACK (NOT ADJ TO RESIDENTIAL)			NONE
BUILDING AREA			769,668 SF
FOOTPRINT			759,668 SF
WAREHOUSE			751,668 SF
N/W OFFICE			4,000 SF
S/E OFFICE			4,000 SF
MEZZANINE			10,000 SF
N/W OFFICE			5,000 SF
S/E OFFICE			5,000 SF
PARKING REQUIRED			176
HIGH CUBE WAREHOUSE @ 1/1,000 <20K			20
HIGH CUBE WAREHOUSE @ 1/2,000 20K - 40K			10
HIGH CUBE WAREHOUSE @ 1/5,000 >40K			146
<10% OFFICE = COUNTED AS WAREHOUSE			0
PARKING PROVIDED			374
STANDARD			335
VAN ACCESSIBLE			2
STANDARD ACCESSIBLE			6
EV VAN ACCESSIBLE			1
EV STD ACCESSIBLE			1
EVCS (6%)			21
CLEAN AIR (8%)			8
TRAILER			141
BICYCLE PARKING (5%) REQUIRED			19
BICYCLE PARKING (5%) PROVIDED			20 (10 RACKS)
LANDSCAPE REQUIRED	10%		146,845 SF
LANDSCAPE PROVIDED	11.64%		170,881 SF

PROJECT
3RD ENTITLEMENT SUBMITTAL

DUKE NANCE & PATTERSON
PERRIS, CA

Duke REALTY

HERDMAN
ARCHITECTURE + DESIGN

A21-2001
11.08.2021

SITE PLAN

A1

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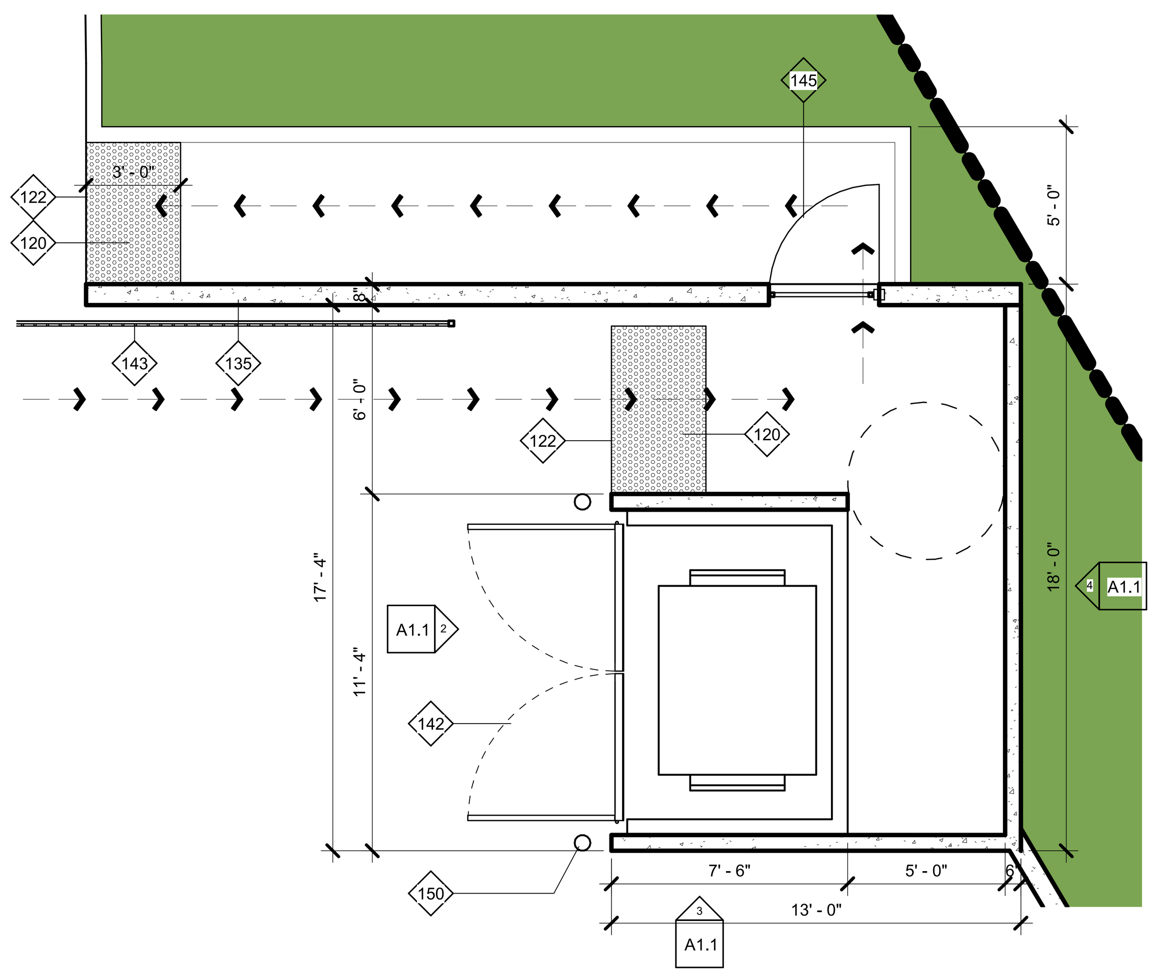
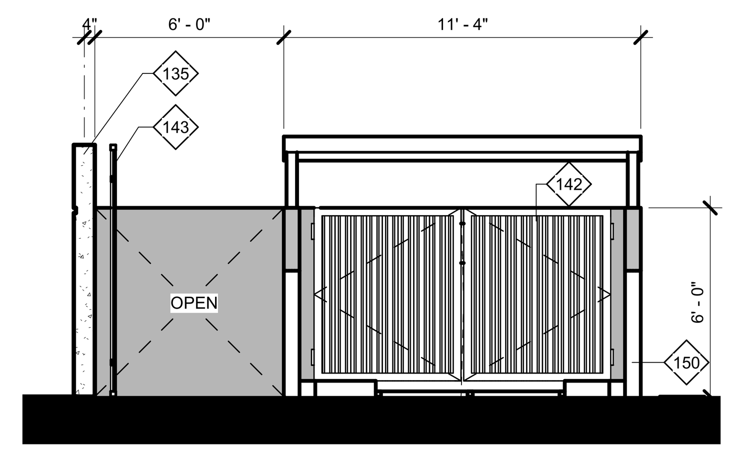
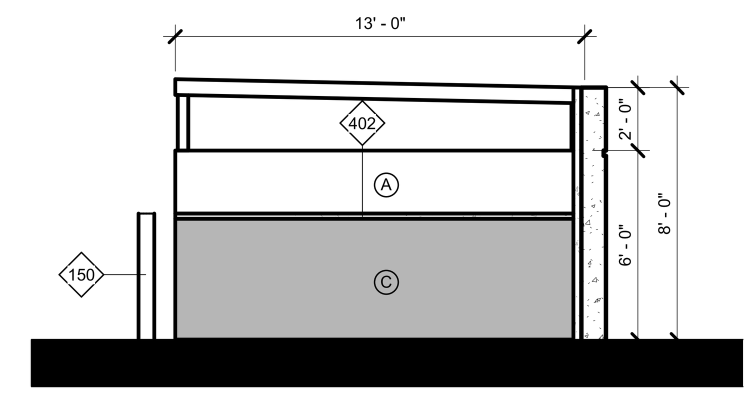


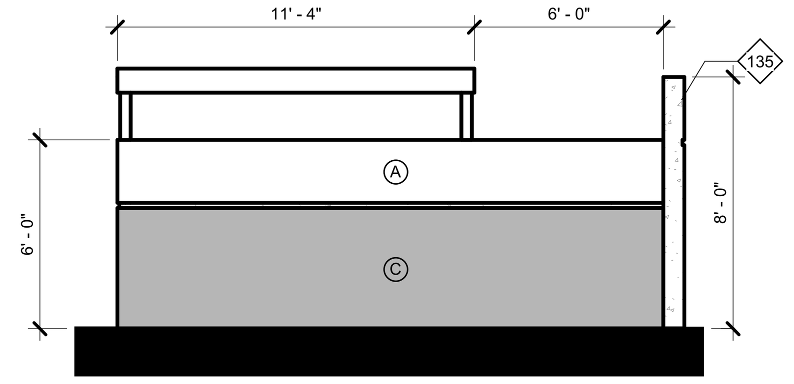
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



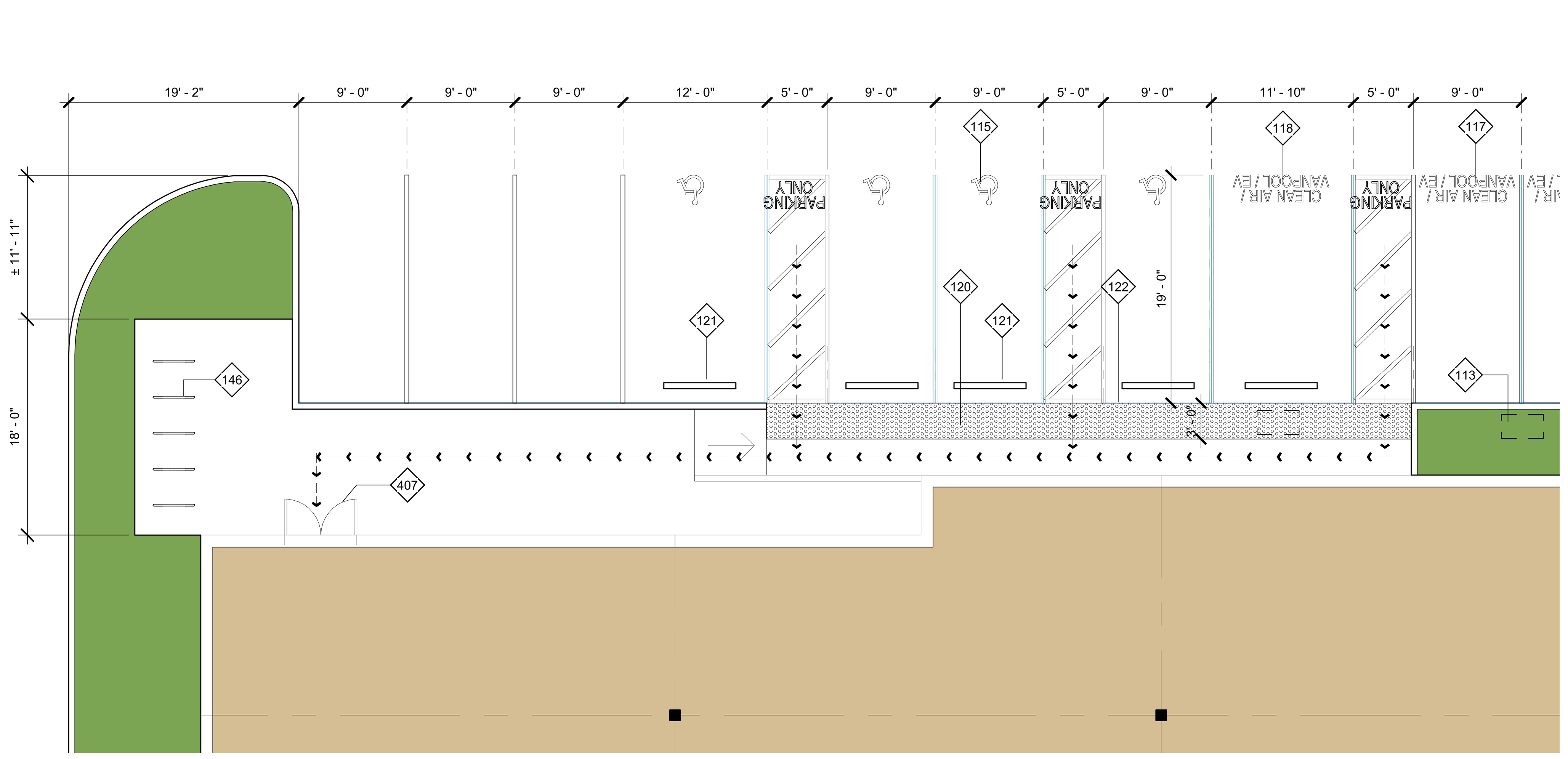
2 WEST T.E. ELEVATION
1/4" = 1'-0"



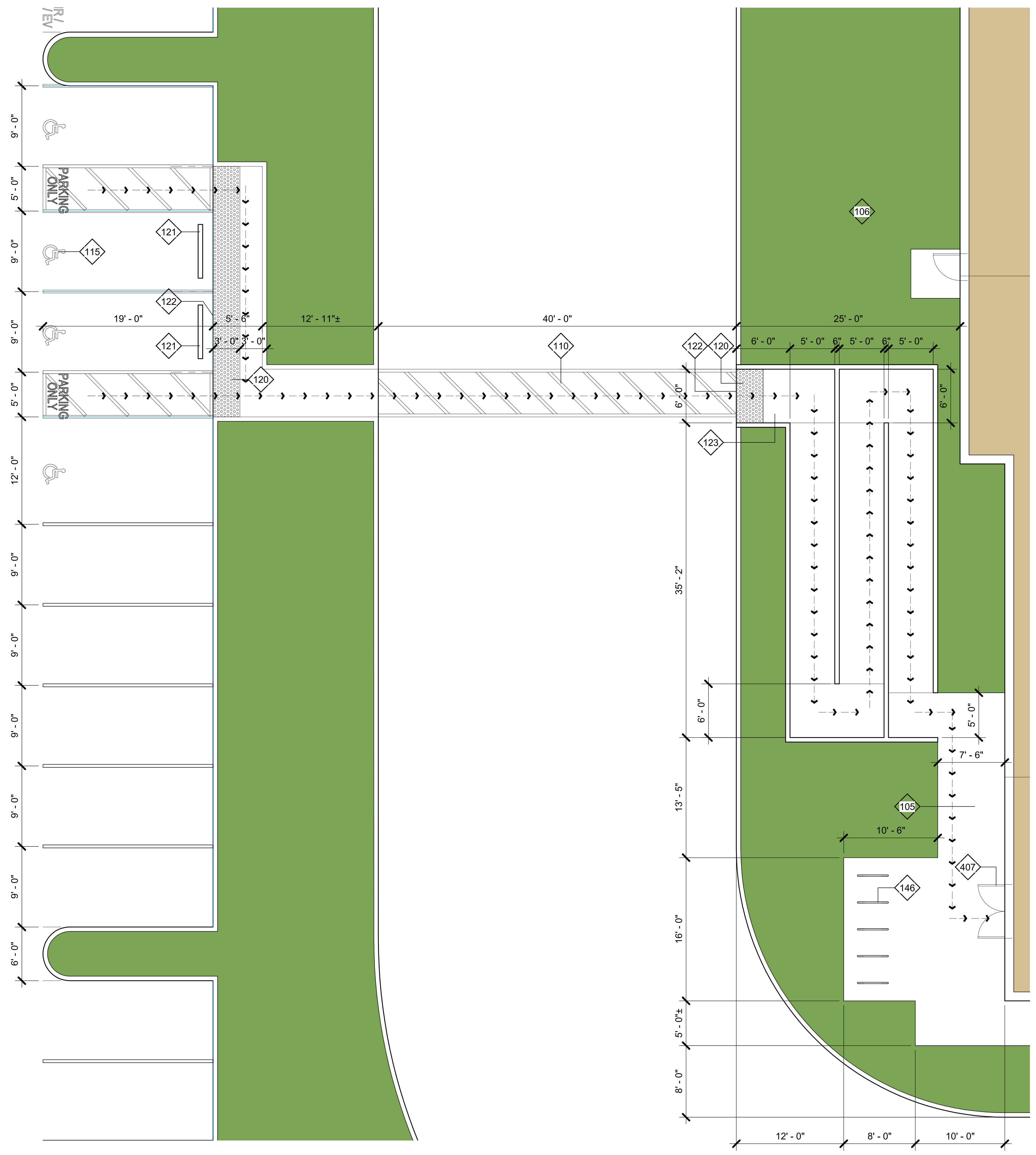
3 SOUTH T.E. ELEVATION
1/4" = 1'-0"



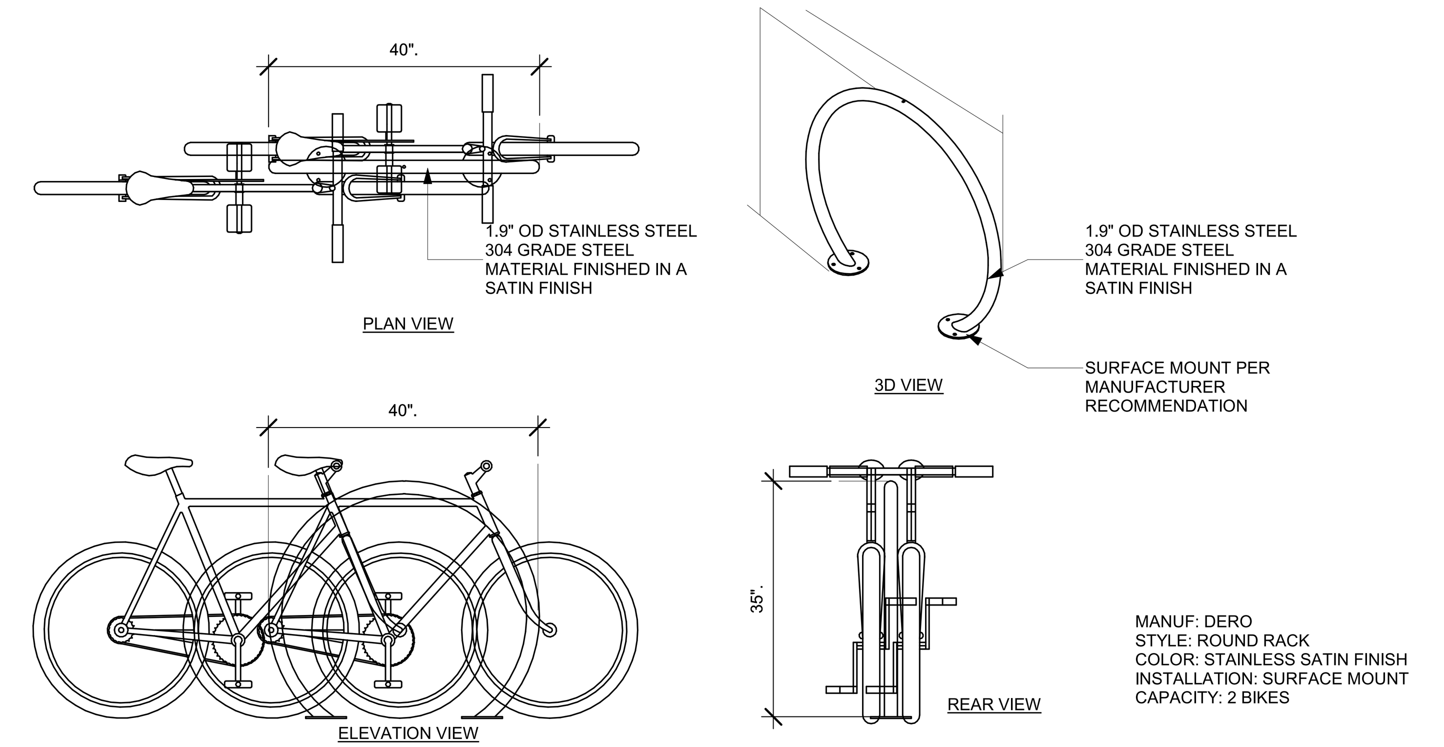
4 EAST T.E. ELEVATION
1/4" = 1'-0"



5 ENLARGED NORTHWEST ACCESSIBLE PARKING
1/8" = 1'-0"



6 ENLARGED SOUTHWEST ACCESSIBLE PARKING
1/8" = 1'-0"



MANUF: DERO
STYLE: ROUND RACK
COLOR: STAINLESS SATIN FINISH
INSTALLATION: SURFACE MOUNT
CAPACITY: 2 BIKES

7 BIKE RACK DETAILS

SCALE: N.T.S.

KEYNOTES

- 105 CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADITIONAL INFORMATION
- 106 @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
- 110 INDICATED ACCESSIBLE ROUTE. MUST COMPLY WITH ACCESSIBLE ROUTE NOTES UNDER THE SITE PLAN GENERAL NOTES ON THE SITE PLAN SHEET(S).
- 113 FUTURE EV CHARGING ONLY PARKING STALL.PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 115 STANDARD ACCESSIBLE PARKING STALL.
- 117 FUTURE STANDARD ACCESSIBLE EV CHARGING ONLY PARKING STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
- 118 FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
- 120 TRUNCATED DOME DETECTABLE WARNING SURFACE
- 121 PRECAST CONCRETE WHEEL STOP.
- 122 ZERO CURB FACE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 123 CURB RAMP. 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 135 PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
- 142 PAINTED STEEL TRASH ENCLOSURE GATES. SEE 10/AD1.1
- 143 MIN 8'-0" HIGH PAINTED STEEL ROLLING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 145 MIN 8'-0" HIGH PAINTED STEEL SWINGING PEDESTRIAN GATE IN SCREEN WALL OR TUBE STEEL FENCE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 146 2 POSITION BIKE RACK.
- 150 STEEL PIPE BOLLARD PROTECTION POST.
- 402 WALL REVEAL.
- 407 PAINTED HOLLOW METAL PEDESTRIAN DOOR.

EXTERIOR COLOR SCHEDULE

- A WHITE EXTERIOR PAINT COLOR: SW 7005 PURE WHITE
- B LIGHT GRAY EXTERIOR PAINT COLOR: SW 7650 ELLIE GRAY
- C MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7019 GAUNTLET GRAY
- D CHARCOAL EXTERIOR PAINT COLOR: SW 7069 IRON ORE
- E CONCRETE FORMLINER
- F BLACK ANODIZED DECORATIVE FIN
- G STOREFRONT MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING
- BUILDING AREA
- STANDARD PARKING STALL PER CITY REQUIREMENT (19'. / 9'.)
- TYP. ACCESSIBLE PARKING STALL WITH 5' ACCESS AISLE PER CBC 2019 11B 502.2 (19'. / 9'. / 5'.)
- TYP. VAN ACCESSIBLE PARKING STALL WITH 8' ACCESS AISLE PER CBC 2019 11B 502.2 (19'. / 8'. / 9'.)
- CLEAN AIR PARKING STALL: PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/ VANPOOL/ EV PER CALGREEN 5.106.5.2.1 (19'. / 9'.)
- ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING " EV CHARGING ONLY" IN LETTER 12" HIGH MINIMUM. THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE (19'. / 9'. MIN / 5'. MIN. / 9' MIN. 12' @ VAN PARKING)
  PER CBC 2019 11B-812.9
  NOTE:FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.106.5.2 SHALL PROVIDE SURFACE MARKING STATING "CLEAN AIR/VANPOOL/EV"
- PATH OF TRAVEL
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- FIRE HYDRANT
- STREET LIGHT
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DUKE NANCE & PATTERSON
PERRIS, CA

PROJECT
3RD ENTITLEMENT SUBMITTAL

Duke REALTY

HERDMAN
ARCHITECTURE + DESIGN

A21-2001
11.08.2021

SITE DETAILS

A1.1

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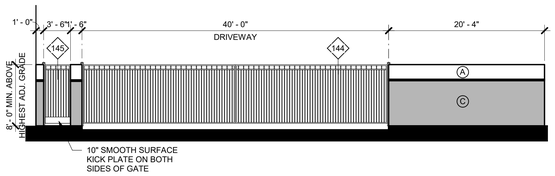
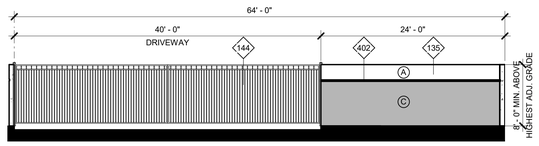


1 WEST TRUCK YARD - NORTHWEST GATE ELEVATION
1/8" = 1'-0"



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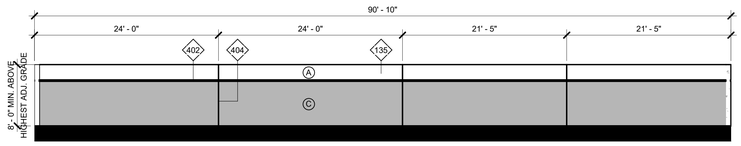
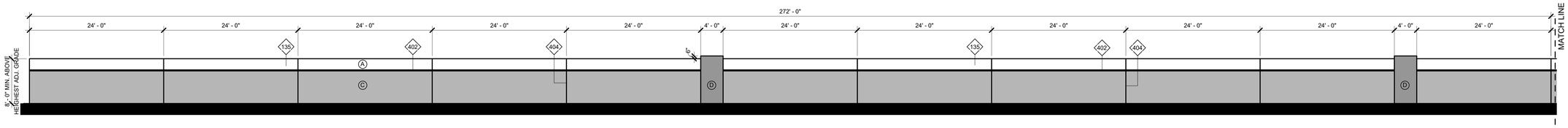
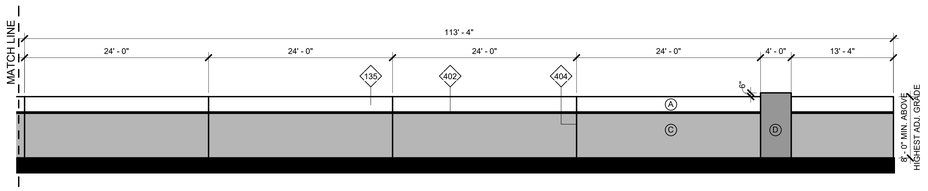
1/8" = 1'-0"

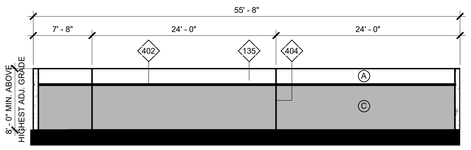


3 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"

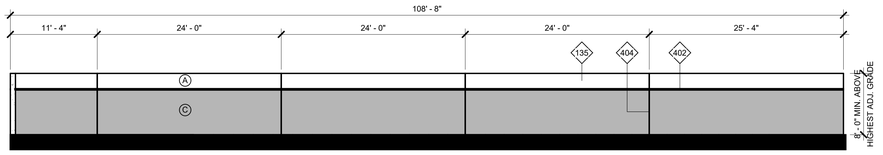


4 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"





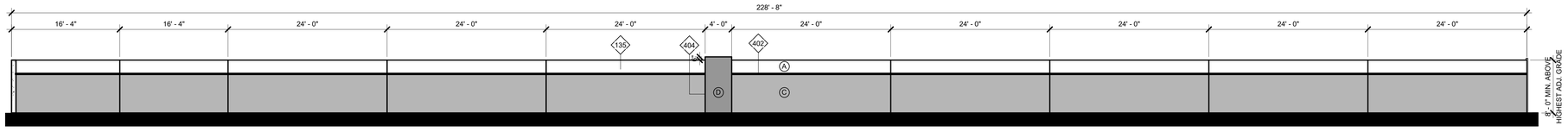
5 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



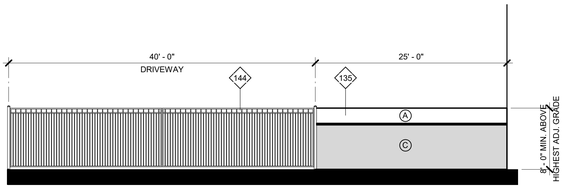
6 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"

7 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"

8 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



9 WEST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



10 WEST TRUCK YARD - SOUTHWEST GATE ELEVATION
1/8" = 1'-0"

KEYNOTES

135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
144	MIN 8'-0" HIGH PAINTED STEEL SWINGING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	MIN 8'-0" HIGH PAINTED STEEL SWINGING PEDESTRIAN GATE IN SCREEN WALL OR TUBE STEEL FENCE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
402	WALL REVEAL.
404	PANEL JOINT.

EXTERIOR COLOR LEGEND

- (A) WHITE EXTERIOR PAINT
  COLOR: SW 7005 PURE WHITE
- (B) LIGHT GRAY EXTERIOR PAINT
  COLOR: SW 7650 ELLIE GRAY
- (C) MEDIUM GRAY EXTERIOR PAINT
  COLOR: SW 7019 GAUNTLET GRAY
- (D) CHARCOAL EXTERIOR PAINT
  COLOR: SW 7069 IRON ORE
- (E) CONCRETE FORMLINER
- (F) BLACK ANODIZED DECORATIVE FIN
- (G) STOREFRONT
  MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

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SITE WALLS

A1. 2

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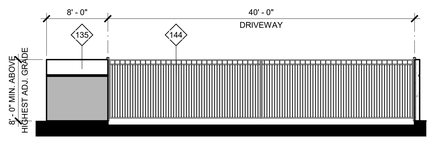
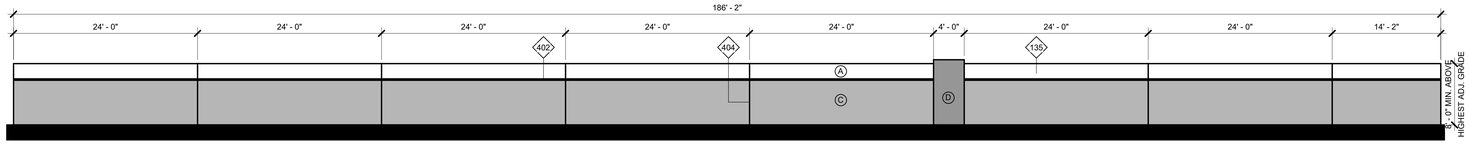
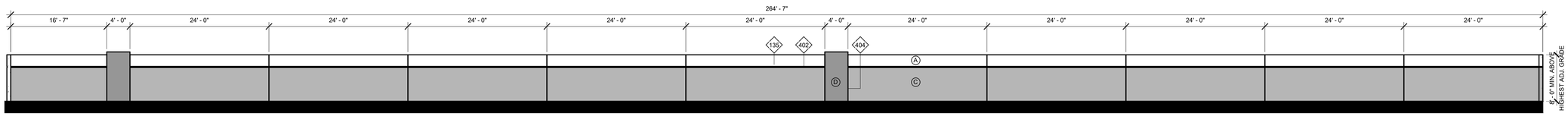


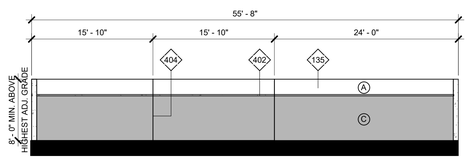
1 EAST TRUCK YARD - SOUTHEAST GATE ELEVATION
1/8" = 1'-0"



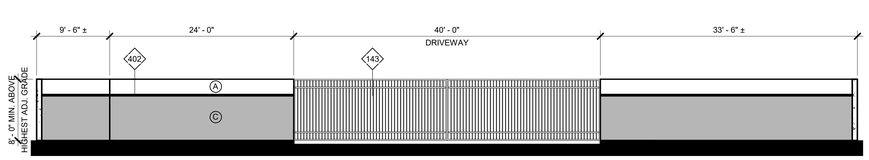
2 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



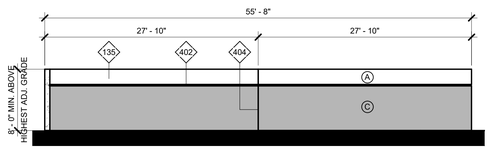
3 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



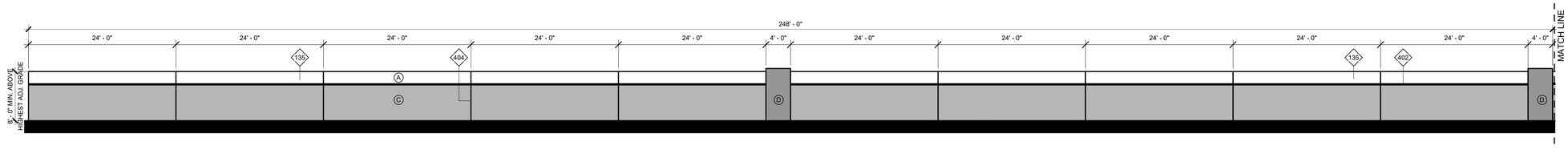
4 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



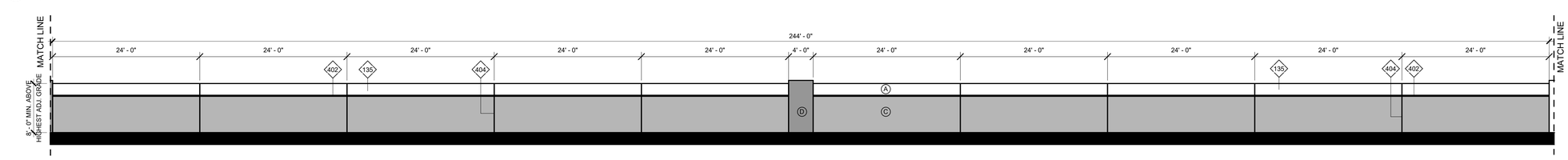
5 EAST TRUCK YARD - SOUTHEAST GATE ELEVATION
1/8" = 1'-0"



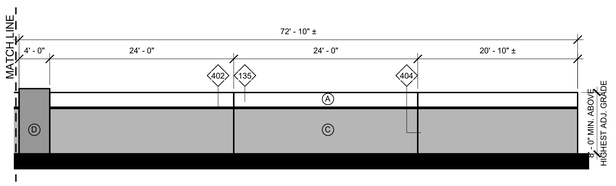
6 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



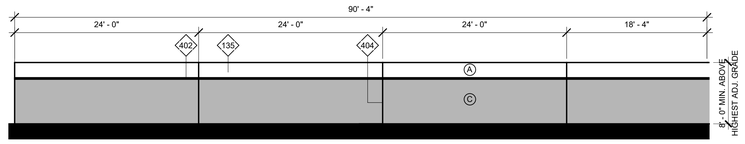
7 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



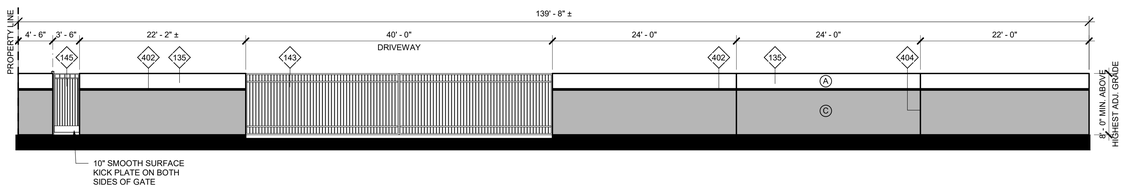
8 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



9 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



10 EAST TRUCK YARD - SITE WALL ELEVATION
1/8" = 1'-0"



11 EAST TRUCK YARD - NORTHEAST GATE ELEVATION
1/8" = 1'-0"

KEYNOTES

135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
143	MIN 8'-0" HIGH PAINTED STEEL ROLLING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
144	MIN 8'-0" HIGH PAINTED STEEL SWINGING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	MIN 8'-0" HIGH PAINTED STEEL SWINGING PEDESTRIAN GATE IN SCREEN WALL OR TUBE STEEL FENCE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
402	WALL REVEAL.
404	PANEL JOINT.

COLOR EXTERIOR LEGEND

- (A) WHITE EXTERIOR PAINT — COLOR: SW 7005 PURE WHITE
- (B) LIGHT GRAY EXTERIOR PAINT — COLOR: SW 7650 ELLIE GRAY
- (C) MEDIUM GRAY EXTERIOR PAINT — COLOR: SW 7019 GAUNTLET GRAY
- (D) CHARCOAL EXTERIOR PAINT — COLOR: SW 7069 IRON ORE
- (E) CONCRETE FORMLINER
- (F) BLACK ANODIZED DECORATIVE FIN
- (G) STOREFRONT — MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

DUKE NANCE & PATTERSON
PERRIS, CA

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SITE WALLS

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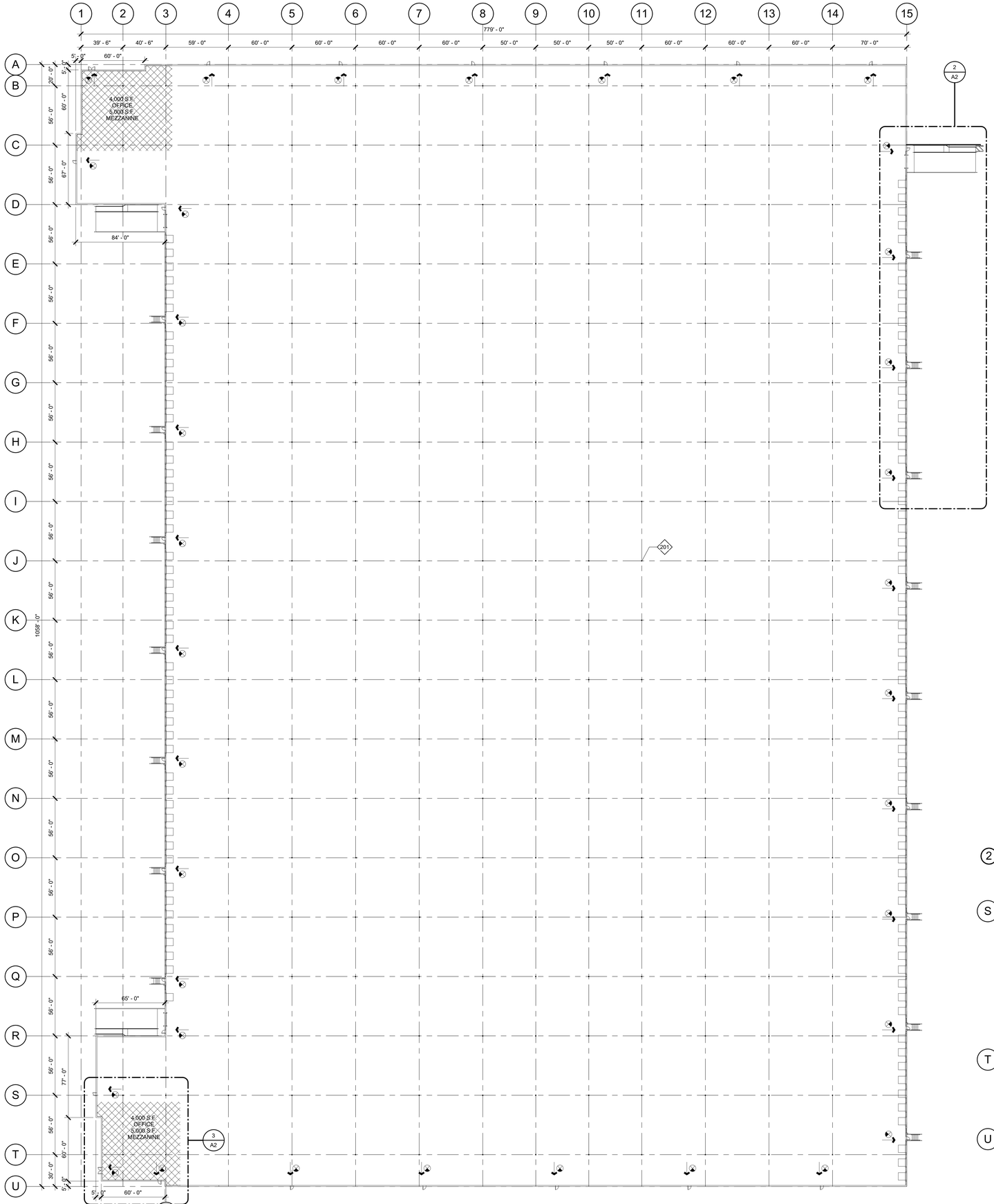
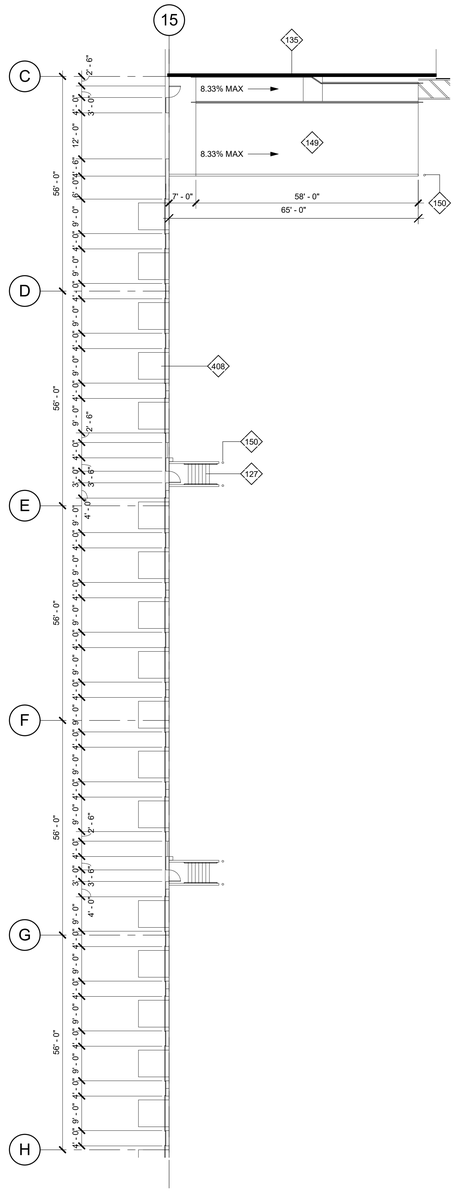
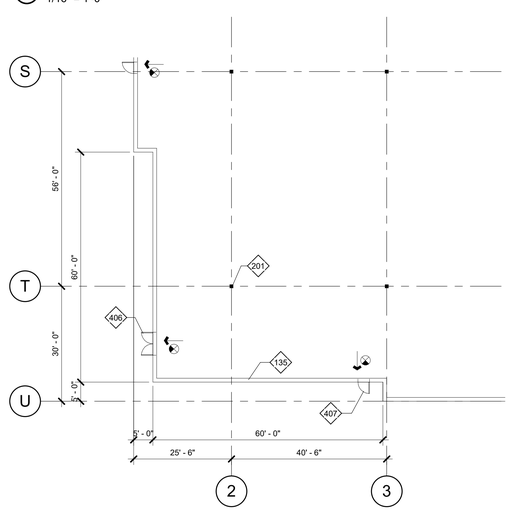


1 PROPOSED BUILDING FLOOR PLAN
1" = 40'-0"



2 TYPICAL DOCK DOOR SPACING
1/16" = 1'-0"



3 PROPOSED BUILDING FLOOR PLAN
1/16" = 1'-0"

KEYNOTES

127	CONCRETE STAIR ON GRADE TYPE "C".
135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
201	STRUCTURAL BUILDING COLUMN.
406	ALUMINUM FRAMED STOREFRONT SYSTEM.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
- WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- STRUCTURAL BUILDING COLUMNS
- PROVIDE STEGO WRAP VAPOR BARRIER UNDER PROPOSED OFFICE AREA FLOOR SLAB. SEE 4/AD.1
- FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 10/AD.7

FLOOR PLAN GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
2. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHT AD.12.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
4. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE SHT A2.3, EXITING & SIGNAGE PLANS.
5. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
6. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 10/AD.7 FOR ADDITIONAL INFORMATION.
7. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/AD.2.1.
8. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
9. ALL GYP BD WORK SHALL CONFORM TO THE FOLLOWING:
   a). U.O.N. ON THE FINISH PLANS, ALL DRYWALL FINISHING SHALL BE MIN. LEVEL 4.
   b). ALL EXPOSED GYP BD EDGES SHALL HAVE "L" METAL TRIM.
   c). PROVIDE GYP BD EXPANSION JOINTS AT 30'-0" O.C. MIN WHEREVER UNINTERRUPTED GYP BD WALL SURFACES OCCUR MORE THAN 30'-0" IN ANY DIRECTION. SEE12/AD.7. IF EXPANSION JOINTS ARE REQUIRED, THE GENERAL CONTRACTOR SHALL PROVIDE A SHOP DRAWING SHOWING THE LOCATIONS

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FLOOR PLAN

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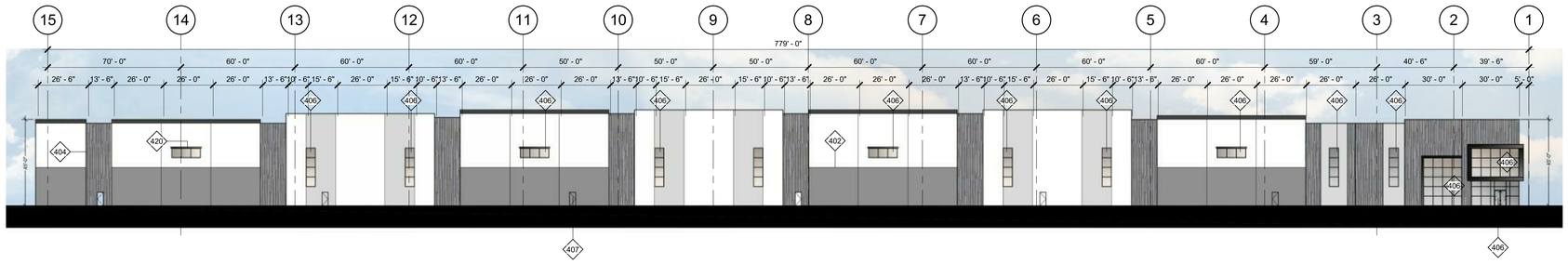
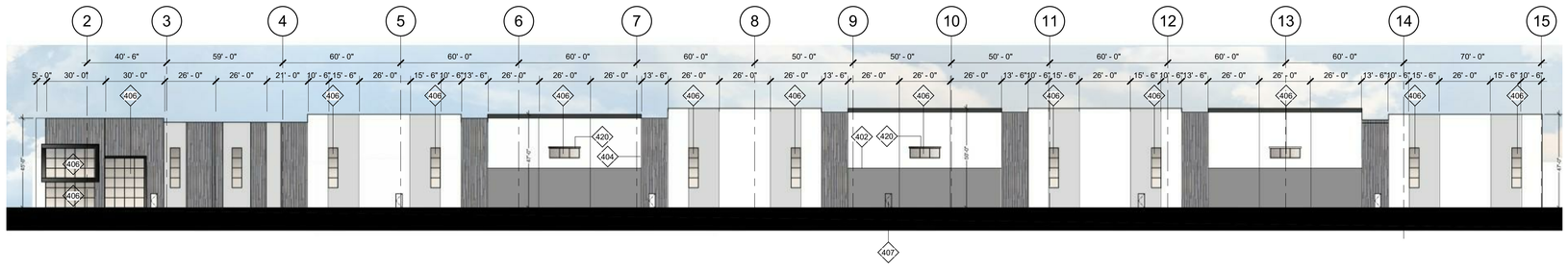
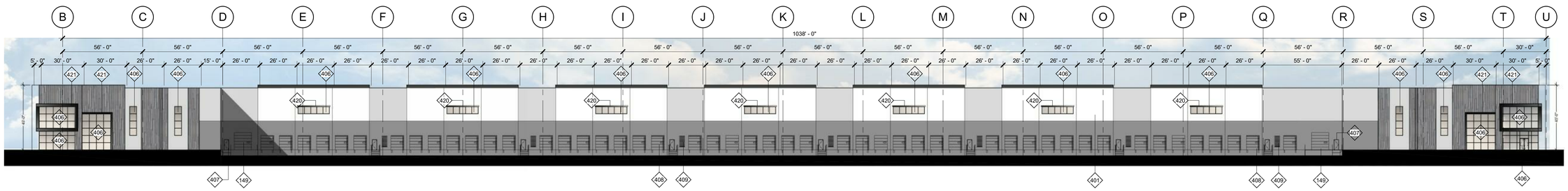


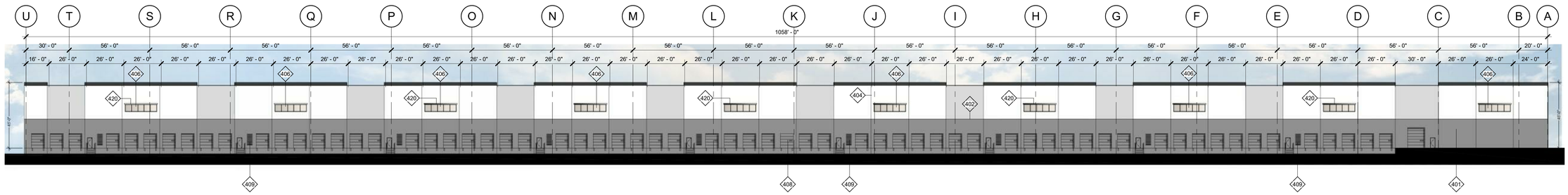
1 PROPOSED NORTH ELEVATION
1" = 30'-0"



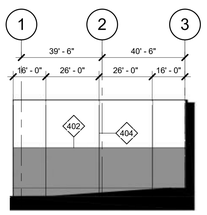
2 PROPOSED SOUTH ELEVATION
1" = 30'-0"



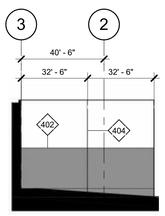
3 PROPOSED WEST ELEVATION
1" = 30'-0"



4 PROPOSED EAST ELEVATION
1" = 30'-0"



5 PROPOSED NORTH DOCK SIDE ELEVATION
1" = 30'-0"



6 PROPOSED SOUTH DOCK SIDE ELEVATION
1" = 30'-0"

7 ENLARGED NORTH ELEVATION
1/16" = 1'-0"

KEYNOTES

149 CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
401 PAINTED CONCRETE TILT-UP WALL PANEL.
402 WALL REVEAL.
404 PANEL JOINT.
406 ALUMINUM FRAMED STOREFRONT SYSTEM.
407 PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408 STEEL SECTIONAL OVERHEAD DOOR.
409 BUILDING ADDRESS NUMERALS PER FIRE DEPARTMENT AND OR PLANNING DEPARTMENT REQUIREMENTS.
420 DECORATIVE SOLID BROW, 12" NOMINAL THICKNESS, COVERED w/ ALUMINUM PANELS.
421 DECORATIVE SOLID BROW, 18" NOMINAL THICKNESS, COVERED w/ ALUMINUM PANELS.

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
@ VISION GLAZING, MIN 2"x4 1/2" OFFSET SYSTEM U.N.O. @ NON VISION GLAZING, 2"x1 3/4" OFFSET SYSTEM U.N.O. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR AND A DEFERRED SUBMITTAL FOR THIS PERMIT. DESIGN SHALL COMPLY WITH CODE WIND LOADING REQUIREMENTS.

VISION GLAZING:
@ CONDITIONED AREAS USE 1" INSULATED GLASS
@ NONCONDITIONED AREAS USE 1/4" GLASS

NON VISION GLAZING:
USE 1/4" VISION GLASS
BACK PAINTING OF GLASS NOT REQUIRED.
PAINT CONCRETE PANEL BEHIND GLASS BLACK OR DARK BLUE. COLOR TO BE DETERMINED BY ARCH.
CONTRACTOR TO ENSURE SMOOTH CONCRETE FINISH BEHIND GLAZING.

NOTES:
1. ALL GLASS ADJACENT TO WALKING SURFACE OR OPERABLE DOOR OR WINDOW TO BE TEMPERED.
2. @ NON VISION SPANDREL GLAZING IN FRONT OF CONCRETE WALL PANEL, PAINT CONCRETE BEHIND GLASS BLACK AND PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 4'-0" O.C.
3. @ NON VISION GLAZING NOT IN FRONT OF CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR COLOR LEGEND & NOTES

A WHITE EXTERIOR PAINT
COLOR: SW 7005 PURE WHITE
B LIGHT GRAY EXTERIOR PAINT
COLOR: SW 7650 ELLIE GRAY
C MEDIUM GRAY EXTERIOR PAINT
COLOR: SW 7019 GAUNTLET GRAY
D CHARCOAL EXTERIOR PAINT
COLOR: SW 7069 IRON ORE
E CONCRETE FORMLINER

F BLACK ANODIZED DECORATIVE FIN

G STOREFRONT
MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS

NOTES:
1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR. U.O.N.
2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

DUKE NANCE & PATTERSON
PERRIS, CA

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EXTERIOR ELEVATIONS
A4

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DEVELOPMENT PLAN REVIEW NO. 21-00005
DUKE REALTY - PATTERSON AVENUE & NANCE STREET
CONCEPTUAL GRADING & DRAINAGE PLAN

PROPERTY OWNERS:

APN:314-153-015 THROUGH 314-153-018
314-153-022 THROUGH 314-153-024
314-153-033 THROUGH 314-153-042
DUKE REALTY PATTERSON, LP
PO BOX 40509
INDIANAPOLIS, IN 46240

APN:314-153-030
LILLY E. DENG
46 GLENWOOD RD
ROSLYN HARBOR, NY 11576

APN:314-153-031
MELANIE A. CONNEL
570 TERRA PLAZA SUITE 106
COVINA, CA 91723

APN:314-153-019 THROUGH -021
ROBERT & JOAN GIBEL
1274 BERNITA RD
EL CAJON, CA 92020

APN:314-153-032
GEOFFREY BONNYCASTLE
&JIA LU
1274 BERNITA RD
EL CAJON, CA 92020

APN:314-153-044 &
314-153-046
BERNADITA PASCUAL
19832 MELISSA LN
SANTA CLARITA, CA 91350

APN:314-153-045
ELI ANDERSON & NICOLE SHEPPERD ANDERSON
220 LEYDEN ST
DENVER, CO 80220

APN:314-160-003 &
314-160-004
YONG PARK DAI
3281 PRESTWICK LN
NORTHBROOK, IL 60062

APN:314-160-005
CHIN HUNG & HAN HSU
19421 SIERRA LINDA RD
IRVINE, CA 92603

APN:314-160-006
GNA REALTY
370 JEFFERSON ST
BROOKLYN, NY 11237

APN:314-160-007
HSIU MEI YANG
21202 GHOCKTAW DR
DIAMOND BAR, CA 91765

APN:314-160-008
JUN & TOSHIKO YOKOTA
4461 PASEO SEGOVIA
IRVINE, CA 92603

APN:314-160-009
ROGER GIL
33126 CHEYEBBE CIR
MENIFEE, CA 92584

APN:314-160-010
FENG RUAN & WANG DI
8 GONDOLIERS BLUFF
NEWPORT COAST, CA 92657

APN:314-160-011
ARMANDO & MARIA LOVERA
830 SHIRAZ DR
HEMET, CA 92545

APN:314-160-012
LORI HUANG & JIE ZHANG
660 W LAMBERT RD
BREA, CA 92821

APPLICANT:

COMPANY: DUKE REALTY CORPORATION
CONTACT: D.J. ARELLANO
ADDRESS: 200 SPECTRUM CENTER DRIVE, SUITE 1600 IRVINE, CA. 92618
PHONE: (949) 797-7048

ENGINEER:

COMPANY: ALBERT A. WEBB ASSOCIATES
CONTACT: NICOLE TORSTVET
ADDRESS: 3788 MCCRAY ST RIVERSIDE, CA 92506
PHONE: (951) 686-1070

A.P.N.:

314-153-015 THROUGH 314-153-040,
314-153-042, 314-153-044, 314-153-046,
314-153-048, &
314-160-003 THROUGH 314-160-012

LEGAL DESCRIPTION

LOTS 11 THROUGH 20 IN BLOCK "A" OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

LOTS 1 THROUGH 20, BLOCK D OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

LOT 1 IN BLOCK E TOGETHER WITH LOT 2 IN BLOCK E AS SHOWN BY MAP UNIT 1 OF GOLDEN VALLEY FARMS, AS SHOWN IN BOOK 14, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH THAT PORTION OF LOT 1 (ARIZONA STREET) VACATED PER INSTRUMENT NO. 2020-0226420, RECORDED MAY 28, 2020. RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

LOTS 3 THROUGH 8, BLOCK E OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF NANCE STREET AND ARIZONA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 9, BLOCK E, UNIT 1 OF GOLDEN VALLEY FARMS, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LOT 10 IN BLOCK E OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF NANCE STREET AND NEVADA AVENUE THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

REFER TO TITLE REPORT FOR A MORE DETAILED DESCRIPTION.

LAND USE

EXISTING/PROPOSED ZONING: GI
EXISTING/PROPOSED GENERAL PLAN USE: GI
EXISTING LAND USE: VACANT
PROPOSED LAND USE: WAREHOUSE DISTRIBUTION

UTILITY COMPANIES:

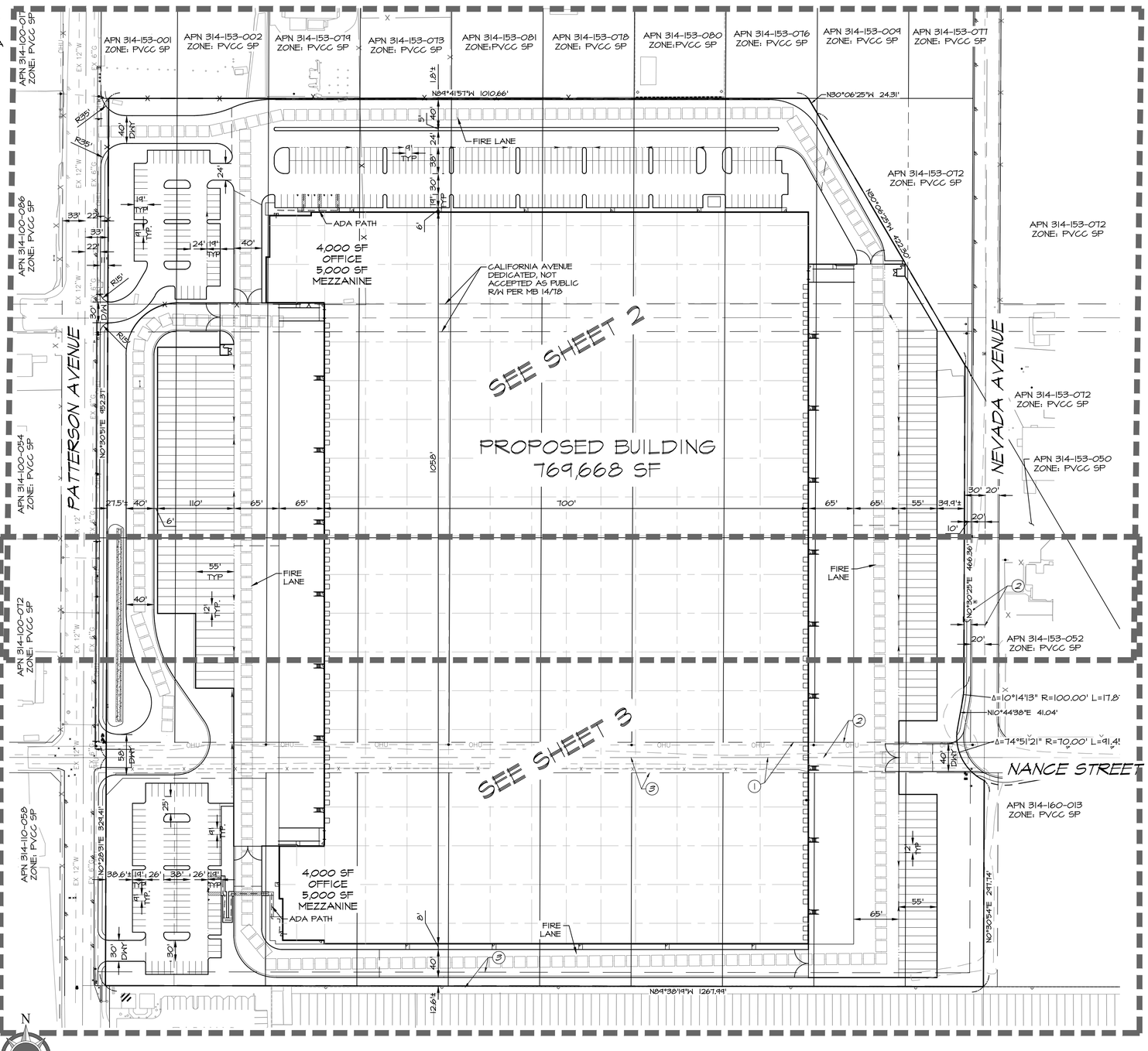
WATER: EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3693
SEWER: EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3693
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY PHONE: (800) 684-8123
TELEPHONE: CHARTER COMMUNICATIONS PHONE: (833) 694-9259
GAS: SOUTHERN CALIFORNIA GAS COMPANY PHONE: (800) 427-2200
SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT PHONE: (951) 940-6100

NOTES:

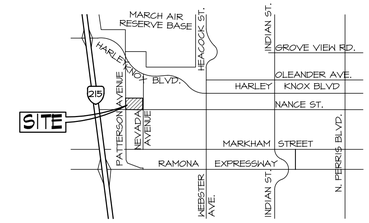
1. 2005 THOMAS BROTHERS MAP: PAGE 747, GRID D-7 & E-7.
2. THIS AREA IS SUBJECT TO LOW LIQUEFACTION AND IS SUSCEPTIBLE TO SUBSIDENCE.
3. THIS AREA IS WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCC SP).
4. THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
5. THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE B-2.
6. FEMA COMMUNITY PANEL NO. 06065C1430H, ZONE X.
7. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.

EASEMENT NOTES

ITEM	
(1)	AN EASEMENT FOR INGRESS AND EGRESS OVER SAID LAND AND INCIDENTAL PURPOSES, RECORDED AS BOOK 14, PAGE 78 OF MAPS OF OFFICIAL RECORDS, IN FAVOR OF GOLDEN VALLEY FARMS.
(2)	AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1979 AS INSTRUMENT NO. 135182 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
(3)	AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF GOLDEN VALLEY FARMS RECORDED IN JULY 31, 1926 AND ON FILE IN BOOK 14, PAGE 78, OF TRACT MAPS, FOR NANCE STREET AND ARIZONA STREET AND INCIDENTAL PURPOSES. SAID OFFER OF DEDICATION WAS NOT ACCEPTED (OR WAS REJECTED).



INDEX MAP



VICINITY MAP
NOT TO SCALE
SECTION 1, T4S, R4W

PROJECT DESCRIPTION

DEVELOPMENT PLAN REVIEW FOR A DISTRIBUTION WAREHOUSE FACILITY CONSISTING OF 1 BUILDING TOTALING 769,668 SQUARE FEET ON 35.65± NET ACRES.

PROJECT DATA

ACREAGE		
GROSS SITE AREA:	1,474,805 S.F.	33.97 AC.
STREET DEDICATIONS:	(29,283 S.F.)	(0.67 AC.)
STREET VACATION:	102,321 S.F.	2.35 AC.
NET SITE AREA:	1,552,883 S.F.	35.65 AC.

BUILDING AREA	
MEZZANINE OFFICE	10,000 S.F.
N/A OFFICE	5,000 S.F.
S/E OFFICE	5,000 S.F.
OFFICE	8,000 S.F.
N/A OFFICE	4,000 S.F.
S/E OFFICE	4,000 S.F.
WAREHOUSE	751,668 S.F.
TOTAL AREA*	769,668 S.F.
LOT COVERAGE, PROPOSED: 51.7%	MAX. ALLOWED: 50.0%

PARKING REQUIREMENTS	
1ST. 20K @1/1,000 S.F.	20 STALLS
20K-40K @1/2,000 S.F.	10 STALLS
ABOVE 40K @ 1/5,000 S.F.	146 STALLS
TOTAL PARKING REQUIRED	176 STALLS

PARKING PROVIDED	
AUTO	
VAN ACCESSIBLE ADA	2 STALLS
STANDARD ACCESSIBLE ADA	6 STALLS
EV VAN ACCESSIBLE	1 STALLS
EV STD ACCESSIBLE	1 STALLS
EVCS (6%)	21 STALLS
CLEAN AIR (8%)	8 STALLS
STANDARD	335 STALLS
TOTAL AUTO:	374 STALLS
TRAILER PARKING PROVIDED	141 STALLS

LANDSCAPED AREA	
LANDSCAPED AREA REQUIRED:	10%
LANDSCAPED AREA PROVIDED:	11.64%
LANDSCAPED AREA PROVIDED:	170,881 S.F.

EARTHWORK ESTIMATE:

CUT:	183,000	CY
FILL:	159,500	CY
SHRINKAGE:	(23,500)	CY
NET:	0	CY (BALANCED)

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- FIRE ACCESS LANE
- ADA PATH OF TRAVEL
- SCREEN WALL
- FENCE LINE
- GRADEBREAK/RIDGELINE
- FLOWLINE
- SD STORM DRAIN
- (1475) EXISTING CONTOURS
- 1475 PROPOSED CONTOURS
- EX W EXISTING WATER LINE
- EX SS EXISTING SEWER LINE
- SD EXISTING STORM DRAIN
- G EXISITING GAS LINE
- E EXSTING ELECTRICAL LINE
- FF FINISHED FLOOR
- FG FINISHED GROUND
- FS FINISHED SURFACE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- LS LANDSCAPE AREA
- LP LOW POINT
- MAX MAXIMUM
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- TYP TYPICAL
- D/W DRIVEWAY
- RL RIDGELINE

PRELIMINARY

SCALE: 1" = 80'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH: (951) 686-1070 FAX (951) 788-1256	CITY OF PERRIS DEVELOPMENT PLAN REVIEW NO. 21-00005
DATE: 12/3/21			W.O. 20-0231
DESIGNED: CV			SHEET 1
CHECKED: AS			OF 3 SHEETS
PLN CK REF:			DWG. NO.
F.B.	PLOT DATE: 12/3/2021		DUKE REALTY - PATTERSON AVE & NANCE ST

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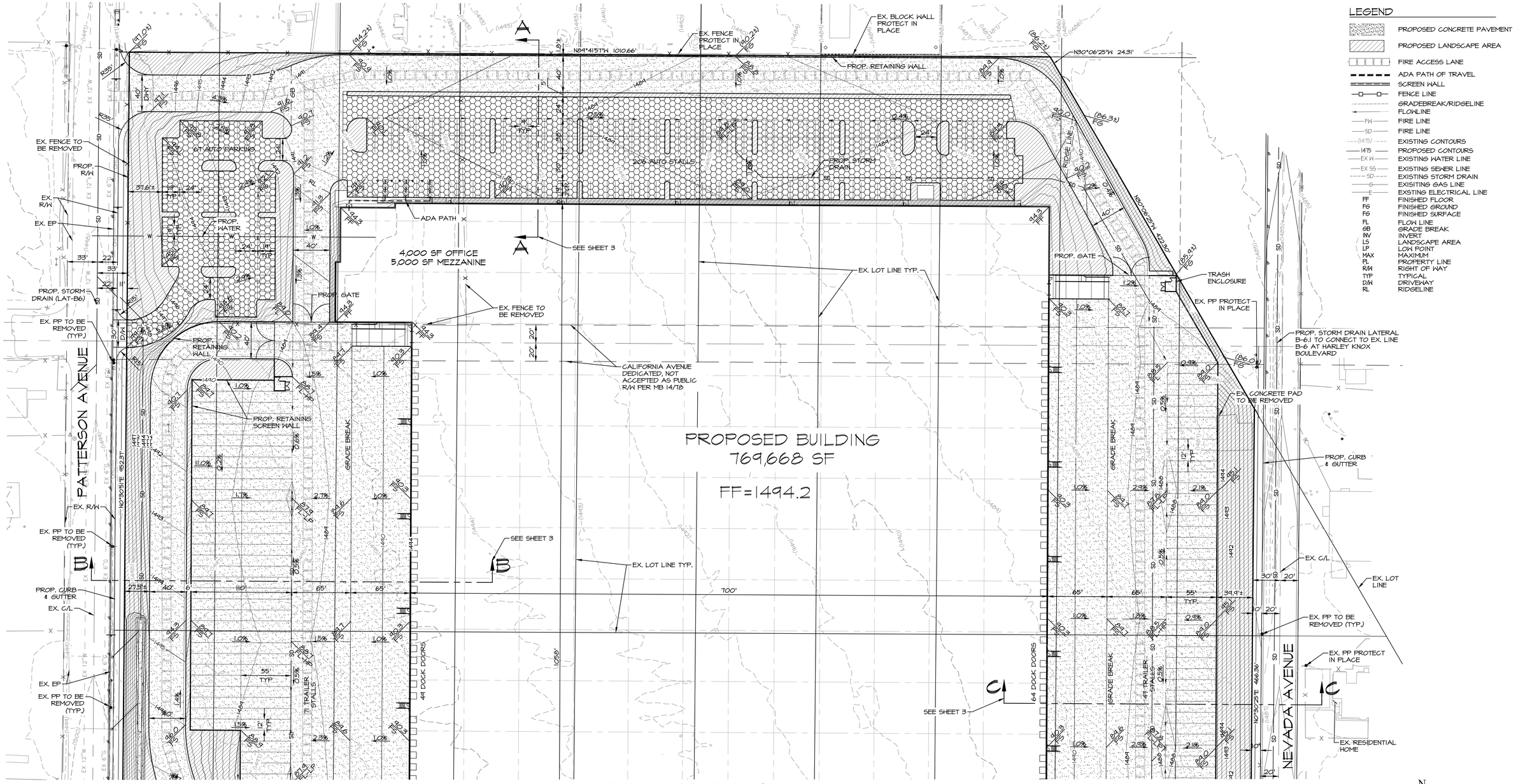
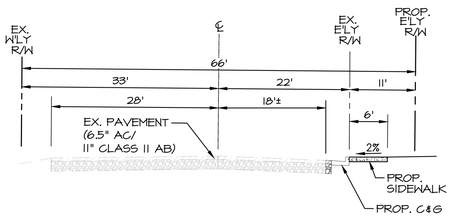


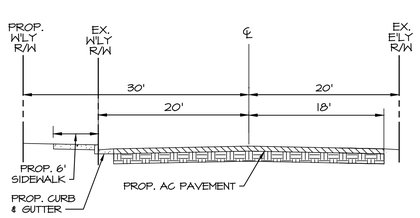
SEE SHEET 3

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- FIRE ACCESS LANE
- ADA PATH OF TRAVEL
- SCREEN WALL
- FENCE LINE
- GRADEBREAK/RIDGELINE
- FLOWLINE
- FW — FIRE LINE
- SD — FIRE LINE
- (1475) — EXISTING CONTOURS
- 1475 — PROPOSED CONTOURS
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN
- G — EXISTING GAS LINE
- E — EXSTING ELECTRICAL LINE
- FF — FINISHED FLOOR
- FG — FINISHED GROUND
- FG — FINISHED SURFACE
- FL — FLOW LINE
- GB — GRADE BREAK
- INV — INVERT
- LS — LANDSCAPE AREA
- LP — LOW POINT
- MAX — MAXIMUM
- PL — PROPERTY LINE
- R/W — RIGHT OF WAY
- TYP — TYPICAL
- D/W — DRIVEWAY
- RL — RIDGELINE

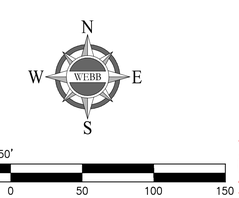


PATTERSON AVE. TYPICAL SECTION
COLLECTOR ROAD
NOT TO SCALE



NEVADA AVE. TYPICAL SECTION
LOCAL ROAD
NOT TO SCALE

NOTE: ADD 1400' TO ALL PROPOSED ELEVATIONS FOR ACTUAL ELEVATION



PRELIMINARY

SCALE: 1" = 50'	ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS, 3788 McCRAY STREET, RIVERSIDE CA. 92506, PH. (951) 686-1070, FAX (951) 788-1256	CITY OF PERRIS DEVELOPMENT PLAN REVIEW NO. 21-00005	W.O. 20-0231
DATE: 12/3/21			SHEET 2 OF 3 SHEETS
DESIGNED: CV			
CHECKED: AS			
PLN CK REF:	PLOT DATE: 12/3/2021	DUKE REALTY - PATTERSON AVE & NANCE ST	DWG. NO.
F.B.			

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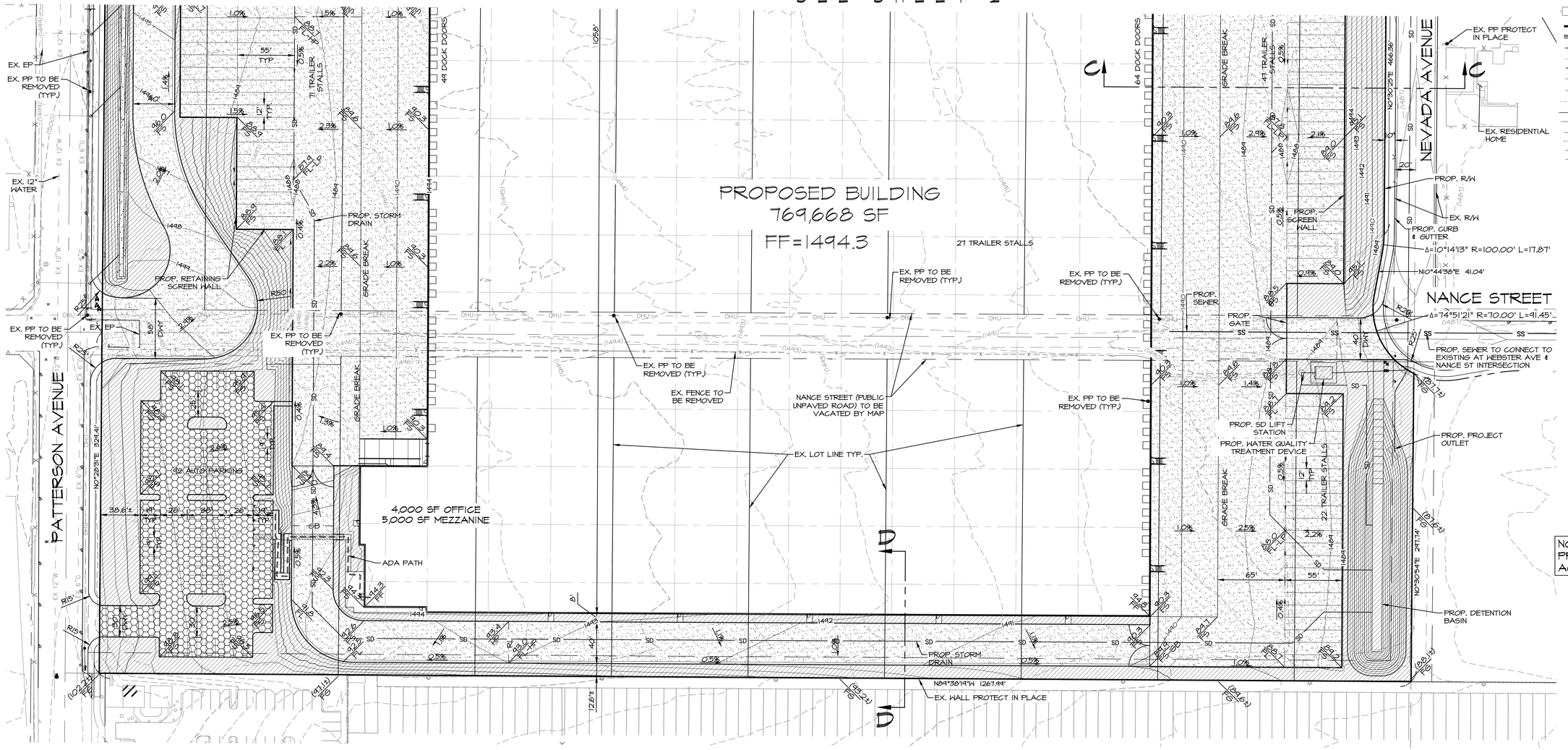
SEE SHEET 2



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- FIRE ACCESS LANE
- ADA PATH OF TRAVEL
- SCREEN WALL
- FENCE LINE
- GRADEBREAK/RIDGELINE
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- EX W — EXISTING WATER LINE
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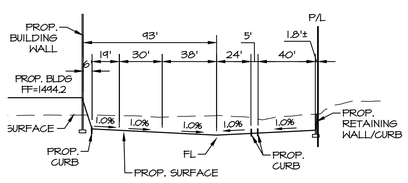
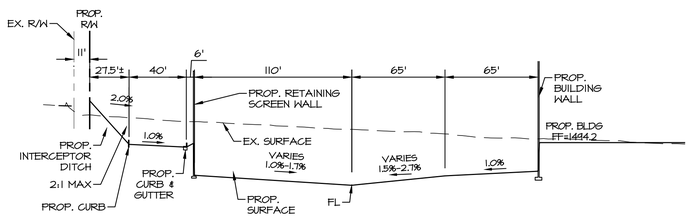
NOTE: ADD 1400' TO ALL PROPOSED ELEVATIONS FOR ACTUAL ELEVATION



SECTION A-A
N.T.S.
SEE SHEET 2



SECTION B-B
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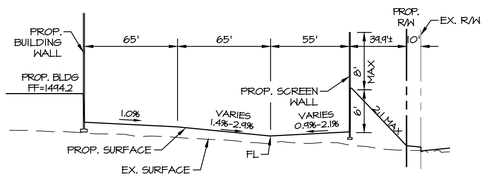
SEE SHEET 2



SECTION C-C
N.T.S.
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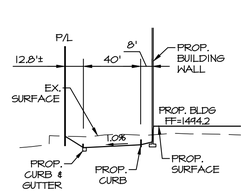
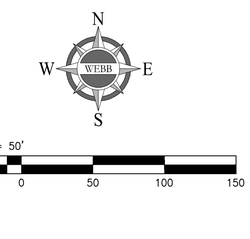


SECTION D-D
N.T.S.



PRELIMINARY

SCALE: 1" = 50'	ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS, 3788 McCRAY STREET, RIVERSIDE CA. 92506, PH. (951) 686-1070, FAX (951) 788-1256	CITY OF PERRIS DEVELOPMENT PLAN REVIEW NO. 21-00005	W.O. 20-0231
DATE: 12/3/21			SHEET 3
DESIGNED: CV			OF 3 SHEETS
CHECKED: AS			
PLN CK REF:	PLOT DATE: 12/3/2021	DUKE REALTY - PATTERSON AVE & NANCE ST	DWG. NO.
F.B.			

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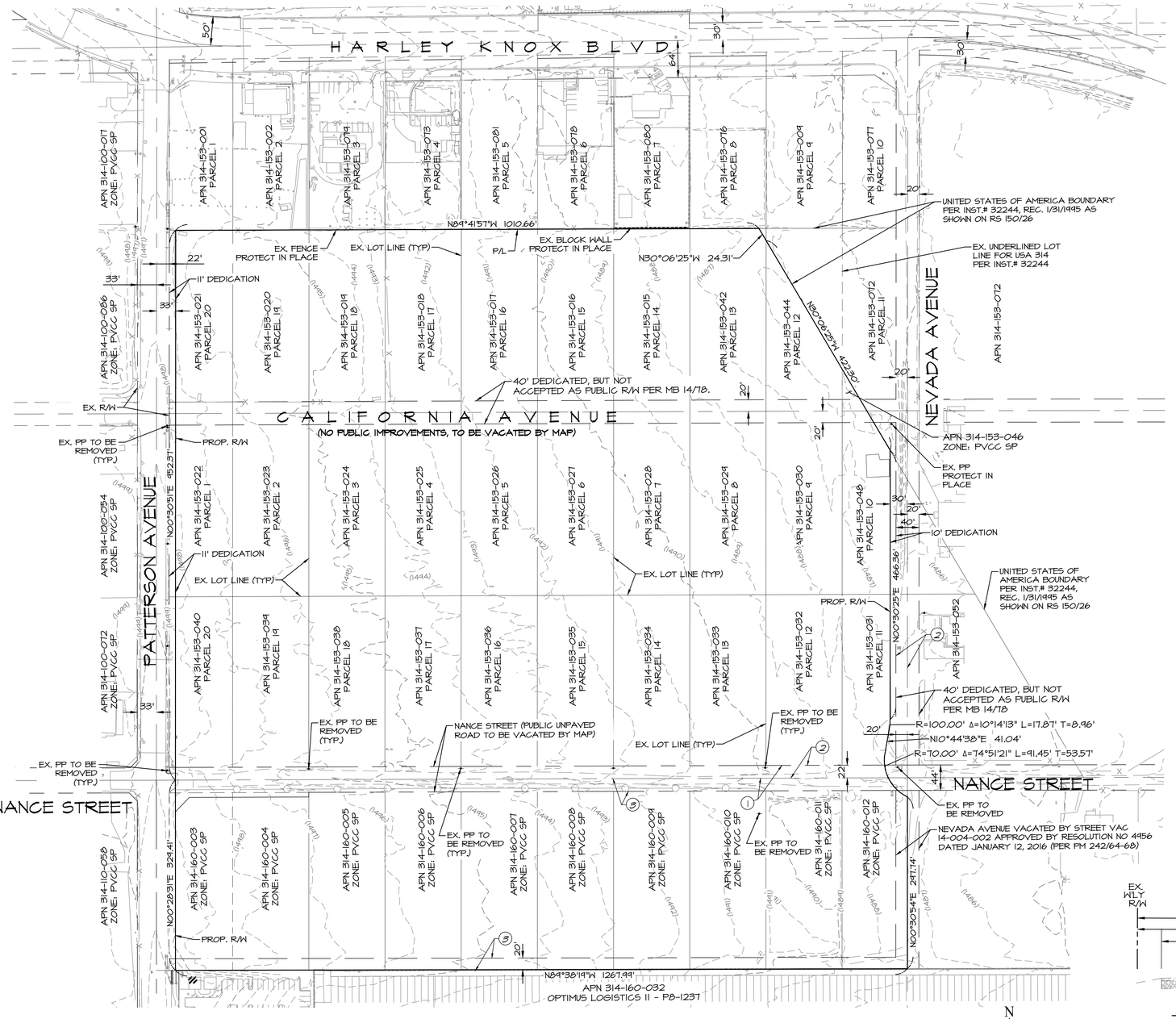
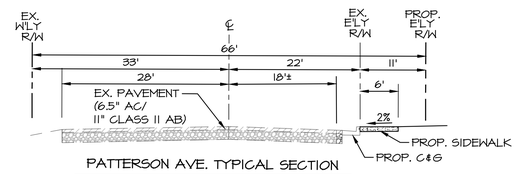
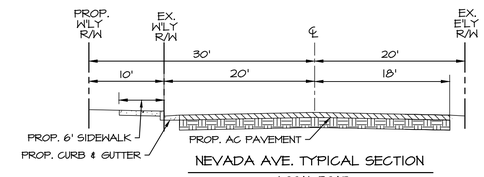
CITY OF PERRIS
DUKE PATTERSON & NANCE
TENTATIVE PARCEL MAP 38259





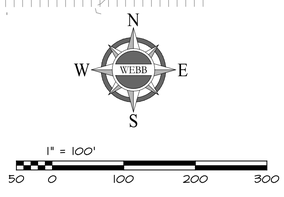
PATTERSON AVE. TYPICAL SECTION

COLLECTOR ROAD
NOT TO SCALE



NEVADA AVE. TYPICAL SECTION

LOCAL ROAD
NOT TO SCALE



1" = 100'

50 0 100 200 300

APPLICANT:

COMPANY: DUKE REALTY CORPORATION
CONTACT: D.J. ARELLANO
ADDRESS: 200 SPECTRUM CENTER DRIVE, SUITE 1600 IRVINE, CA. 92618
PHONE: (949) 797-7048

ENGINEER:

COMPANY: ALBERT A. WEBB ASSOCIATES
CONTACT: NICOLE TORSTVET
ADDRESS: 3788 MCCRAY ST RIVERSIDE, CA 92506
PHONE: (951) 686-1070
FAX: (951) 788-1256

TOPOGRAPHY:

INLAND AERIAL SURVEYS, INC.
1111 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
TEL: 951-687-4252
DATED: 11-25-20

A.P.N.:

314-153-015 THROUGH 314-153-040, 314-153-042, 314-153-044, 314-153-046, 314-153-048, & 314-160-003 THROUGH 314-160-012

PROPERTY OWNERS:

APN:314-153-015 THROUGH 314-153-018 & 314-153-022 THROUGH 314-153-029 & 314-153-033 THROUGH 314-153-042
DUKE REALTY PATTERSON, LP
PO BOX 40509
INDIANAPOLIS, IN 46240

APN:314-153-030
LILLY E. DENG
46 GLENWOOD RD
ROSLYN HARBOR, NY 11576

APN:314-153-031
MELANIE A. CONNEL
570 TERRA PLAZA SUITE 106
COVINA, CA 91723

APN:314-153-019 THROUGH -021
ROBERT & JOAN GIBEL
1274 BERNITA RD
EL CAJON, CA 92020

APN:314-153-032
GEOFFREY BONNYCASTLE & JIA LU
1274 BERNITA RD
EL CAJON, CA 92020

APN:314-153-044 & 314-153-046
BERNADITA PASCUAL
19832 MELISSA LN
SANTA CLARITA, CA 91350

APN:314-153-048
ELI ANDERSON & NICOLE SHEPPERD ANDERSON
220 LEYDEN ST
DENVER, CO 80220

APN:314-160-003 & 314-160-004
YONG PARK DAI
3281 FRESTWICK LN
NORTHBROOK, IL 60062

APN:314-160-005
CHIN HUNG & HAN HSU
19421 SIERRA LINDA RD
IRVINE, CA 92603

APN:314-160-006
GNA REALTY
310 JEFFERSON ST
BROOKLYN, NY 11237

APN:314-160-007
HSIU MEI YANG
21202 CHOCKTAW DR
DIAMOND BAR, CA 91765

APN:314-160-008
JUN & TOSHIKO YOKOTA
4461 PASEO SEGOVIA
IRVINE, CA 92603

APN:314-160-009
ROGER GIL
33126 CHEYEBBE CIR
MENIFEE, CA 92584

APN:314-160-010
FENG RUAN & HANG DI
8 GONDOLIERS BLUFF
NEWPORT COAST, CA 92657

APN:314-160-011
ARMANDO & MARIA LOVERA
830 SHIRAZ DR
HEMET, CA 92545

APN:314-160-012
LORI HUANG & JIE ZHANG
660 W LAMBERT RD
BREA, CA 92821

LEGAL DESCRIPTION

LOTS 11 THROUGH 20 IN BLOCK "A" OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

LOTS 1 THROUGH 20, BLOCK D OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

LOT 1 IN BLOCK E TOGETHER WITH LOT 2 IN BLOCK E AS SHOWN BY MAP UNIT 1 OF GOLDEN VALLEY FARMS, AS SHOWN IN BOOK 14, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH THAT PORTION OF LOT 1 (ARIZONA STREET) VACATED PER INSTRUMENT NO. 2020-0226920, RECORDED MAY 28, 2020. RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

LOTS 3 THROUGH 8, BLOCK E OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF NANCE STREET AND ARIZONA STREET THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 9, BLOCK E, UNIT 1 OF GOLDEN VALLEY FARMS, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LOT 10 IN BLOCK E OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF NANCE STREET AND NEVADA AVENUE THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

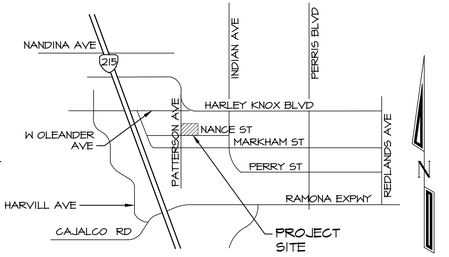
REFER TO TITLE REPORT FOR A MORE DETAILED DESCRIPTION.

UTILITY COMPANIES:

WATER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3643
SEWER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (800) 426-3643
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY PHONE: (800) 684-8123
TELEPHONE:	CHARTER COMMUNICATIONS PHONE: (833) 694-4259
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (800) 427-2200
SCHOOL:	VAL VERDE UNIFIED SCHOOL DISTRICT PHONE: (951) 940-6100

EASEMENT NOTES

ITEM	
(1)	AN EASEMENT FOR INGRESS AND EGRESS OVER SAID LAND AND INCIDENTAL PURPOSES, RECORDED AS BOOK 14, PAGE 78 OF MAPS OF OFFICIAL RECORDS, IN FAVOR OF GOLDEN VALLEY FARMS.
(2)	AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1974 AS INSTRUMENT NO. 135182 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
(3)	AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF GOLDEN VALLEY FARMS RECORDED IN JULY 31, 1926 AND ON FILE IN BOOK 14, PAGE 78, OF TRACT MAPS, FOR NANCE STREET AND ARIZONA STREET AND INCIDENTAL PURPOSES. SAID OFFER OF DEDICATION WAS NOT ACCEPTED (OR WAS REJECTED).



VICINITY MAP

NOT TO SCALE
SECTION 1, T4S, R4W

ACREAGE

GROSS SITE AREA:	1,479,805 S.F.	33.97 AC.
STREET DEDICATIONS:	(24,243 S.F.)	(0.61 AC.)
STREET VACATION:	102,321 S.F.	2.35 AC
NET SITE AREA:	1,552,883 S.F.	35.65 AC.

SCHOOL DISTRICT

VAL VERDE UNIFIED SCHOOL DISTRICT

LAND USE/ZONING

EXISTING ZONE/GENERAL PLAN USE:	BI
PROPOSED ZONE/GENERAL PLAN USE:	BI
EXISTING LAND USE:	VACANT/PARKING LOT
PROPOSED LAND USE:	WAREHOUSE DISTRIBUTION

NOTES:

1. 2005 THOMAS BROTHERS MAP; PAGE 747, GRID D-7 & E-7
2. THIS AREA IS SUBJECT TO LOW LIQUEFACTION POTENTIAL AND IS SUSCEPTIBLE TO SUBSIDENCE.
3. THIS AREA IS WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCC SP).
4. THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
5. THE PROJECT IS WITHIN MARCH AIRPORT COMPATIBILITY OVERLAY ZONE B-2.
6. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.

PRELIMINARY

SCALE: 1"=100'	ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS, 3788 McCRAY STREET, RIVERSIDE, CA. 92506, PH. (951) 686-1070, FAX (951) 788-1256	TENTATIVE PARCEL MAP 38259 CITY OF PERRIS	W.O. 20-0231
DATE: 12/2/21			SHEET 1
DESIGNED: CV			OF 1 SHEETS
CHECKED: DA			DWG. NO.
PLN CK REF:	G:\2018\18-0230\Drawings\Entitlement\17-0046-C-TPM.dwg PLOT DATE: December 2, 2021	DUKE PATTERSON & NANCE	
F.B.			

H:\2020\20-0231\Drawings\Entitlement\20-0231-C-TPM.dwg

ACKNOWLEDGEMENTS

Perris Valley Commerce Center Specific Plan Amendment No. XX

City of Perris

Prepared by:
Albert A Webb Associates
3788 McCray Street
Riverside CA 92506

Approved: January 10, 2012, Ordinance No. 1284
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323
Amendment No. 5 Approved: September 13,2016, Ordinance No. 1331
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337
Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346
Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361
Amendment No. 9 Approved: August 28, 2018, Ordinance No. 1361
Amendment No. 10 Approved: August 31, 2021, Ordinance No. 1405
Amendment No. XX Approved: TBD

ACKNOWLEDGEMENTS

City Council

Daryl R. Busch, Mayor
Joanne Evans, Mayor Pro Tem
Rita Rogers, Council member
Al Landers, Councilmember
Mark Yarbrough, Council member

Planning Commission

Judy Rosen-Haughney, Chairperson
Dwayne Hammond, Vice Chairman
Dave Stuart, Commissioner
Sal Mancuso, Commissioner
Brady McCarron, Commissioner
Matthew Buck, Commissioner
Jose Marin, Commissioner

City Staff

Richard Belmudez, City Manager
Clara Miramontes, Planning Manager
Diane Sbardellati, Associate Planner
Habib Motlagh, Tri Lake Consultants, City Engineer
Eric L. Dunn, Aleshire & Wynder, LLC , City Attorney

Consultants

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506
951-686-1070

Cadence Environmental Consultants
816 Sausalito Drive
Carmarillo, CA 93010
805-504-2140

TAIT & Associates, Inc.
701 N. Parkcenter Drive,
Santa Ana, CA 92705

ACKNOWLEDGEMENTS

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Document Updates

This document reflects all amendments to <u>MONTH YEAR</u>

Amendment No.	Case No.	Details of Amendment	Approval Date
1	12-04-0010	The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).	9/25/2012 Ordinance #1288
2	11-12-0005	The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel.	11/27/2012 Resolution #4538
3	12-10-0006	The purpose of Amendment No. 3 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C)[49.14 acres] and Business Professional Office (BPO) [19.85 acres] to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.	02/09/2016 Ordinance #1324
4	14-04-0001	The purpose of Amendment No. 4 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties.	02/09/2016 Ordinance #1323

Document Updates

Amendment No.	Case No.	Details of Amendment	Approval Date
5	16-0525	The purpose of Amendment No. 5 is to modify section 12, the Airport Overlay Zone to update the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan.	09-13-2016 Ordinance #1331
6	14-04-0001	The purpose of Amendment No. 6 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial-Retail (C) to Light Industrial (LI), for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north consisting of approximately 23.66 acres.	02/14/2017 Ordinance #1337
7	16-05077	The purpose of Amendment No. 7 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 7.48 acres from Commercial-Retail (C) to Light Industrial (LI).	6/13/2017 Ordinance # 1346
8	17-05242	The purpose of Amendment No. 8 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 16.22 acres from Business Professional Office (BPO) to Light Industrial (LI), for four parcels located at the southwest corner of Markham Avenue and Webster Avenue.	4/10/2018 Ordinance #1361

Document Updates

Amendment No.	Case No.	Details of Amendment	Approval Date
9	17-05074	The purpose of Amendment No. 9 is to modify Figure 2.0-1 Specific Plan Land Use Designation, Figure 4.0-16 Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 ACRES from Business Professional Office (BPO) to Light Industrial (LI), for the properties bound by Johnson Avenue to the east, Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. Amendment No. 8 also modifies Figure 3.0-1 Circulation Element, Figure 3.0-4 Mass Transit, Figure 3.0-7 Existing Water, Figure 3.0-8, Existing Sewer, Figure 3.0-9, Existing Recycled Water, Figure 3.0-12 Existing Natural Gas, Figure 3.0-13, Existing Electric, Figure 3.0-14, Existing Telephone, Figure 3.0-15 Existing Cable, Figure 5.0-7 Perris Valley Storm Channel Trail, and Figure 5.0-8 Ramona Expressway Trail to reflect the vacation of three streets: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.	August 28, 2018 Ordinance #1371
10	19-05282	The purpose of Amendment No. 10 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Business Professional Office (BPO) to Commercial-Retail (C), for the property at the southeast corner of Perris Boulevard and Rider Street.	8/31/2021 Ordinance # 1405
XX	TBD	The purpose of Amendment No. XX is to modify Figure 2.0-1, Specific Plan Land Use Designation and Figure 3.0-1, Circulation Element to reflect the vacation of two streets: California Avenue (dedicated but not accepted) and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east.	TBD

Figure 2.0-1, Specific Plan Land Use Designation

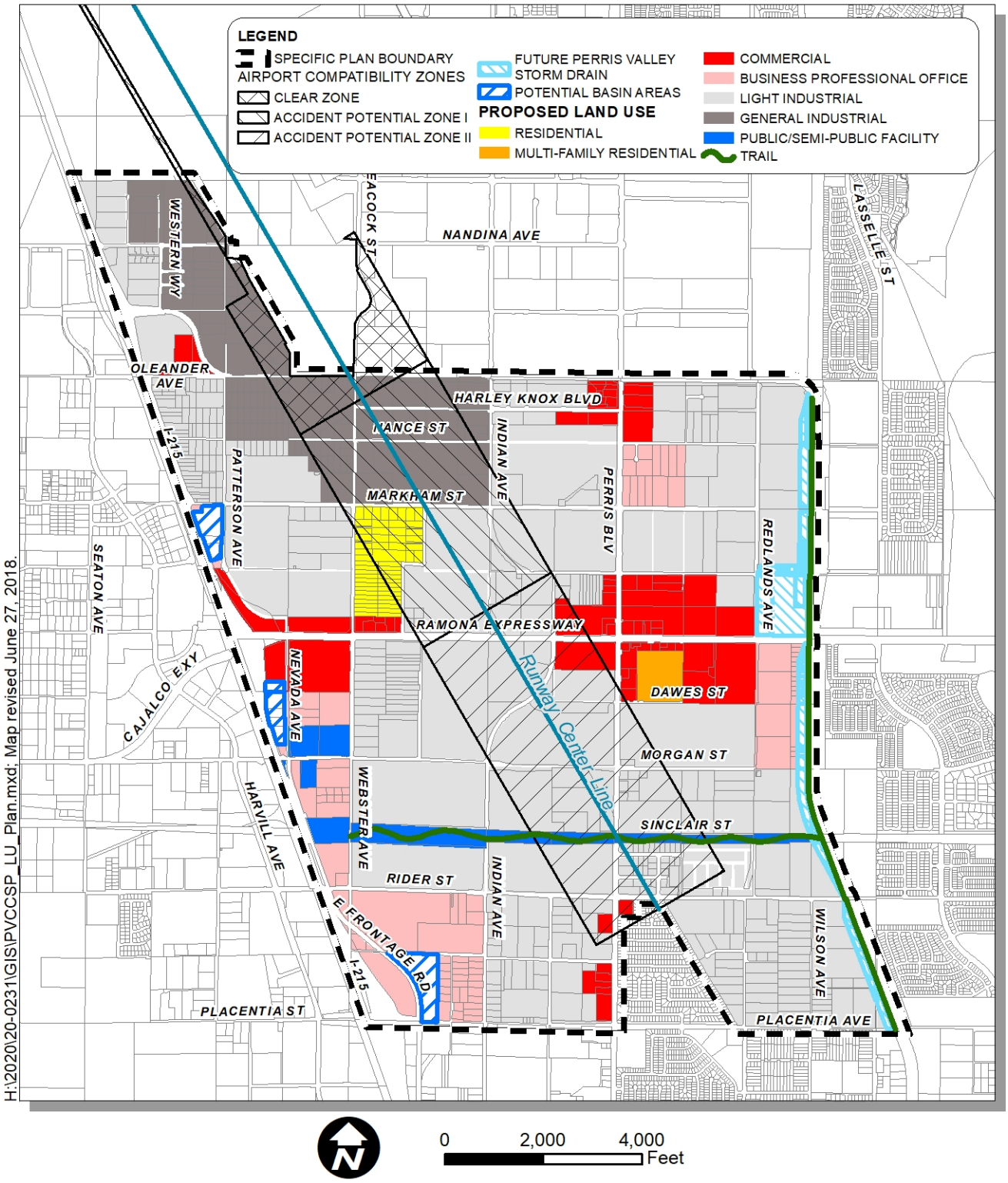
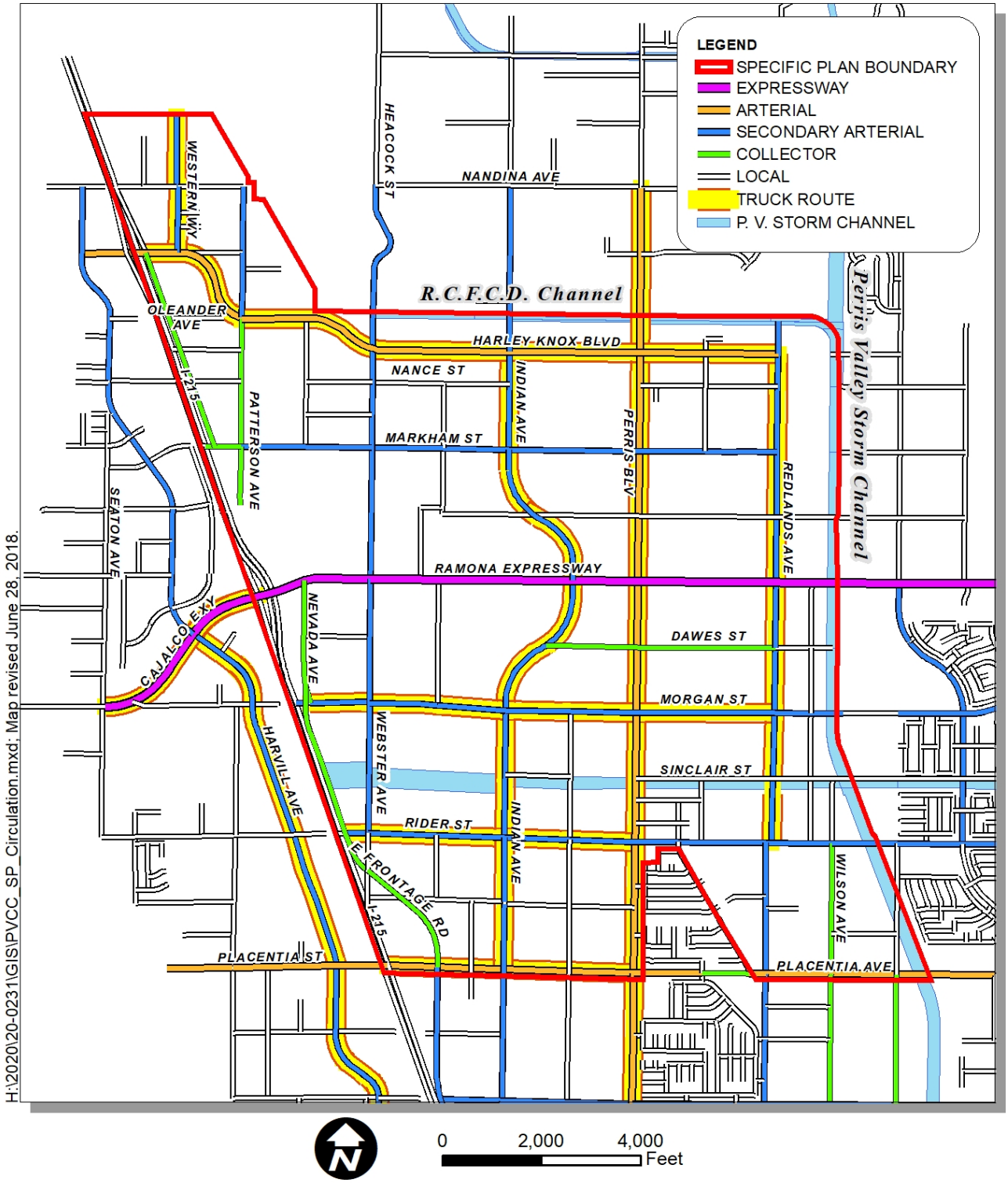


Figure 3.0-1, Circulation Plan



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 Mr. Mathew Evans at 408-430-2203.

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: **February 10, 2022**

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

CASE DESCRIPTION:

ZAP1501MA21 – Duke Realty Limited Partnership (Albert A. Webb Associates) – City of Perris Case Nos. 21-05267 (Specific Plan Amendment), DPR21-00005 (Development Plan Review), 21-05086 (Tentative Parcel Map No 38259). A proposal to construct a 769,668 square foot industrial warehouse building with mezzanines on 33.37 acres, located northerly of Markham Street, westerly of Nevada Avenue, easterly of Patterson Avenue, and southerly of Harley Knox Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan amending the Circulation Element to reflect the street vacation of California Avenue and Nance Street between Patterson Avenue and Nevada Avenue. The applicant also proposes a tentative parcel map to merge the project's existing parcels into one parcel and vacate street rights-of-way (Airport Compatibility Zone B2 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 CASE NUMBER: ZAP1501MA21 DATE SUBMITTED: 12/9/21

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Duke Realty c/o DJ Arellano	Phone Number	(909) 576-0906
Mailing Address	200 Spectrum Center Drive, Suite 1600	Email	DJ.Arellano@dukerealty.com
	Irvine, CA 92618		
Representative	Duke Realty c/o DJ Arellano	Phone Number	(909) 576-0906
Mailing Address	200 Spectrum Center Drive, Suite 1600	Email	DJ.Arellano@dukerealty.com
	Irvine, CA 92618		
Property Owner	Duke Realty, LP. c/o DJ Arellano	Phone Number	(909) 576-0906
Mailing Address	200 Spectrum Center Drive, Suite 1600	Email	DJ.Arellano@dukerealty.com
	Irvine, CA 92618		

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Perris	Phone Number	(408) 430-2203
Staff Contact	Mathew Evans	Email	mevans@cityofperris.org
Mailing Address	227 North D Street,	Case Type	
	Perris, CA 92570	■ General Plan / Specific Plan Amendment	
		☐ Zoning Ordinance Amendment	
		■ Subdivision Parcel Map / Tentative Tract	
Local Agency Project No	DPR:21-00005	☐ 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	South of Harley Knox Blvd., North of Nance St., West of Nevada Ave., and East of Patterson Ave.		
Assessor's Parcel No.	314-153-015 thru 314-153-040, 314-153-42, 314-153-044, 314-153-046, 314-153,048, & 314-160-003 thru 314-160-012	Gross Parcel Size	33.97 AC
Subdivision Name	March Air Reserve Base, Zone B2	Nearest Airport and distance from Air-port	March Airforce Base
Lot Number	N/A		

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)	Site is currently unimproved and vacant, apart from one three-parcel lot in the northwest corner.
	The parcel in the northwest corner of the Subject Property is currently utilized for semi-truck trailer storage.

Proposed Land Use (describe)	769,668 square foot speculative industrial building along with required landscaping, parking, and improvements on an approximately 33.97 acre site located at the northeast corner of Patterson Avenue and Nance Street	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	
For Other Land Uses (See Appendix C)	Hours of Operation: TBD-Speculative Building	
	Number of People on Site: TBD Maximum Number: TBD	
	Method of Calculation: TBD	
Height Data	Site Elevation (above mean sea level)	1493.8 ft.
	Height of buildings or structures (from the ground)	50 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	☐ Yes ■ No
	If yes, describe	

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)**

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 3/1/19)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$3,696	$2,458	$2,310	$1,537
Community Plan or Area Plan (County or City)	$3,696	$2,402	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,261	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,181	N/A	$1,363
General Plan Amendment	$1,331	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,331	$887	$832	$554
Non-Impact Legislative Project (as determined by staff)	$420	N/A	$375	N/A
Tract Map	$1,515	$1,017	$947	$636
Conditional Use Permit or Public Use Permit	$1,331	$887	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,331	$887	$832	$554
Parcel Map	$1,331	$887	$832	$554
Environmental Impact Report*	$3,050	$2,033	$1,906	$1,271
Other Environmental Assessments*	$1,671	$1,109	$1,044	$693
Building Permit or Tenant Improvement	$573	$389	$359	$243

Effective March 1, 2019, an additional fee of $190.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission

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 December 16, 2021, through January 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 one non-legislative case within the March Air Reserve Base/Inland Port Airport.

ZAP1503MA21 (Zone E March AIA) pertains to County of Riverside Case No. CUP210134 (Conditional Use Permit), a proposal to construct a 640 square foot commercial Cannabis Cultivation building on 0.18 acres located northerly of Highway 74, westerly of Guthridge Lane, southerly of Wakefield Avenue, and easterly of Ritter Avenue. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted. 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 33,081 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 1,743 feet AMSL. The project site elevation is 1,608 feet AMSL. With a maximum structure height of 12 feet, the top point elevation would be 1,620 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required.

ALUC Director Paul Rull issued a determination of consistency for this project on January 6, 2022.

B. Additionally, ALUC Director Paul Rull reviewed two local jurisdiction non-impact legislative cases pursuant to ALUC Resolution No. 2011-02, and issued determinations of consistency.

ZAP1058RG21 (Citywide Multiple Airport Zones) pertains to City of Menifee Zoning Code Amendment (LR21-0287), a proposal to amend the City's Development Code (Title 9 Municipal Code) to adopt the Objective Design Standards for Multi-Family residential development in order to be consistent with state law (Senate Bill 35). The amendment establishes new administrative procedures and objective development standards for multi-family ministerial reviews. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Menifee.

ALUC Director Paul Rull issued a determination of consistency for this project on December 16, 2021.

****

ZAP1059RG21 (Citywide Multiple Airport Zones) pertains to City of Menifee Code Amendment (PLN21-0408), a proposal to prohibit general warehousing from the Business Park and in the McCall Boulevard and Southern Gateway Economic Development Corridor zones. These districts are consistent with and

implements the city's General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Menifee.

ALUC Director Paul Rull issued a determination of consistency for this project on January 3, 2022.

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)
Presentation by Project Director Simon Housman or his designee.

PAGE BREAK

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

January 6, 2022

Kathleen Mitchell, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot 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.:	ZAP1503MA21
Related File No.:	CUP210134 (Conditional Use Permit)
APN:	459-161-017
Airport Zone:	Compatibility Zone E

Dear Ms. Mitchell:

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 CUP210134 (Conditional Use Permit), a proposal to construct a 640 square foot commercial Cannabis Cultivation building on 0.18 acres located northerly of Highway 74, westerly of Guthridge Lane, southerly of Wakefield Avenue, and easterly of Ritter Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

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 33,081 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 1,743 feet AMSL. The project site elevation is 1,608 feet AMSL. With a maximum structure height of 12 feet, the top point elevation would be 1,620 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended 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, 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) Other Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

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.

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: Cannabis 21+ (applicant)
Rad Architects Inc. (representative)
Carlos and Maria Perez (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Major David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1503MA21\ZAP1503MA21.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.

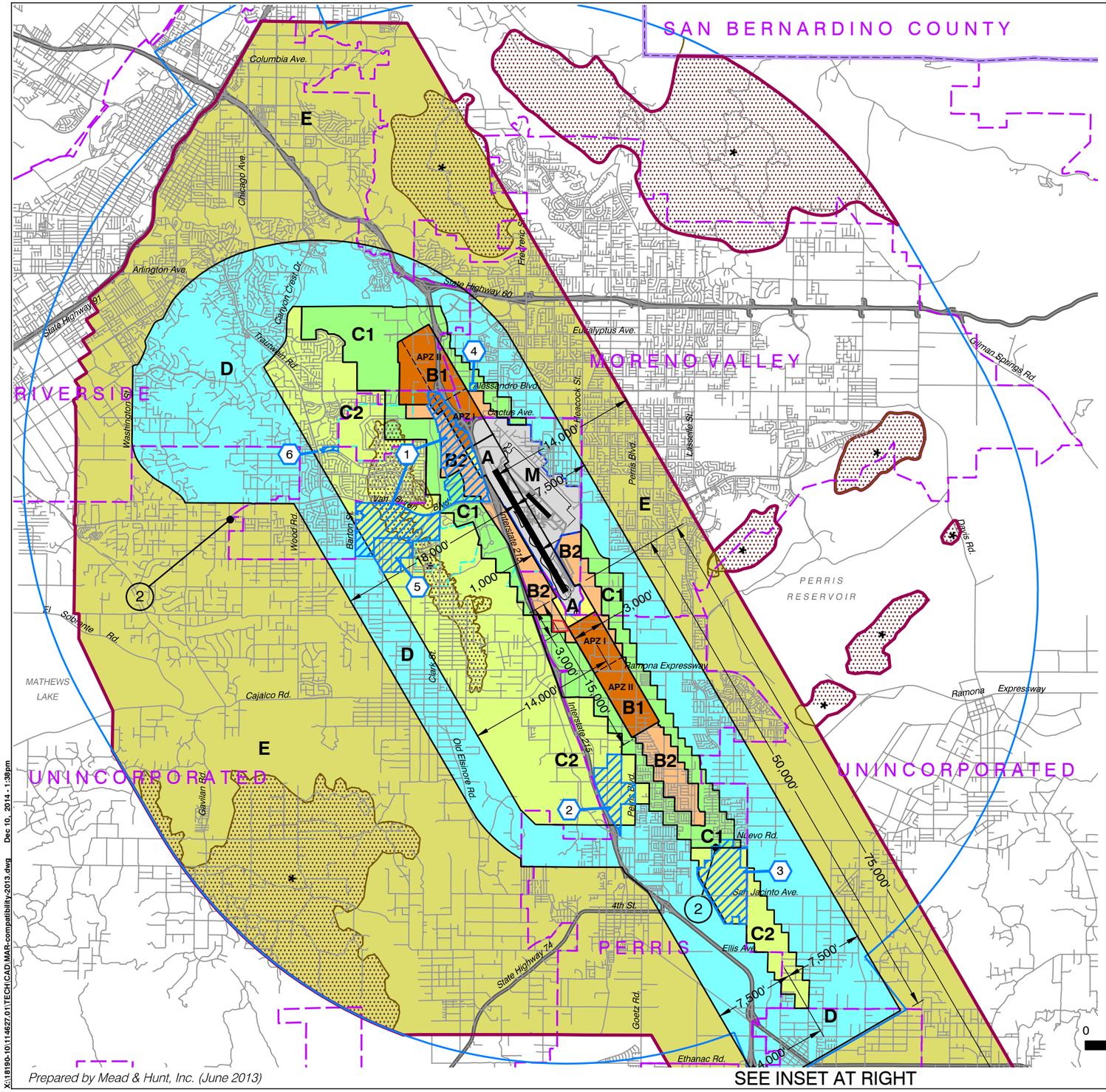
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

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 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

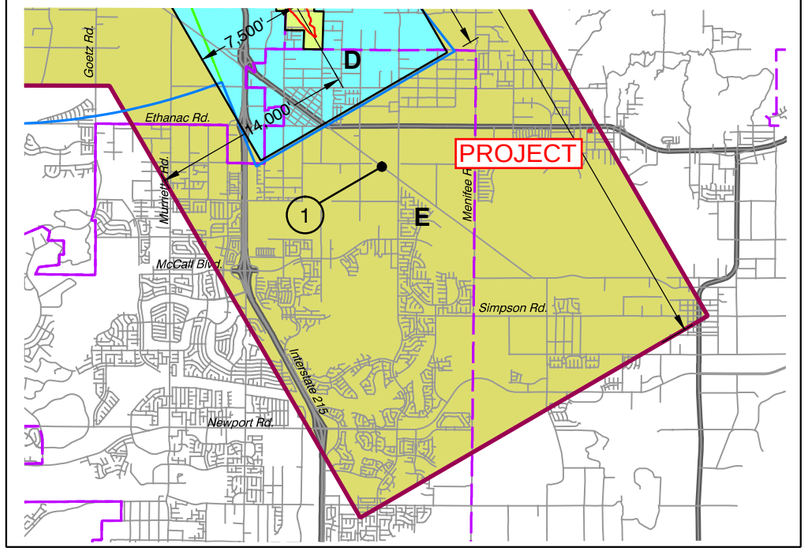
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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

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

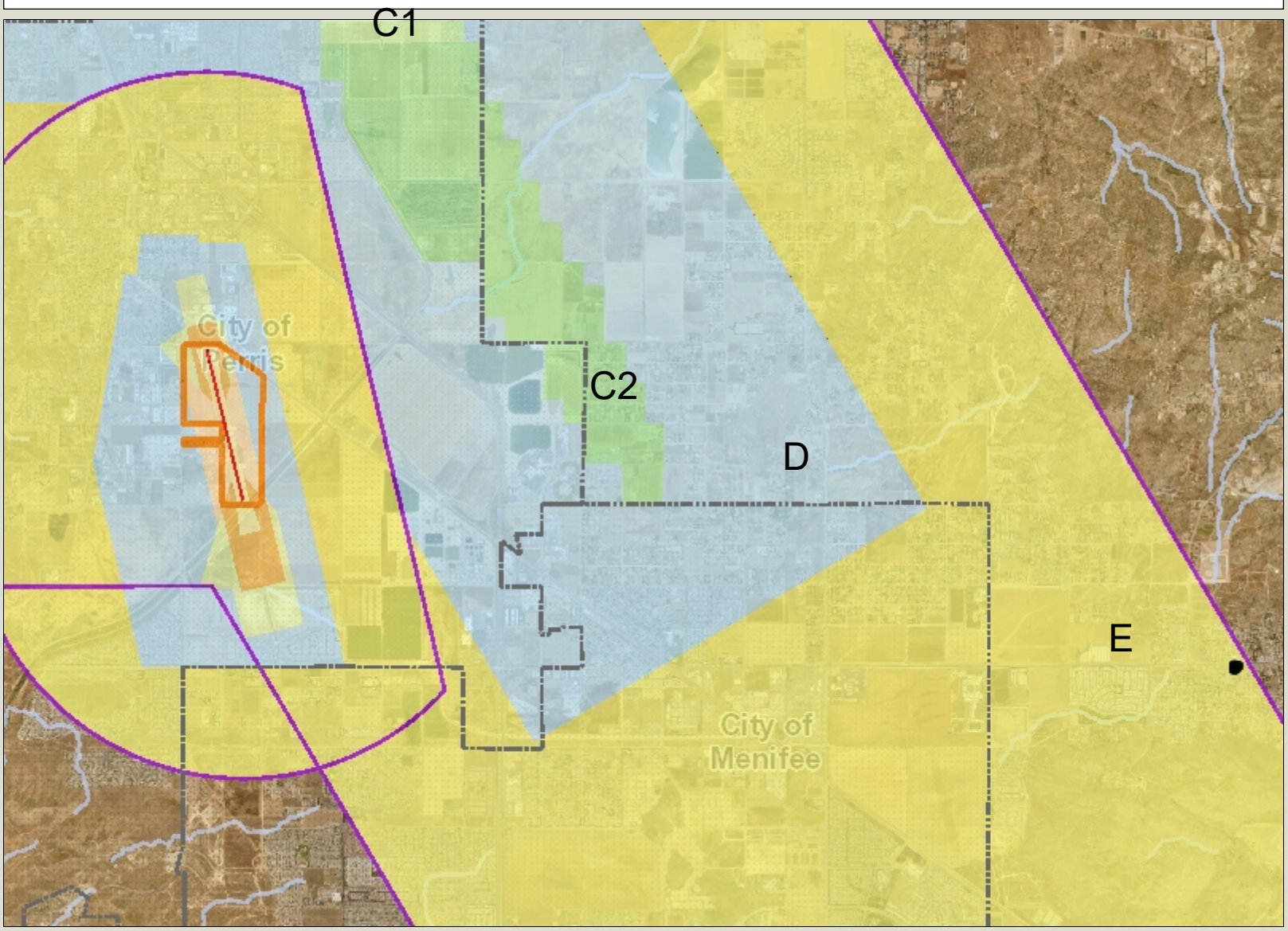
(Adopted November 13, 2014)

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 6,022 12,045 Feet

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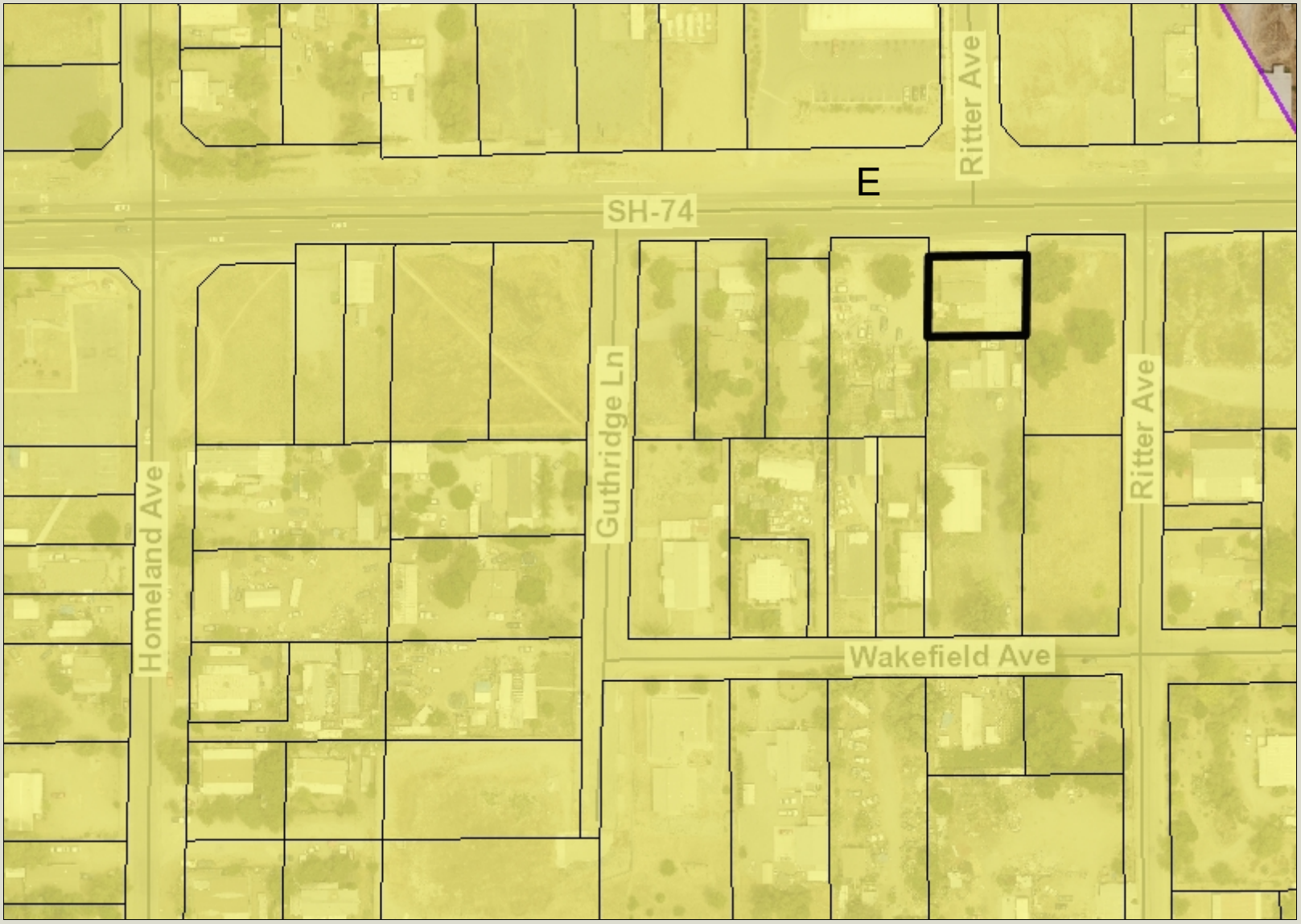
Notes

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

RCIT

0 188 376 Feet

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Notes

Map My County Map

Legend

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

0 188 376 Feet

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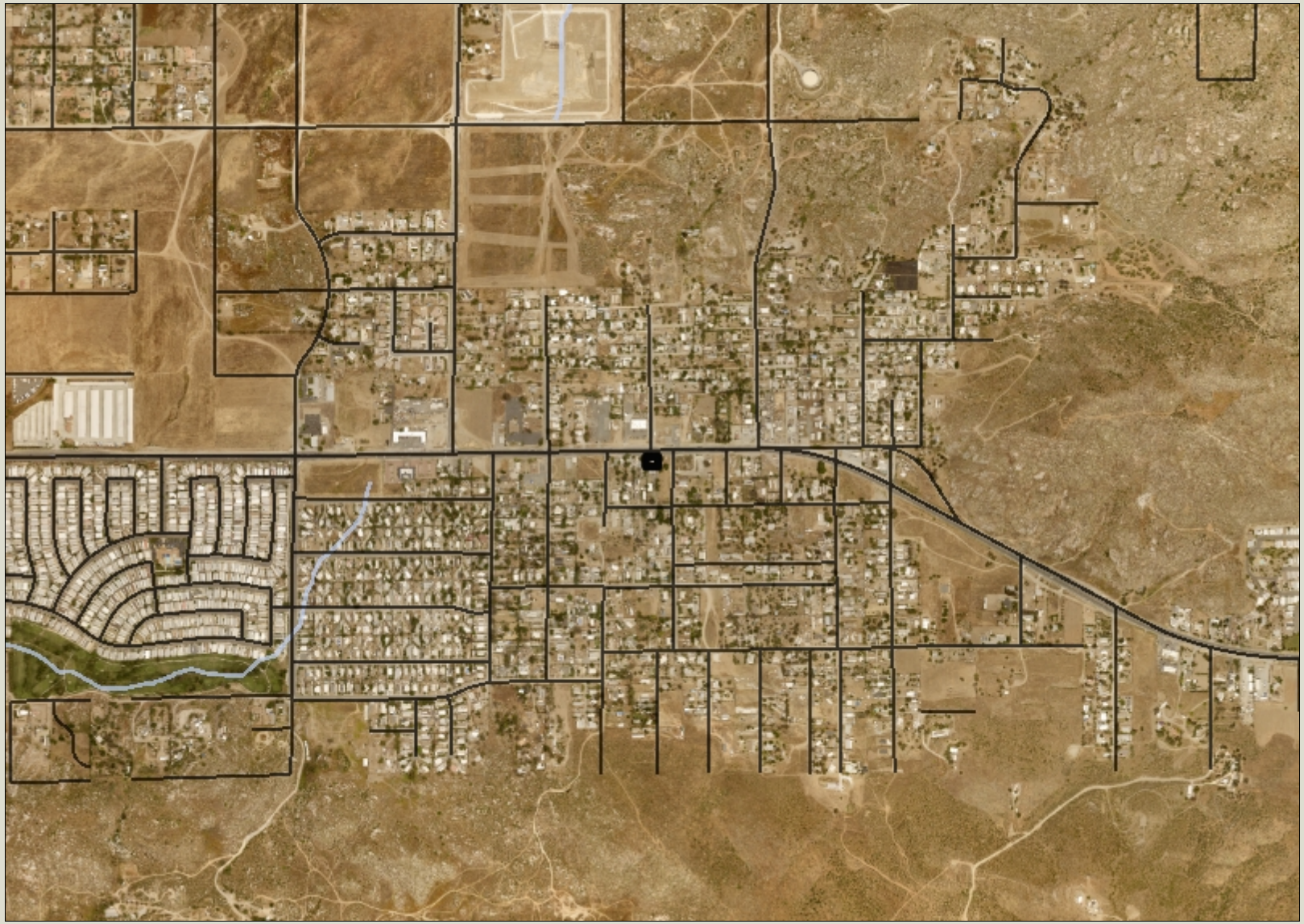
Notes

Map My County Map



Legend

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

0 1,506 3,011 Feet

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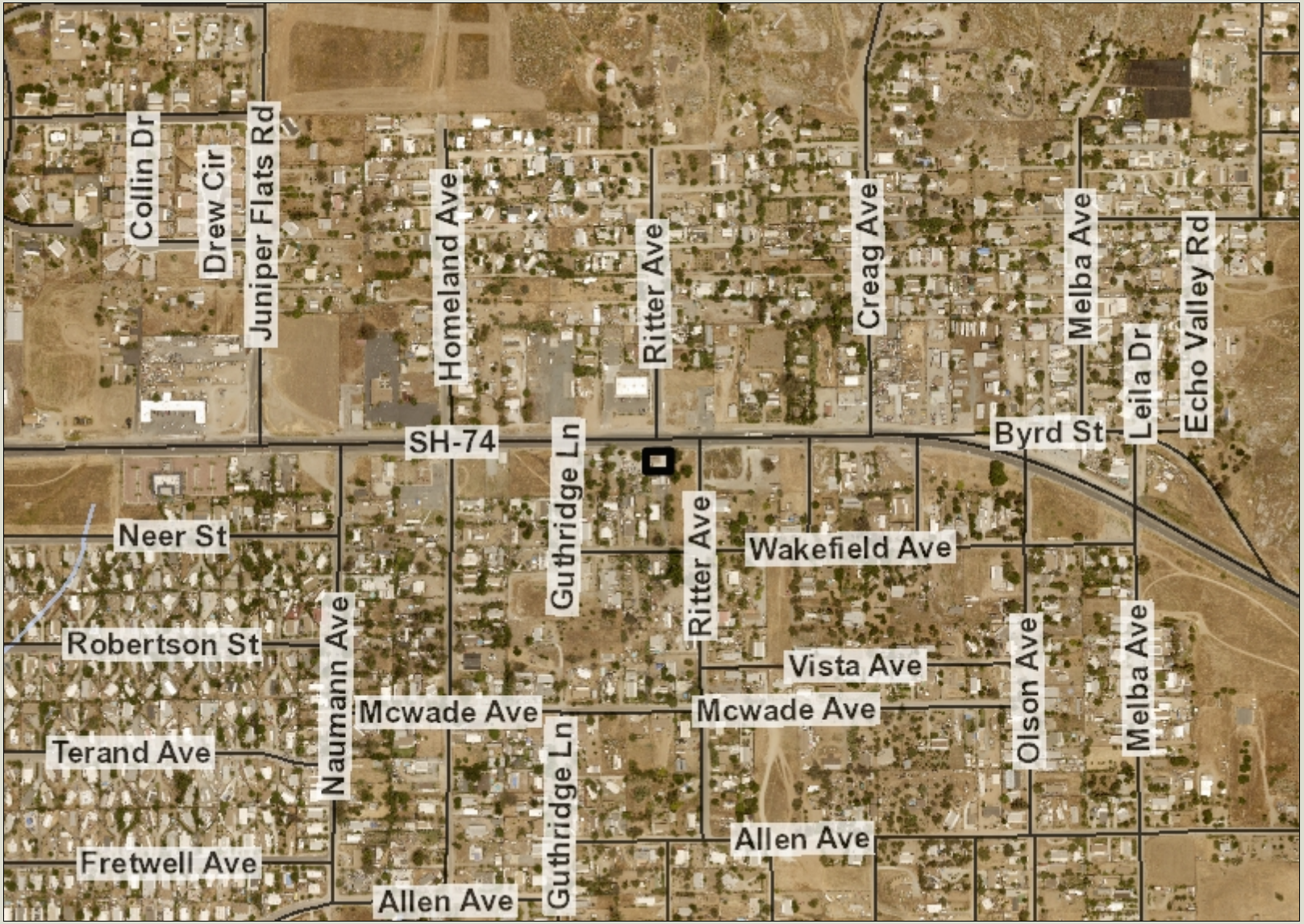
Notes

Map My County Map



Legend

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

0 753 1,506 Feet

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Notes

Map My County Map

Legend

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

0 94 188 Feet

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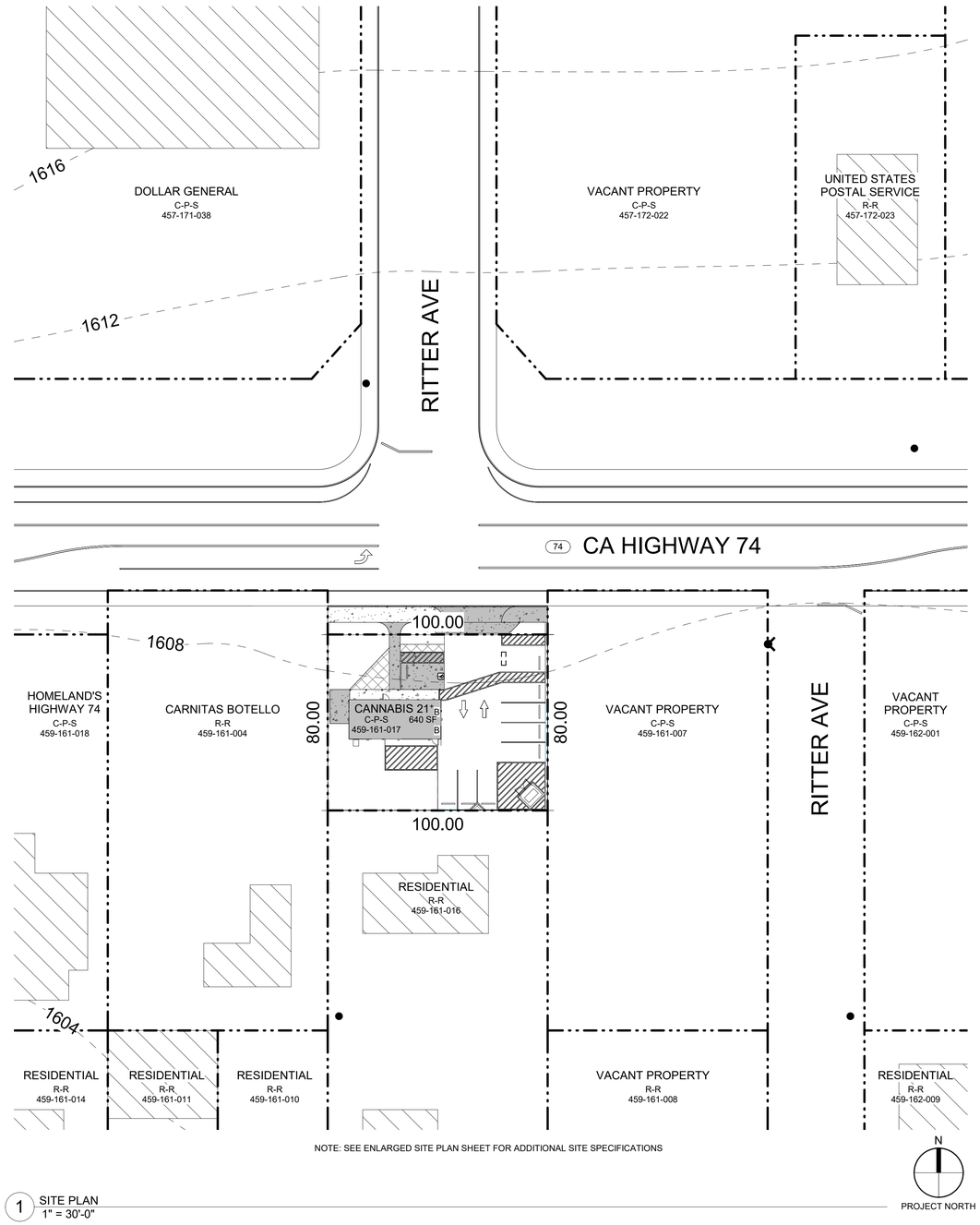
Notes

CANNABIS 21+

COMMERCIAL CANNABIS CONDITIONAL USE PERMIT

31559 CA HWY -74
HOMELAND, CA 92548



NOTE: SEE ENLARGED SITE PLAN SHEET FOR ADDITIONAL SITE SPECIFICATIONS

1 SITE PLAN
1" = 30'-0"

PROJECT DIRECTORY

LAND OWNER:
CARLOS & MARIA PEREZ
31559 HWY 74
HOMELAND CA 92548
C/O STATE COURT RECEIVER
KEVIN K RANDOLPH, ESQ.
GRESHAM-SAVAGE ATTORNEYS
PH: 909-890-4499

EXHIBIT PREPARER ARCHITECT:
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1286 UNIVERSITY AVENUE #137
SAN DIEGO, CA 92103
TEL: 619.795.6522
CONTACT: CARYN BAILEY
EMAIL: cbailey@rad-architects.com

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4231 BALBOA AVE #162
SAN DIEGO, CA 92117
CONTACT: SEAN ST. PETER
PHONE: 619.618.8139
EMAIL: sean_stpeter@yahoo.com

COUNTY OF RIVERSIDE:
RIVERSIDE COUNTY
PLANNING DEPARTMENT
4080 LEMON STREET
RIVERSIDE, CA 92501
PHONE: (951) 955-3200

UTILITY COMPANIES :

WATER :
EASTERN MUNICIPAL WATER DISTRICT

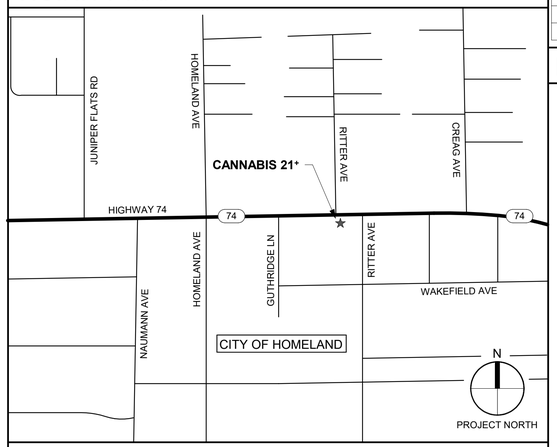
SEWER :
PUBLIC SEPTIC SYSTEM

PHONE / CABLE:
AT&T COMPANY

GAS:
NOT APPLICABLE

ELECTRIC:
SOUTHERN CALIFORNIA EDISON

VICINITY MAP



SITE PLAN LEGEND

- CANNABIS 21+
- (E) OPEN STORAGE STRUCTURES TO REMAIN
- (E) CONCRETE SIDEWALK
- (N) R.O.W. ZONE DEDICATION
- BUILDING LIGHT
- (E) ELECTRICAL POLE
- (E) FIRE HYDRANT
- PROPERTY LINE
- (E) CONTOURS @ 4' INCREMENTS
- AREA OF IMPROVMENTS
- (N) CONCRETE SIDEWALK & RAMP

SITE PLAN GENERAL NOTES

A. PROVIDE BUILDING ADDRESS VISIBLE FROM W FLORIDA AVENUE FRONTING THE PROPERTY PER RIVERSIDE COUNTY SPECIFICATIONS. SEE EXTERIOR ELEVATION SHEET FOR LOCATION.

SITE PLAN KEYNOTES (#)

(E) = EXISTING
(N) = NEW

1	(E) BUILDING ELECTRICAL SERVICE
2	(E) 6' HIGH CHAIN LINK FENCING
3	NOT USED
4	(N) DUMPSTER WITH ATTACHED LID, SEE DETAILS ON SHEET A-3
5	EXTENTS OF EXISTING ASPHALT PAVING
6	AREA OF (E) SEPTIC TANK AND LEACH FIELD - SEE ENLARGED SITE PLAN
7	(E) SITE DRIVE ACCESS
8	(N) BIKE RACK

OCCUPANCY

SEE SHEET C-3 FOR EGRESS/ PATH OF TRAVEL AND FIRE EXTINGUISHER LOCATIONS

OCCUPANT LOAD CALCS

OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
SECURE CHECK-IN	60	35	1
CUSTOMER SALES AREA	60	389	7
CHECK-IN OFFICE	100	22	1
OFFICE	100	47	1
INVENTORY, RECEIVING	300	74	1
NET TENANT BUILDING AREA		567	11
REQUIRED EXITS			1

EGRESS WIDTH PER SECTION 1005: ALL COMPLY
FRONT ENTRY: 9 X .2 = 1.8" - (N) DOORS = 36"
BACK DOOR: 2 X .2 = 0.4" - (N) DOOR = 36"

MAX. TRAVEL DISTANCE TO EXIT = 150'-0" WITHOUT SPRINKLERS PER CHAPTER 10: COMPLIED WITH

EXIT REQUIREMENTS DUE TO OCCUPANCY PER CHAPTER 10. PROVIDE EITHER PANIC HARDWARE OR UNLOCKED EXIT WITH A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR AND STATING A FOLLOWS: "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND.

NEW PORTABLE FIRE EXTINGUISHERS MUST BE 2A-10LB. MIN ONE PER 1500 S.F. WITH SALES RECEIPT.

ELECTRICAL ROOM & WITHIN 75' TRAVEL DISTANCE SHALL BE (CLASS C) CO2 TYP.

ALL EXISTING PORTABLE FIRE EXTINGUISHER/S WILL BE REQUIRED TO HAVE CURRENT INSPECTION TABS.

INDEX OF DRAWINGS

SHEET	DESCRIPTION	DELTA 1	2	3	4	5	6
EXHIBIT A							
A-1	PROJECT INFORMATION						
A-2A	ENLARGED PROPOSED SITE PLAN & SENSITIVE USE PLAN						
A-2B	LANDSCAPE SITE PLAN						
A-3	SITE ACCESSIBILITY SIGNAGE & PARKING						
A-4	FACILITY STANDARDS & WQMP FORM						
EXHIBIT B							
B-1	EXTERIOR ELEVATIONS						
B-2A	EXTERIOR COLOR RENDERINGS						
B-2B	INTERIOR COLOR RENDERINGS						
B-3	SIGNAGE						
EXHIBIT C							
C-1	EXISTING & DEMO PLAN						
C-2	FLOOR PLAN						
C-3	EGRESS, SAFETY & SECURITY PLAN						

PROJECT SUMMARY

PROJECT SUMMARY:	THE PROPOSED PROJECT IS A COMMERCIAL CANNABIS FACILITY TO INCLUDE RETAIL SALES. BUILDING WAS BUILT IN 1979
BUSINESS OPERATIONS:	BOTH (ADULT & MEDICAL LICENSES)
HOURS OF OPERATION:	RETAIL STORE: 8:00 AM TO 10:00 PM - 7 DAYS A WEEK DELIVERY: 8:00 AM TO 9:00 PM - 7 DAYS A WEEK NO MOBILE DELIVERIES WILL BE SCHEDULED AFTER 9:00 PM 2 SHIFTS PER DAY; 5 EMPLOYEES PER SHIFT; 7 HOURS PER SHIFT
CONDITION:	OBTAIN THE PROPER STATE CANNABIS LICENSING AND A COUNTY OF RIVERSIDE BUSINESS REGISTRATION.
SCOPE OF WORK:	CONDITIONAL USE PERMIT APPLICATION FOR COMMERCIAL CANNABIS FACILITY. THE CANNABIS 21+ SPACE IS 710 SF. WORK TO INCLUDE COMPLETE INTERIOR DEMOLITION OF WALLS, PLUMBING FIXTURES; MECHANICAL EQUIPMENT AND DUCTWORK; ELECTRICAL LIGHTING AND ALL ASSOCIATED COMPONENTS. NEW WORK WILL INCLUDE NEW WALLS FOR OFFICES AND SECURE RECEPTION AND WAITING ROOMS, NEW MECHANICAL SYSTEMS, NEW RESTROOM LAYOUT MEETING ADA CRITERIA WITH NEW FIXTURES AND PIPING AND ELECTRICAL MODIFICATIONS. EXTERIOR WORK TO INCLUDE PAINTING OF EXISTING STRUCTURE. EXISTING CONCRETE PAVING TO REMAIN. NEW SIGNAGE.
APPLICABLE CODES:	ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING THE LATEST EDITIONS OF THE FOLLOWING: BUILDING: 2019 CALIFORNIA BUILDING CODE MECHANICAL: 2019 CALIFORNIA MECHANICAL PLUMBING: 2019 CALIFORNIA PLUMBING CODE ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE FIRE: 2019 CALIFORNIA FIRE CODE, CITY MUNICIPAL CODES & APPLICABLE FIRE / LIFE SAFETY CODES. ENERGY: 2019 CALIFORNIA ENERGY CODE GREEN: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT (FEDERAL, STATE & LOCAL). REQUIREMENTS NOTED IN CHAPTER 11 OF THE 2019 CALIFORNIA BUILDING CODE
ASSESSORS PARCEL NO:	459-161-017
LEGAL DESCRIPTION:	RECORDED BOOK / PAGE: MB 13/1
PALEONTOLOGICAL SENSITIVITY:	HIGH SENSITIVITY (HIGH B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

NET AND GROSS ACREAGE:	NET ACREAGE = .17 .17 X 43,560 = 7,405.2 SF GROSS ACREAGE = .18 .18 X 43,560 = 8,000 SF	FIRE RESPONSIBILITY AREA:	LRA
SPECIFIC PLAN:	NOT IN A SPECIFIC PLAN	FLOOR PLAN REVIEW:	*MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY
HISTORIC PRESERVATION DISTRICTS:	NOT IN A HISTORIC PRESERVATION DISTRICT	WATERSHED / AREA:	SAN JACINTO VALLEY REGION
LAND USE DESIGNATIONS:	CR	WATER DISTRICT:	EASTERN MUNICIPAL WATER DISTRICT
AGRICULTURAL PRESERVE:	NOT IN AN AGRICULTURE PRESERVE	FLOOD CONTROL DISTRICT:	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
AREA PLAN (RCIP):	HARVEST VALLEY / WINCHESTER	WQMP (SEE FORM ON A-4):	SANTA ANA RIVER REGION
GENERAL PLAN POLICY OVERLAYS:	N/A	FAULT ZONE:	NOT IN A FAULT ZONE
GENERAL PLAN LAND POLICY AREAS:	HIGHWAY 79 POLICY AREA	FAULTS:	NOT IN A FAULT LINE
AIRPORT INFLUENCE AREAS:	MARCH AIR RESERVE BASE	LIQUEFACTION POTENTIAL:	LOW
AIRPORT COMPATIBILITY ZONES:	MARCH AIR RESERVE BASE, ZONE E	SUBSIDENCE:	SUSCEPTIBLE
ZONING DISTRICTS AND ZONING AREAS:	HOMELAND AREA	SCHOOL DISTRICT:	ROMOLAND & PERRIS UNION HIGH
ZONING CLASSIFICATIONS:	C-P-S	COMMUNITIES:	HOMELAND
ZONING OVERLAYS:	NOT IN A ZONING OVERLAY	LIGHTING:	ZONE: B
COMMUMITY ADVISORY COUNCILS:	WINCHESTER/HOMELAND MAC	WELL WATER PERMITS:	N/A
FIRE HAZARD CLASSIFICATION:	VERY HIGH	HABITAT CONSERV. PLAN (WRMSHCP):	WESTERN RIVERSIDE COUNTY
		FARMLAND:	URBAN-BUILT UP LAND
		INDIAN TRIBAL LAND:	NOT IN A TRIBAL LAND

BUILDING DATA:	OLD TENANT OCCUPANCY:	(M) MERCHANT - CHRONIC PAIN RELEAF
	NEW TENANT OCCUPANCY:	(M) MERCHANT - CANNABIS 21+
	TYPE OF CONSTRUCTION:	TYPE V-B
	FULLY SPRINKLERED:	NO
	FIRE ALARM:	NO
	TOTAL BUILDING AREA:	710 SQUARE FEET
	ACTUAL BUILDING HEIGHT:	12'-6" TO TOP OF RIDGE
	ALLOWABLE HEIGHT:	40-0"
CONSTRUCTION RATINGS:	COLUMNS:	NON-RATED
	INTERIOR BEARING WALLS:	NON-RATED
	INTERIOR NON-BEARING WALLS:	NON-RATED
	BEAMS, GIRDERS, TRUSSES:	NON-RATED
	FLOOR CONSTRUCTION:	NON-RATED
	ROOF / CEILING CONSTRUCTION:	NON-RATED

COUNTY OF RIVERSIDE
PROJECT NUMBER: CUP #####

rad ARCHITECTS
Members of the American Institute of Architects
rAd Architects, Inc.
1286 University ave. #137
San Diego, California 92103
(p) (619) 795-6522

ASSESSOR'S PARCEL NUMBER: 459-161-017

LAND OWNER:
CARLOS & MARIA PEREZ
31559 HWY 74
HOMELAND CA 92548
C/O STATE COURT RECEIVER
KEVIN K RANDOLPH, ESQ.
GRESHAM-SAVAGE ATTORNEYS
PH: 909-890-4499

APPLICANT / TENANT:
C21 HOMELAND
4231 BALBOA AVE #162
SAN DIEGO, CA 92117
CONTACT: SEAN ST. PETER
PHONE: 619.618.8139
EMAIL: sean_stpeter@yahoo.com

EXHIBIT PREPARER ARCHITECT:
RAD ARCHITECTS INC
1286 UNIVERSITY AVENUE #137
SAN DIEGO, CA 92103
TEL: 619.795.6522
CONTACT: CARYN BAILEY
EMAIL: cbailey@rad-architects.com

CANNABIS 21+
COMMERCIAL CANNABIS CONDITIONAL USE PERMIT
31559 CA HWY 74
HOMELAND, CA 92548

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

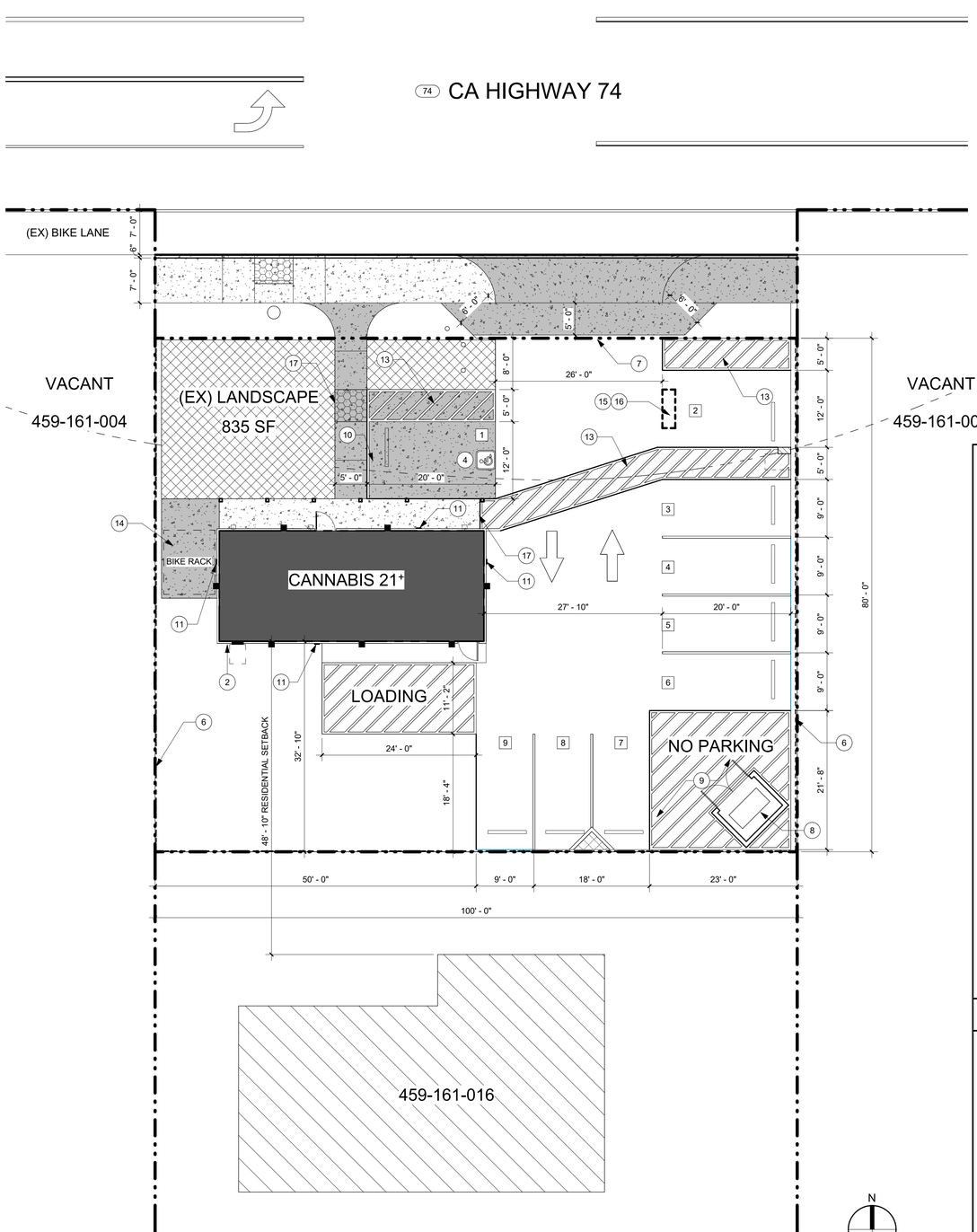
CUP SUBMITTAL
ISSUE DATE: 10.20.21

LICENSED ARCHITECT
CARYN M. BAILEY
No. C29533
9-30-23
Renewal Date
STATE OF CALIFORNIA

EXHIBIT AMENDMENT BLOCK

SHEET TITLE:
EXHIBIT A:
PROJECT INFORMATION

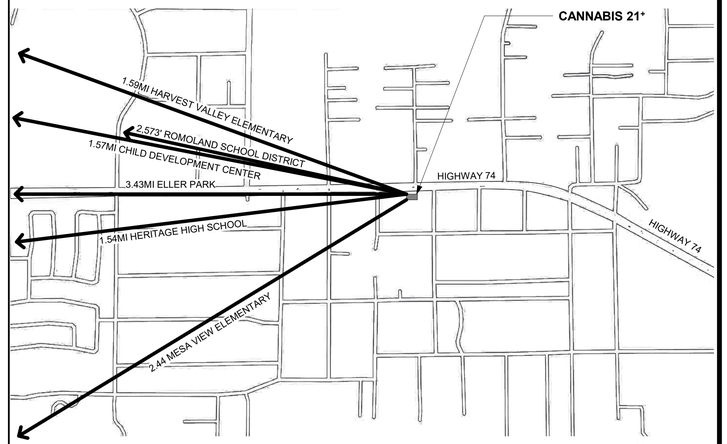
SHEET NO:
A-1



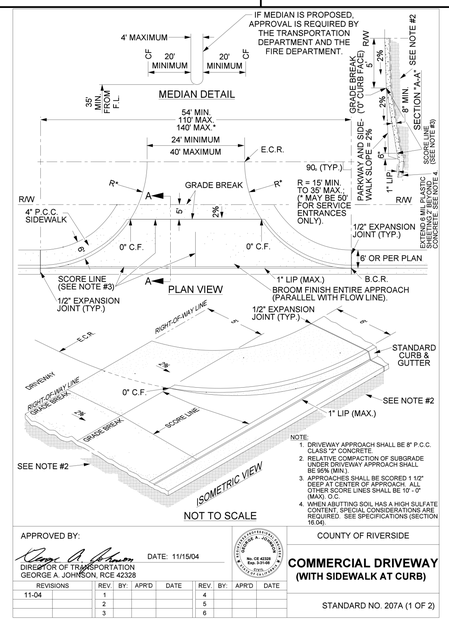
2 SITE PLAN - ENLARGED
1" = 10'-0"

RIVERSIDE COUNTY

CITY OF HOMELAND



1 SENSITIVE USE PLAN
1" = 700'-0"



APPROVED BY:
DIRECTOR OF TRANSPORTATION
GEORGE A. JOHNSON, RCE 42328
DATE: 11/15/04

COUNTY OF RIVERSIDE

COMMERCIAL DRIVEWAY (WITH SIDEWALK AT CURB)

STANDARD NO. 207A (1 OF 2)

REVISIONS	REV	BY	APR'D	DATE	REV	BY	APR'D	DATE
11-04	1				4			
	2				5			
	3				6			

SITE PLAN LEGEND

(E) = EXISTING
(N) = NEW

- CANNABIS 21+
- (E) ADJACENT BUILDING
- (E) LANDSCAPING
- (N) CONCRETE SIDEWALK / DRIVE / CURB
- (E) CONCRETE SIDEWALK TO REMAIN
- (E) CONCRETE PARKING TO REMAIN
- (E) LIGHT POST
- (E) ELECTRICAL POLE
- (E) BUILDING LIGHTS
- # (N) PARKING STALL COUNT LAYOUT
- EXITING / PATH OF TRAVEL
- PROPERTY LINE
- (E) CONTOURS @ 4" INCREMENTS

SITE PLAN KEYNOTES

(#) (E) = EXISTING (N) = NEW

1	NOT USED
2	(E) BUILDING ELECTRICAL EQUIPMENT
3	NOT USED
4	(N) HANDICAP PARKING STALL, SEE DETAIL 6 ON SITE ACCESIBILITY SIGNAGE & PARKING SHEET
5	NOT USED
6	(E) 6' HIGH CHAIN LINK FENCING
7	(E) 6' HIGH CHAIN LINK SLIDING GATE TO BE DEMOLISHED
8	(N) DUMPSTER WITH ATTACHED LID, SEE DETAILS ON SITE ACCESIBILITY SIGNAGE & PARKING SHEET
9	(N) NO PARKING AREA STRIPING
10	(N) ADA SIGNAGE AT PARKING STALL PER DETAIL 1 ON SITE ACCESIBILITY SIGNAGE & PARKING SHEET
11	(N) NO LINGERING/ LOITERING SIGNAGE - OBTAIN SIGNAGE FROM THE SHERIFF'S DEPARTMENT.
12	NOT USED
13	(N) PAINT STRIPING TO BE PROVIDED THROUGHOUT EXISTING PARKING LOT
14	(N) BIKE RACK REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION
15	(N) EV (ELECTRIC VEHICLE) CHARGER. PROVIDE UNDERGROUND CONDUIT & PULL STRING FOR INSTALLATION. OPERABLE PARTS AND POINT-OF-SALE DEVICES SHALL BE COMPLIANT WITH ACCESSIBLE FRONT / SIDE APPROACH REQUIREMENTS AS PER CBC 11B-309, FIGURES 11B-308.2.1 AND 11B-308.3.1. ALL REQUIRED PAINTING AND SIGNAGE SHALL BE PER COUNTY OF RIVERSIDE STANDARDS, REFER TO DETAIL 3 ON SITE ACCESIBILITY SIGNAGE & PARKING SHEET
16	(N) VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION.ALL REQUIRED PAINTING AND SIGNAGE SHALL BE PER COUNTY OF RIVERSIDE STANDARDS, REFER TO DETAIL 3 ON SITE ACCESIBILITY SIGNAGE & PARKING SHEET
17	(N) ADA COMPLIANT TRUNCATED DOMES

PARKING COUNT

COMMERCIAL CANNABIS FACILITY PARKING REQUIREMENTS:

RETAIL SALES
1 SPACE FOR 200 SF @ 710 SF = — 4 PARKING SPACES REQUIRED

NON-ADA SPACES PROVIDED — 7 PARKING SPACES PROVIDED

REQUIRED ADA PARKING — 1 PARKING SPACE PROVIDED

TABLE 5.106.5.2 CLEAN AIR VEHICLES AND PER TABLE 5.106.5.3 EV CHARGING STATIONS
(1) VAN SPACE — 1 SPACE REQUIRED, 1 SPACE PROVIDED

REQUIRED PARKING SPACES FOR NEW TENANT IS 6, THEREFORE 1 CLEAN AIR SPACE IS REQUIRED PER SECTION 5.106.5.2 & 5.106.5.3 PER 2019 CAL GREEN BUILDING STANDARD CODE.

TOTAL PARKING REQUIRED — **6 PARKING SPACES REQUIRED**

TOTAL PARKING PROVIDED — **9 PARKING SPACES PROVIDED**

REQUIRED LOADING SPACES
GROSS FLOOR AREA 710 SF < 7,499 SF — NO LOADING SPACE REQUIRED

REQUIRED BICYCLE PARKING FOR SITE
MINIMUM (1) SPACE REQUIRED FOR EVERY 25 PARKING SPACES PROVIDED — 4 BICYCLE SPACES PROVIDED

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CANNABIS 21+
COMMERCIAL CANNABIS
CONDITIONAL USE PERMIT
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HOMELAND, CA 92548

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

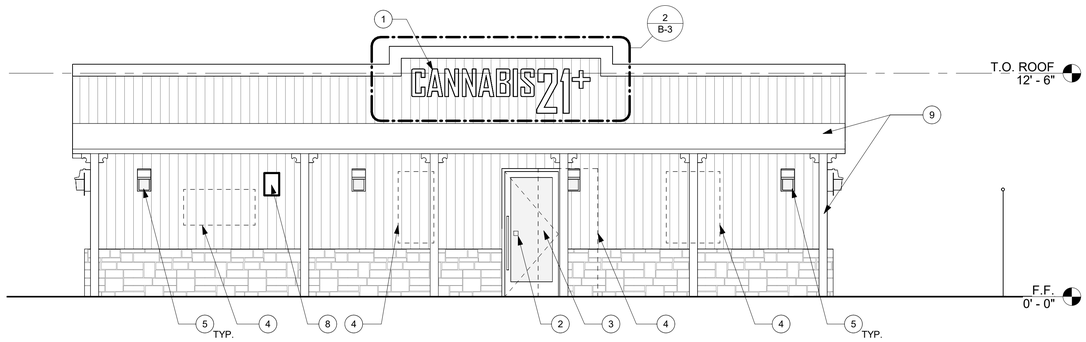
CUP SUBMITTAL
ISSUE DATE: 10.20.21

LICENSED ARCHITECT
CARYN M. BAILEY
No. C29533
9-30-23
Renewal Date
STATE OF CALIFORNIA

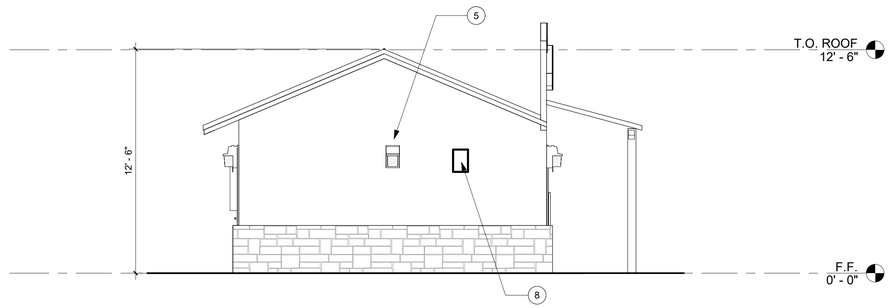
EXHIBIT AMENDMENT BLOCK

SHEET TITLE: EXHIBIT A: ENLARGED PROPOSED SITE PLAN & SENSITIVE USE PLAN

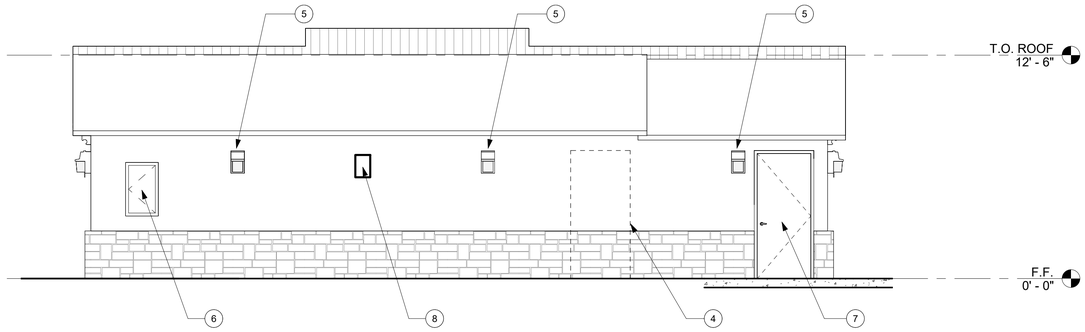
SHEET NO:
A-2A



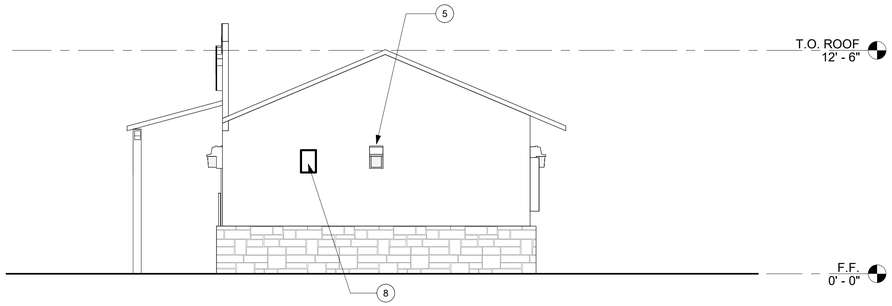
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



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

EXTERIOR ELEVATION GENERAL NOTES

A. EXTERIOR FACADE IS EXISTING TO REMAIN FOR THIS PROJECT

B. REFER TO SHEET B-3 FOR COLOR ELEVATIONS

EXTERIOR ELEVATION KEYNOTES

(#) (E) = EXISTING (N) = NEW

1	(N) EXTERIOR SIGNAGE, REFER TO DETAIL A / B-1
2	INSTALL CODE REQUIRED ACCESS STICKER, SEE SIGNS AND IDENTIFICATION PER DETAIL 5 / A-3
3	(N) ALUMINUM STOREFRONT ENTRY DOOR
4	DASHED LINES INDICATE INFILL FOR EXISTING WINDOW & DOOR OPENINGS. PROVIDE NEW STUCCO & STONE FINISH.
5	(N) EXTERIOR LIGHTIN, B.O. LIGHT FIXTURE @ 6'-0" TYP.
6	(E) ELECTRICAL EQUIPMENT TO REMAIN, PROTECT DURING CONSTRUCTION
7	(N) EXTERIOR DOOR - SEE FLOOR PLAN
8	(N) NO LINGERING/ LOITERING SIGNAGE - OBTAIN SIGNAGE FROM THE SHERIFF'S DEPARTMENT.
9	(E) ROOF OVERHANG AND WOOD COLUMNS. PAINT TO MATCH NEW BUILDING COLOR, TBD.

EXTERIOR LIGHTING REGULATIONS

NOTE: ALL EXTERIOR LIGHTING (EXISTING AND NEW) SHALL COMPLY WITH THE COUNTY OF RIVERSIDE ORDINANCE 915.

EXTERIOR LIGHTING SHALL HAVE THE FOLLOWING:
1) ADEQUATE SHIELDING

2) NON-GLARE PROPERTIES IN COMPLIANCE WITH ORDINANCE

3) PROPER LIGHT SOURCE - OUTDOOR LUMINARES SHALL NOT BLINK, FLASH OR ROTATE.

4) ALL BUILDING LIGHTING SHALL BE NEW AND MUST BE SHIELDED AND DIRECTED DOWN INTO THE PROJECT SITE AS TO NOT SPILL LIGHT INTO SURROUNDING PROPERTIES OR ONTO THE ROADWAY

5) OUTDOOR LUMINARES - OUTDOOR LUMINARES SHALL NOT BLINK, FLASH OR ROTATE.

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CANNABIS 21+
COMMERCIAL CANNABIS CONDITIONAL USE PERMIT
31559 CA HWY 74 HOMELAND, CA 92548

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

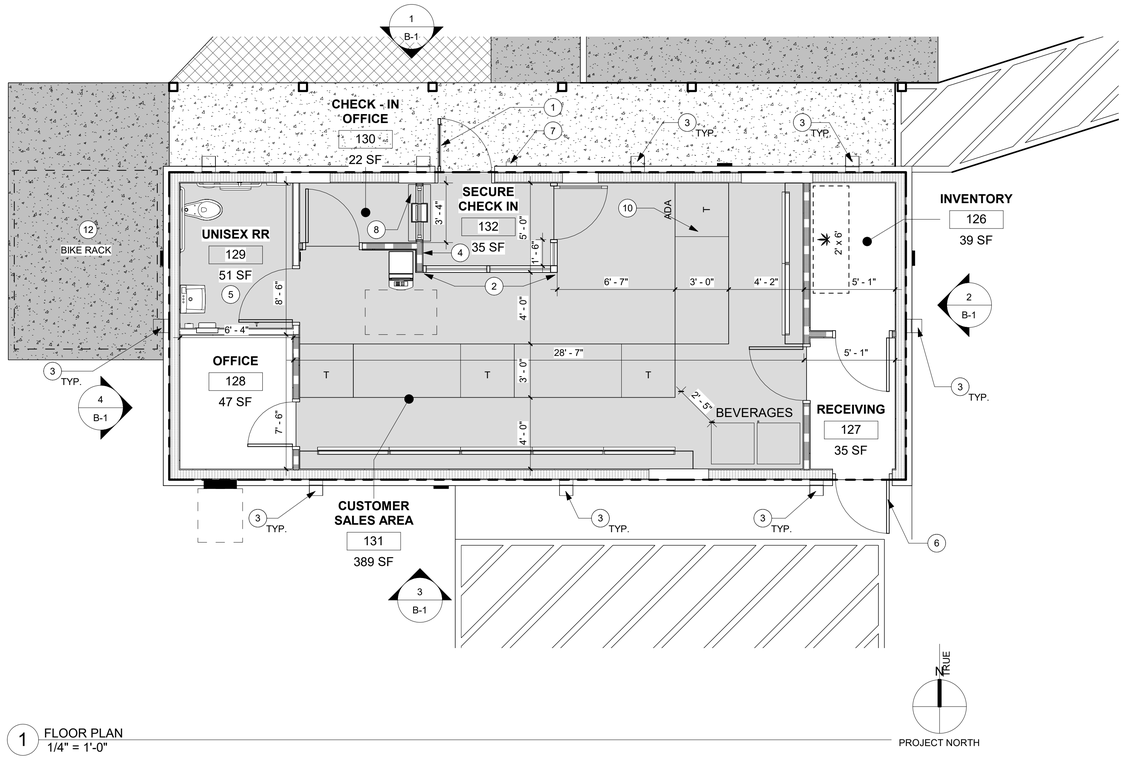
CUP SUBMITTAL
ISSUE DATE: 10.20.21

LICENSED ARCHITECT
CARYN M. BAILEY
No. C29533
9-30-23
Renewal Date
STATE OF CALIFORNIA

EXHIBIT AMENDMENT BLOCK

SHEET TITLE:
EXHIBIT B:
EXTERIOR ELEVATIONS

SHEET NO:
B-1



1 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- INDICATES EXISTING PARTITIONS AND EXTERIOR WALLS TO REMAIN
- INDICATES NEW WALL CONTRUCTION
- INDICATES NEW FURRING WALL CONSTRUCTION
- INDICATES FLOOR AREA THAT ADDS UP TO A MAXIMUM OF 50 SF FOR THE SALES OF INCIDENTAL GOODS
- (E) LANDSCAPING TO REMAIN
- (N) CONCRETE SIDEWALK & RAMP
- (E) CONCRETE SIDEWALK TO REMAIN

GENERAL NOTES

A. BUILDING EXTERIOR FOOTPRINT IS EXISTING TO REMAIN.

B. SEE SECURITY PLAN FOR ADDITIONAL SECURITY INFORMATION

C. EACH ENTRANCE TO A COMMERCIAL CANNABIS ACTIVITY SHALL BE VISIBLY POSTED WITH A CLEAR AND LEGIBLE NOTICES INDICATING THAT SMOKING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE LOT OF THE COMMERCIAL CANNABIS ACTIVITY IS PROHIBITED.

FLOOR PLAN KEYNOTES (#)

(E) = EXISTING
(N) = NEW

1	(N) SECURE ENTRY DOOR
2	(N) INTERIOR STOREFRONT GLAZING SYSTEM
3	(N) EXTERIOR BUILDING LIGHTS
4	REQUIRED LICENSING POSTING- VERIFY LOCATION WITH OWNER
5	(N) ADA COMPLIANT RESTROOMS
6	(N) DOOR ENTRY / EXIT
7	KNOX BOX, COORDINATE WITH FIRE DEPARTMENT
8	3'X4' SECURE CHECK - IN WINDOW
9	(N) NO LINGERING/ LOITERING SIGNAGE - OBTAIN SIGNAGE FROM THE SHERIFF'S DEPARTMENT. SEE ENLARGED SITE PLAN SHEET FOR ALL LOCATIONS OF SIGNAGE
10	(N) ADA COMPLIANT SERVICE COUNTER
12	(N) ROLLING RACK BIKE RACKS BY DERO OR EQUAL. PROVIDE A MINUMUM OF 4 BIKE SPOTS. DASHED LINES INDICATE REQUIRED CLEARANCES TO BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS

ODOR CONTROL SYSTEM (INTERIOR & EXTERIOR)

ODOR SUPRESSION SYSTEM
HYDROXL GENERATOR
TITAN 4000 OR EQUAL
COVERAGE: 40,000 CU.FT. / 5,000 SF

Hover Over Image to Zoom

Titan 4000 Hydroxyl Generator
Item # OE-UVA1-EA
Each Qty: 1
~~$1,699.00~~
Add to Cart to See Price

VOLTAGE: 110V
CYCLES: 50/60 HERTZ
AMPERAGE: 4 AMPS
FAN OUTPUT: 5,000 CFM MAX
MAX. TREATMENT AREA: 40,000 CUBIC FT

Qty: 1 Add to Cart

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Description | Manual/Schematic | Additional Info | Specs | Related Products

PRODUCT INFORMATION
THE TITAN 4000 HYDROXYL GENERATOR IS PERFECT FOR USE ON BIG RESTORATION JOBS AFFECTED BY SEVERE ODORS. IT PRODUCES NO OZONE, AND IS SAFE FOR USE IN OCCUPIED AREAS. THE TITAN 4000 TREATS UP TO 40,000 CUBIC FEET.

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Renewal Date
STATE OF CALIFORNIA

EXHIBIT AMENDMENT BLOCK

SHEET TITLE:
EXHIBIT C:
FLOOR PLAN

SHEET NO:
C-2

PAGE BREAK

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

December 16, 2021

Doug Darnell, Senior Planner
City of Menifee Community Development Department
29844 Haun Road
Menifee CA 92586

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1058RG21
Related File No.:	LR21-0287 (Zoning 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 Zoning Code Amendment (LR21-0287), a proposal to amend the City's Development Code (Title 9 Municipal Code) to adopt the Objective Design Standards for Multi-Family residential development in order to be consistent with state law (Senate Bill 35). The amendment establishes new administrative procedures and objective development standards for multi-family ministerial reviews.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Menifee.

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
X:\AIRPORT CASE FILES\Regional\ZAP1058RG21\ZAP1058RG21.LTR.doc

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Palm Springs

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Jackie Vega
Barbara Santos

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

www.rcaluc.org

Chapter 9.87 – SB35 Multi-Family Ministerial Review

Contents:

- 9.87.010 Purpose
- 9.87.020 Applicability
- 9.87.030 Application and Required Fees
- 9.87.040 Approving Authority
- 9. 87.050 Public Hearing and Notice
- 9. 87.060 Standards of Approval
- 9. 87.070 Findings for Approval
- 9. 87.080 Notice of Decision
- 9. 87.090 Effective Date
- 9. 87.100 Appeals
- 9. 87.110 Expiration
- 9. 87.120 Extension of Time
- 9. 87.130 Modifications

9.87.010 Purpose

This chapter establishes procedures for the review and approval of a Senate Bill 35 (SB35) Multi-Family Ministerial Review Permit for multi-family residential projects that provide a minimum number of lower income housing units toward meeting the City's housing goals and housing needs of the community and which qualify for a streamlined ministerial review under SB35, in compliance with Government Code Section 65913.4.

9.87.020 Applicability

An SB35 Multi-Family Ministerial Review Permit applies to multi-family residential development on infill sites that provide a required number of units affordable to lower income households (i.e., households with incomes below 80% of the area median income (AMI)). To qualify, the project must meet the following criteria:

A. The development must be multifamily housing as defined in Section 102(o) of the Department of Housing and Community Development's (HCD) SB35 Streamlined Ministerial Approval Process Guidelines.

B. The units can be offered for rental or for-sale.

C. At least two-thirds of the square footage of the development shall be designated for residential use.

D. The development must be consistent with the City's adopted Objective Design Standards in effect at the time of submittal and incorporated herein by reference.

E. The site of the development must comply with all of the requirements of Section 401, Site Requirements of HCD's SB35 Streamlined Ministerial Approval Process Guidelines.

F. A minimum of 10% or 50% (percentage based on HCD's most current SB35 Statewide Determination Summary for the City of Menifee), of the total units in the development, calculated prior to any density increase, must be affordable to lower income households (80% Area Median Income or lower) in accordance with Section 402, Affordability Provisions of HCD's SB35 Streamlined Ministerial Approval Process Guidelines.

G. The development must comply with all of the labor provisions of Section 403, Labor Provisions of the SB35 Guidelines.

Nothing in this Chapter 9.87 shall be deemed to supersede any provisions of Government Code Section 65913.4, any SB 35 Guidelines established by HCD, or any other applicate State law provisions as they may be amended.

9.87.030 Application and Required Fees

A. **Notice of Intent to Submit.** Before submitting an application for a streamlined, ministerial approval process, the development proponent shall submit a notice of its intent to submit an application, to the City of Menifee Community Development Department. The notice of intent shall be in the form of a preliminary application that includes all of the information described the City's SB35 Eligibility Checklist and Notice of Intent to Submit Preliminary Application Form.

B. **AB 168 Tribal Consultation.** Within 30 days of receiving a notice of intent to submit an application, the City will provide formal notice to each California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the proposed development and engage in a scoping consultation regarding potential effects the proposed development could have on a potential tribal cultural resource. A proposed project would be ineligible for the streamlined, ministerial approval process, and subject to the California Environmental Quality Act (CEQA) if:

1. the site of the proposed development is a tribal cultural resource that is on a national, state, tribal, or local historic register list;

2. the City and the California Native American tribe do not agree that no potential tribal cultural resource would be affected by the proposed development; or

3. the City and California Native American tribe find that a potential tribal cultural resource could be affected by the proposed development and the parties do not document an enforceable agreement regarding the

methods, measures, and conditions for treatment of those tribal cultural resources, as provided.

C. **Application Filing and Processing.** Applications for an SB35 Multi-Family Ministerial Review Permit shall be filed and processed in accordance with Chapter 9.30 (Common Application Processing Procedures).

D. **Application Fees.** Application fees shall be collected in accordance with Section 9.30.020 (Applications and Fees).

9.87.040 Approving Authority

Applications for an SB35 Multi-Family Ministerial Review shall be reviewed and approved by the designated approving authority as specified in Table 9.30.090-1 (Designated Authority for Permits and Approvals). The designated approving authority is authorized to approve, alter, or deny an application for an SB-35 Multi-Family Ministerial Review Permit.

9.87.050 Public Hearing and Notice

No public hearing is required prior to action on an application for an SB35 Multi-Family Ministerial Review Permit.

9.87.060 Standards of Approval

An application for an SB35 Multi-Family Ministerial Review shall be considered and approved ministerially, without discretionary review or a hearing. The approving authority shall determine consistency or inconsistency with the City's adopted Objective Design Standards and act on the application within the following timeframes from the date the City receives a completed application:

A. Within 60 calendar days of submittal of the application if the development contains 150 or fewer housing units.

B. Within 90 calendar days of submittal of the application if the development contains more than 150 housing units.

C. Documentation of inconsistency(ies) with objective standards must be provided to the development proponent within the timeframes indicated above as applicable. If such documentation is not provided within these timeframes, the development shall be deemed to satisfy the objective planning standards for purposes of the Streamlined Approval Process.

9.87.070 Findings for Approval

Prior to approving an application for an SB35 Multi-Family Ministerial Review, the approving authority shall make all the following findings:

A. The project is consistent with the adopted General Plan.

B. The project meets all applicable standards of the Development Code and adopted Objective Design Standards incorporated by reference.

9.87.080 Notice of Decision

Written notice of decision shall be provided within three business days of the date of decision to the applicant and interested parties having requested such notices in writing. The Notice of Decision shall include:

A. The application request as acted upon by the Director.
B. The action taken by the Director.
C. Findings as listed for the permit.

9.87.090 Effective Date

An SB35 Multi-Family Ministerial Review Permit shall become effective on the date an approval is issued by the approving authority.

9.87.100 Appeals

An SB35 Multi-Family Ministerial Review Permit is not subject to appeal since it is ministerial.

9.87.110 Expiration

As established in Section 301(d) of the Department of Housing and Community Development's (HCD) SB35 Streamlined Ministerial Approval Process Guidelines (SB35 Guidelines), expiration timeframes for an approved SB35 Multi-Family Residential Permit are as follows:

A. If the project includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the AMI, then that approval shall not expire.

B. If the project does not include public investment in housing affordability (including local, state, or federal government assistance), beyond tax credits and at least 50 percent of the units are not affordable to households making at or below 80 percent of the AMI, that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided that vertical construction of the development has begun and is in progress. "In progress" means one of the following:

1. The construction has begun and has not ceased for more than 180 days.

2. If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

C. The development may receive a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

9. 87.120 Extension of Time

An SB35 Multi-Family Ministerial Review Permit may be extended in accordance with Subsection 9.30.110.C (Permit Extensions).

9. 87.130 Modifications

Modifications to an approved SB35 Multi-Family Residential Permit shall be processed as a new application.

Chapter 9.160 General Development Standards

Contents:

- 9.160.010 Purpose
- 9.160.020 Applicability
- 9.160.030 Setback Requirements and Exceptions
- 9.160.040 Building Height Measurements and Exceptions
- 9.160.050 Access
- 9.160.060 Intersection Sight Distance

9.160.010 Purpose

The purpose of this chapter is to provide general development standards in order to ensure that future development is well designed, has a desirable character, and is integrated with existing and future development.

9.160.020 Applicability

The standards of this chapter apply to more than one zoning district (residential, commercial, etc.). To eliminate redundancies, these standards have been combined in this chapter. These standards shall be considered in combination with any additional standards outlined in the individual zones included in Article III (Zones). Where there may be a conflict, the standards specific to the zoning district ~~standard~~ shall override the general standards in this chapter. In addition to the standards of this chapter, the City of Menifee Design Guidelines and Objective Design Standards for SB 35 qualified multi-family residential projects are incorporated by reference.

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

9.30.090 Approving Authority

A. **Recommending Authority.** The recommending authority as designated in Table 9.30.090-1 (Designated Authority for Permits and Approvals) shall hear and make recommendations on the proposed land use or development permit or approval in accordance with the requirements of this Title.

B. **Approving Authority.** The approving authority as designated in Table 9.30.090-1 (Designated Authority for Permits and Approvals) shall approve, conditionally approve or deny the proposed land use or development permit or approval in accordance with the requirements of this Title. Generally, the Director and his/her designee will make non-discretionary and discretionary decisions at the administrative level, the Planning Commission will make discretionary decisions, and the City Council will make the legislative decisions. In acting on a permit, the approving authority decision may be appealed pursuant to procedures set forth in Section 9.30.100 (Appeals).

Table 9.30.090-1: Designated Authority for Permits and Approvals

Permit or Approval Type (Chapter)	Type of Action	Designated Authority[1]		
		Community Development Director	Planning Commission	City Council
Accessory Dwelling Unit Permit (9.35)	Ministerial	A		
Conditional Use Permit, Minor (9.40)	Discretionary	A		

Table 9.30.090-1: Designated Authority for Permits and Approvals				
Permit or Approval Type (Chapter)	Type of Action	Designated Authority[1]		
		Community Development Director	Planning Commission	City Council
Conditional Use Permit, Major (9.40)	Discretionary	R	A	
Development Agreement (9.45)	Legislative	R	R	A
Finding of Public Convenience and Necessity (9.250)	Discretionary	R	A	
General Plan Amendment (9.50)	Legislative	R	R	A
Home Occupation Permit (9.55)	Ministerial	A		
Home-Based Business (9.55)	Discretionary	A		
Large Family Daycare Permit (9.60)	Ministerial	A		
Master Sign Program, Minor (9.65)	Ministerial	A		
Master Sign Program, Major (9.65)	Discretionary	R	A	
Minor Exception (9.70)	Discretionary	A		
Official Code Interpretation (9.10)	Discretionary	A		
Planned Development Overlay (9.115)	Legislative	R	R	A
Planned Development (9.75)	Discretionary	R	A	
Plot Plan, Minor (9.80)	Ministerial	A		
Plot Plan, Major (9.80)	Discretionary	R	A	
Reasonable Accommodation (9.85)	Discretionary	A		
SB35 Multi-Family Ministerial Review Permit	Ministerial	A		
Sign Permit (9.90)	Ministerial	A		
Similar Use Determination (9.95)	Discretionary	A		
Specific Plan (9.100)	Legislative	R	R	A
Substantial Conformance Determination (9.25)	Discretionary	A		
Temporary Use Permit, Minor (9.105)	Discretionary	A		
Temporary Use Permit, Major (9.105)	Discretionary	A		
Variance (9.110)	Discretionary	R	A	

Table 9.30.090-1: Designated Authority for Permits and Approvals				
Permit or Approval Type (Chapter)	Type of Action	Designated Authority[1]		
		Community Development Director	Planning Commission	City Council
Zone Change/Zoning Code Amendment (9.115)	Legislative	R	R	A
[1] *A = Approving Authority; R = Recommending Authority*				

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CITY OF MENIFEE, CALIFORNIA

MULTIFAMILY OBJECTIVE DESIGN STANDARDS

DRAFT DECEMBER, 2021

Multifamily Objective Design Standards

Administrative Draft December, 2021

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Adopting Resolutions

(Insert date and list of resolutions , with amendments. Refer to Appendix A, *Adopting Resolution* for complete text.)

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1. INTRODUCTION

Chapter 1 - Introduction

1.1 Overview

The Multifamily Objective Design Standards have been adopted by the City of Menifee to evaluate residential development applications, and provide direction to developers and property owners on the key design components to streamline the project approval process. The standards also encourage development of workforce housing compatible with the surrounding neighborhood and the overall character of the City of Menifee, while also ensuring a high level of design quality, and appropriate site planning.

1.2 Purpose

This document addresses changes in California State laws by placing an emphasis on standards that provide objective criteria to be used as the basis for project approval or denial. Project applications eligible for this process (refer to Section 1.3, *Applicability*) shall receive a ministerial, non-subjective review. These standards have been adopted by the City of Menifee to comply with California Senate Bill 35 as described below:

Senate Bill ("SB") 35 Government Code Section 65913.4

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1).

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one that involves *"no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant…and the public official prior to submittal."*

1.3 Applicability

These Design Standards apply to proposals for new multifamily development within the City of Menifee, except those areas located within the boundary of a Specific Plan. According to the parameters set forth by Senate Bill 35, the Streamlined Ministerial Process shall be available to proposed communities having at least 10% of units priced to be affordable to households making at or below 80% of the Average Median Income level (AMI), prior to calculating any density bonus.

The site must meet the "infill" requirements (SB 35 definition), and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland, or farmland within statewide importance, wetlands, a very high fire hazard zone, an earthquake fault zone, special flood hazard area, protected habitat area, or a conservation easement.

1.4 User Guide

The Standards are structured to create an easily understood document using accessible language and imagery to streamline the approval process. A baseline index of quality is established while creativity is encouraged, and deviations are allowed on a case by case basis. An overview of the content of each chapter is included below:

- **Chapter 1: Introduction.** Overview of the purpose of the document and applicability of the Standards.
- **Chapter 2: Site Design Standards.** Standards for placement of buildings, orientation of entrances, connection to pedestrian pathways, and placement of parking and trash enclosures.
- **Chapter 3: Architectural Design Standards.** Required elements relating to form and massing, roof design, windows, colors and materials, and other architectural features.
- **Chapter 4: Architectural Styles.** Identification of architectural elements within six styles: Spanish Colonial, Tuscan, Craftsman, American Traditional, Contemporary Farmhouse, and Modern. The essential features of each style are outlined.
- **Chapter 5: Landscape Design Standards.** Requirements for landscape elements, open space, buffer areas, walls and fencing, as well as lighting and signage.
- **Chapter 6: Administration.** Overview of the approval process and definition of terms used within the document.
- **Appendix A: Adopting Resolutions.** The City Council resolutions adopting the document.

2. SITE DESIGN STANDARDS

Chapter 2 - Site Design Objectives

2.1 Community Structure

The following community-wide design objectives are consistent with the City of Menifee General Plan and are elements used to convey an overall identity. Building and site layouts shall conform to the City Development Code standards regarding minimum setbacks, minimum open space requirements, maximum height requirements, and other city standards, unless specific variances or minor exception are granted.

- **Design Consistency.** Provide visual identification as part of the City of Menifee through complimentary landscaping, materials, and building forms.
- **Preserve Natural Site Features.** Maintain and incorporate the city's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects.
- **Clearly Define Public and Private Realm.** Provide visual cues through planting, site planning, signage, fencing, pavement, and scale that clearly distinguish the public areas from private and semi-private areas.
- **Pedestrian-Serving.** Design for the pedestrian by including elements such as walkways which minimize crossings, lighting, street furniture, and trash receptacles to activate the public and semi-private areas and promote walkability.

Streetscapes form the bulk of community structure, and visually unite a neighborhood with the larger community by using elements such as landscaping, signage, street furniture, lighting, and sidewalks. Streetscape design is to be carefully considered, as it exerts a strong influence on the experience and perception of a project. The following Menifee standards pertain to streetscapes:

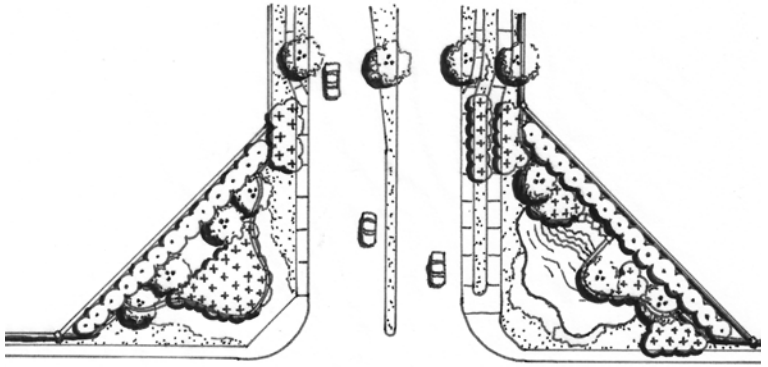
- **Visibility Triangles.** The areas at the end of private drives within the visibility triangle area shall adhere to the City of Menifee Road Improvement Specifications and Standards.
- **Crime Prevention Through Environmental Design.** A key method for reducing the incidence of crime and fear of undue risk is through implementation of crime prevention through environmental design measures. Surveillance, access control, territorial reinforcement, and maintenance are four major design and usage concepts.

2.1.1 Monuments

Monuments play a key role in the establishment of placemaking and the creation of community identity. Community monuments integrate the site with the surroundings and provide an entry and exit experience that creates an aesthetic and functional transition with adjacent areas.

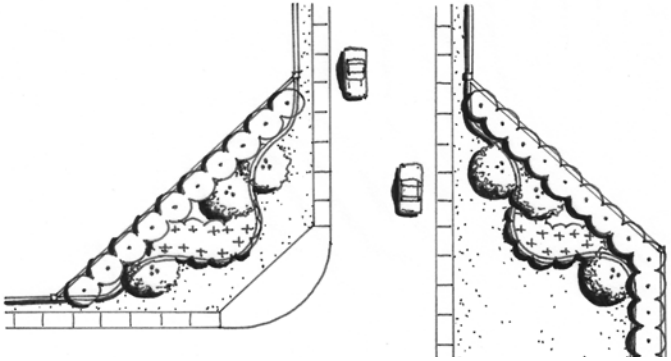
Neighborhood monuments shall be similar in style (but smaller in scale) to either the existing community entry monument or the architectural style of the area they denote. The following standards pertain to both neighborhood and community monuments:

- **Create an Identity.** Community and neighborhood entry statements shall be provided that create a distinctive image.
- **Placemaking.** The identity of new projects shall be strengthened with entry monuments, street signs, and/or special street trees, landscaping, and lighting.
- **Location.** Monuments shall be placed in setbacks, landscaped entries, or open spaces at principal entries.
- **Sight Distances.** The design and placement of monuments shall maintain required sight line distances as required by the City of Menifee Road Improvement Specifications and Standards.
- **Monument Design.** Composed of low garden walls designed to fit into the landscape theme. Entry slopes shall be pulled back from the corners of the wall with ground cover in front. Landscaping is required at the base of all monument signs and shall be no less in area than the square footage of the sign area.
- **Theme.** The architectural themes of the primary structures shall be reflected in neighborhood identification monuments.

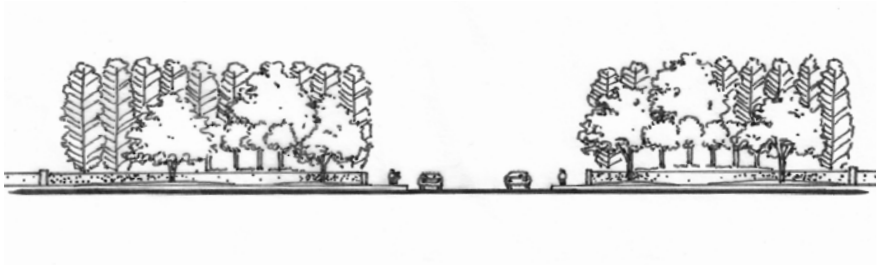


Community entry monument example - Plan View

Example of a community entry monument.



Neighborhood entry monument example - Plan View



Neighborhood entry monument example - Section View

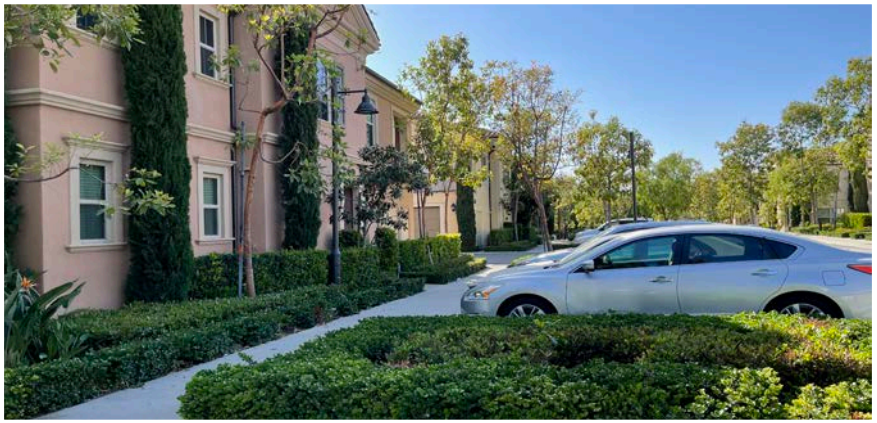
Examples of neighborhood identification monuments.

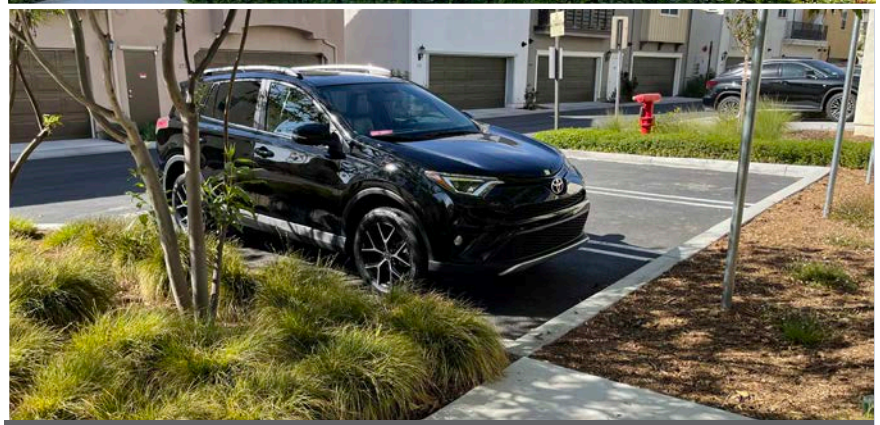
- **Materials.** Entry monuments shall be constructed of stone, brick, stucco, beams, planks, or similar materials.

2.2 Building Orientation

During the site design process, adjacencies shall be considered and treated appropriately to maintain the visual cohesiveness of the area. The following standards shall apply:

- **Preserve Natural Features.** Site plan strategies are to be utilized to preserve natural landforms, boulders, and rock outcroppings.
- **Site Design.** Building and site layouts shall conform to City standards regarding minimum setbacks, minimum open space requirements, maximum height requirements, and other city standards, unless specific variances are granted.
- **Varied Setbacks.** Long unarticulated building facades shall be avoided by incorporating varying setbacks; unbroken wall planes shall not exceed 30 feet.
- **Site Entry Location.** Project entries are to be located to minimize conflicts with adjacent residential neighborhoods .
- **Parking Location.** Parking lots and structures are to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene.
- **Maximize Open Space.** Buildings are to be oriented to maximize common open space with pedestrian connections throughout. Five acres of open space are to be provided for every 1,000 residents.
- **Observe Buffers.** Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.
- **Preserve Corridors.** Recognize, preserve, and enhance the aesthetic value of the city's enhanced landscape corridors and scenic corridors.





Parking spaces and garages should be oriented to the back or side of buildings. Off-street parking shall not dominate the streetscape.

2.3 Service Areas and Utilities

Service areas shall be designed to minimize potential negative visual impacts of public and private facilities and support structures through sensitive site design and construction.

- **Visual Buffers.** Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting either Interstate 215 or residentially designated property.
- **Trash Bins.** Where individual trash bins and pick-up are proposed, the development shall ensure access and fire lanes meet minimum requirements and dimensions.
- **Trash/recycling.** Consult with local waste collector to ensure containers are large enough to handle the refuse generated by the site.
- **Location Exhibit.** A trash bin/can location exhibit will be required with the development application review to ensure proper storage and access are being provided. CC&Rs will also need to address location of bins, timing for residents to put out and bring in trash cans (if individual pickup is used) and possible parking restrictions.
- **Mailbox Design.** Cluster mailbox enclosures shall be designed to be similar or complementary in form, material, and color to the surrounding residential buildings.
- **Mailbox Installation.** Each mailbox installation shall conform to current United States Postal Service standards.

Mailboxes shall be complementary to surrounding residential buildings.

Illustration to of a well-designed trash enclosure

3. ARCHITECTURAL DESIGN STANDARDS

Chapter 3 - Architectural Design Standards

3.1 Building Mass / Articulation

3.1.1 Architectural Design Concept

Well designed neighborhoods include readily identifiable common design elements such as highly articulated facades, distinct entrances, and shared recreational areas or other focal points. The scale, colors, materials, design details, and architectural style of buildings and furnishings of great neighborhhods reflect the overall theme. The following design objectives are to be reflected in the architectural concepts:

- **Distinguishable Architectural Style.** Building design shall be consistent with a defined architectural style and incorporate design details commonly associated with that style.
- **Contextually Sensitive.** Consider the architectural design of neighboring projects, and the existing character of the community. The project may adopt a consistent or contrasting architectural approach.
- **Defined Hierarchy of Public and Private Spaces.** Public and private spaces shall be separated by buildings, enclosures, landscaping, screens, vegetation, paving, grade separation, fencing, or gates and doors. These features shall distinguish a progression from the public to the private realm.

Multi-family buildings shall incorporate a well-defined architectural style.

3.1.2 Building Form and Massing

Carefully crafted streetscapes are composed of well articulated building facades. Avoidance of monotonous streetscapes through the incorporation of recesses and architectural detailing.

- **Articulation.** Deep recesses and architectural detailing is required to avoid long, unbroken building expanses. Unbroken wall planes greater than 30 feet in length are prohibited.
- **Projections.** Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation. Offsets and recesses are to measure a minimum of 12 inches.
- **Rear and Side Elevations.** Offsets and recesses of at least 12 inches shall be included on the rear facades and sides that are adjacent to or visible from streets or open spaces.
- **Identifiable Entries.** The main building entrance shall be clearly identifiable and distinguished. All entrances shall be emphasized using lighting, landscaping, and architecture.

Example of well articulated multifamily building massing.

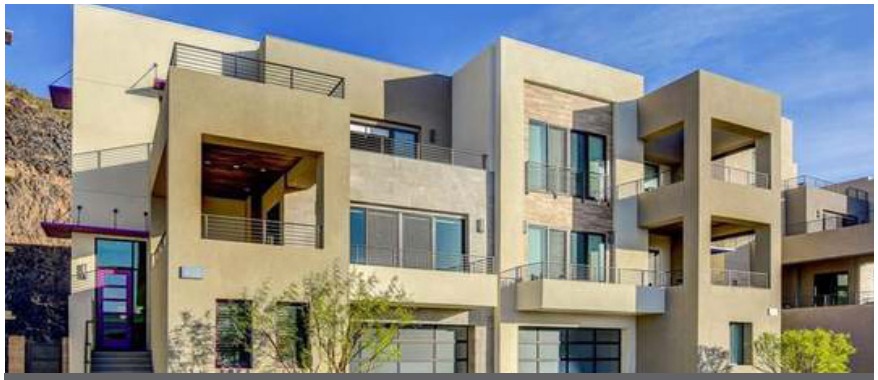
Example of a multifamily community with front doors facing a collector street.

3.2 Roof and Window Forms

3.2.1 Roof Forms

The California Energy Code (Title 24) requirements are to be considered in roof design, along with meeting the following standards:

- **Maximize Solar Exposure.** New homes are required to have roofs structurally designed to maximize solar exposure for the potential installation of solar features.
- **Roof Mounted Equipment.** Roof lines and roof forms shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and not simply "box-in" the equipment.
- **Parapet Roofs.** If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front facade.



Example of a parapet roof.

3.2.2 Windows Forms

Window and door type, material, shape, and proportion shall complement the architectural style of the building.

- **Feature Windows.** Front and visible edge elevations shall incorporate one feature window treatment that articulates the elevation. Feature Window options include (Choose 1 at least):
  - A picture window,
  - A window of unique shape or size,
  - A window with a substantial surround matching or contrasting the primary color of the home,
  - Decorative iron window grilles,
  - A recessed window,
  - Decorative window shelves or sill treatments,
  - A Juliet balcony with style inspired materials.

Examples of a feature window and a uniquely sized and shaped window.

3.3 Materials and Colors

Building materials and colors shall reflect the architectural style of the neighborhood, and a cohesive palette shall be developed and carried throughout the project.

- **Avoid Unbroken Wall Planes.** Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add a visual base to the building.
- **Wrap Corners.** Materials applied to any elevation shall turn the corner of the building, ending at a logical termination point related to the roof line or building massing, or a minimum of two feet.

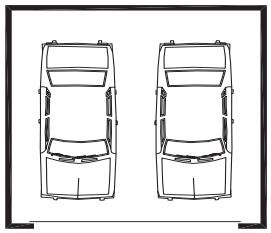
Example of effective color blocking and corner wrapping treatment.

Color and material selections shall reinforce the style of the home.

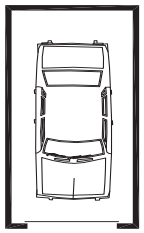
3.4 Garages and Carports

Garages are to be articulated to the same degree as other portions of the building, and landscaping shall be incorporated to soften the visual quality of alley access ways.

- **Garage Locations.** Minimize garage doors along street fronts. A maximum of 20% of garages shall be accessed from collector streets. Other garages shall be accessed from an alley.
- **Recessed Garage Doors.** Garage doors shall be recessed a minimum of six inches from the face of the garage.
- **Garage Size.** All two-car garages shall have a minimum free and clear interior dimension of 20 feet x 20 feet, while one-car garages shall have a minimum dimension of 10 feet x 20 feet.
- **Detached Structures.** Carports, detached garages, and other ancillary structures shall be designed as an integral part of the development, and shall be constructed of complimentary material and colors.
- **Carport Roofs.** Carports should be compatible with the finish colors and materials of the primary building. Carports should be engineered to be solar ready.



2-CAR GARAGE - MIN. 20'X20' *



1-CAR GARAGE - MIN. 10'X20' *

** All measurements referenced in these garage size diagrams are referring to the interior dimensions. Add 6-7 inches per wall for exterior dimensions.*

Example of well-articulated carports and garages.

4. ARCHITECTURAL STYLES

Chapter 4 - Architectural Styles

4.1 Architectural Style Standards

The City of Menifee General Plan calls for a cohesive and attractive built environment in harmony with both the natural and built environments. New residential construction is to reflect the high level of quality of existing planned communities.

The articulation of cohesive architectural elements plays a key role in creating a positive community identity. A balance between authenticity of style and contemporary interpretations of historic elements is key to achieving an attractive multifamily community. This chapter identifies six architectural styles which speak to the heritage of the Southern California region, as well as aspirations for the future built environment of Menifee. The preferred styles identified through the community engagement process are as follows:

- **Spanish Colonial Revival**
- **Craftsman**
- **American Traditional**
- **Contemporary Farmhouse**
- **Tuscan**
- **Modern**

Alternative styles may be submitted to review by the Community Development Department. However, since a wide range of styles has been provided it is expected that most projects will follow one of the above alternative styles.

4.2 Spanish Colonial Revival

4.2.1 Style Description

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. Generally, Spanish Colonial Revival style buildings are asymmetrically designed. The style features low-pitched roofs with little or no overhang, and serpentine roof tiles. These homes usually featured wood framing with light color stucco siding. The use of the arch was common, especially above doors, porch entries and main windows.

4.2.2 Form and Massing

Required Elements

- ☐ Asymmetrical facade
- ☐ Multiple roof planes
- ☐ Balconies or small porches
- ☐ Entrances recessed at least 12″
- ☐ Arched doorway

4.2.3 Roof Design

Required Elements

- ☐ Low pitched roof (4:12 maximum)
- ☐ Spanish (S-shaped) or Mission (half cylinder) roof tiles

Additional Elements (Choose 2)

- ☐ Gabled (front facing) or shed roofs
- ☐ Small 12″ or less decorative exposed rafter tails or beams
- ☐ Extended overhanging eaves (min. 4 inches facing front)

4.2.4 Window Design

Required Elements

- Arched windows (flat or semi circle)
- Recessed windows with sill and/or headers surrounds
- Simple divisions of window muntins

Additional Elements (Choose 2)

- Casement windows (50% of total minimum)
- Tall, double–hung windows (50% of total minimum)
- Decorative wrought iron grill work

4.2.5 Materials & Colors

Required Elements

- White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- Window frames in a contrasting color such as black, dark brown, forest green, and navy blue
- Wrought iron light fixtures with curving brackets

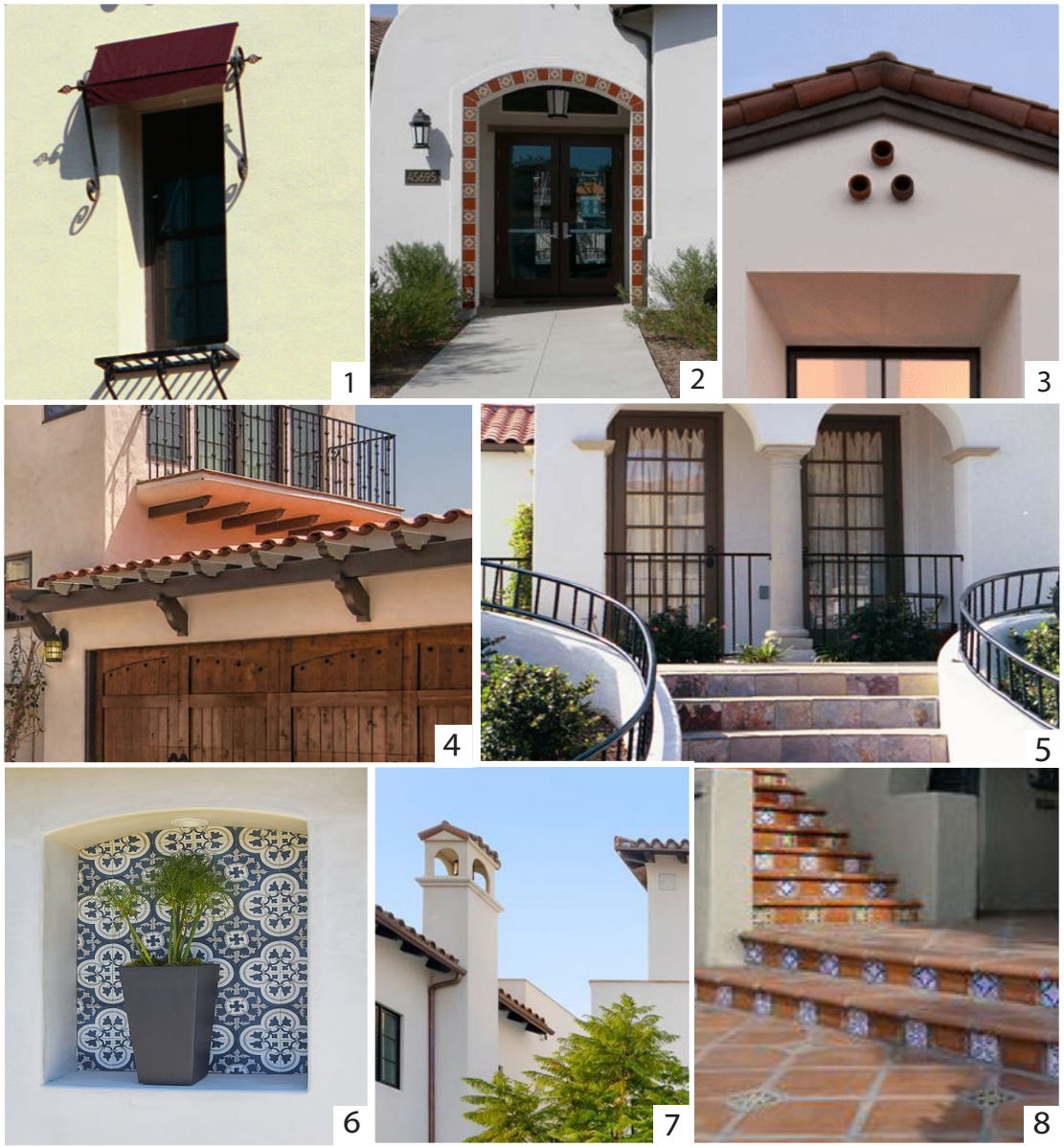
4.2.6 Decorative Accents & Details

Required Elements

- ☐ Wrought iron light fixtures with curving brackets

Additional Elements: (Choose 5)

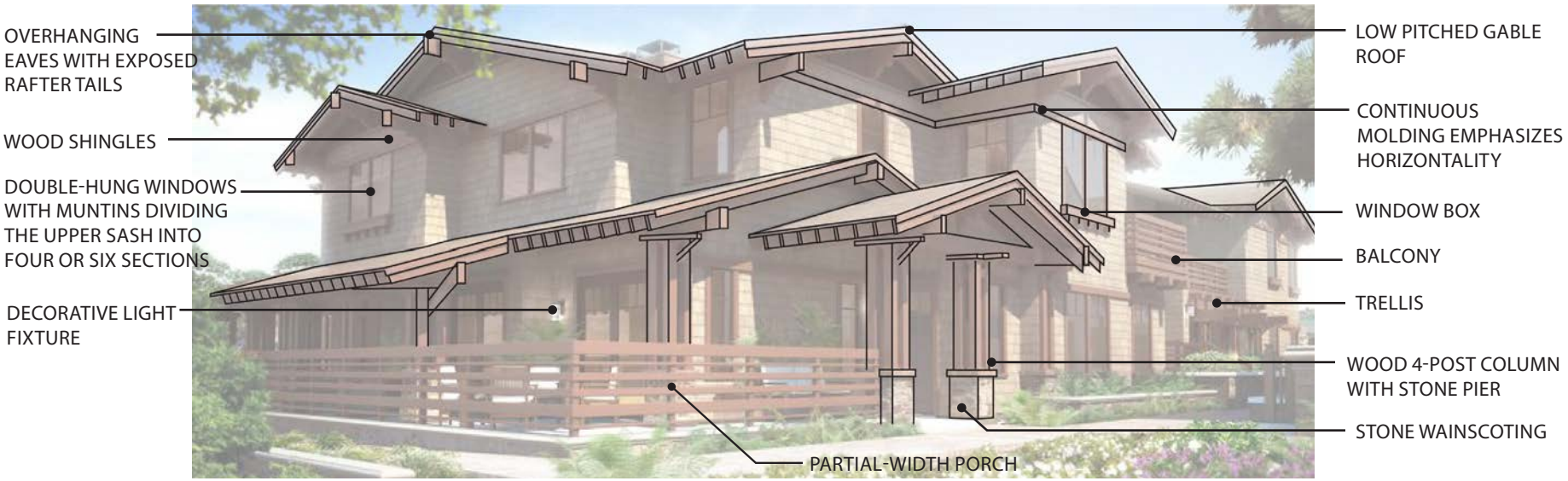
- ☐ 1. Fabric awnings with metal supports
- ☐ 2. Decorative tiles
- ☐ 3. Clay tile vents
- ☐ 4. Wood brackets
- ☐ 5. Wrought iron railing
- ☐ 6. Recessed niches
- ☐ 7. Stucco finished chimney with round or rectangular openings
- ☐ 8. Exterior staircase with tile accent



4.3 Craftsman

4.3.1 Style Description

The Craftsman style emerged in the early 20th century out of the Arts and Crafts movement. In Menifee, this style is deployed to create a visually rich environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



4.3.2 Form and Massing

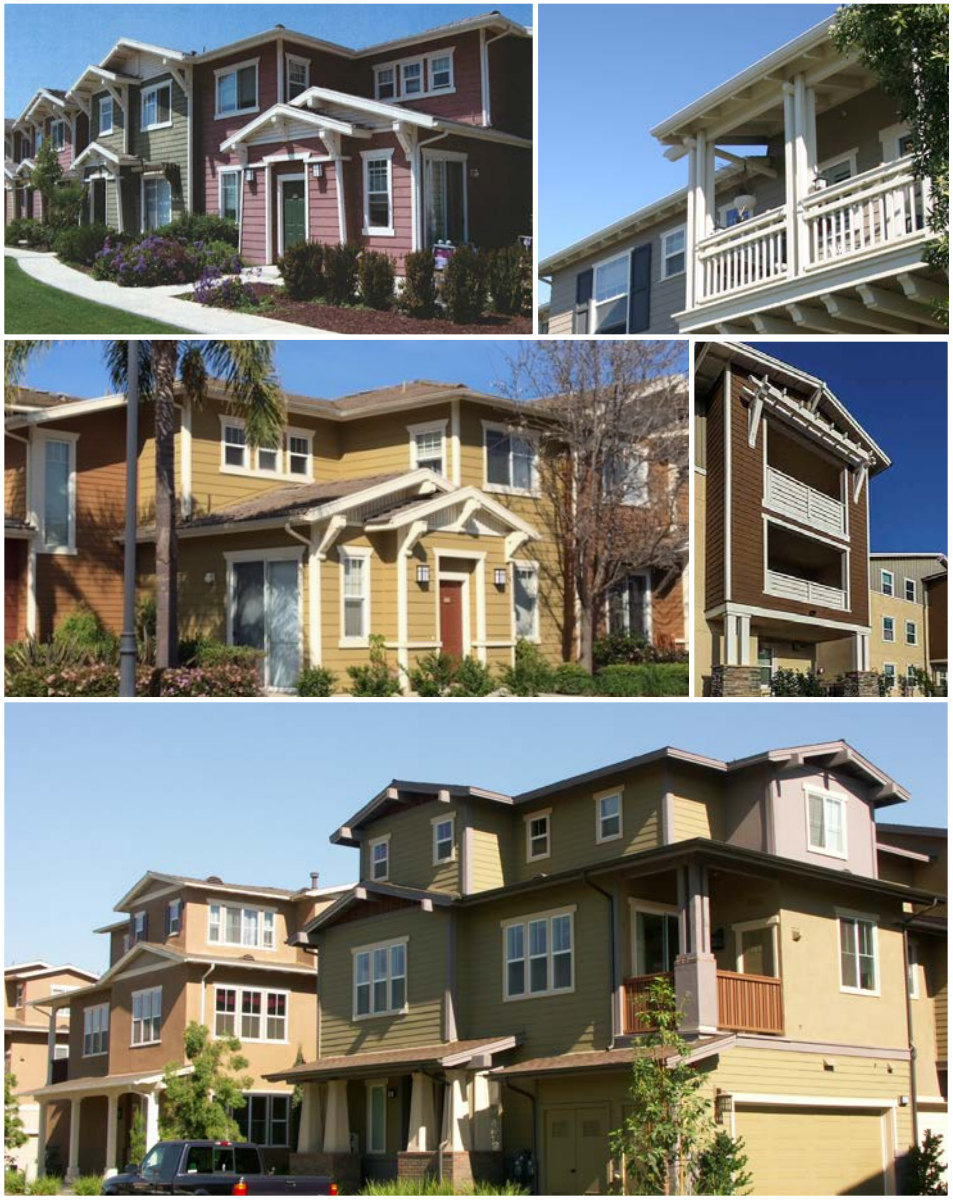
Required Elements

- Multiple roof planes
- Porches or balconies
- Articulated facades with frequent massing breaks
- Porches with battered, square, double post or 4-post columns of stone or wood

4.3.3 Roof Design

Required Elements

- Low- to moderate-pitched gable or hipped roofs (maximum 5:12 slope)
- Overhanging eaves (minimum 12 inches along primary elevation)
- Exposed rafter tails or beams
- Brackets or knee braces at gabled ends



4.3.4 Window Design

Required Elements

- Double-hung windows with muntins dividing the upper sash into four or six sections
- Contrasting shingles or clapboard siding
- Wooden trim with color contrasting with walls

4.3.5 Materials and Colors

Required Elements

- Natural accent materials such as stone or wood. Appropriate stone types include river rock or stacked stone
- Rich, neutral or earth-toned colors Decorative Accents and Details

4.3.6 Decorative Accents and Details

Required Elements

- ☐ Porches with battered, square, double post or 4-post columns of stone or wood
- ☐ Decorative lighting with geometric detailing

Additional Elements (Choose 5)

- ☐ 1. Decorative downspouts
- ☐ 2. Moldings or extended lintels to emphasize horizontality
- ☐ 3. Decorative joinery
- ☐ 4. Trellis
- ☐ 5. Window boxes
- ☐ 6. Brackets or knee braces at gabled ends
- ☐ 7. Craftsman styled address marker

4.4 American Traditional

4.4.1 Style Description

The American Traditional style represents a blending of traditional American styles including Cottage, Cape Cod and Farmhouse. Simple and classic elements characterize the style including rectangular forms, wide front porches, decorative shutters, dormers, and wood siding. The style represents a traditional interpretation of the rural farmhouse. Color blocking is usually subtle with white or gray shades comprising the body of the home with light or dark shutters providing contrast. Classical detailing often includes decorative attic vents and simple columns.

4.4.2 Form and Massing

Required Elements

- ☐ Accentuated front entrance
- ☐ Farmhouse style massing
- ☐ Side-gabled and front-gabled roof forms

4.4.3 Roof Design

Required Elements

- ☐ Medium to High-pitched roof (minimum 6:12 slope)
- ☐ Asphalt shingles or synthetic slate shingles

4.4.4 Window Design

Required Elements

- Rectangular windows oriented vertically
- Windows detailed with arched or flat lintels and sills
- Double-hung sashes with muntins

4.4.5 Materials and Colors

Required Elements

- Off-white and earth tones, muted colors
- Brick cladding, wood, engineered wood, or vinyl siding cladding

4.4.6 Decorative Accents and Details

Additional Elements (Choose 3)

- ☐ 1. Porch with slender columns
- ☐ 2. Contrasting paneled shutters
- ☐ 3. Arched accent windows or roof vents
- ☐ 4. Decorative attic vents
- ☐ 5. Dormer windows

1

2

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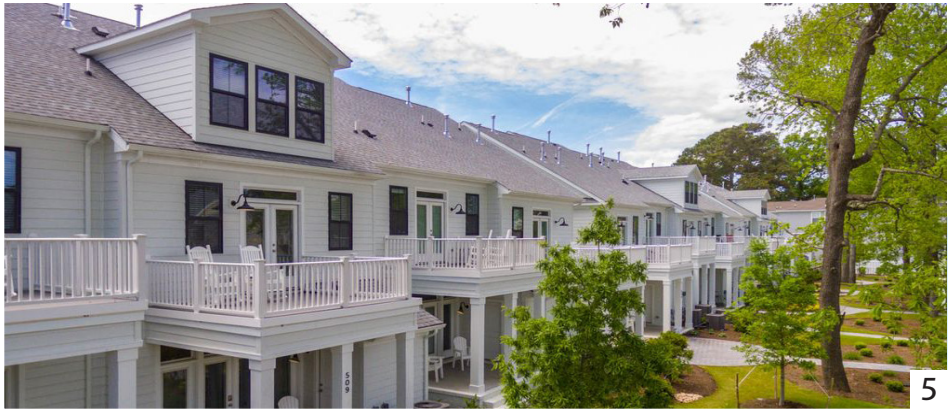
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4.5 Contemporary Farmhouse

4.5.1 Style Description

An interpretation of rural residential forms and materials, the Contemporary Farmhouse style reflects the regional agricultural history as well as commercial structures in Menifee. Playful elements such as shed roofs, bright color blocking, and contemporary versions of farm structures such as barns and silos are typical. Roofs are medium to high-pitched, and simple detailing may include porches and wall-mounted gooseneck lights.

4.5.2 Form and Massing

Required Elements

- ☐ Vertical emphasis on facade
- ☐ Farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- ☐ Multiple gable and shed roof planes
- ☐ Covered porches and awnings between lower and upper floors
- ☐ Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls

4.5.3 Roof Design

Required Elements

- ☐ Medium to high-pitched (6:12 slope)
- ☐ Front and/or side facing gables
- ☐ Variation in heights and/or planes
- ☐ Asphalt shingle, metal roofs or synthetic slate shingles

4.5.4 Window Design

Required Elements

- Minimal molding around window and door openings
- Double hung or casement windows with muntins

4.5.5 Materials and Colors

Required Elements

- Siding materials include wood, engineered wood, vinyl, steel, fiber cement
- Unadorned materials: metal, wood, masonry
- Unified color scheme of either neutral / muted or bright / playful colors
- Contrasting accent colors for doors, windows or features

4.5.6 Decorative Accents and Details

Additional Elements (Choose 5)

- ☐ 1. Front porch with simple columns
- ☐ 2. Barn-style gooseneck lighting
- ☐ 3. Open metal awnings
- ☐ 4. Playful, bright color blocking
- ☐ 5. Black or white contrasting window sashes
- ☐ 6. Shed dormer windows
- ☐ 7. Simple gable brackets
- ☐ 8. Simple decorative roof vents

4.6 Tuscan

4.6.1 Style Description

Tuscan architecture style combines modern and classic elements that make up in the Spanish Revival style and Italian elements. This style hearkens to the Mediterranean variants found throughout California, with rustic elements. Recognizable elements include the use of stone and stucco, light earth tones, and red tiled roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections reflect classic Italianate influences. Porches and porticoes are common, as are vertically-oriented recessed windows.

4.6.2 Form and Massing

Required Elements

- ☐ Asymmetrical arrangement of windows and design elements along primary elevation
- ☐ Porches, porticoes
- ☐ Recessed entries

4.6.3 Roof Design

Required Elements

- ☐ Flat or low to moderate-pitched roof (maximum 6:12 slope)
- ☐ Flat or serpentine tiles
- ☐ Variation of roof planes
- ☐ Overhanging eaves (minimum 12 inches along primary elevation)

4.6.4 Window Design

Required Elements

- Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- Casement or double-hung sash with flat or arched lintels
- Windows recessed 3 to 12 inches from outer wall
- Divided lite windows

4.6.5 Materials and Colors

Required Elements

- Incorporate rough-hewn stone as accent feature
- Flat stucco walls in light earth tones

4.6.6 Decorative Accents and Details

Additional Elements (Choose 5)

- ☐ 1. Juliet balcony
- ☐ 2. Decorative wood shutters
- ☐ 3. Tower element
- ☐ 4. Wood trellis structure
- ☐ 5. Stucco or stone chimneys
- ☐ 6. Arcade or porch at entry
- ☐ 7. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- ☐ 8. Arched entryway

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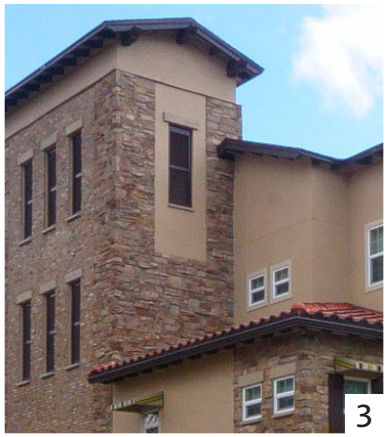
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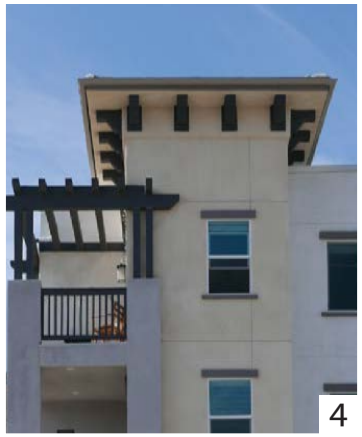
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4.7 Modern

4.7.1 Style Description

Modern is a contemporary style derived from utilitarian precedents, utilizing block forms, contrasting colors, and eclectic combinations of materials in modern compositions. This style projects a minimalist, clean aesthetic. Simple rectangular shapes and forms are combined within horizontal and vertical planes to create dynamic lines. Flat roofs reinforce the rectangular shapes and provide an opportunity for outdoor deck areas. Accents are simple and modest, usually taking the form of trellis elements.

4.7.2 Form and Massing

Required Elements

- ☐ Asymmetrical composition
- ☐ Emphasis of rectangular forms
- ☐ Horizontal massing
- ☐ Lack of ornament or mouldings
- ☐ Geometric shapes

4.7.3 Roof Design

Required Element

- ☐ Flat or low-pitched roofs (4:12 slope max)

4.7.4 Window Design

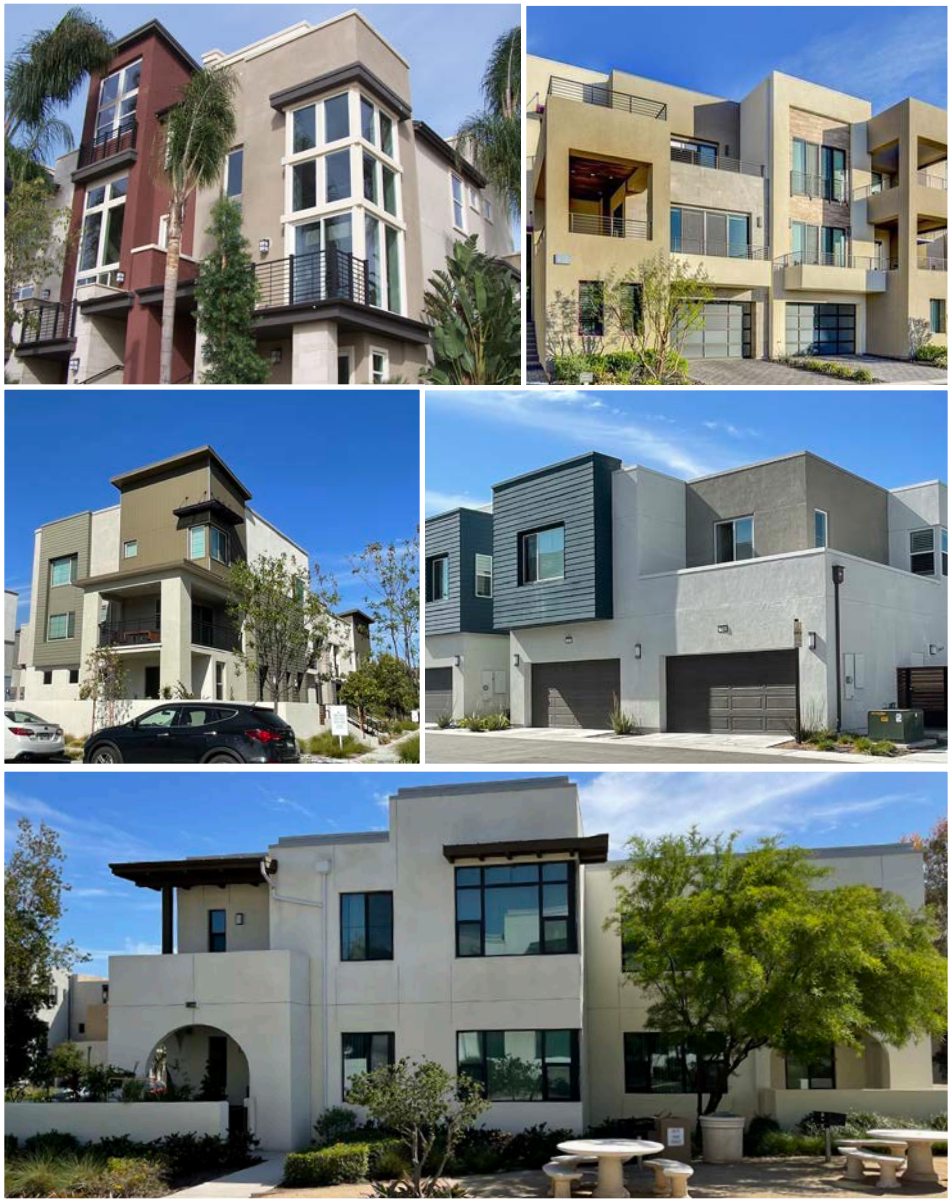
Required Elements

- Large windows set in horizontal or vertical bands
- Narrow window frame

4.7.5 Materials & Colors

Required Elements

- Traditional materials such as stucco, wood, brick and stone reflect a contemporary aesthetic
- Color blocking to emphasize geometric forms and break down massing elements



4.7.6 Decorative Accents and Details

Additional Elements (Choose 3)

- ☐ 1. Metal balcony railings
- ☐ 2. Eclectic mix of materials including steel, concrete block, brick, iron, and / or glass
- ☐ 3. Broad roof overhangs
- ☐ 4. Useable outdoor roof decks
- ☐ 5. Trellis shade structures
- ☐ 6. Playful use of color to provide contrasting elements

5. LANDSCAPE STANDARDS

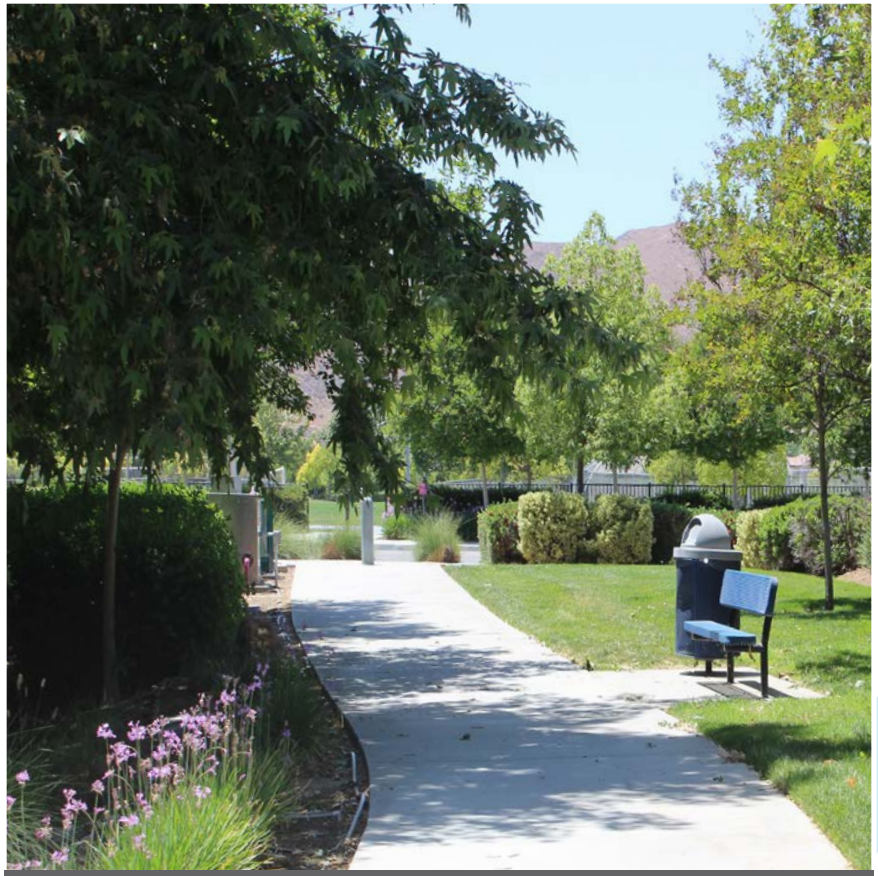
Chapter 5 - Landscape Objectives

5.1 Landscape Design

5.1.1 General Objectives

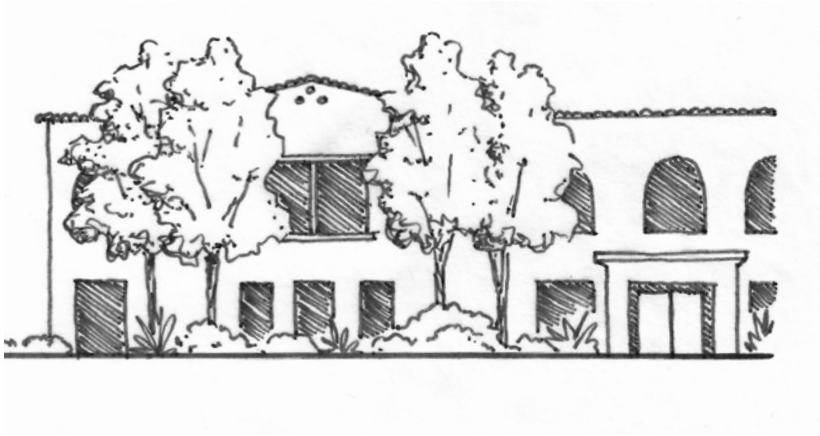
Landscaping that conveys a positive image of the community or neighborhood is key to creation of an aesthetically pleasing neighborhood. The following reflects the City of Menifee's objectives for attractive landscape design:

- **Buffers Between Dissimilar Uses.** Require open space and recreation buffers, increased setbacks/step backs, landscape screening, sensitive site planning, and/or other buffer techniques, to the extent possible, between rural/equestrian-oriented land uses and dissimilar uses.
- **Quality Design.** Design Projects, developments, and public spaces that visually enhance the character of the community and are appropriately buffered from dissimilar land uses so that differences in type and intensity do not conflict.
- **Create Visual Interest.** Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.



Example of an accessible trail with seating.

- **Accessible Trails.** Develop recreational trails for hiking, biking, and equestrian use throughout the city, making them, to the extent feasible, accessible to people of different neighborhoods, ages, and abilities.
- **Landscape Softening.** Landscaping shall be incorporated around the base of buildings to soften the edge between parking, drive aisles and sidewalks.
- **Appropriate Transitions.** Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.



Softening of buildings with landscape is important for streetscape enhancement.

Examples of effective landscape treatments near multifamily residences.

Examples of passive recreational open space areas.

5.2 Walls and Fencing

Walls and fencing play an important role in the establishment of the overall level of quality of a community. The following standards apply to wall and fencing requirements:

- **Perimeter Walls.** Community perimeter or theme walls shall be solid decorative block walls located where view opportunities are not available. Walls shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.
- **Wall Materials.** Plain concrete block walls (i.e. precision block) are not permitted. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Chain link fencing with inserts shall not be used.
- **Wall Caps.** Wall caps are to be inclorporated as a horizontal design element at the top of walls and should not exceed 4 inches vertical.
- **Fencing.** Wrought iron or tubular steel fencing, or other transparent type of fencing shall be included within projects where view opportunities and/or terrain warrant its use.
- **Integration of Appropriate Style.** Design walls and fences that are well integrated in style with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.

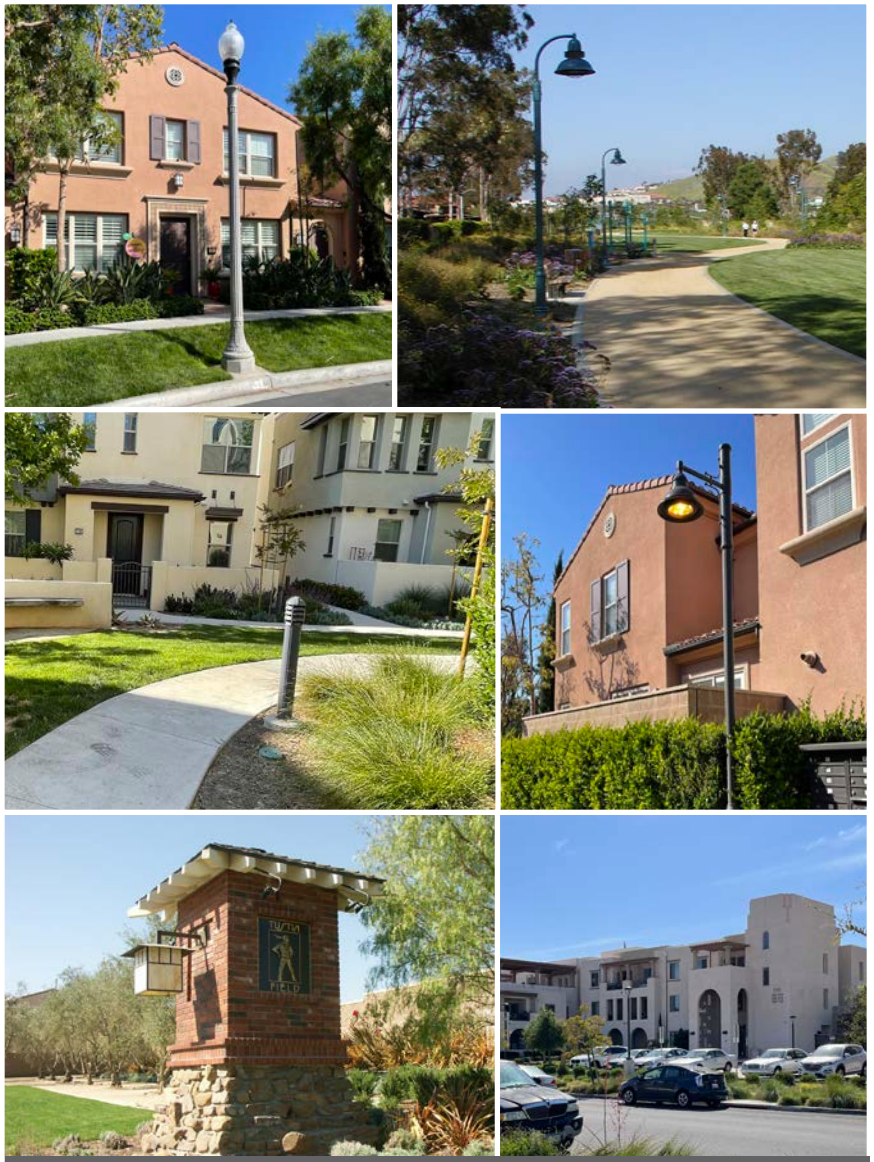
Example of attractive community walls with landscape softening.

Examples of attractive walls and fencing within the City of Menifee.

5.3 Lighting

Lighting is an important consideration for multifamily homes to encourage nighttime activity and ensure safety. However, excess light can have negative environmental impacts. The following standards apply to lighting requirements:

- **Entrance Lighting.** Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
- **Walkway Lighting.** Walkways and paseos and parking lots and access shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- **Security Lighting.** Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
- **Dark Sky/Light Pollution Ordinance.** Light sources for wall washing and tree lighting should be hidden and shall meet the standards required by Menifee Municipal Code 6.01: Dark Sky Light Pollution.
- **Energy Efficiency.** Incorporate timers and sensors to avoid unnecessary lighting and avoid unnecessary energy use.
- **Architectural Compatibility.** Lighting Fixtures should complement and be compatible with the building's design and architectural style.
- **Appropriately Sized**. Fixtures shall be in scale with the building facade.



Examples of outdoor lighting.

Examples of appropriate site amenities including enhanced entrance design, planters, water features and a bicycle racks.

6. ADMINISTRATION

Chapter 6 - Administration

6.1 Administration of Standards

This chapter provides methodology for the implementation of the Objective Design Standards, including administration, project approval, and appeals. The responsibilities of the City of Menifee Community Development Staff shall include administering, interpreting, and enforcing all requirements and standards of this document.

6.1.1 Interpretation and Severability

Unless otherwise provided herein, any ambiguity concerning the content or application of the Objective Design Standards shall be resolved by the City of Menifee Community Development Director (Director) or his / her designee in a manner consistent with the goals, policies, purpose, and intent established in this document. If any portion of these standards is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining parts of the remaining portions thereof. Should there occur any interpretive conflict between this document and the City of Menifee Municipal Code, the Municipal Code shall take precedence.

6.1.2 Other Reference Documents

The standards and development parameters unique to multifamily development are provided within this document and as such is the first source of direction regarding proposals, but it is not the only source. This section outlines the other documents pertaining to multifamily housing design, including the 2035 City of Menifee General Plan, Menifee Development Code, and other related City documents.

The City of Menifee Community Development Department will actively seek to clarify and maintain internal consistency between this document and other existing documents, including the following:

City of Menifee General Plan

A General Plan is a statement of the community's land use values and is the underlying basis for its vision and direction. The City of Menifee General Plan serves as a long-term policy guide for the physical, economic, and environmental growth.

City of Menifee Development Code

The City of Menifee Municipal Code (Title 9, Articles 3 and 4) establishes districts throughout the City with permitted land uses and development standards. These development standards create the framework for the physical form of the community (building setbacks, heights, etc.). Where the Objective Design Standards are silent, the Development Code will apply as appropriate.

City of Menifee Road Improvement Specifications and Standards

These standards were adopted by the City of Menifee in 2019, and include standard design details for streets, roads, medians, curbs and driveways including geometrics. Other standards within the document are trails and bikeways, trash enclosures, lighting, irrigation, and planting details.

City of Menifee Multifamily Design Guidelines

The Menifee Multifamily Design Guidelines contain both standards and flexible options intended as a reference point for a common understanding of the minimum qualitative design expectations. In this way the Design Guidelines differ from the Objective Design Standards, as they are not a checklist of required elements, and offer non-objective suggestions for high quality design.

6.2 Steps for Approval

Procedures for the review and approval of the SB35 Multi-Family Ministerial Review Permit, refer to the Menifee Development Code Chapter 9.87 - SB35 Multi-Family Ministerial Review.

It is the intent of the City of Menifee to require compliance with these objective design standards. However, the City will not impose or enforce any subjective standard that is clearly not an objective standard.

6.3 Definitions

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Arched. A curved or pointed structural element that is supported at its sides

Articulation. The distinct details, features, textures, or forms in relation to the whole facade.

Asymmetry. Irregular correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having unbalanced proportions.

Attached. Joined to or by a wall, especially by sharing a wall with another building; not freestanding.

Awning. A roof-like structure, often made of canvas, wood, or metal that serves as a shelter, as over a storefront, window, door,

or deck.

Balcony. A platform that projects from the wall of a building and is surrounded by a railing, balustrade or parapet.

Board and Batten. A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Brackets. A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Buffer. A term often applied to landscaped areas separating incompatible land uses. Can also mean an area of a "transitional" land use that lies between two incompatible land uses.

Canopy. A protective roof-like covering, often of canvas, mounted on a frame over a walkway or door or niche; often referred to as an awning.

Casement Window. A window with side hinges that swings outward from either the right or left.

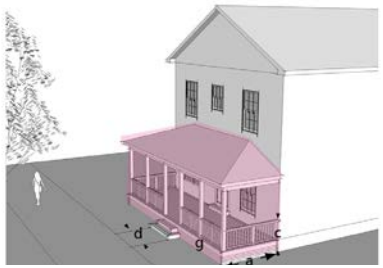
Coping (Cap). A flat cover of stone or brick that protects the top of a wall.

Court. 1) An extent of open ground partially or completely enclosed by walls or buildings; a courtyard. 2) A short street, especially a wide alley walled by buildings on three sides. 3) A large open section of a building.

Curb Cut. The elimination of a street curb to enable increased

Arcade

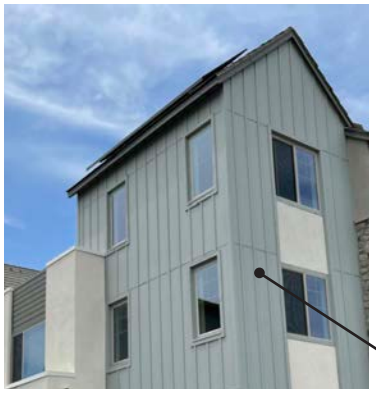
Gallery



Porch

Terrace

FRONTAGE TYPES



BOARD AND BATTEN

access to crosswalks/sidewalks, entry driveways or parking lots.

Decorative Joinery. Embellishments or ornamental features used for decoration at the juncture of structural elements.

Detached. Standing apart from others; separate or disconnected.

Detail. An element of a building such as trim, moldings, other ornamentation or decorative features.

Dormer. A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

Double-hung Windows. A window unit that has two operable sashes which move vertically in the frame.

Downspout. A vertical pipe used to conduct water from a roof drain or gutter to the ground or cistern.

Eave. The projecting lower edge of a roof.

Eclectic. Selecting or employing individual elements from a variety of sources, systems, or styles.

Elevation. An orthographic view of the vertical features of a building (front, rear, side, interior elevation).

Facade. The entire exterior side of a building; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details.

Fascia.A plain horizontal band; a fascia board will cover the joint between the wall and the projecting eaves.

WINDOW BOXES

SHINGLES

NICHE

Fanlight. A semicircular window, usually over a door with radiating bars suggesting an open fan.

Gable Roof. A ridge roof that slopes up from only two walls. A gable is the vertical triangular portion of the end of a building from the eaves to the ridge of the roof.

Hipped (Hip Roof). A roof that is sloped on all four sides.

Knee Brace. A diagonal corner member for bracing the angle between two jointed members; being joined to each other partway along its path serves to stiffen and strengthen the joint.

Maintenance. The work of keeping something in proper condition; upkeep.

Massing. The general shape, form, and size of a building.

Monument Sign. A ground sign with low overall height. Monument sign have the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile or textured concrete materials that is compatible with the building materials on the subject property.

Mullion. The vertical member separating adjacent windowpanes.

Multi-family. A multifamily home is any residential property that contains more than one housing unit, such as a duplex, a townhome or an apartment complex.

Muntin. Wood or metal strips separating panels in a window.

Niche(s). A decorative recess set into a wall for the purpose of displaying a statue, vase, font, or other object.

COPING (CAP)

DECORATIVE JOINERY

DORMER

Overhanging Eaves. The projecting overhang at the lower edge of a roof that sheds rainwater.

Parapet. A retaining wall at the edge of a roof, porch, or terrace.

Pier. A vertical, non-circular masonry support, more massive than a column.

Pilaster. A rectangular column with a capital and base, set into a wall as an ornamental motif.

Pitch. To set at a specified downward slant, i.e. pitch the roof at a steep angle.

Porch. A covered platform, usually having a separate roof, at an entrance to a building. An open or enclosed gallery or room attached to the outside of a building; a veranda.

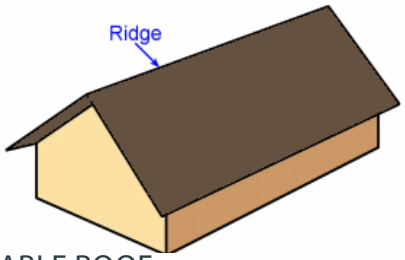
Portico. A structure consisting of a roof supported by columns or enclosed by walls, usually attached to a building as a porch.

Proportion. The relationship of size, quantity, or degree between two or more things or parts of something.

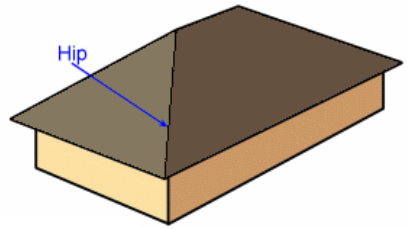
Rafter Tails. The portion of the rafter that hangs over the wall.

Rooflines. Lines where changes in roof occur, such as ridge, hip, valley, etc., often at different angles.

Scale. The proportion of one object to another. "Pedestrian" or "human" scale incorporates building and landscape elements that are modest in size. "Monumental" scale incorporates large or grand building elements.



GABLE ROOF



HIP ROOF

Setback. 1) The recessing of the upper part of the facade due to the smaller area of the upper floors; 2) The distance a building is located from the property line, curb of the street, or the edge of the sidewalk.

Shed Roof. A roof shape having only one sloping plane.

Shingles. Thin pieces of wood used in overlapping rows to cover roofs and exterior walls of houses; can be cut in decorative shapes.

Shutter. A movable cover for a window used for protection from weather and intruders.

Siding. The exterior wall covering of a structure.

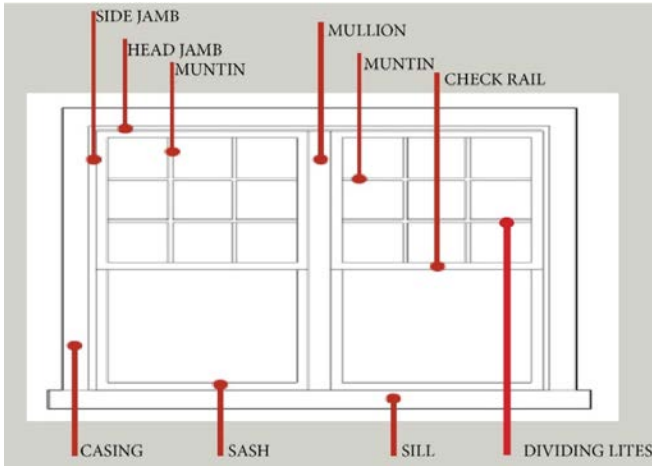
Sill. The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Streetscape. The overall appearance of a street or grouping of streets in an area and/or the relationship of buildings to the surrounding sidewalk and streets.

Stucco. A durable finish for exterior walls, usually composed of cement, sand, and lime and applied while wet. A fine plaster for interior wall ornamentation, such as moldings.

Symmetry. Exact correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having balanced proportions.

Townhome. An urban building without side yards, containing one residence on one or more floors.



MULLION AND MUNTIN

PORTICO

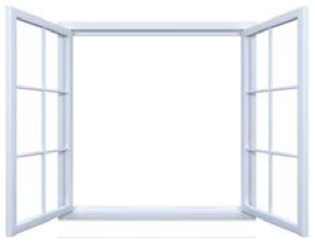
Trellis. A system of horizontal joists supported on posts, often designed to support growing plants or provide shade.

Trim. Any visible woodwork or moldings that cover or protect joints, edges, or ends of another material. Examples: baseboards, cornices, door trim, and window trim.

Window Boxes. A long, narrow box in which flowers and other plants are grown, placed on an outside windowsill.

Window Sash. The moveable part of a window made up of the vertical and horizontal frame that holds the glass.

DOUBLE-HUNG WINDOWS



CASEMENT WINDOW

FASCIA

Appendix A - Adopting Resolutions

New. Better. Best.

PAGE BREAK

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

January 4, 2022

Orlando Hernandez, Project Planner
City of Menifee Community Development Department
29844 Haun Road
Menifee CA 92586

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

COMMISSIONERS

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Russell Betts
Desert Hot Springs

Richard Stewart
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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.:	ZAP1059RG21
Related File No.:	PLN21-0408 (Code Amendment)
APN:	Citywide

Dear Mr. Hernandez,

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 Code Amendment (PLN21-0408), a proposal to amend the City's Development code prohibiting general warehousing in the Business Park Zone and in the McCall Boulevard and Southern Gateway Economic Development Corridor zones.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Menifee.

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

Paul Rull, ALUC Director

cc: ALUC Case File
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Table 9.130.040-1 Residential Zones Development Standards							
Standard	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
Open Space Required (Percent)	30%	30%	30%	30%	25%	20%	
Private Open Space/Unit (Sq. Ft)	N/A	N/A	N/A	100	100	100	
1. Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030. 2. Garages with entrances facing the street shall be set back no less than 20 feet.							

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

9.135.010 Purpose

The purpose of this chapter is to establish business districts in the city that provide appropriate locations for commercial, office, and industrial uses. These districts are consistent with and implement the city's General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods.

9.135.020 Description and Intent of Zone

The following descriptions of each commercial and industrial zoning district identify the general characteristic uses, intensity of uses, and type of development intended for that district:

A. Commercial Retail (CR). Allows neighborhood, local, and regional serving retail and service uses. Hotels are also permitted in this designation. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.20 – 0.35.

B. Commercial Office (CO). Allows a variety of office-related uses, including financial, legal, insurance and other office services; corporate offices; supporting hotel and ancillary retail uses are also permitted. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.25 – 1.00.

C. Business Park (BP). Allows ~~industrial and related uses including warehousing/distribution, assembly and~~ for light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted. The

permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.25 – 0.60.

D. Heavy Industry (HI). Allows more intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances. The permissible development density is between the minimum and maximum floor area ratio (FAR) of 0.15 – 0.50.

9.135.030 Allowed Uses and Approval Requirements

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	--	
Amusement park, (including multiple activities such as simulated flying, racing, mini-golf, etc.) Indoor Outdoor	P C		P C		
Animals, Small (e.g. hamsters,	P	P	P	P	Chapter 9.235

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
rabbits, chinchillas, and similar sized animals) Non-Commercial Commercial	-- 	--	--	--	(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		
Caretaker residence or on-site	C	C	C	C	

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Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
operator residence, only as accessory to primary use					
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

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Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
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	--	
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	--	

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Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
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	
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	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
house trailers					
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	--	--	--	P	

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Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
storage buildings					
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)
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,	P 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
sports arenas, skating rinks, skate parks stadiums, and commercial swimming pools) Indoor Outdoor					
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	
Transportation Stations (bus, railroad and taxi)	P	P	P	P	
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	P	--	P	--	

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
not including storage					
Wholesale stores and distributors	--	--	C	--	
Wireless Communication Facilities	C	C	C	C	Chapter 9.290 (Wireless Communications Facilities)

9.135.040 Development Standards

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 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	
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	

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
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	

Table 9.135.040-2 Commercial and Industrial Zones - Development Standards for Development on Separate Lots					
Standard	CR	CO	BP	HI	Additional Requirements
MINIMUM LOT DIMENSIONS					
Net Lot Area (Square Feet)[1]	--	20,000	20,000	10,000	
Lot Width (Feet)	--	100	100	75	
Frontage (Feet)	30	60	80	80	
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 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	
BUILDING HEIGHT (Maximum)					
Principal Building (Feet)	50	50	40	40	
BUILDING COVERAGE					
Maximum (Percent)	30%	50%	40%	40%	
OPEN SPACE COVERAGE (Minimum Percent)					
Landscaped Open Space	20%	25%	25%	20%	

Required (Percent)					
FENCES, WALLS, HEDGES, SCREENING (Feet)					
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	
1. All legal commercial and industrial lots in existence prior to the adoption of this ordinance shall be treated as conforming lots with respect to lot sizes.					

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

9.140.010 Purpose

The purpose of this chapter is to establish business districts in the City that provide appropriate locations for commercial, office, industrial and economic development. These districts are consistent with and implement the City's General Plan.

9.140.020 Description and Intent of Zone

The following descriptions identify the characteristic uses, intensity of uses, and level of development intended for each zone:

A. Economic Development Corridor Northern Gateway (EDC-NG). Envisioned as a business park area with more intensive industrial uses (less office) than envisioned for the Scott Road EDC area. Provides a buffer and transition between the commercial uses in Perris to the north and the residential uses in Menifee, south of McLaughlin Road.

B. Economic Development Corridor McCall Boulevard (EDC-MB). Envisioned as a mix of office, medical, and residential uses (assisted living, senior Apartments, townhomes, etc.) that would be compatible with the Regional Medical Center and would provide health-related services in close proximity to Sun City residents.

C. Economic Development Corridor Community Core (EDC-CC). The Community Core is envisioned as the City's primary activity center and gathering place. Civic and entertainment uses are envisioned here that are complemented with commercial retail uses and higher density housing options that encourage walkability and reduce the use of the automobile. This area is intended to function as the ceremonial "heart" or downtown of the City of Menifee and will serve as a transition from existing rural lots to more concentrated retail and office development moving east toward I-215.

D. Economic Development Corridor Newport Road (EDC-NR). The Newport Road Corridor is intended to provide neighborhood-oriented commercial uses that support the adjacent residential development to the north and south. Business park, office, or residential uses are envisioned along Bradley Road, to provide a buffer the commercial corridor and a logical transition to the adjacent single-family residential neighborhoods to the north.

E. Economic Development Corridor Southern Gateway (EDC-SG). Southern Gateway will feature a business park style of development consisting of light industrial and office uses, with commercial use opportunities. The objective is to allow development while preserving the rural character of the Southern Gateway area.

9.140.030 Allowed Uses and Approval Requirements

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	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
simulated flying, racing, mini-golf, etc.) Indoor Outdoor						
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	--	--	--	--	--	

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
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	
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	C	C	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
drive-through;						
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	
General warehousing, distribution centers, and storage (except noxious, explosives, or dangerous materials)	P	~~--C~~	--	--	~~--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	
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)
Laboratories, research and development	P	P	P	P	P	
Live/work units (2)	C	C	C	C	C	Subject to the

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
						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)
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	--	--	--	--	--	Chapter 9.240 (Motor

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
yards						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. 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);

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
						May not be located within 1,000 feet of the freeway right-of-way.
Recycling processing facilities	C	--	--	--	--	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet ofthe freeway right-of-way.
Religious Institutions	C	C	C	C	C	
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	C	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
rinks, skate parks, stadiums, and commercial swimming pools)						
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	--	--	--	--	--	
Trucking and freighting operations	C	C	--	--	C	
Vocational/trade school;	P	C	C	C	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.

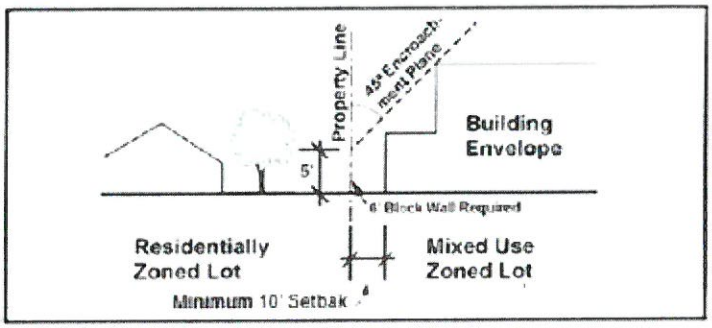
9.140.040 Development Standards

The development standards listed below are the minimum standards for development within the respective zones.

Table 9.140.040-2 Economic Development Corridors Zones - Development Standards						
Standard	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
LOT DIMENSIONS (Minimum)						
Net Lot Area (Sq. Ft.)	15,000	15,000	15,000	10,000	20,000	
FLOOR AREA RATIO						
Maximum	1.0	1.0	1.0	1.0	1.0	
YARDS/SETBACKS (Minimum)						
Front Yard	25	25	25	25	25	Mixed Use Setback Requirements: 9.140.050.B
Yard Adjacent to Residential Zone (Feet)	25	25	25	25	25	No buildings or structures shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line (see Figure 9.140-1: Rear or Side Yard Setback and Encroachment Plane on a Residentially Zoned Lot).
Interior Side Yard (Feet)	--	--	--	--	--	
Street Side Yard Setback	15	15	15	15	25	
Rear Yard (Feet)	10	15	15	15	10	
BUILDING HEIGHT (Maximum)						
Building Height (Feet)	100	45	75	45	75	
BUILDING COVERAGE (Maximum)						
Building Coverage (Percent)	--	--	--	--	--	
OPEN SPACE COVERAGE (Minimum)						
Landscaped Open Space Required (Percent):	10%	10%	10%	10%	10%	Percent of the total lot area excluding that portion of the lot contained within the required front setback area.
FENCES, WALLS, HEDGES, SCREENING (Feet)						
Fence wall or hedge –	6	6	6	6	6	

Table 9.140.040-2 Economic Development Corridors Zones - Development Standards						
Standard	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
maximum height (Feet)						
Fence wall or hedge screening outdoor storage – minimum/max height (Feet)	6/12	6/8	6/8	6/8	6/12	

Figure 9.140-1: Rear or Side Yard Setback and Encroachment Plane on a Residentially Zoned Lot



9.140.050 Special Requirements for Mixed Uses and Residential Uses in Economic Development Corridor Zones

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. Residential developments are allowed as "stand alone" projects but not allowed on EDC parcels directly adjacent to a freeway.
3. 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. 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.
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:
            a. Size and shape of active recreation area;
            b. Location and placement of buildings;
            c. Diversity of recreational amenities needed based upon anticipated resident mix;
            d. Number of units, size mixture of units, and lot size.
        ii. 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.
        iii. 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.
        iv. 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 9.145 Open Space/Conservation Zones

Contents:

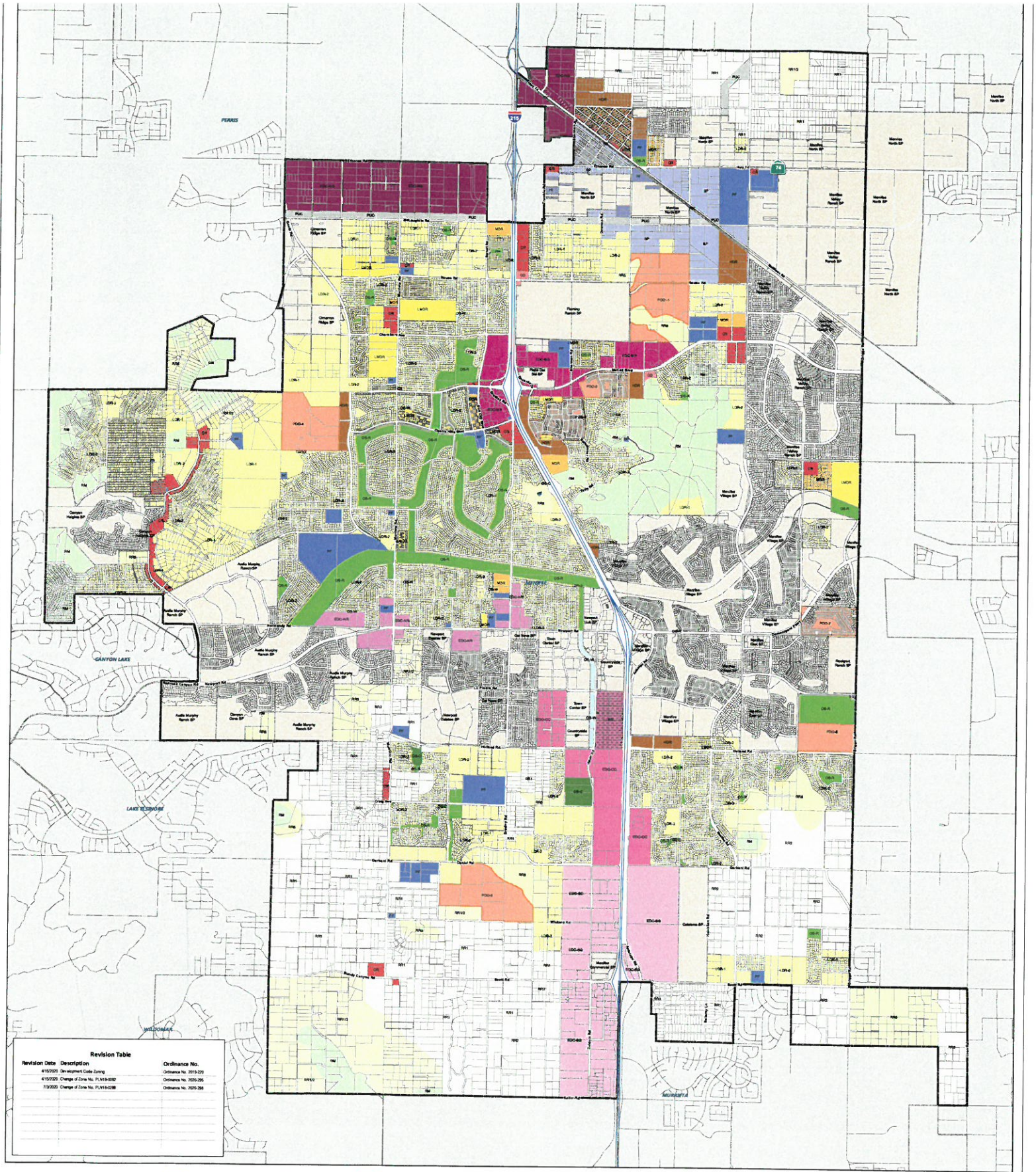
9.145.010 Purpose
9.145.020 Description and Intent of Zone
9.145.030 Allowed Uses and Approval Requirements
9.145.040 Development Standards

9.145.010 Purpose

The purpose of this chapter is to establish Open Space and Conservation Zoning Districts in the city that provide appropriate locations for open space conservation, open space recreation, and open space water areas. These districts are consistent with and implement the City's General Plan land use categories. The purpose of this zone is to permit the use of open space land within the City for the uses compatible with the protection of the natural and scenic resources for the benefit of the present and future generations.

9.145.020 Description and Intent of Zone

The following descriptions of each open space/conservation zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:



Revision Table

Revision Date	Description	Ordinance No.
4/15/2020	Development Code Zoning	Ordinance No. 2019-226
4/15/2020	Change of Zone No. PLN18-0082	Ordinance No. 2020-256
7/3/2020	Change of Zone No. PLN18-0288	Ordinance No. 2020-266

Zoning Designation

- Agriculture (AG)
- Rural Mountainous (RM)
- Rural Residential, 5-acre minimum (RR5)
- Rural Residential, 2-acre minimum (RR2)
- Rural Residential, 1-acre minimum (RR1)
- Rural Residential, 1/2-acre minimum (RR1/2)
- Low Density Residential-1 (LDR-1) [10,000 SF]
- Low Density Residential-2 (LDR-2) [7,200 SF]
- Low Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- High Density Residential (HDR)
- Commercial Retail (CR)
- Commercial Office (CO)
- Heavy Industrial/Manufacturing (HI)
- Business Park/Light Industrial (BP)
- Economic Development Corridor - Northern Gateway (EDC-NG)
- Economic Development Corridor-McCall Boulevard (EDC-MB)
- Economic Development Corridor-Community Core (EDC-CC)
- Economic Development Corridor-Newport Road (EDC-NR)
- Economic Development Corridor-Southern Gateway (EDC-SG)
- Auto Overlay (AO)
- Open Space-Conservation (OS-C)
- Open Space-Recreation (OS-R)
- Open Space-Water (OS-W)
- Public/Quasi-Public Facilities (PF)
- Public Utility Corridor (PUC)
- Rail (RX)
- Audie Murphy Ranch SP
- Cal Neva SP
- Catalena SP
- Canyon Cove SP
- Canyon Heights SP
- Cimarron Ridge SP
- Countryside SP
- Fleming Ranch SP
- Menifee Commercial SP
- Menifee East SP
- Menifee North SP
- Menifee Valley Ranch SP
- Menifee Village SP
- Newport Estates SP
- Newport Hub SP
- Plaza Del Sol SP
- Rockport Ranch SP
- Town Center SP
- Planned Development Overlay-1 (PDO-1)
- Planned Development Overlay-2 (PDO-2)
- Planned Development Overlay-3 (PDO-3)
- Planned Development Overlay-4 (PDO-4)
- Planned Development Overlay-5 (PDO-5)
- Planned Development Overlay-6 (PDO-6)
- Planned Development Overlay-7 (PDO-7)
- City Boundary
- Freeways
- Parcels

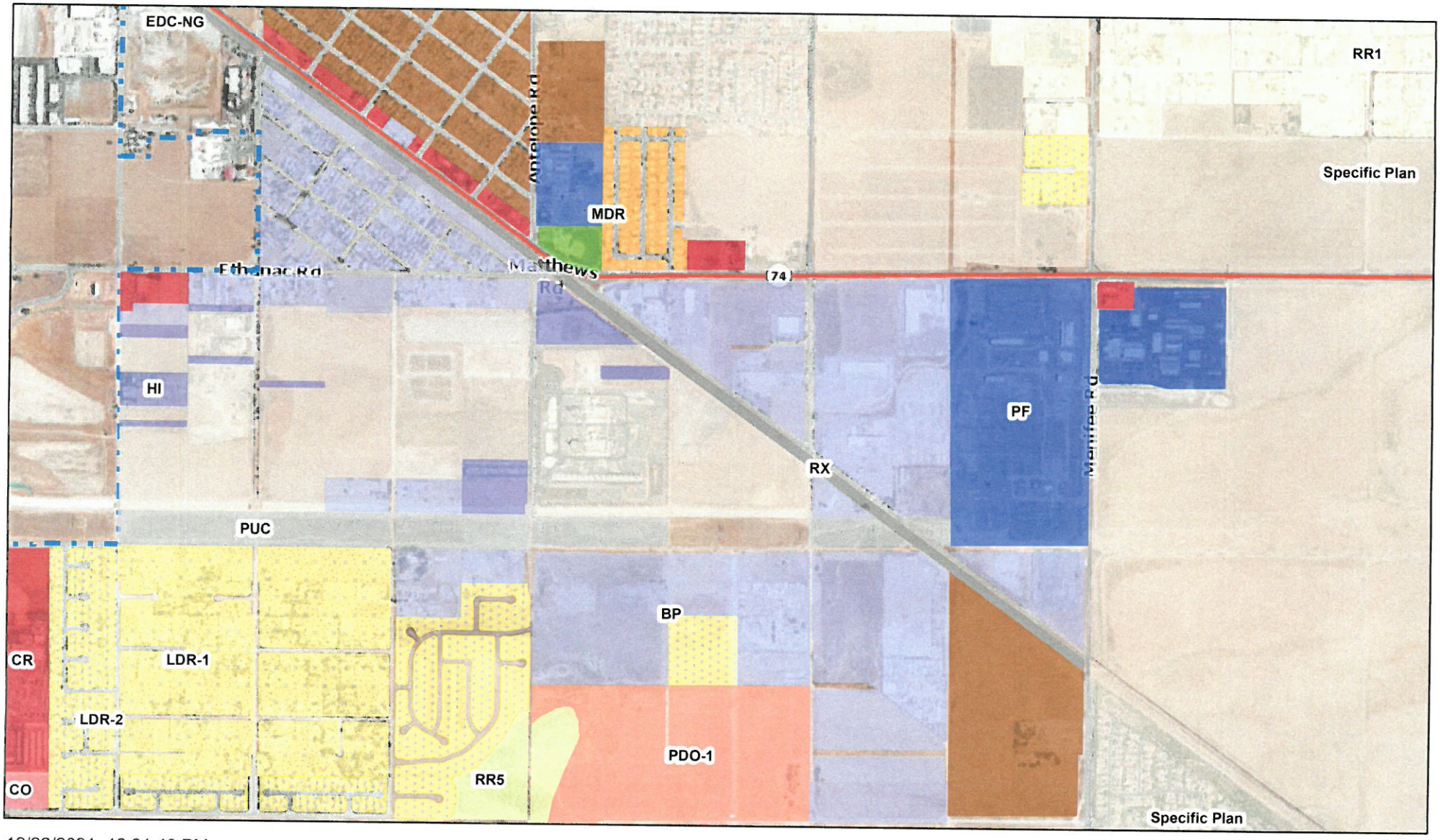
MENIFEE

ZONING MAP

Amended April 15, 2020

0 0.125 0.25 0.5 Miles

Business Park Zone



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, City of Menifee

Zoning

- Rural Residential, 5-acre minimum (RR5)
- Rural Residential, 1-acre minimum (RR1)
- Low Density Residential-1 (LDR-1) [10,000 SF]
- Low Density Residential-2 (LDR-2) [7,200 SF]
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Commercial Retail (CR)
- Commercial Office (CO)
- Heavy Industrial/Manufacturing (HI)
- Business Park/Light Industrial (BP)
- Open Space-Recreation (OS-R)

Maxar | City of Menifee | RCIT-GIS | City of Menifee; Riverside County | RCIT Geographical Solutions (GIS) | Riverside County Parcel Data; City of Menifee GIS | RCIT-GIS, LAFCO | RCIT GIS, LAFCO | Earth Consultants International | USGS, California Division of Mining and Geology | TLMA |

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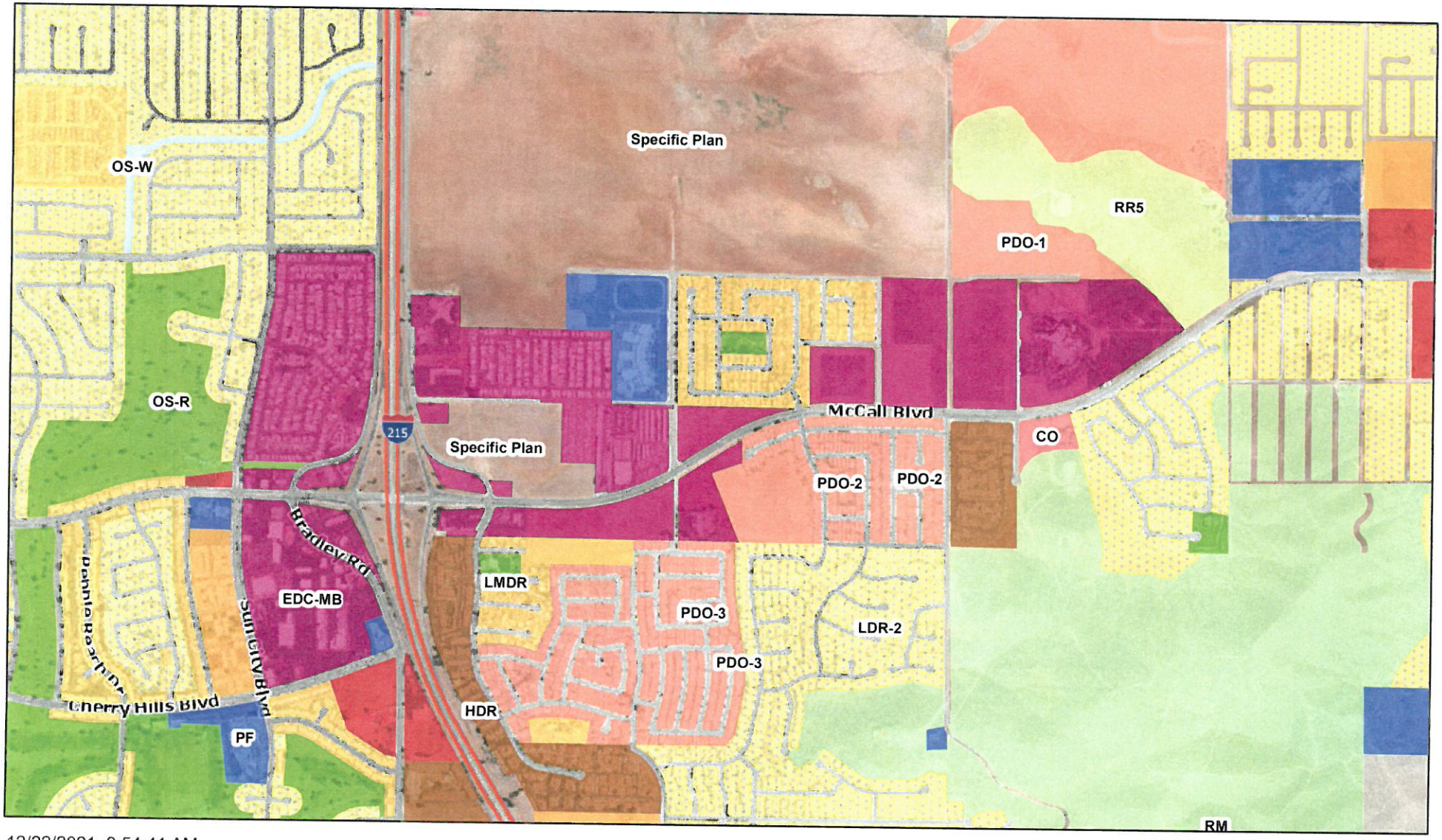
EDC-MB Zone



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, City of Menifee

Zoning

- Rural Mountainous (RM)
- Rural Residential, 5-acre minimum (RR5)
- Low Density Residential-2 (LDR-2) [7,200 SF]
- Low Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Commercial Retail (CR)
- Commercial Office (CO)

Maxar | City of Menifee | RCIT-GIS | City of Menifee; Riverside County | RCIT Geographical Solutions (GIS) | Riverside County Parcel Data; City of Menifee GIS | RCIT-GIS, LAFCO | RCIT GIS, LAFCO | Earth Consultants International | USGS, California Division of Mining and Geology | TLMA |

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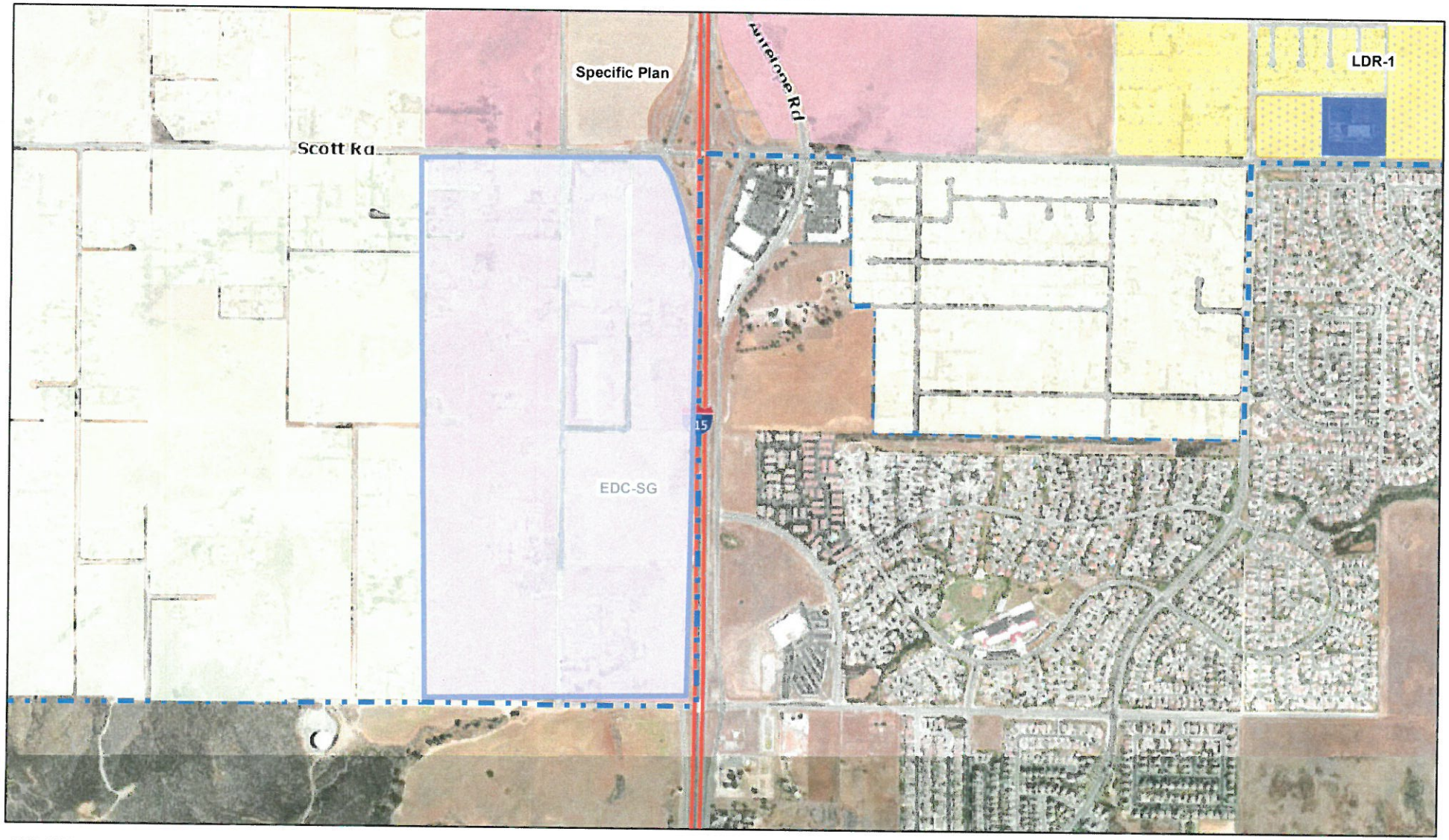
EDC-SG Zone



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Zoning

- Rural Residential, 2-acre minimum (RR2)
- Rural Residential, 1-acre minimum (RR1)
- Low Density Residential-1 (LDR-1) [10,000 SF]
- Low Density Residential-2 (LDR-2) [7,200 SF]
- Economic Development Corridor-Southern Gateway (EDC-SG)
- Public/Quasi-Public Facilities (PF)
- Menifee Commercial SP

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, City of Menifee

City Staff

Maxar | City of Menifee | RCIT-GIS | City of Menifee; Riverside County | RCIT Geographical Solutions (GIS) | Riverside County Parcel Data; City of Menifee GIS | RCIT-GIS, LAFCO | RCIT GIS, LAFCO | Earth Consultants International | USGS, California Division of Mining and Geology | TLMA |

AIRPORT LAND USE COMMISSION MEETING
MINUTES
January 13, 2022

DRAFT

1-18-22

COMMISSIONERS PRESENT: Arthur Butler, John Lyon, Steve Manos, Steven Stewart, Larry Smith (alternate for Russell Betts), Maartin Rossouw (alternate for Michael Geller), Larry Froehlich (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Russell Betts, Michael Geller, Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

Motion: Steve Manos
Second: Arthur Butler

ZAP1116FV21 – MHS 98, LLC (Representative: VSL Engineering) – City of Murrieta Case Nos. ZC2020-2188 (Zone Change), CUP2020-2183 (Conditional Use Permit). A proposal to establish a 3-story 135,971 square foot self storage facility on 3.04 acres located westerly of Winchester Road, southerly of Murrieta Hot Springs Road, and northerly of Winchester Creek Avenue. The applicant also proposes to change the site's zoning from Neighborhood Commercial to Community Commercial (Airport Compatibility Zone D of the French Valley 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 7-0)**

Motion: Steve Manos
Second: Larry Smith

ZAP1101RI21 – Serrano Oaks, LLC (Representative: Griffin Haupert) – City of Jurupa Valley Case No. MA21245 ([GPA21006, CZ21008, SPA, SDP21083] General Plan Amendment, Change of Zone, Specific Plan Amendment, Site Development Permit). A proposal to construct a 104 unit apartment complex with recreational amenities on 4.12 acres, located southerly of Limonite Avenue, easterly of Clay Street, westerly of Heatherwood Drive, and northerly of the Linares avenue. The applicant also proposes to amend the site's general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site's zoning from I-P (Industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

3.3 Staff report recommended: **CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map)**

Staff recommended at hearing: **CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map), subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.**

ALUC Commission Action: **CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map), subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. (Vote 7-0)**

Motion: Larry Froehlich
Second: Maartin Rossouw

ZAP1037FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers) – City of Jurupa Valley Case Nos. MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map]). A proposal to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot, located northerly of 45th Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale 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 One Family Dwellings (R-1) to Planned Unit Development (PUD) (Airport Compatibility Zone D of the Flabob 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

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 was not present at the ALUC public hearing meeting. For the record, a script was provided by Mr. Housman for Chair Stewart to read aloud at the meeting providing detailed information/instructions to the March CUS.

5.3 a) Approval of Non-Disclosure Agreement form with March Air Reserve Base related to the MCUS.

b) Authorize the MCUS project manager to sign the agreement.

Commissioner Manos motioned to approve and ratify the Non-Disclosure Agreements with March Air Reserve Base related to the MCUS and delegation of authority to the MCUS project manager, Simon Housman to sign any other similar Non-Disclosure Agreements related to the MCUS. Seconded by Commissioner Rossouw. (Vote 7-0)

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

6.0 **APPROVAL OF MINUTES**

Commissioner Manos motioned to approve the December 16, 2021 minutes. Seconded by Commissioner Lyon. Vote 7-0

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

Commissioner Froehlich shared news media information regarding an off-field landing at the Whiteman Airport in Los Angeles County.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Chair Steven Stewart, adjourned the meeting at 10:11 a.m.

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