

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3-2-2.1

**HEARING DATE:** March 10, 2022 (continued from 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:** *ALUC staff received a comment letter from the Air Force regarding the project at the February 10, 2022, meeting, including concerns such as: project adjacency to the runway clear zone; temporary construction crane heights; bird airstrike hazard risks; site drainage; and glint/glare impacts. ALUC staff requested (and the applicant agreed) that the project be continued to the March 10, 2022, meeting, to allow time for these comments to be analyzed and addressed.*

*An analysis of these issues are included in this staff report and was sent to the Air Force for their review and consideration, and is still pending.*

**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. Staff recommends that the Commission CONTINUE the matter to the April 14, 2022, meeting, pending resolution of the Air Force comments.~~

**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).

**March Air Reserve Base/United States Air Force Input:** Given that the project site is located in Zone B2, adjacent to the Clear Zone, and in close proximity to the primary runway at March Air Reserve Base, Air Force staff was notified of the project and sent a package of plans for their review.

Air Force staff reviewed the project and provided a comment letter dated February 8, 2022, which was introduced at the February 10, 2022, Commission meeting. The letter identifies several concerns, such as: project adjacency to the runway clear zone; temporary construction crane heights; bird airstrike hazard risks; site drainage; and glint/glare impacts. Due to the nature and extent of these comments, ALUC staff requested a continuance to the March 10, 2022, meeting, to allow time for these comments to be analyzed and addressed.

Since the February meeting, ALUC staff and the applicant have reviewed and analyzed these issues which are provided below:

1. **Adjacency of Site to Runway Clear Zone:** In accordance with the latest Air Installation Compatible Use Zone (AICUZ) Study for MARB (published in 2018), the northeast portion of the proposed project site adjoins a Runway Clear Zone (CZ). The CZ is also tracked as Compatibility Zone A per the 2014 ALUC Land Use Compatibility Plan. Although the proposed 50-foot height of the warehouse structure is permissible as per applicable Department of Defense (DoD) Unified Facilities Criteria (UFC) standards, Base maintains an overall heightened level of concern due to the ongoing increase of large-scale warehouse-type developments proposed on sites near and or within airfield safety zones such as the CZ and/or Accident Potential Zones (APZ).

Although the northeastern portion of the site adjoins the runway Clear Zone boundary, the site is located entirely within Compatibility Zone B2. No development is proposed within the Zone A Clear Zone.

The project's proposed 45-foot tall building does exceed the Federal Aviation Administration (FAA) notification threshold for obstacle obstruction and an application has been filed with the FAA Obstruction Evaluation Service for review. A Determination of No Hazard to Air Navigation letter was issued (Aeronautical Study No. 2021-AWP-20728-OE), as the FAA OES determined that the project would not result in an impact to air navigation (The FAA OES conditions have been incorporated into ALUC's conditions).

2. **Temporary Construction Crane Heights:** U.S. Air Force Reserve Command (AFRC) and MARB Terminal Instrument Procedures (TERPS) personnel are concerned about potential crane heights, should the project be approved and ultimately constructed. Rough measurements indicate the proposed site's northeast boundary as being around one-half mile south-southwest of the Runway 14/32 threshold. The following statement is direct input from Headquarters AFRC TERPS personnel:

*"The above-ground level (AGL) height of the building is an unknown but shouldn't impact if it is similar to the numerous other buildings in the area. The positions of the cranes used to construct the building is also an unknown. There should be no impact if the cranes are with 20 feet of the building corners (as per latest developed site plan) and are at or below 190 feet AGL. The cranes should have 1A accuracies on the 7640-1 forms that are submitted to the FAA website."*

As mentioned above, the project has already gone through the Part 77 process and submitted their 7640-1 form with the FAA OES, and has received a Determination of No Hazard to Air Navigation letter, indicating that the project's permanent building and

temporary construction crane heights (both with a maximum height of 45 feet) would not result in an impact to air navigation.

- 3. Bird Airstrike Hazard (BASH) Risks:** If the project is approved, how would on-site stormwater detention and landscaping be managed to mitigate the risk of a bird airstrike incident? For example, other warehouse projects in the surrounding area and near the MARB airfield have implemented underground detention basins and landscaping that does not typically attract fowl/wildlife.

The project proposes (and will be conditioned) to utilize underground detention systems which will not contain surface water or attract hazardous wildlife. Project landscaping will be conditioned to be consistent with the ALUC wildlife hazard brochures.

- 4. Site Drainage:** How will the site drain? If to the north-northeast, this could increase runoff levels towards Base, as well as the proposed new Lateral B drainage canal project being managed by Riverside County Flood Control.

The applicant has indicated that the site will be conditioned to install and drain to lateral B-6.1 in Patterson Avenue and Nevada Avenue, both of which connect to the Caltrans Box Culvert in Harley Knox Boulevard. Runoff that currently sheet flows across the project site, and gets to the Caltrans Box, further north, will now be captured and piped underground for a greater duration and connect to the Caltrans Box Culvert. The project will not generate more runoff towards the Base, conversely, it will decrease the runoff since the project will be installing lateral B-6.1 and capture the surface flow. Runoff from the project will not discharge into the currently planned Line B.

- 5. Glint/Glare Impacts from Potential Future Solar Panels:** Although not currently proposed for this project, given the growing trend of installing rooftop solar panel arrays on warehouse facilities in the surrounding vicinity, MARB is concerned that this project shall ultimately act accordingly. The result is an operational concern in that glint/glare from the solar panels on a site near final approach patterns for Runway 32 could create a substantial operational safety hazard.

The project does not propose any rooftop solar panels at this time. The project also includes a condition that requires any future solar panels prepare a glare study that analyses glare impacts, to be reviewed by the ALUC and the March Air Reserve Base.

These responses were sent to the Air Force for their review and consideration, and is still pending.

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~~ **45** feet, resulting in a top point elevation of ~~1,544~~ **1,539** 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.~~ **A Determination of No Hazard to Air Navigation letter was issued (Aeronautical Study No. 2021-AWP-20728-OE), as the FAA OES determined that the project would not result in an impact to air navigation. The FAA OES conditions have been incorporated into ALUC's conditions listed below.**

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](http://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.
10. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2021-AWP-20728-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.**
11. **The proposed structures shall not exceed a height of 45 feet above ground level and a maximum elevation at top point of 1,539 feet above mean sea level.**

- 12. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration**
- 13. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 45 feet in height and a maximum elevation of 1,539 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
- 14. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**



# 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**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**DEPARTMENT OF THE AIR FORCE  
452D AIR MOBILITY WING  
MARCH AIR RESERVE BASE**

8 February 2022

MEMORANDUM FOR Riverside County Airport Land Use Commission (ALUC),  
Attn: Paul Rull, Director

FROM: 452d Mission Support Group/Civil Engineering  
610 Meyer Drive, Bldg. 2403  
March ARB CA 92518-2166

SUBJECT: Response to Proposed Development Application ZAP1501MA21 (Duke Nance and  
Patterson Site)

REF: 2018 Air Installation Compatible Use Zone Study for March Air Reserve Base, 2014  
ALUC Land Use Compatibility Plan for March Air Reserve Base / Inland Port Airport,

Dear Mr. Rull,

Thank you for the opportunity to comment on the proposed 769,668 square foot warehouse development. As per your e-mail notification and attached site plan package provided on 11 January 2022, March Air Reserve Base (MARB) understands the intended gross site area to be 33.37 acres and located northerly of Markham Street, westerly of Nevada Avenue, easterly of Patterson Avenue and southerly of Harley Knox Boulevard in the City of Perris. MARB staff, on behalf of the 452d Base Civil Engineer (BCE) and Operations Support Squadron (OSS), have reviewed the proposed project information (as per plan documents dated 8 November 2021) and offer the following comments/concerns:

- 1. Adjacency of Site to Runway Clear Zone:** In accordance with the latest Air Installation Compatible Use Zone (AICUZ) Study for MARB (published in 2018), the northeast portion of the proposed project site adjoins a Runway Clear Zone (CZ). The CZ is also tracked as Compatibility Zone A per the 2014 ALUC Land Use Compatibility Plan. Although the proposed 50-foot height of the warehouse structure is permissible as per applicable Department of Defense (DoD) Unified Facilities Criteria (UFC) standards, Base maintains an overall heightened level of concern due to the ongoing increase of large-scale warehouse-type developments proposed on sites near and or within airfield safety zones such as the CZ and/or Accident Potential Zones (APZ).
- 2. Temporary Construction Crane Heights:** U.S. Air Force Reserve Command (AFRC) and MARB Terminal Instrument Procedures (TERPS) personnel are concerned about potential crane heights, should the project be approved and ultimately constructed. Rough measurements indicate the proposed site's northeast boundary as being around one-half mile south-southwest of the Runway 14/32 threshold. The following statement is direct input from Headquarters AFRC TERPS personnel:

*“The above-ground level (AGL) height of the building is an unknown but shouldn't impact if it is similar to the numerous other buildings in the area. The positions of the cranes used to construct the building is also an unknown. There should be no impact if the cranes are with 20 feet of the building corners (as per latest developed site plan) and are at or below 190 feet AGL. The cranes should have 1A accuracies on the 7640-1 forms that are submitted to the FAA website.”*

3. **Bird Airstrike Hazard (BASH) Risks:** If the project is approved, how would on-site stormwater detention and landscaping be managed to mitigate the risk of a bird airstrike incident? For example, other warehouse projects in the surrounding area and near the MARB airfield have implemented underground detention basins and landscaping that does not typically attract fowl/wildlife.
4. **Site Drainage:** How will the site drain? If to the north-northeast, this could increase runoff levels towards Base, as well as the proposed new Lateral B drainage canal project being managed by Riverside County Flood Control.
5. **Glint/Glare Impacts from Potential Future Solar Panels:** Although not currently proposed for this project, given the growing trend of installing rooftop solar panel arrays on warehouse facilities in the surrounding vicinity, MARB is concerned that this project shall ultimately act accordingly. The result is an operational concern in that glint/glare from the solar panels on a site near final approach patterns for Runway 32 could create a substantial operational safety hazard.

Please accept the above input on behalf of March ARB and in support of proposed ALUC Case # ZAP1501MA21 scheduled for hearing at the next Riverside County Planning Commission meeting on 10 February 2022. In the event this proposed project is approved and advances to more detailed planning, design, and construction phases, MARB may offer further comments and/or concerns. Should you have any questions, please contact me and I shall delegate to MARB Base Community Planning and Airfield Management staff to support your inquiries.

Very Respectfully

David N Shaw, GS-13, DAF  
452 AMW/Mission Support Group  
Base Civil Engineer  
March Air Reserve Base



200 Spectrum Center Drive, Suite 1600  
Irvine, CA 92618  
949.797.7000  
dukerealty.com

February 15, 2022

452d Mission Support Group/Civil Engineering  
610 Meyer Drive, Bldg. 2403  
March ARB, CA 92518-2166

RE: ZAP1501MA21 (Nance and Patterson site) Response to Major Shaw comment letter

Dear Major Shaw,

Thank you for your comment letter dated February 8, 2022 on our proposed 769,668 square foot warehouse development, located at Patterson Avenue. To address your concerns please see our responses below in red to your comments:

- 1. Adjacency of Site to Runway Clear Zone:** In accordance with the latest Air Installation Compatible Use Zone (AICUZ) Study for MARB (published in 2018), the northeast portion of the proposed project site adjoins a Runway Clear Zone (CZ). The CZ is also tracked as Compatibility Zone A per the 2014 ALUC Land Use Compatibility Plan. Although the proposed 50-foot height of the warehouse structure is permissible as per applicable Department of Defense (DoD) Unified Facilities Criteria (UFC) standards, Base maintains an overall heightened level of concern due to the ongoing increase of large-scale warehouse-type developments proposed on sites near and or within airfield safety zones such as the CZ and/or Accident Potential Zones (APZ). **The project has been reviewed by ALUC as an industrial warehouse building, which includes conditions prohibiting certain uses and intensities. The height of the building has been reviewed by the FAA Obstruction Evaluation Service for impacts to air navigation. FAA determination is that the project is of no hazard to air navigation.**
- 2. Temporary Construction Crane Heights:** U.S. Air Force Reserve Command (AFRC) and MARB Terminal Instrument Procedures (TERPS) personnel are concerned about potential crane heights, should the project be approved and ultimately constructed. Rough measurements indicate the proposed site's northeast boundary as being around one-half mile south-southwest of the Runway 14/32 threshold. The following statement is direct input from Headquarters AFRC TERPS personnel:

*"The above-ground level (AGL) height of the building is an unknown but shouldn't impact if it is similar to the numerous other buildings in the area. The positions of the cranes used to construct the building is also an unknown. There should be no impact if the cranes are with 20 feet of the building corners (as per latest developed site plan) and are at or below 190 feet AGL. The cranes should have 1A accuracies on the 7640-1 forms that are submitted to the FAA website."*



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Suite 400  
Cincinnati, OH 45242  
www.dukerealty.com

The project has been reviewed by the FAA OES regarding obstacle obstructions and impacts to air navigation. FAA OES has determined the project a no hazard to impact, the FAA OES conditions will be added to the ALUC conditions, which should cover temporary (cranes) and permanent structures.

3. **Bird Airstrike Hazard (BASH) Risks:** If the project is approved, how would on-site stormwater detention and landscaping be managed to mitigate the risk of a bird airstrike incident? For example, other warehouse projects in the surrounding area and near the MARB airfield have implemented underground detention basins and landscaping that does not typically attract fowl/wildlife. The site is being conditioned to utilize underground detention systems which will not contain surface water or attract wildlife. The landscaping is designed per the City of Perris Specific Plan and does not typically attract wildlife. The site is being conditioned by ALUC to space the trees as such to prevent large expanses of contiguous canopy, when mature to prevent the attraction of wildlife.
4. **Site Drainage:** How will the site drain? The site is being conditioned to install and drain to lateral B-6.1 in Patterson Avenue and Nevada Avenue, both which connect to the Caltrans Box Culvert in Harley Knox. Runoff that currently sheet flows across the site, and gets to the Caltrans Box, further north, will now be captured and piped underground for a greater duration and connect to the Caltrans Box Culvert. If to the north-northeast, this could increase runoff levels towards Base, as well as the proposed new Lateral B drainage canal project being managed by Riverside County Flood Control. This project will not generate more runoff toward the Base, if anything it will decrease runoff since we will be installing lateral B-6.1 and capture the surface flow. Runoff from this project will not discharge into the currently planned Line B.
5. **Glint/Glare Impacts from Potential Future Solar Panels:** Although not currently proposed for this project, given the growing trend of installing rooftop solar panel arrays on warehouse facilities in the surrounding vicinity, MARB is concerned that this project shall ultimately act accordingly. The result is an operational concern in that glint/glare from the solar panels on a site near final approach patterns for Runway 32 could create a substantial operational safety hazard. As noted our project does not propose solar panels. This project is conditioned as such, if we decide to move forward with solar panels at a later date, we will have to prepare a glare study that analyzes glare impacts and the study will need to be reviewed by the Airport Land Use Commission and March Air Reserve Base.

Should the MARB or ALUC have any further questions, please contact us at 949-797-7046 or I can be reached via email at [Nicole.torstvet@dukerealty.com](mailto:Nicole.torstvet@dukerealty.com).

Sincerely,  
Duke Realty

Nicole Torstvet  
Development Services Manager



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2021-AWP-20728-OE

Issued Date: 01/31/2022

Michael Weber  
Duke Realty  
200 Spectrum Center Drive, Ste 1600  
Irvine, CA 92618

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

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

Structure:	Commercial Use Building Patterson and Nance
Location:	Perris, CA
Latitude:	33-51-26.93N NAD 83
Longitude:	117-14-56.96W
Heights:	1494 feet site elevation (SE) 45 feet above ground level (AGL) 1539 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 07/31/2023 unless:

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

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

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

If we can be of further assistance, please contact our office at (206) 231-2877, or [Nicholas.Sanders@faa.gov](mailto:Nicholas.Sanders@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-AWP-20728-OE.

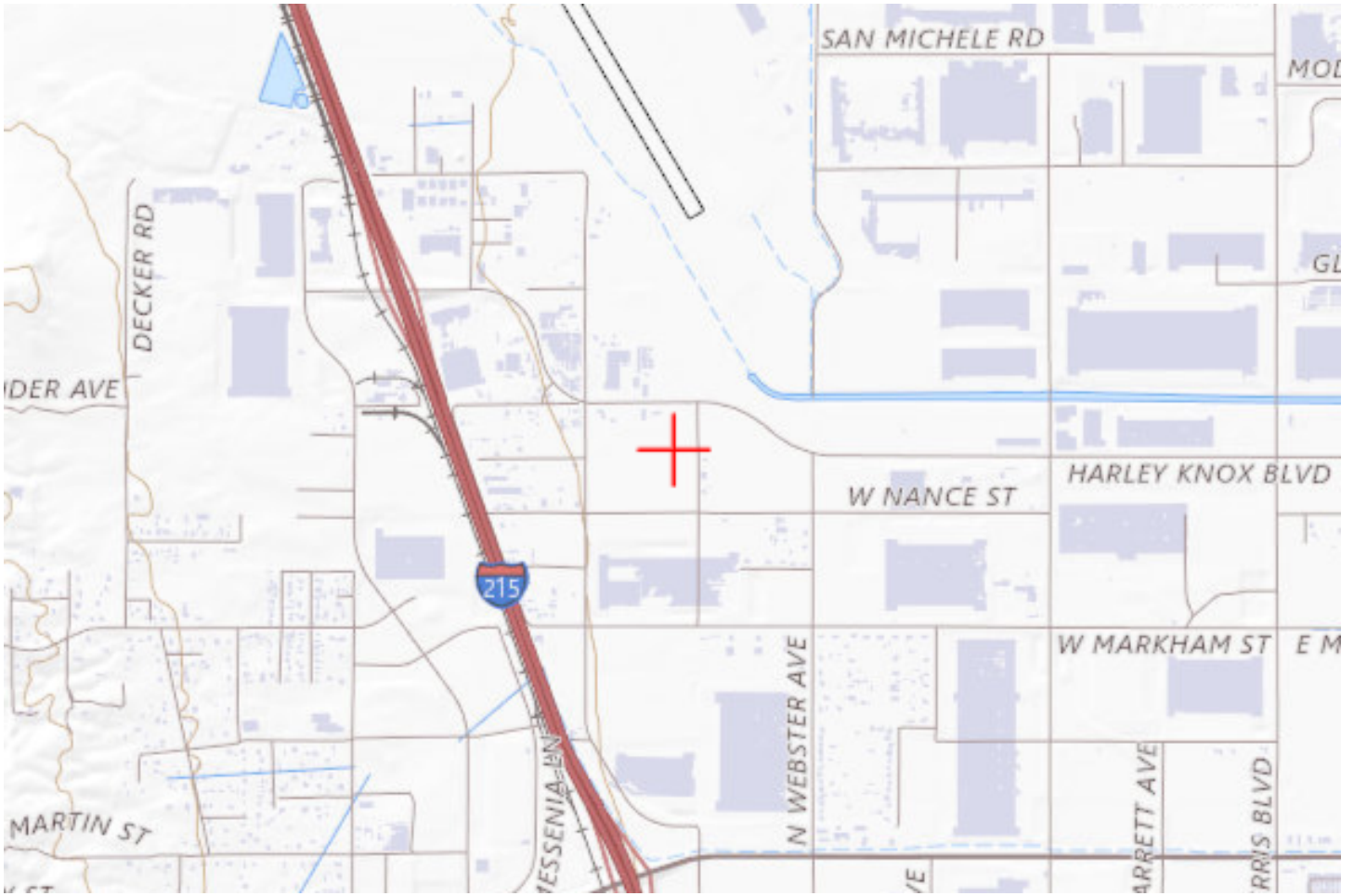
**Signature Control No: 504281085-510035373**

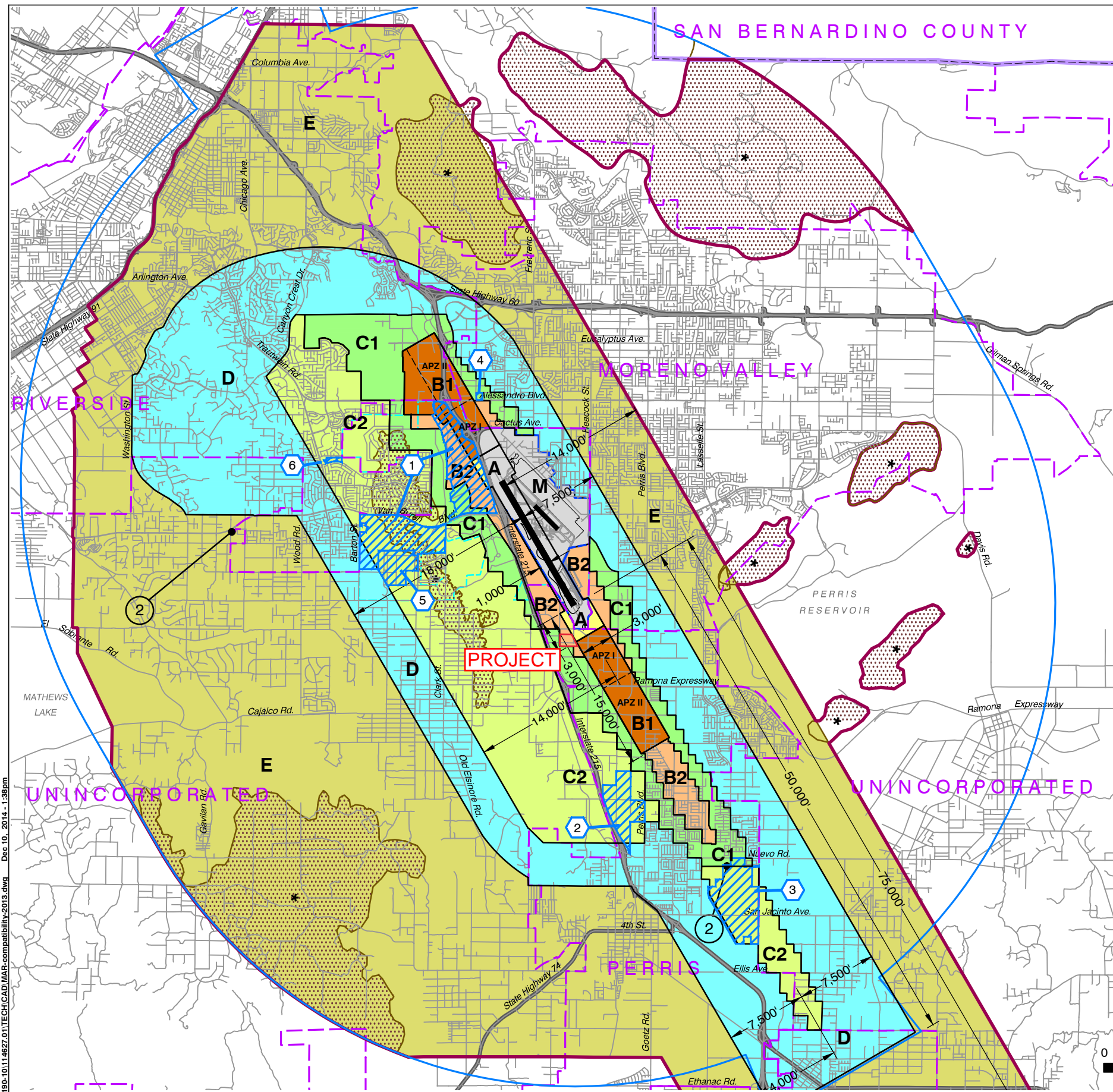
Nicholas Sanders  
Technician

( DNE )

Attachment(s)  
Map(s)







**LEGEND**

**Compatibility Zones**

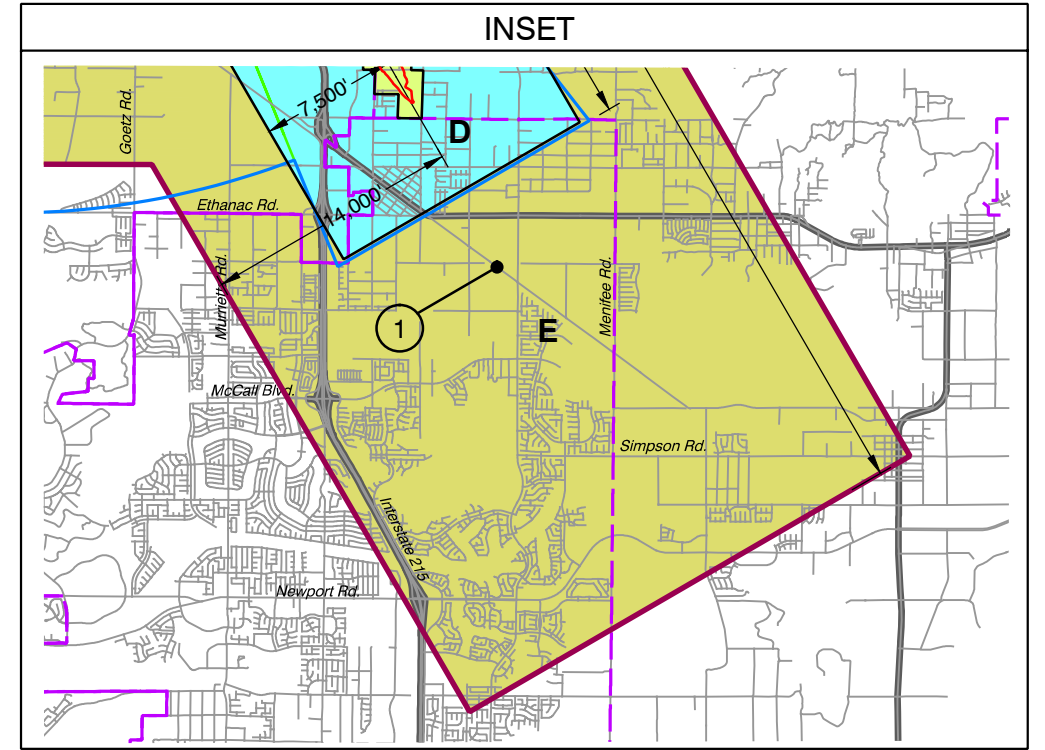
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

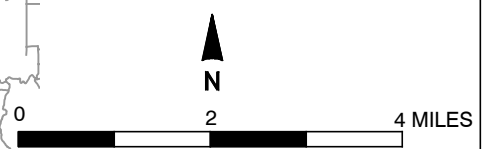
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



Base map source: County of Riverside 2013

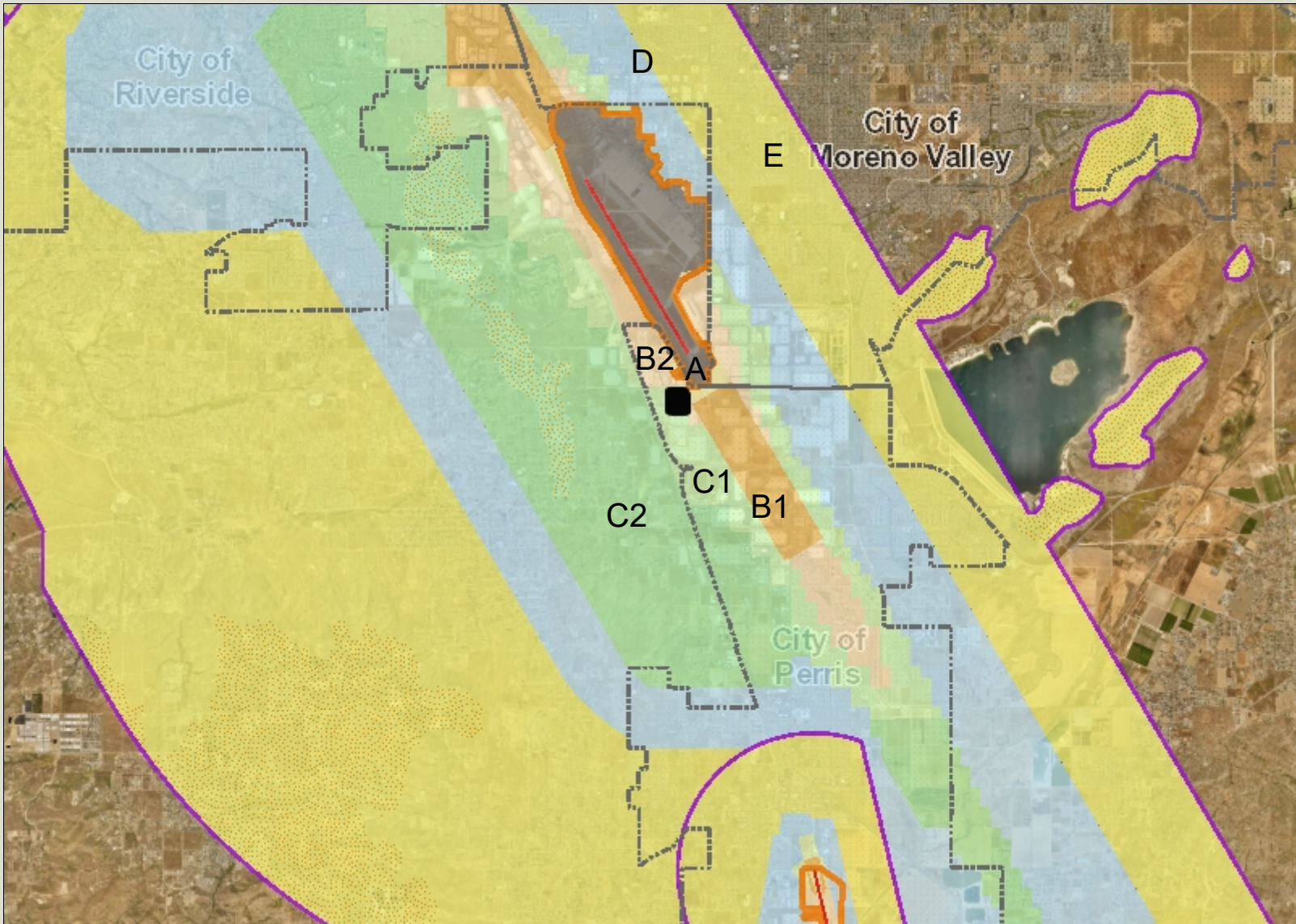
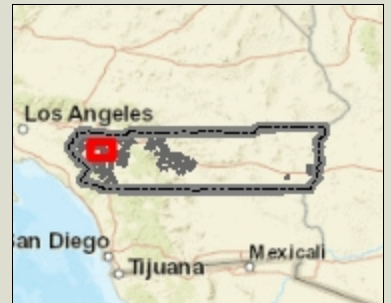
Map MA-1  
**Compatibility Map**  
March Air Reserve Base / Inland Port Airport

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

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

SEE INSET AT RIGHT

# 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



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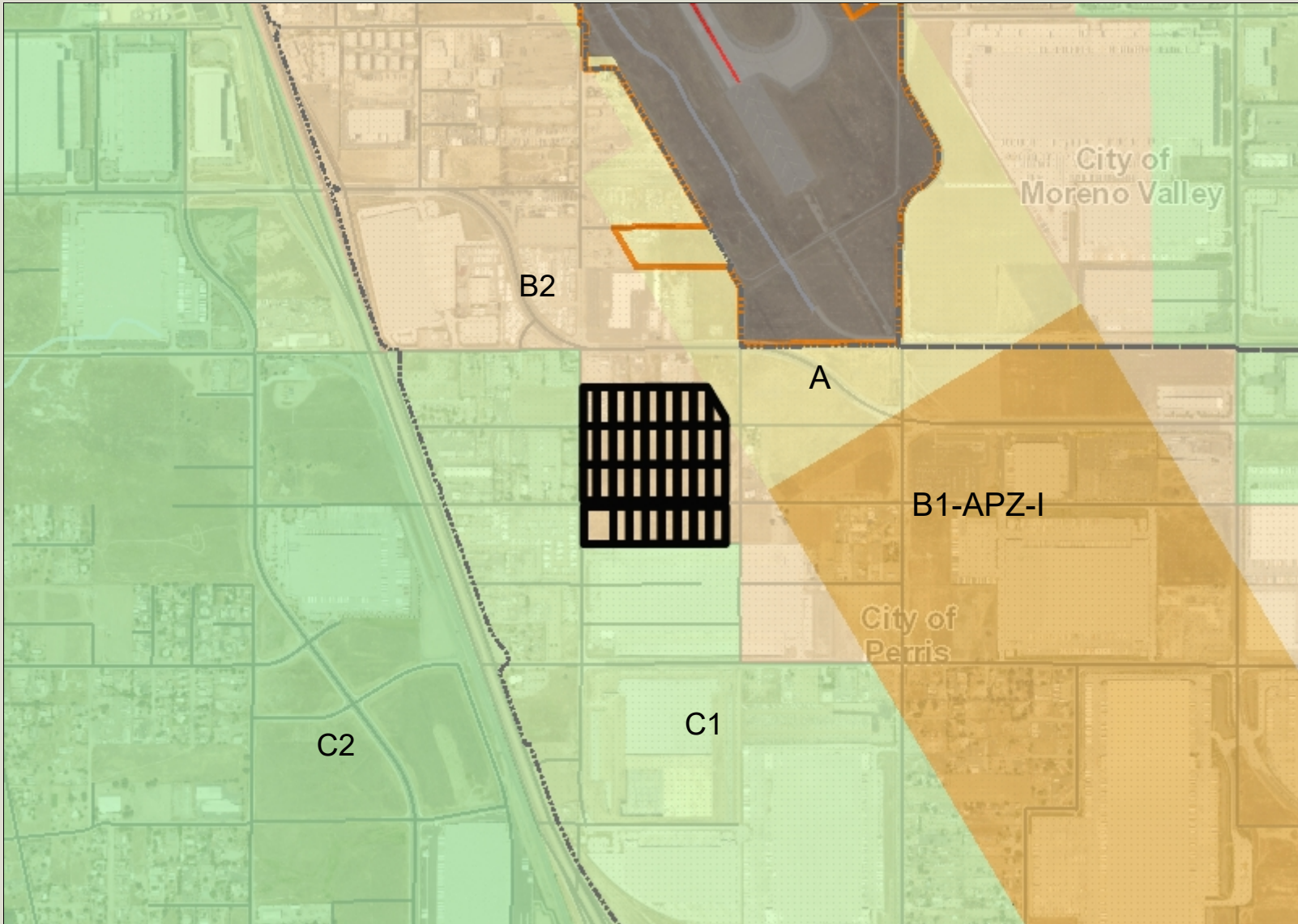


REPORT PRINTED ON... 1/14/2022 9:25:04 AM

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### Notes

# Map My County Map



## Legend

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



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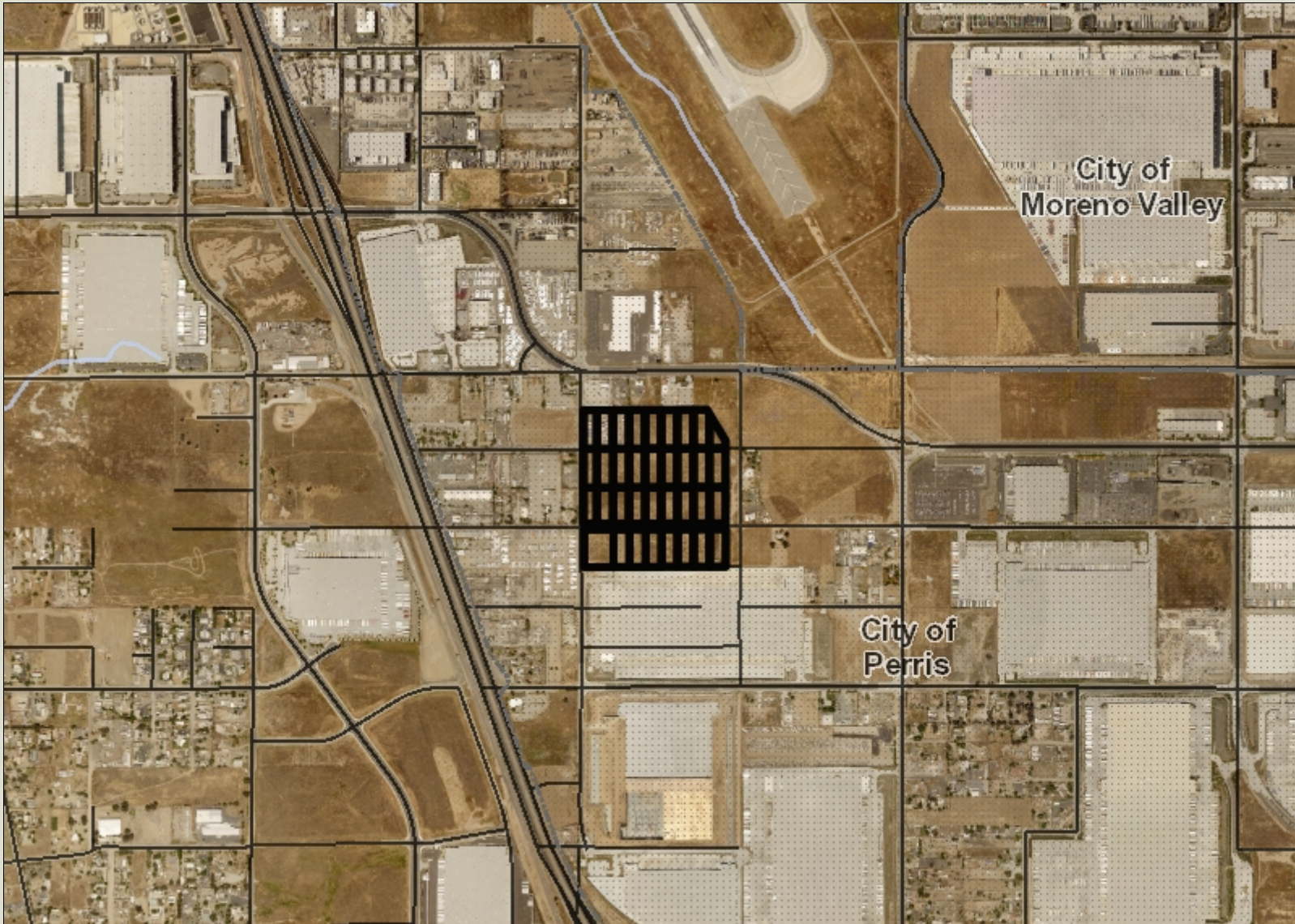


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## Notes

# Map My County Map



## Legend

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



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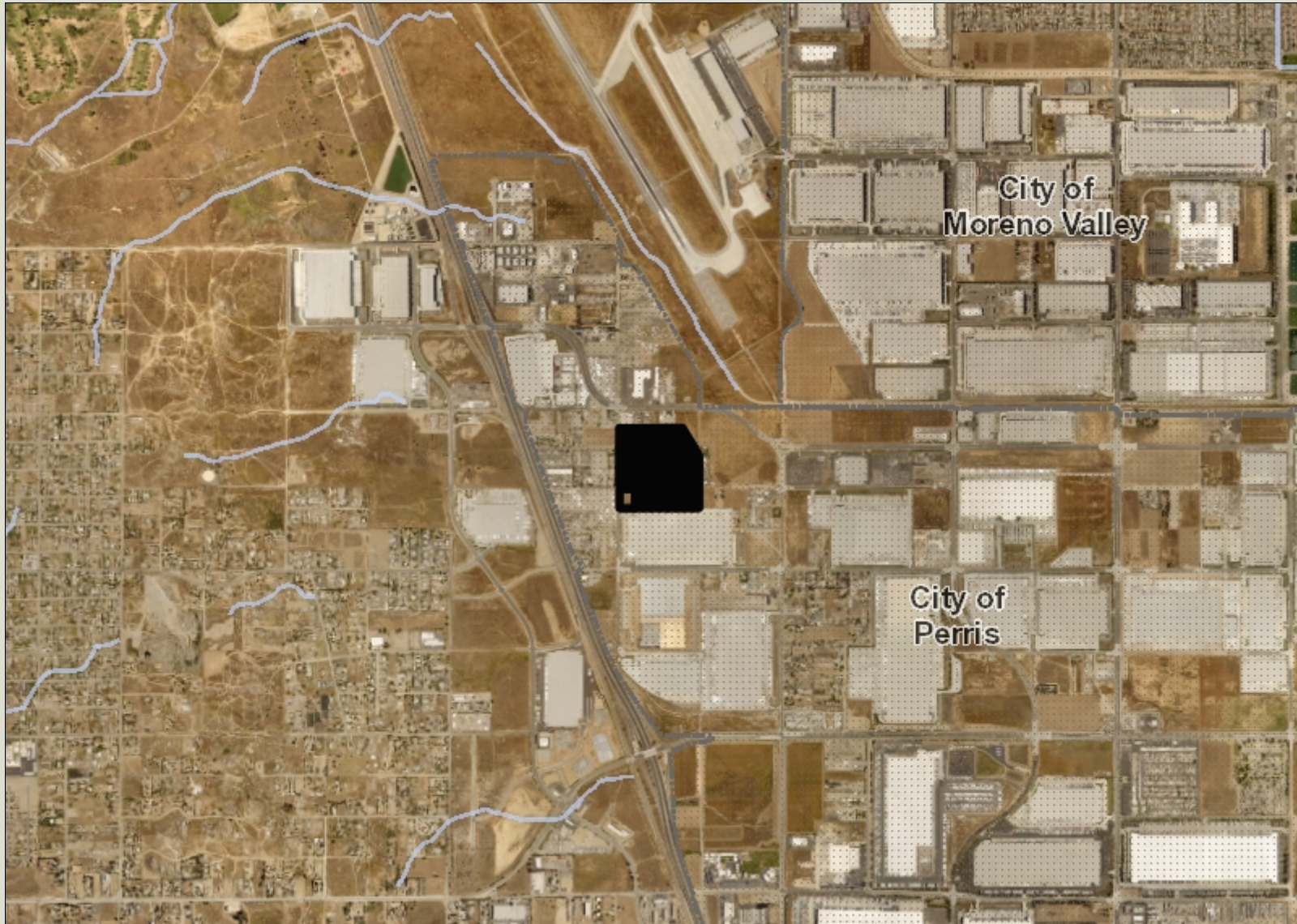
0 1, 3,079 Feet  
539

REPORT PRINTED ON... 1/14/2022 9:24:29 AM

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## Notes

# Map My County Map



## Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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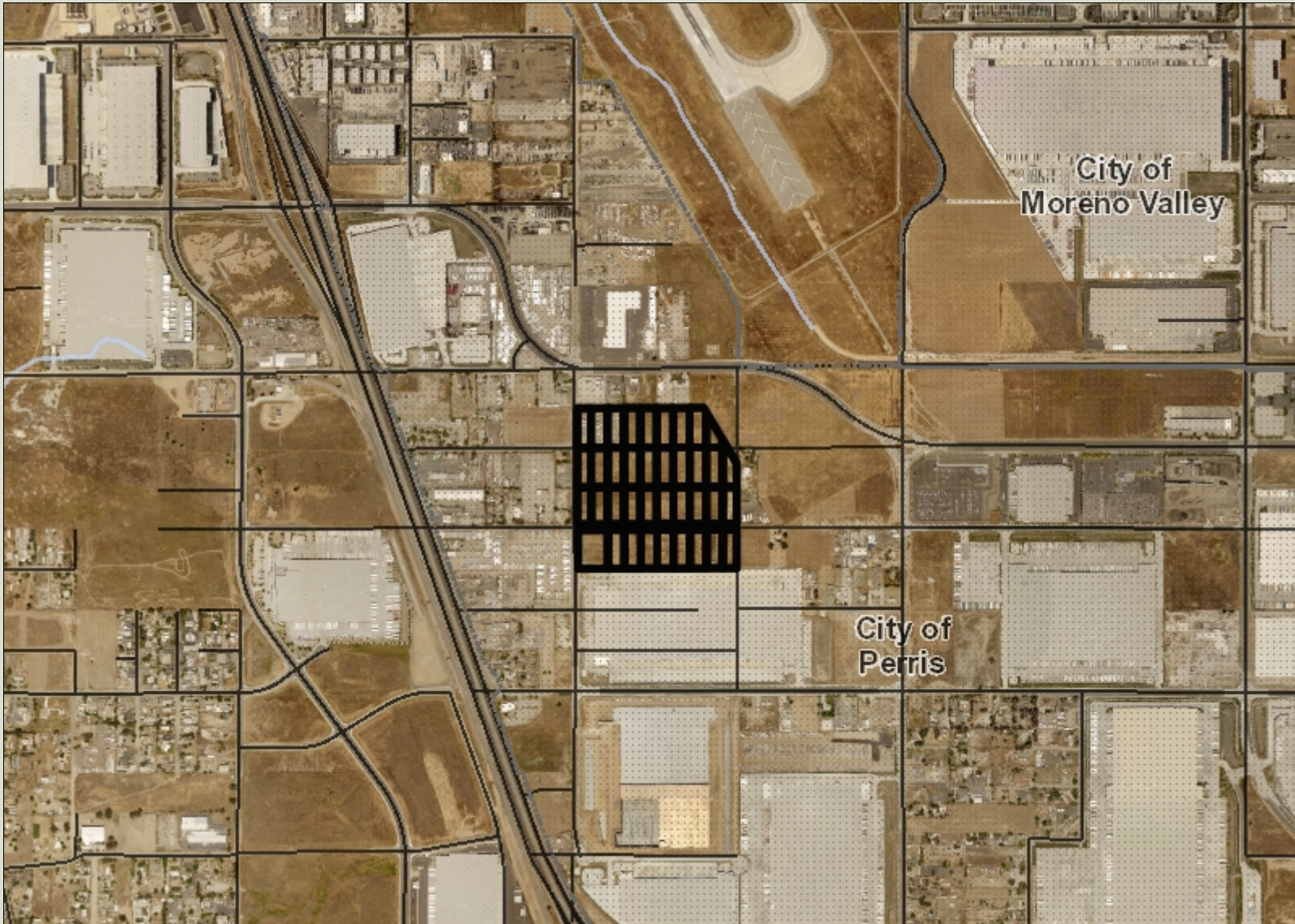
## Notes

0 3,011 6,022 Feet

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# Map My County Map



## Legend

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



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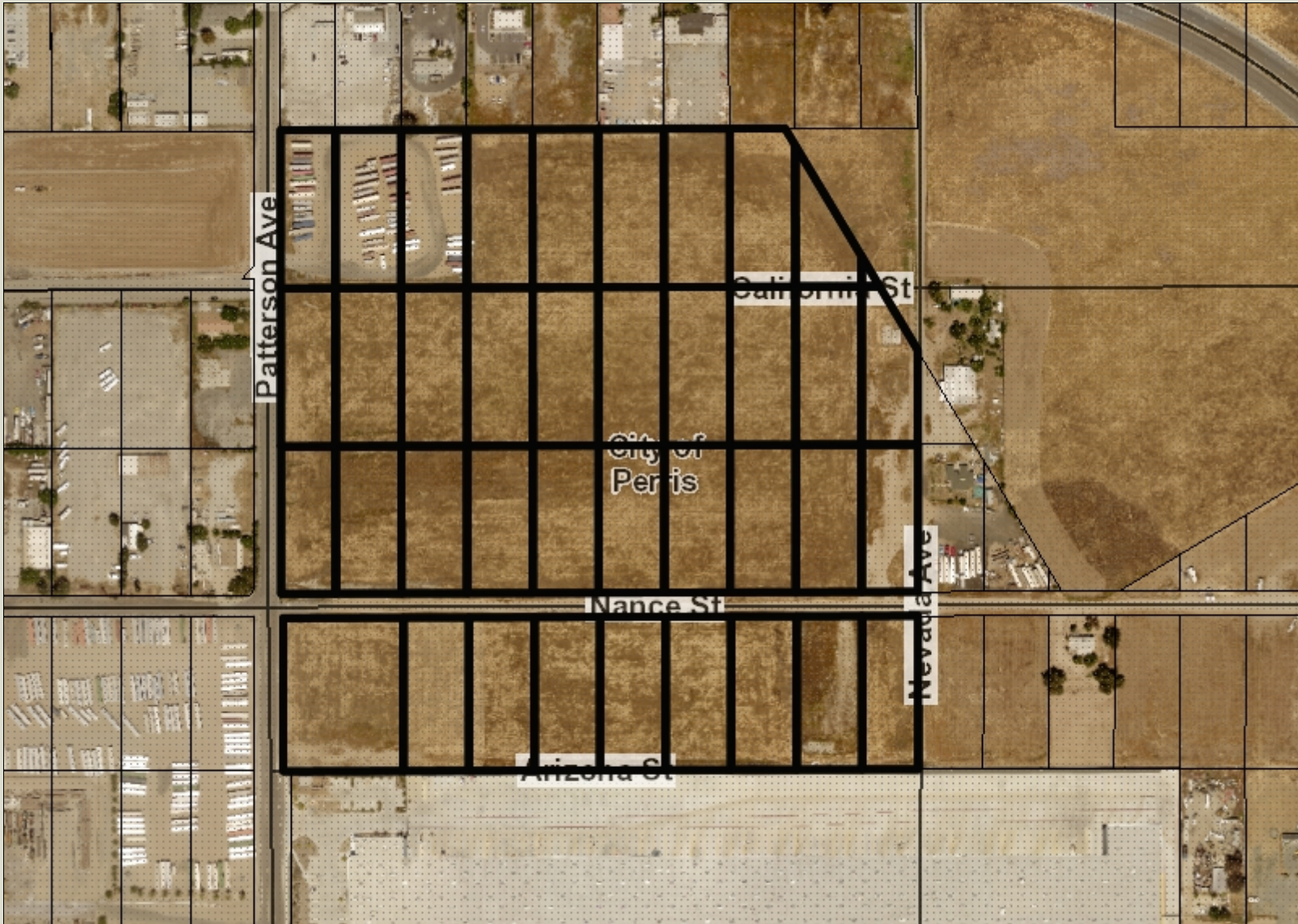
## Notes



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# Map My County Map



## Legend

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



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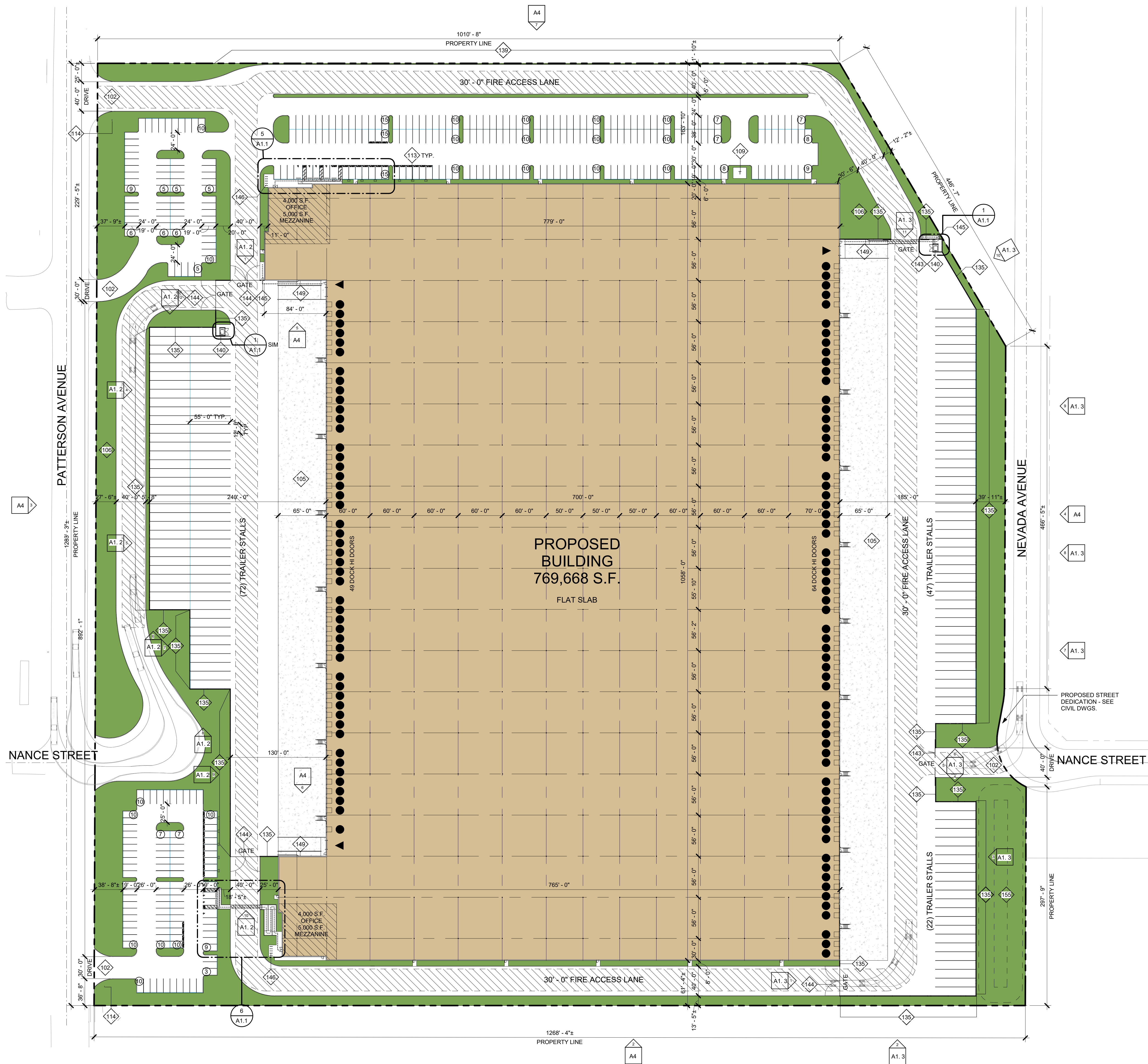
## Notes

0 376 753 Feet

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**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/ VAN/POOL/ 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/VAN/POOL/ EV"
- PATH OF TRAVEL
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- FIRE HYDRANT
- STREET LIGHT
- FIRE ACCESS LANE

**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 1800  
CONTACT: D.J. ARELLANO  
PHONE: 955.776.1344  
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**

**KEYNOTES**

- PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
- (N) TRANSFORMER LOCATION. PROVIDE PIPE BOLLARD PROTECTION POSTS PER UTILITY COMPANY REQUIREMENTS.
- FUTURE EV CHARGING ONLY PARKING STALL PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE SITE ENTRANCE SIGN.
- PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
- RETAINING WALL.
- TRASH ENCLOSURE w/ ROOF COVERING.
- 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.
- 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.
- MIN 8'-0" HIGH PAINTED STEEL SWINGING PEDESTRIAN GATE IN SCREEN WALL OR TUBE STEEL FENCE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 2 POSITION BIKE RACK
- 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.
- STORMWATER RETENTION BASIN. SEE CIVIL & LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.

**SITE PLAN GENERAL NOTES**

- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
- 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.
- 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.
- REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
- ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS CONFORM TO THE FOLLOWING:
  - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
  - THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
  - CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11B02.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
  - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- 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.
- A CONCRETE SPLASH BLOCK SHALL BE PROVIDED AT THE BASE OF ALL EXTERIOR DOWNSPOUTS THAT DISCHARGE ON SURFACES OTHER THAN CONCRETE.
- 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
- ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
- 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.

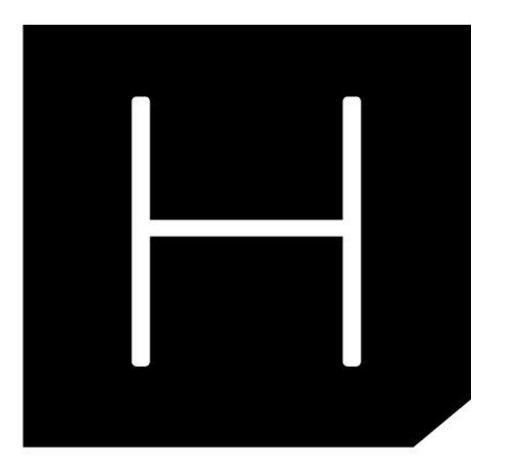
**PROJECT INFORMATION**

PROJECT INFORMATION - SCHEME 34			11.03.2021
GROSS SITE AREA	1,453,688 SF	33.37 AC	
STREET DEDICATIONS	29,455 SF	0.68 AC	
STREET WAREHOUSE	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	G1 (GENERAL INDUSTRIAL)		
STREET SETBACK (PATTERNS)	25'		
STREET SETBACK (RAMP)	25'		
(SEE FOR COLLECTION STREETS + 10' SETBACK FOR MAX SF BLDG HEIGHT)			
SIDE/REAR SETBACK (NOT ADD TO RESIDENTIAL)	NONE		
BUILDING AREA			
FOOTPRINT	769,668 SF		
WAREHOUSE	759,668 SF		
N/W OFFICE	4,000 SF		
S/E OFFICE	4,000 SF		
MEZZANINE	30,000 SF		
N/W OFFICE	5,000 SF		
S/E OFFICE	5,000 SF		
PARKING REQUIRED			
HIGH CUBE WAREHOUSE @ 1/2,000 <30K	176		
HIGH CUBE WAREHOUSE @ 1/2,000 20K -40K	20		
HIGH CUBE WAREHOUSE @ 1/2,000 >40K	146		
<10% OFFICE + COUNTED AS WAREHOUSE	0		
PARKING PROVIDED			
STANDARD	374		
VAN ACCESSIBLE	335		
STANDARD ACCESSIBLE	6		
EV VAN ACCESSIBLE	1		
EV STD ACCESSIBLE	1		
EVCS (8%)	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	

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

DUKE NANCE & PATTERSON  
PERRIS, CA

PROJECT  
3RD ENTITLEMENT SUBMITTAL

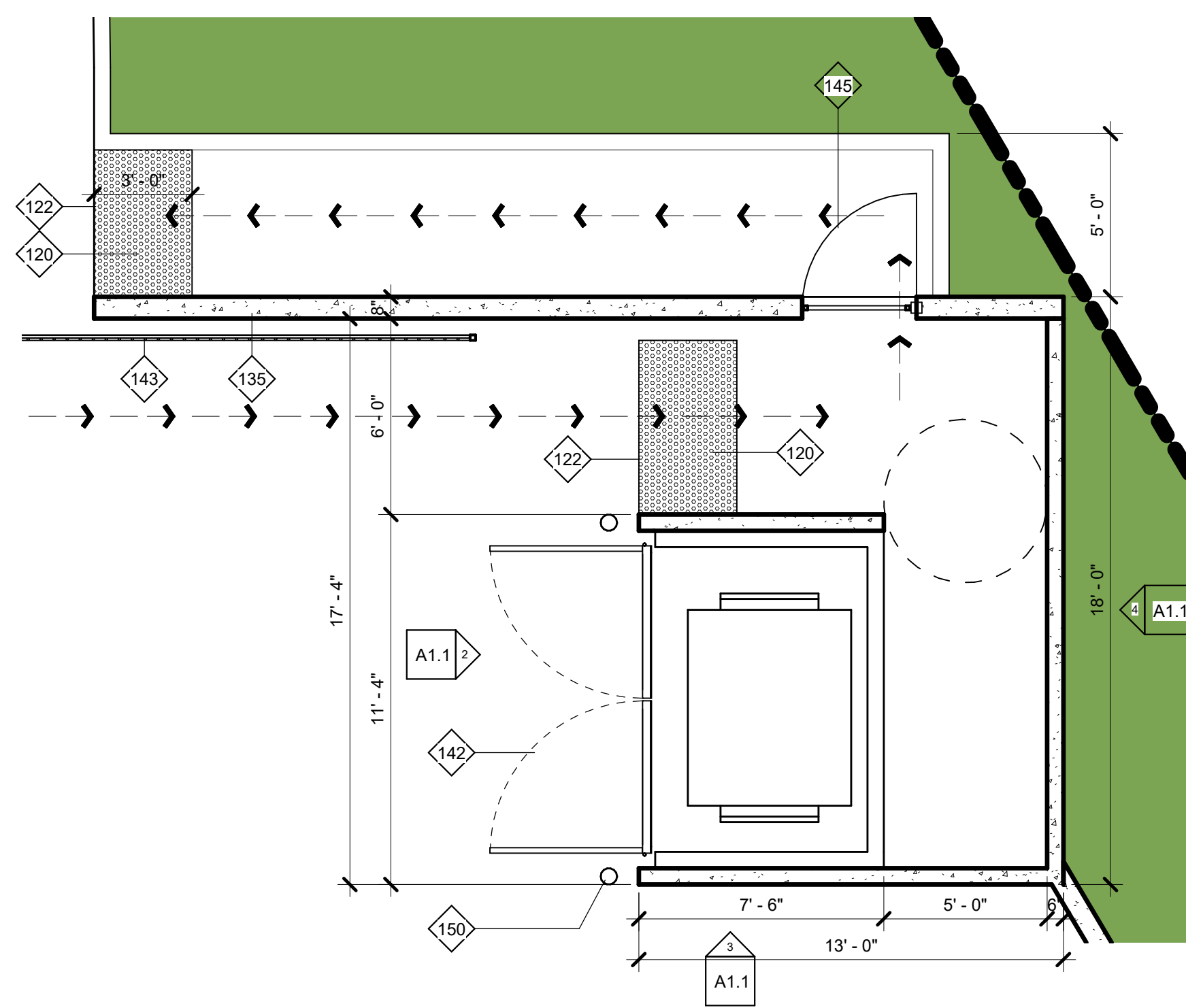


HERDMAN  
ARCHITECTURE + DESIGN

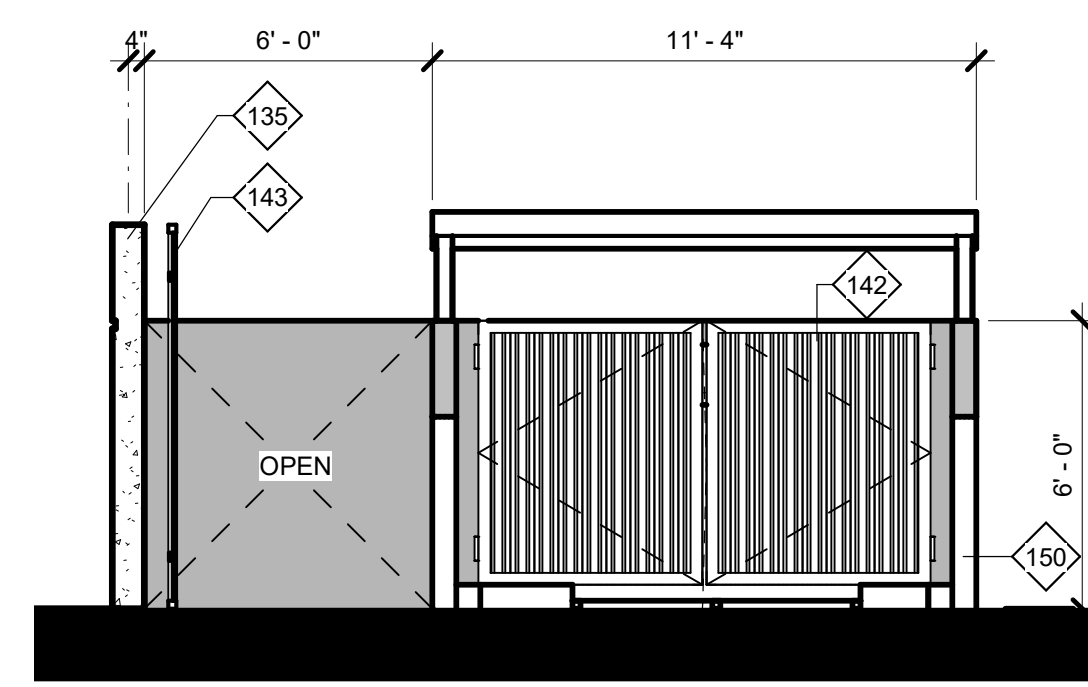
A21-2001  
11.08.2021

SITE PLAN

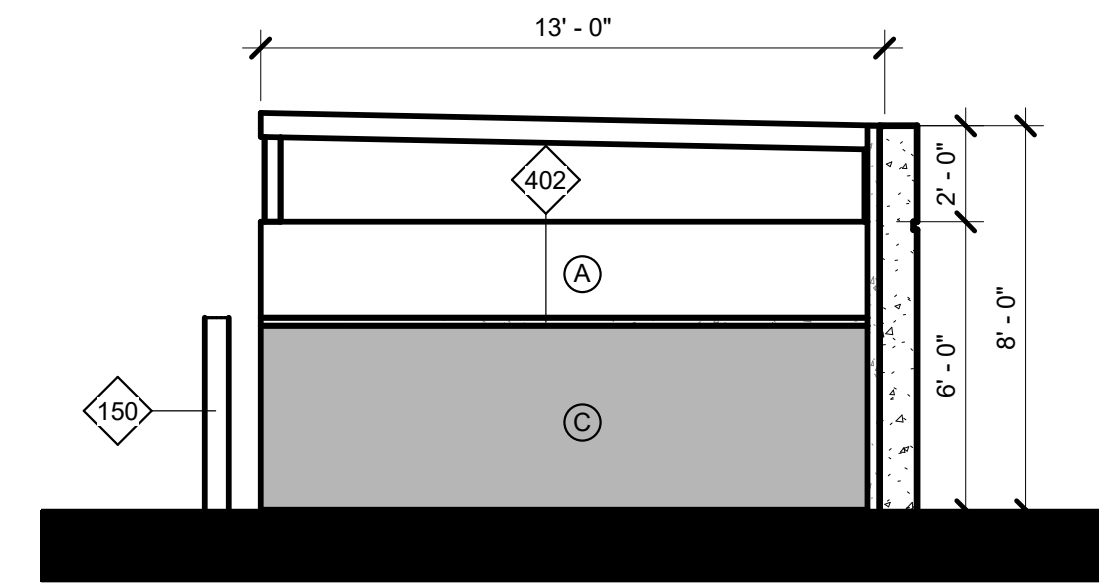
A1



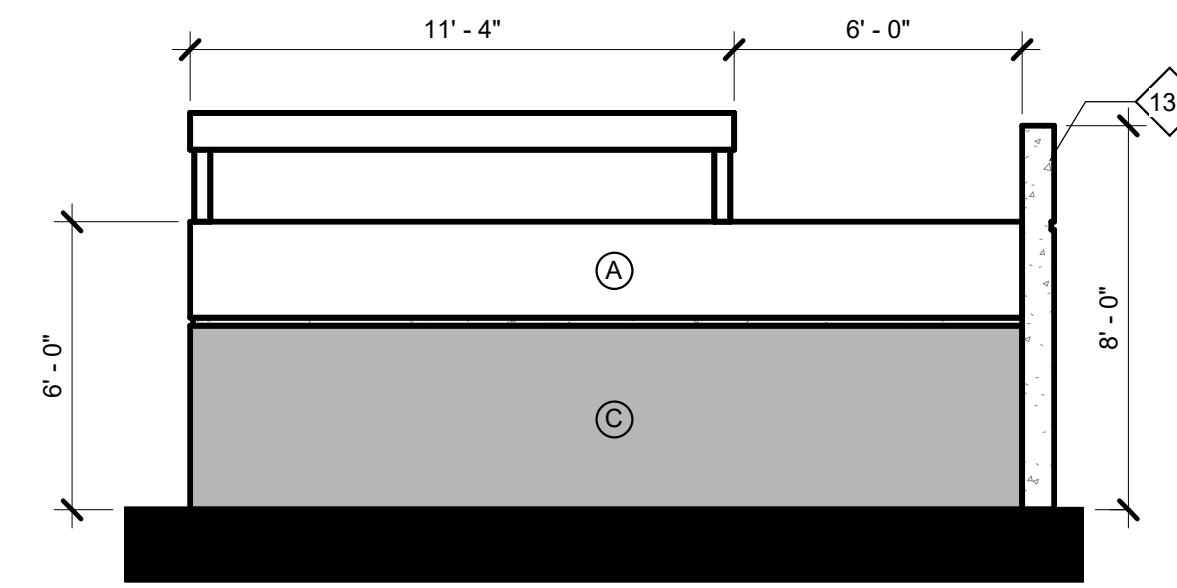
1 ENLARGED TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



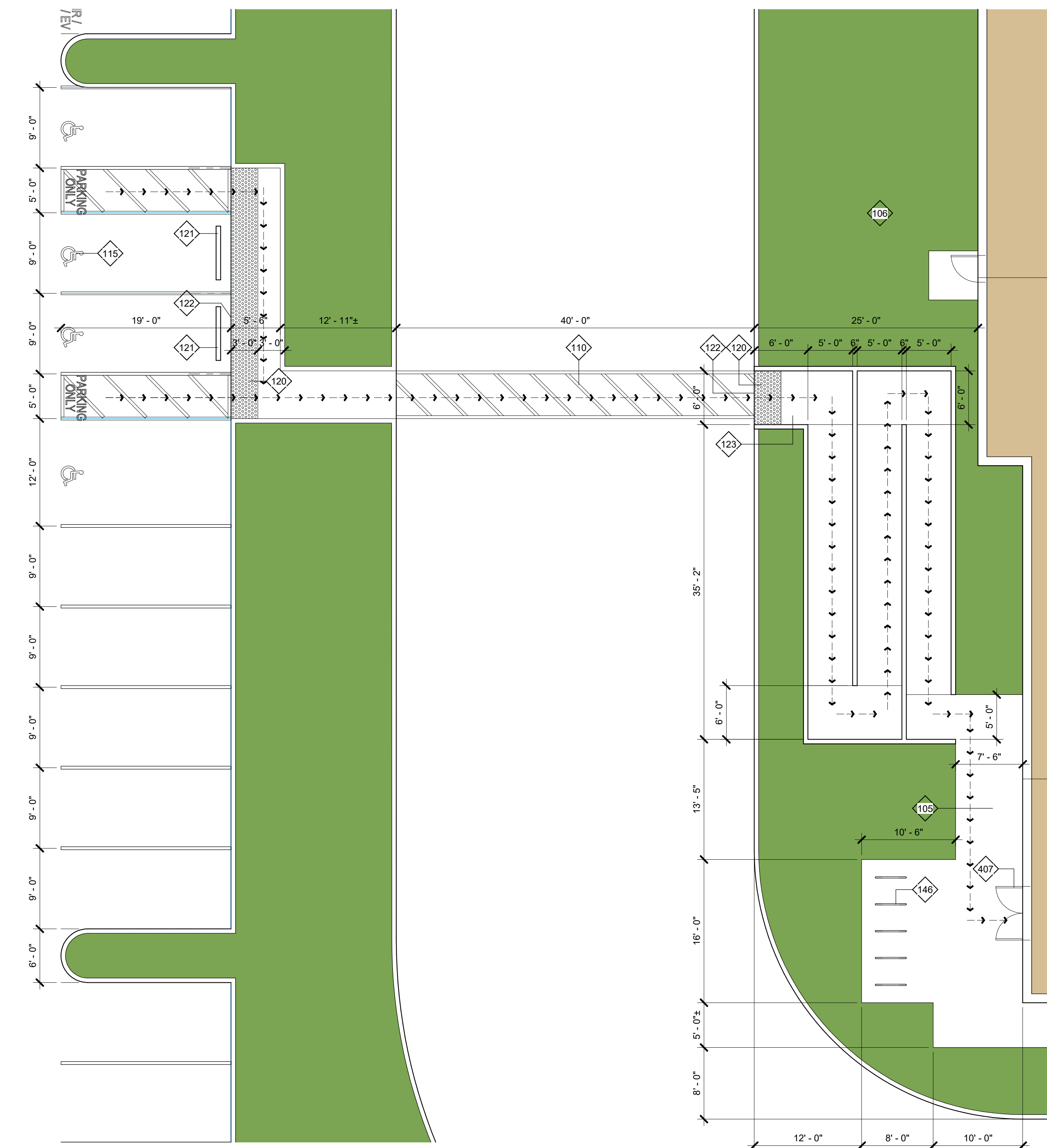
2 WEST T.E. ELEVATION  
1/4" = 1'-0"



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

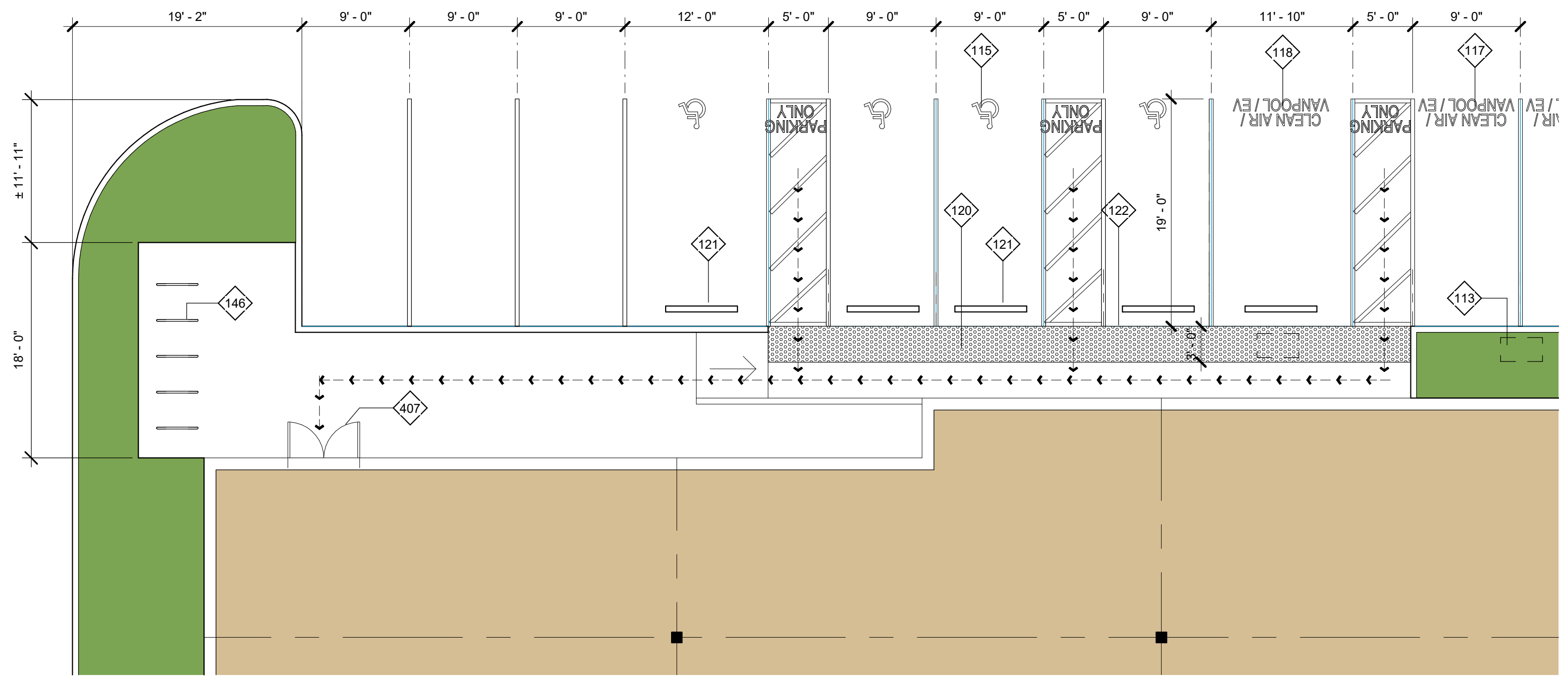


4 EAST T.E. ELEVATION  
1/4" = 1'-0"

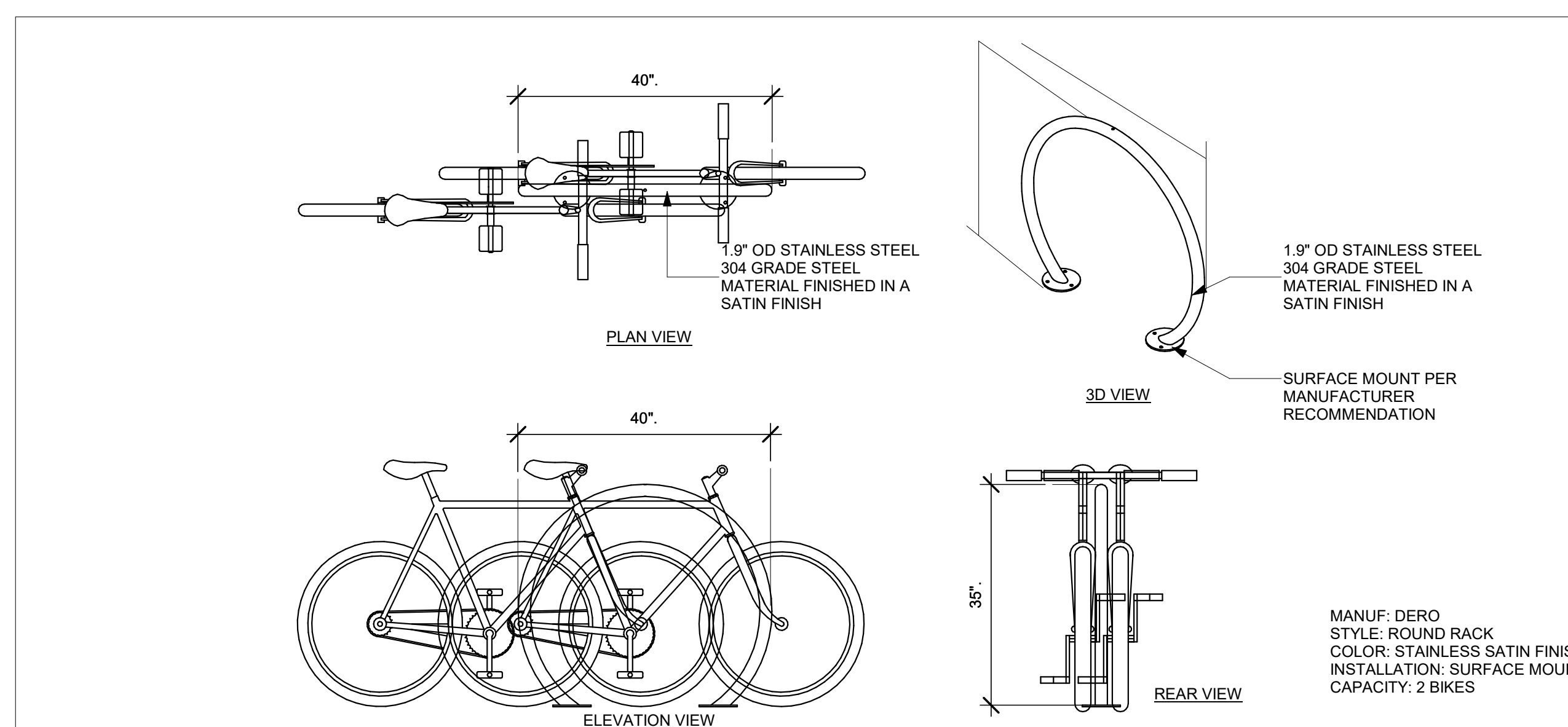


5 ENLARGED NORTHWEST ACCESSIBLE PARKING  
1/8" = 1'-0"

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



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



7 BIKE RACK DETAILS  
SCALE: N.T.S.

**KEYNOTES**

- 105 CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL 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.

**EXTERIOR COLOR SCHEDULE**

	(A) WHITE EXTERIOR PAINT COLOR: SW 7005 PURE WHITE
	(B) LIGHT GRAY EXTERIOR PAINT COLOR: SW 7050 ELLIE GRAY
	(C) MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7018 GAUNLET 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, I.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
- 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

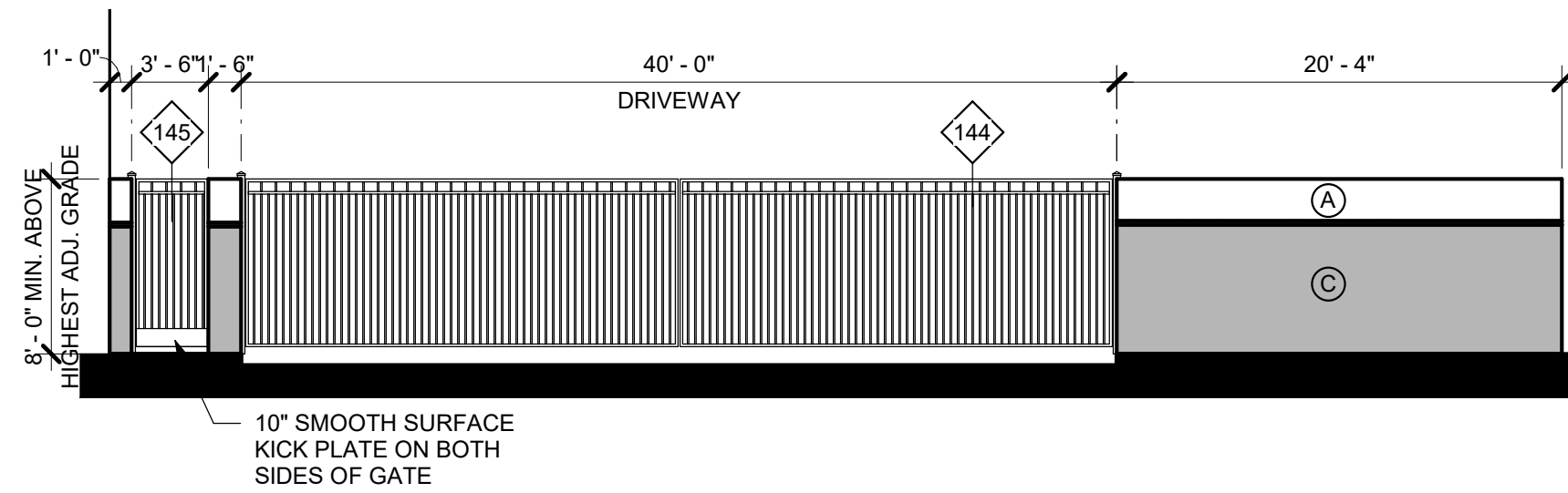


HERDMAN  
ARCHITECTURE + DESIGN

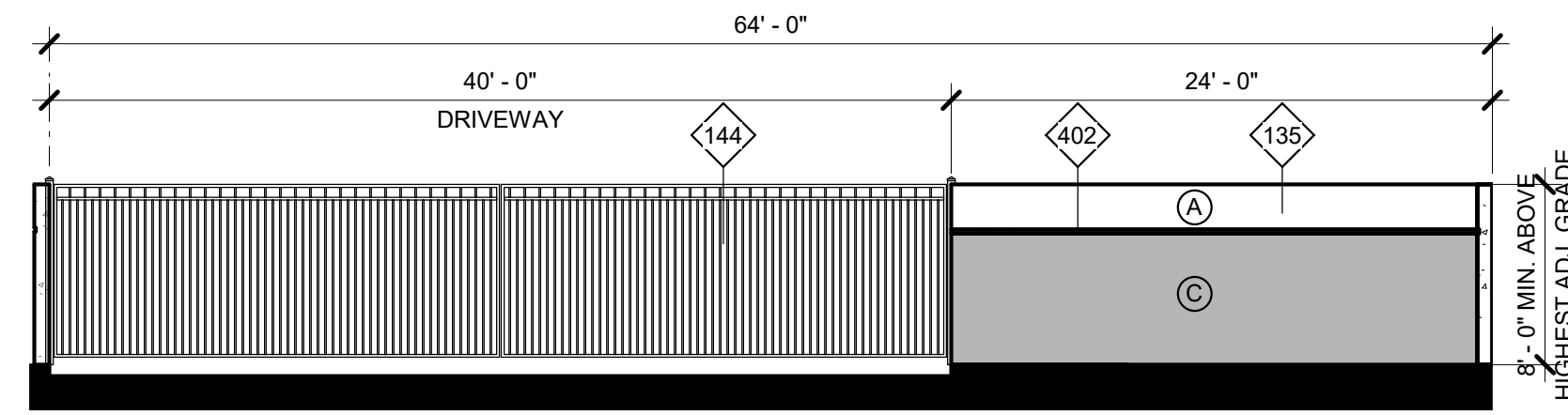
A21-2001  
11.08.2021

SITE DETAILS

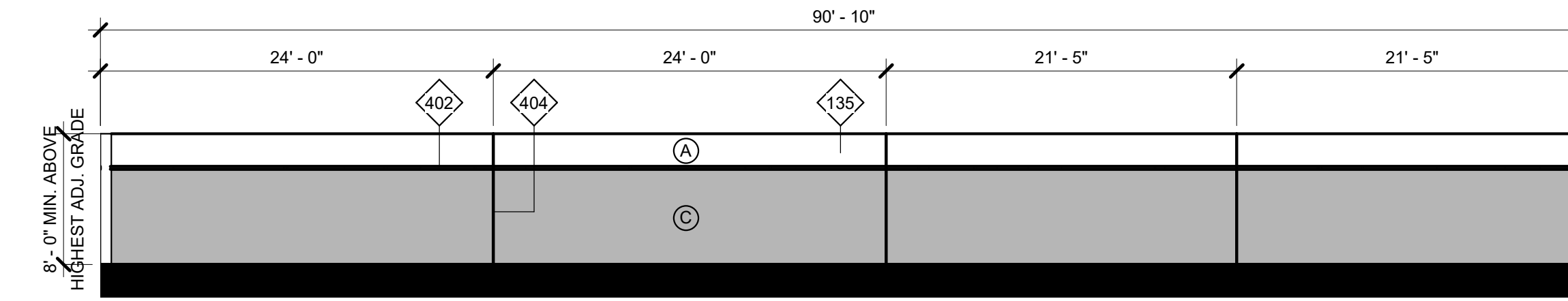
A1.1



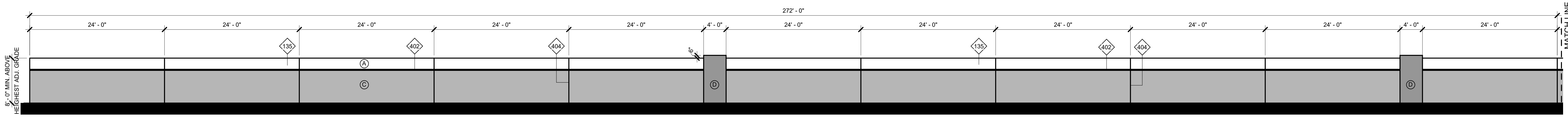
1 WEST TRUCK YARD - NORTHWEST GATE ELEVATION  
1/8" = 1'-0"



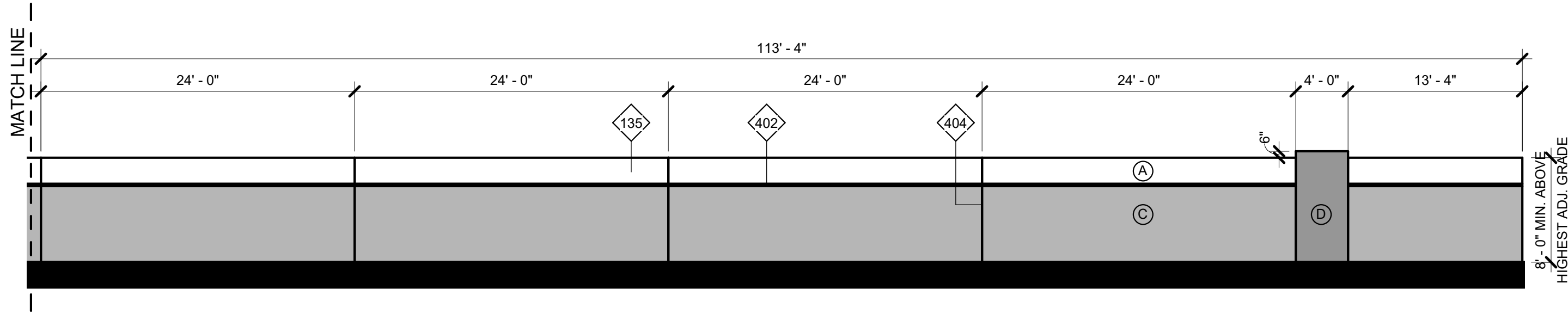
2 WEST TRUCK YARD - NORTHWEST GATE ELEVATION  
1/8" = 1'-0"



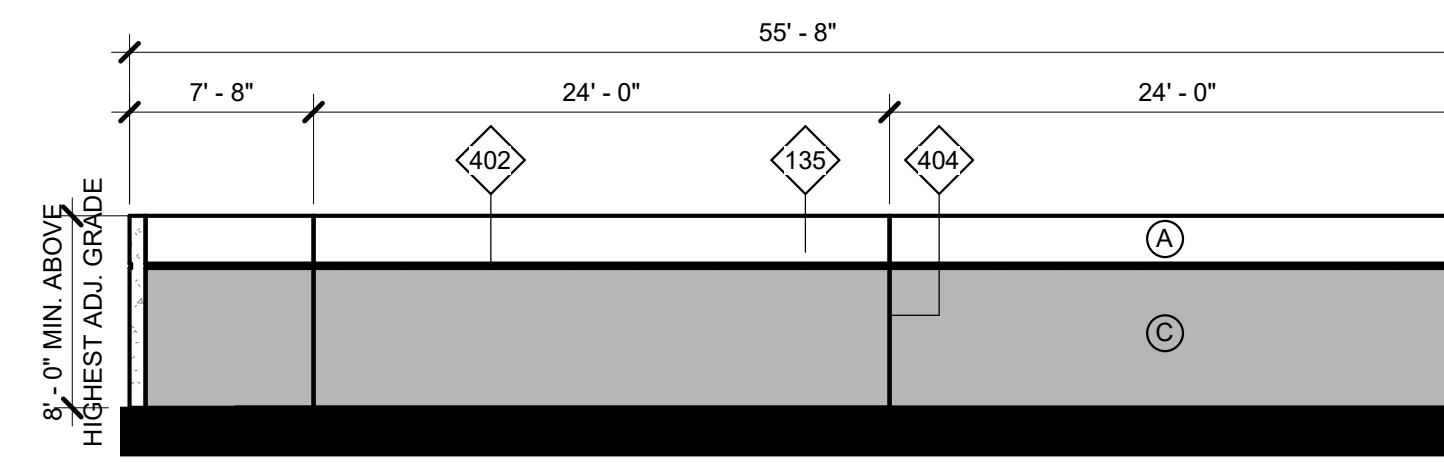
3 WEST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



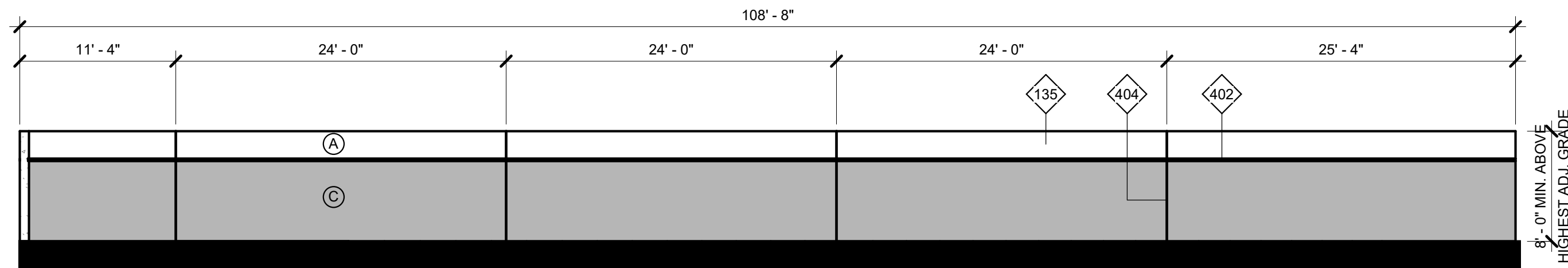
4 WEST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



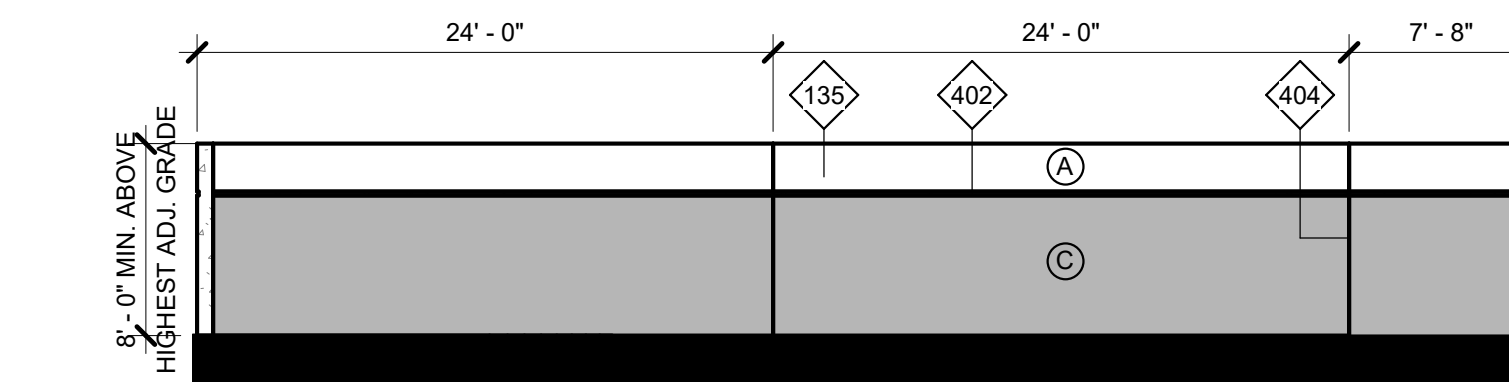
5 WEST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



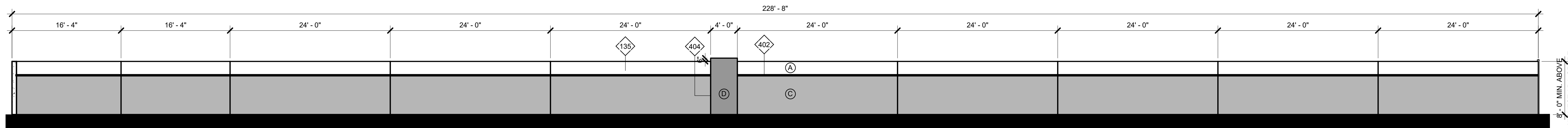
6 WEST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



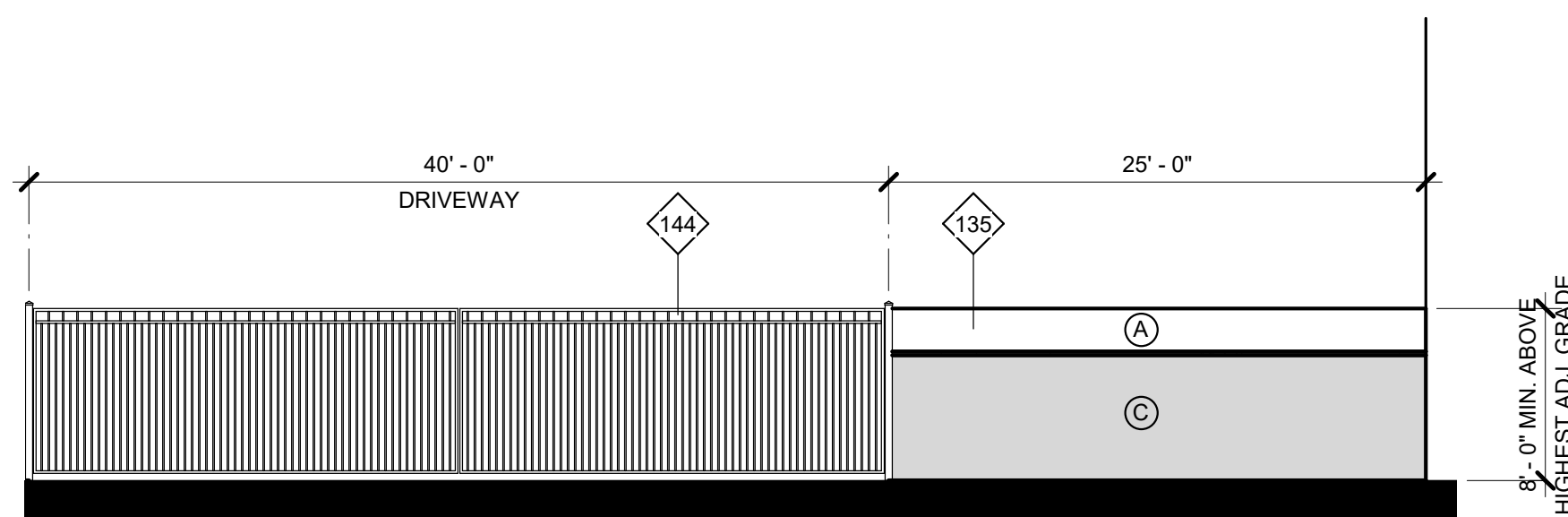
7 WEST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



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"

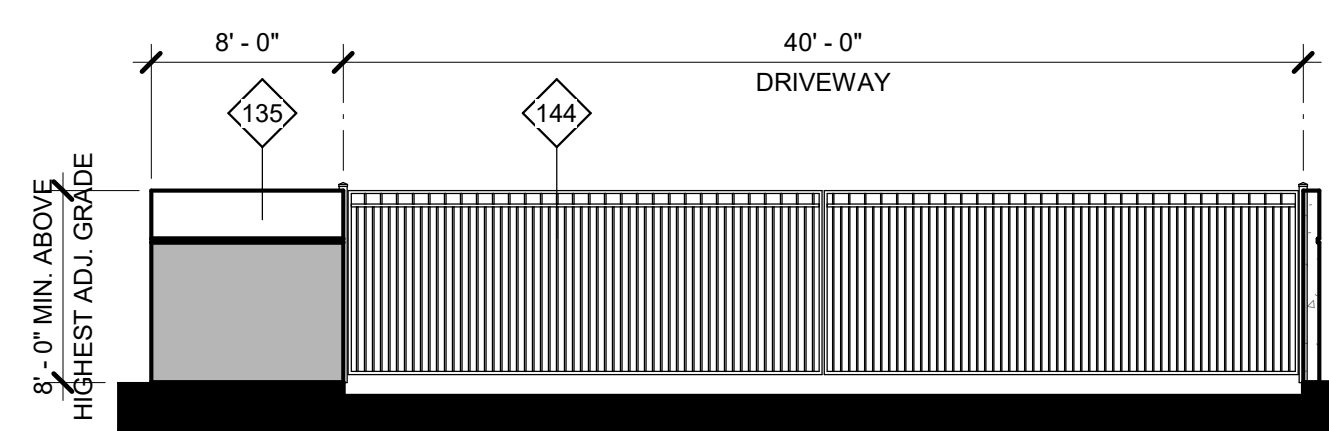
KEYNOTES	
135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
144	MIN 8'-0" HIGH PAINTED STEEL SWINGING GATE(S). PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX 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.

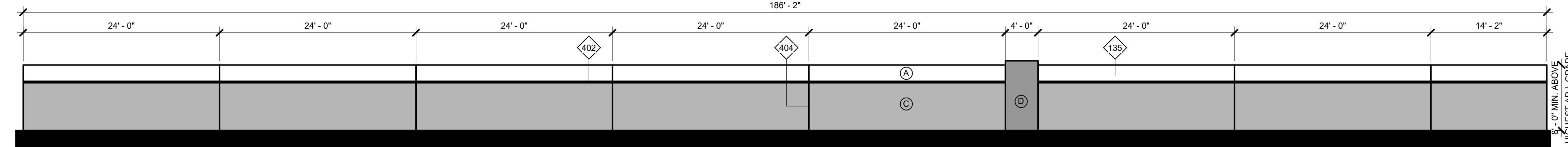
EXTERIOR COLOR LEGEND	
	(A) WHITE EXTERIOR PAINT COLOR: SW 7005 PURE WHITE
	(B) LIGHT GRAY EXTERIOR PAINT COLOR: SW 7050 ELLIE GRAY
	(C) MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7019 GAUNTLET GRAY
	(D) CHARCOAL EXTERIOR PAINT COLOR: SW 7069 IRON ORE
	(E) CONCRETE FORMLINER
	(F) BLACK ANODIZED DECORATIVE FIN
	(G) STOREFRONT MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS

**NOTES:**

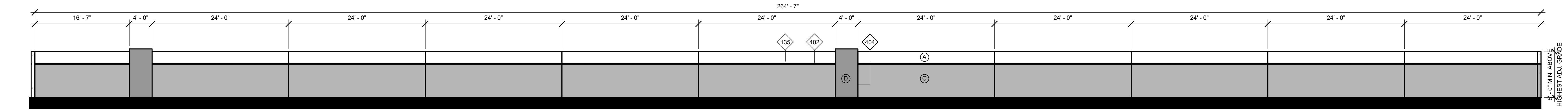
- PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
- PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT.



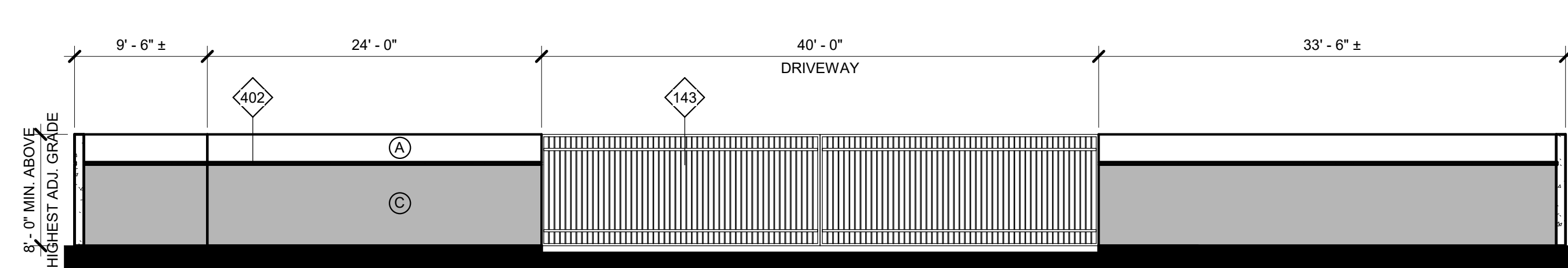
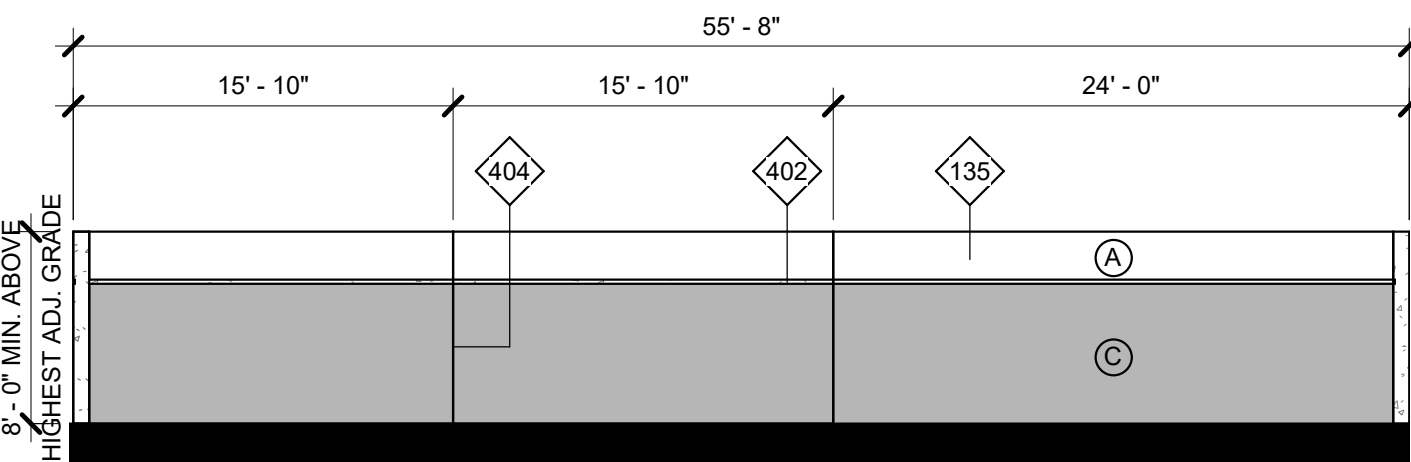
1 EAST TRUCK YARD - SOUTHEAST GATE ELEVATION  
1/8" = 1'-0"



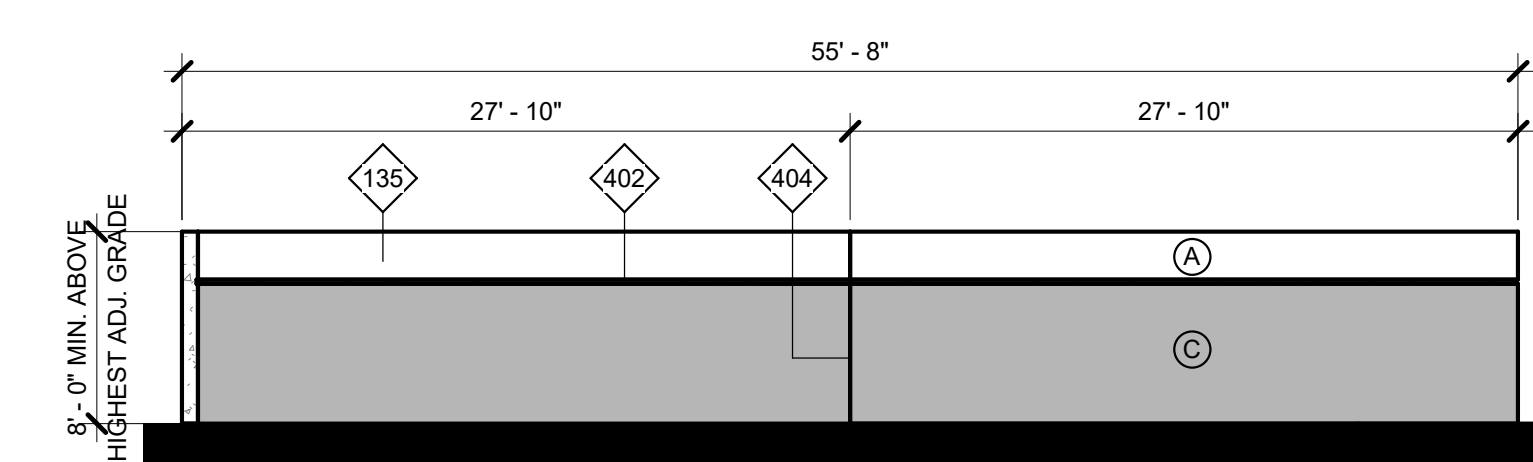
2 EAST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



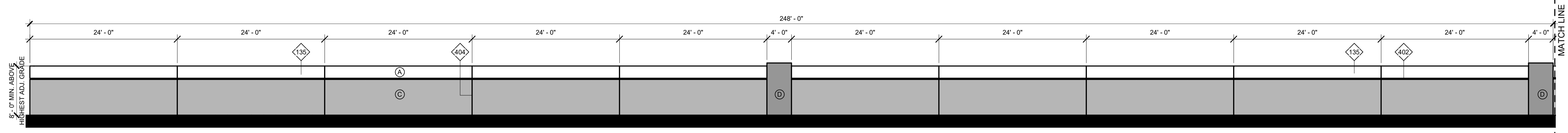
3 EAST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



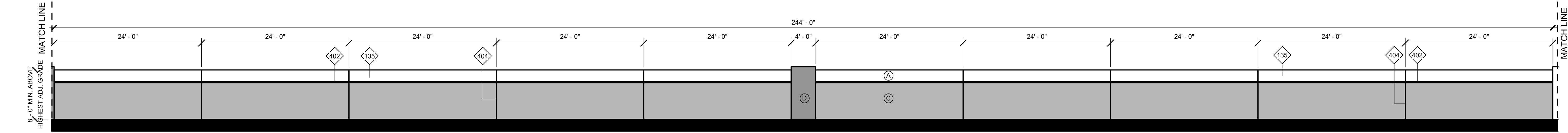
5 EAST TRUCK YARD - SOUTHEAST GATE ELEVATION  
1/8" = 1'-0"



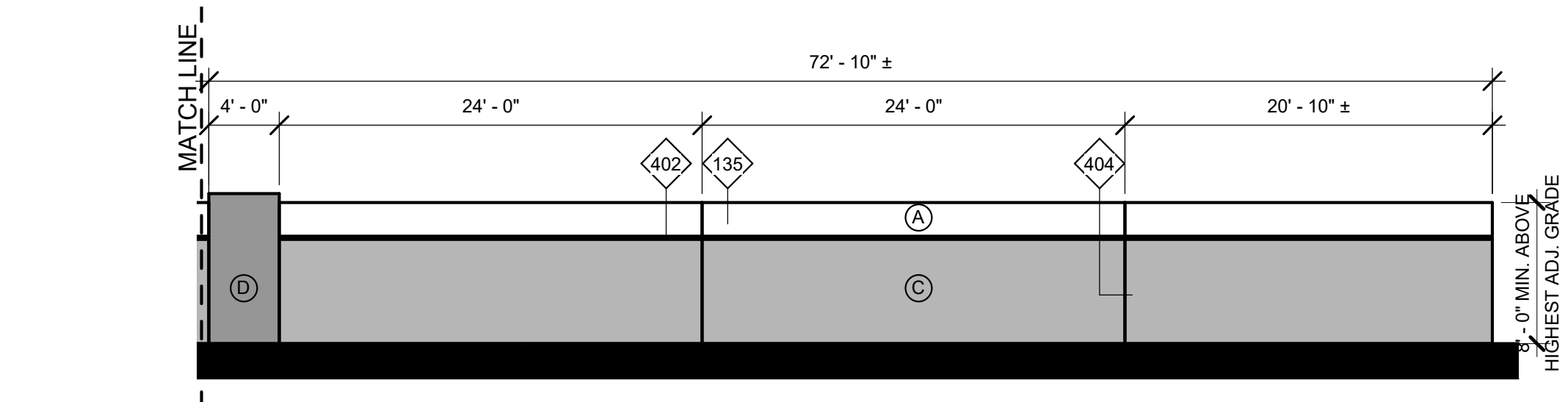
6 EAST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



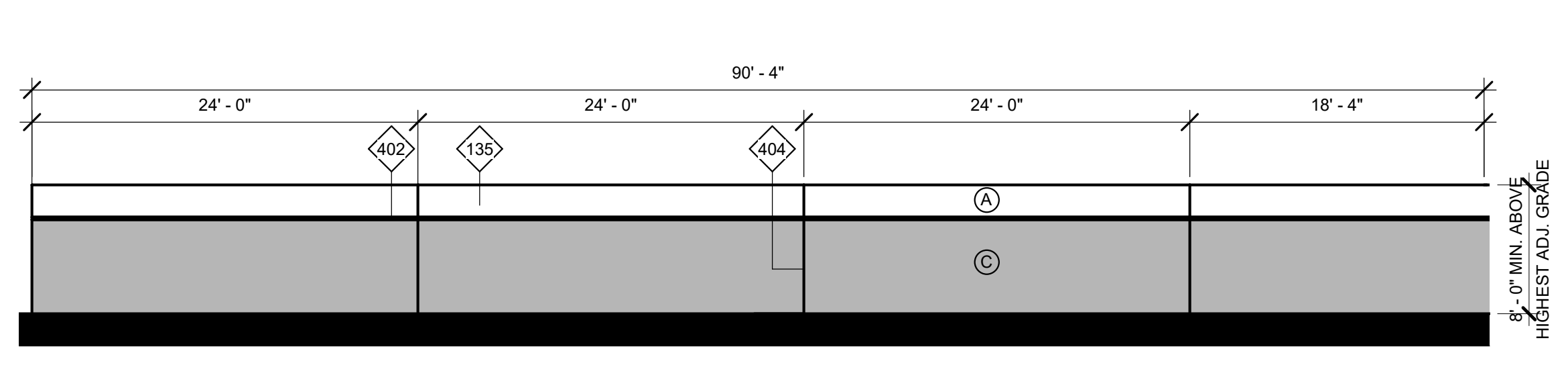
7 EAST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



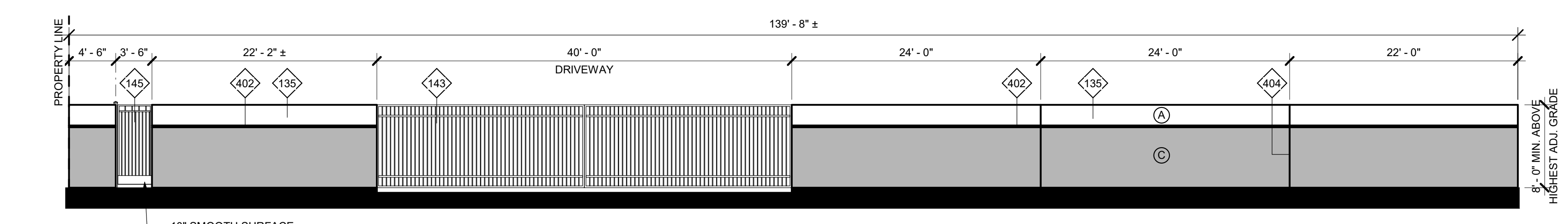
8 EAST TRUCK YARD - SITE WALL ELEVATION  
1/8" = 1'-0"



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**

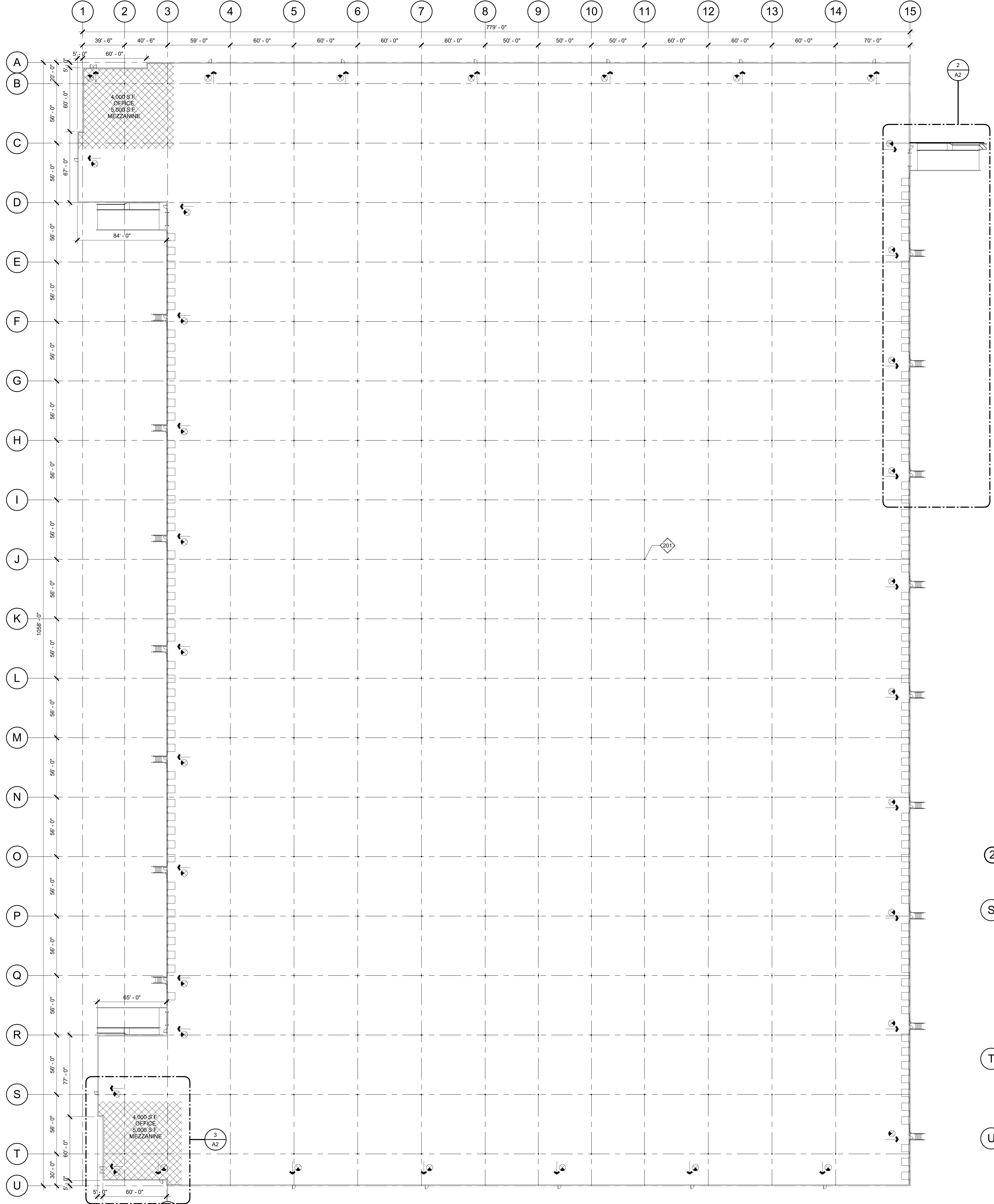
- (A) WHITE EXTERIOR PAINT  
COLOR: SW 7005 PURE WHITE
- (B) LIGHT GRAY EXTERIOR PAINT  
COLOR: SW 7650 ELLIE GRAY
- (C) MEDIUM GRAY EXTERIOR PAINT  
COLOR: SW 7019 GAUNTLET GRAY
- (D) CHARCOAL EXTERIOR PAINT  
COLOR: SW 7069 IRON ORE
- (E) CONCRETE FORMLINER
- (F) BLACK ANODIZED DECORATIVE FIN
- (G)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

**NOTES:**

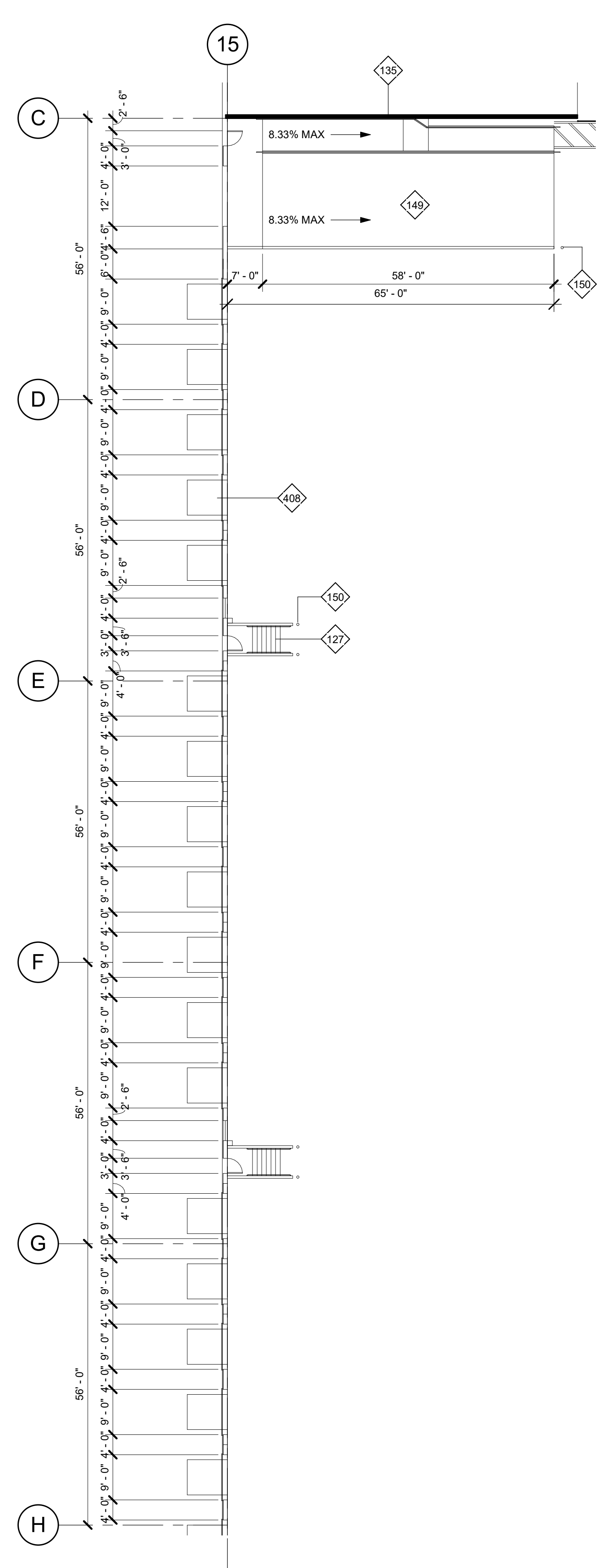
1. PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE.
3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT



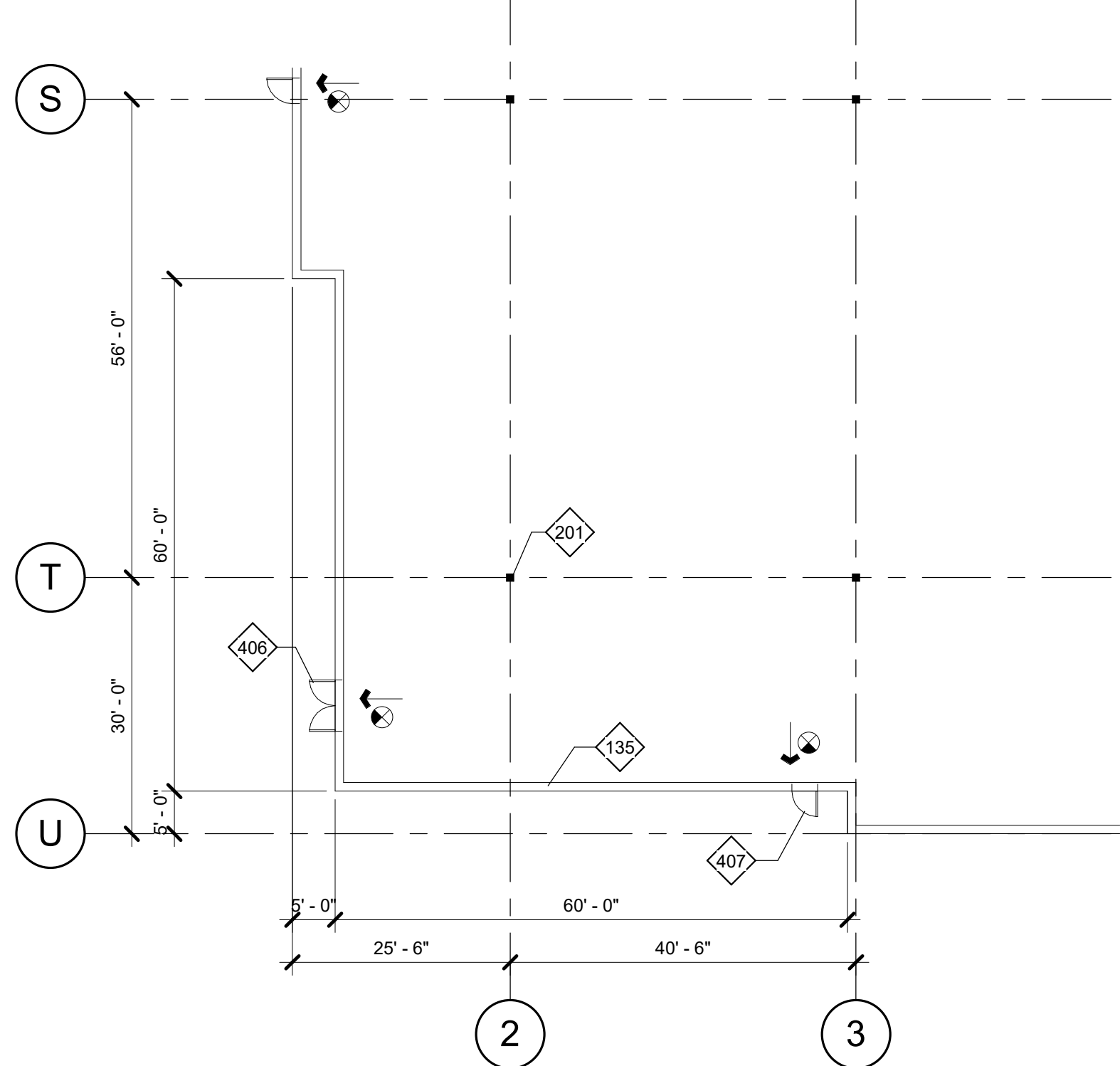
A21-2001  
11.08.2021



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



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

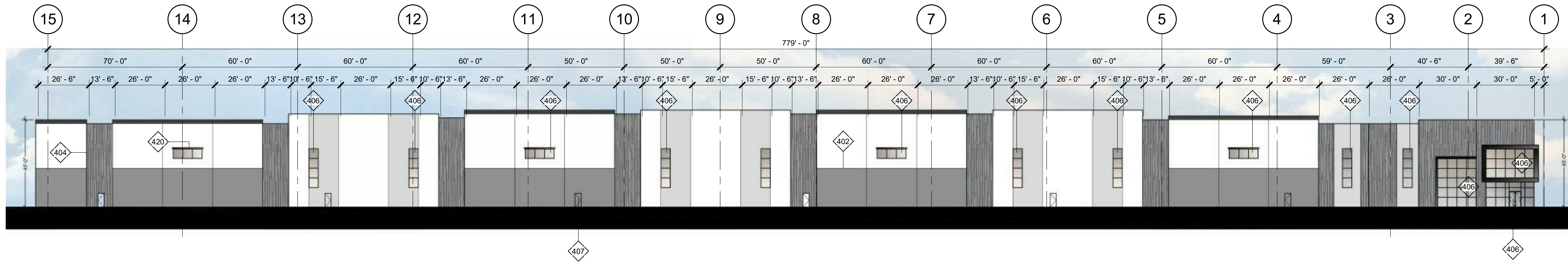


3 PROPOSED BUILDING FLOOR PLAN  
1/16" = 1'-0"

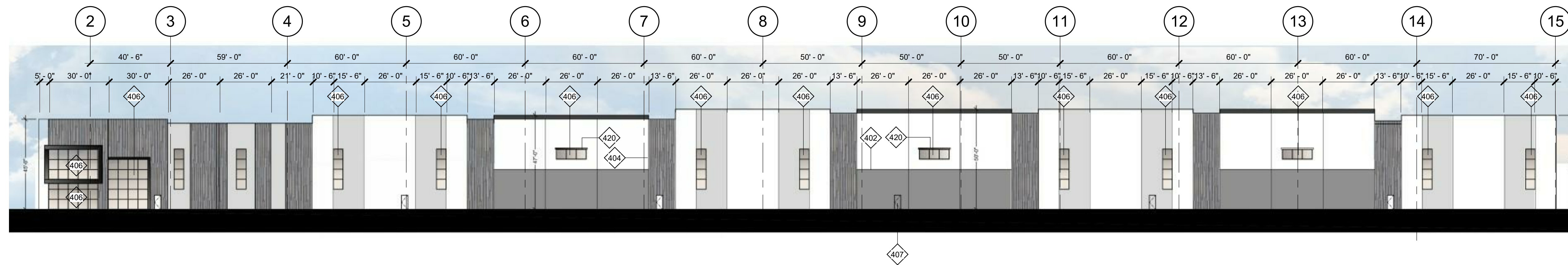
KEYNOTES	
127	CONCRETE STAIR ON GRADE TYPE 'C'
135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS 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.

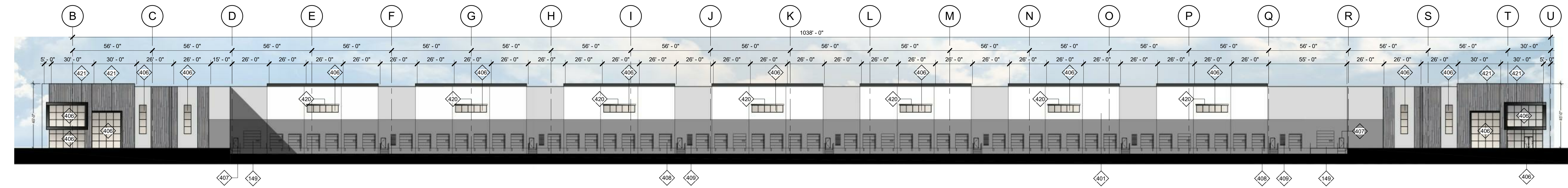
- FLOOR PLAN GENERAL NOTES**
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
  - ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHT AD.12.
  - 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.
  - PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE SHT A2.3, EXITING & SIGNAGE PLANS.
  - SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
  - 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.
  - FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/AD.2.1.
  - NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
  - ALL GYP BD WORK SHALL CONFORM TO THE FOLLOWING:
    - U.O.N. ON THE FINISH PLANS, ALL DRYWALL FINISHING SHALL BE MIN. LEVEL 4.
    - ALL EXPOSED GYP BD EDGES SHALL HAVE "L" METAL TRIM.
    - 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. SEE 12/AD.7. IF EXPANSION JOINTS ARE REQUIRED, THE GENERAL CONTRACTOR SHALL PROVIDE A SHOP DRAWING SHOWING THE LOCATIONS.



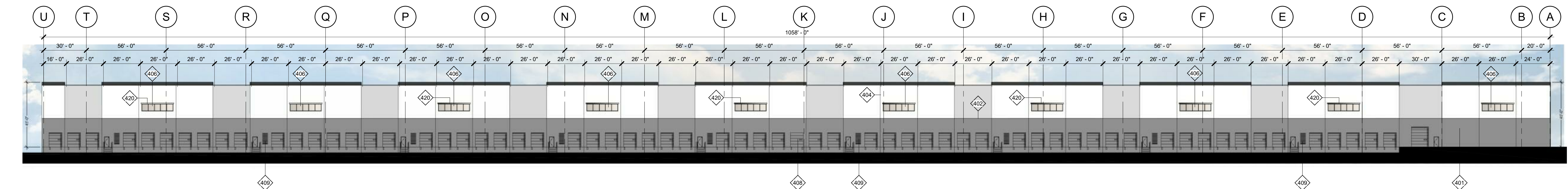
1 PROPOSED NORTH ELEVATION  
1" = 30'-0"



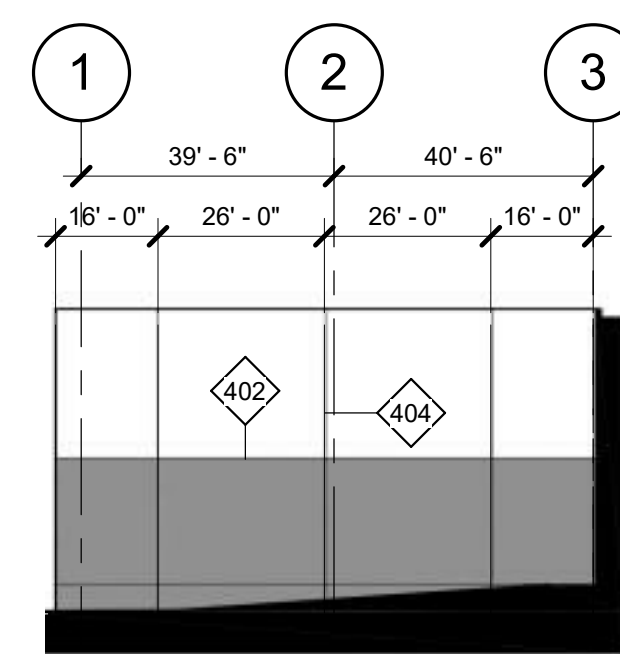
2 PROPOSED SOUTH ELEVATION  
1" = 30'-0"



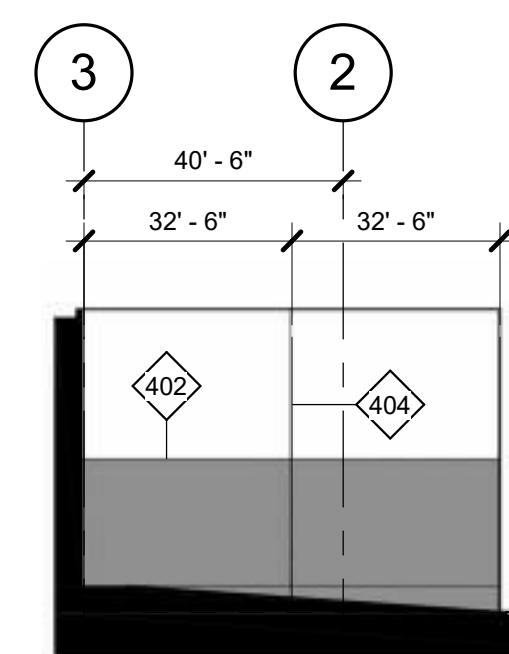
3 PROPOSED WEST ELEVATION  
1" = 30'-0"



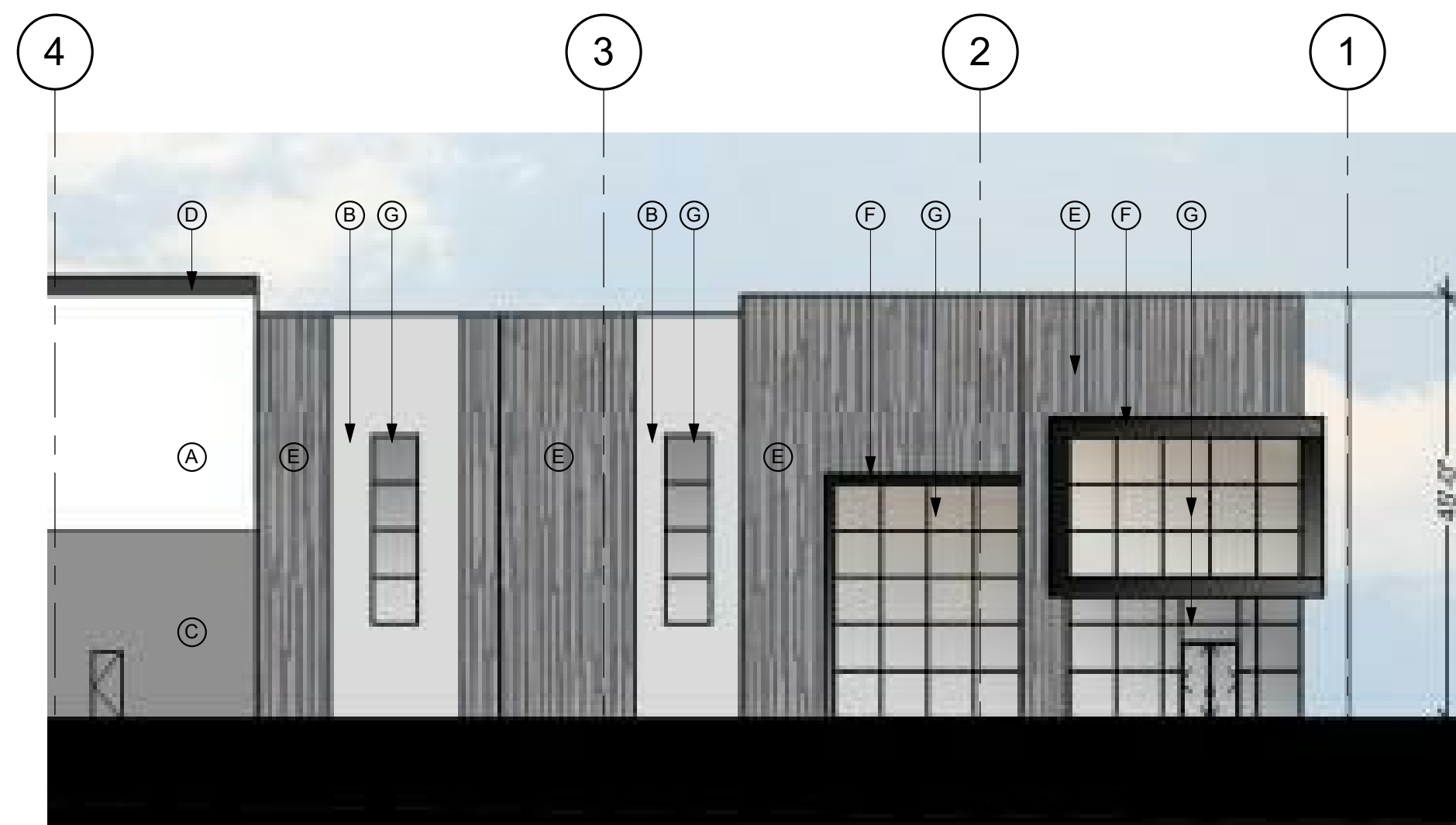
4 PROPOSED EAST ELEVATION  
1" = 30'-0"



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	GLAZING LEGEND & NOTES	EXTERIOR COLOR LEGEND & NOTES
<p>149 CONCRETE TRUCK RAMP W/ 2" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S) PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.</p> <p>401 PAINTED CONCRETE TILT-UP WALL PANEL.</p> <p>402 WALL REVEAL.</p> <p>404 PANEL JOINT.</p> <p>406 ALUMINUM FRAMED STOREFRONT SYSTEM.</p> <p>407 PAINTED HOLLOW METAL PEDESTRIAN DOOR.</p> <p>408 STEEL SECTIONAL OVERHEAD DOOR.</p> <p>409 BUILDING ADDRESS NUMERALS PER FIRE DEPARTMENT AND OR PLANNING DEPARTMENT REQUIREMENTS.</p> <p>420 DECORATIVE SOLID BROW, 12" NOMINAL THICKNESS, COVERED W/ ALUMINUM PANELS.</p> <p>421 DECORATIVE SOLID BROW, 18" NOMINAL THICKNESS, COVERED W/ ALUMINUM PANELS.</p>	<p><b>STOREFRONT FRAMING:</b>                  @ 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 BUILT BY THE GENERAL CONTRACTOR AND A DEFERRED SUBMITTAL FOR THIS PERMIT. DESIGN SHALL COMPLY WITH CODE WIND LOADING REQUIREMENTS.</p> <p><b>VISION GLAZING:</b>                  @ CONDITIONED AREAS USE 1" INSULATED GLASS @ NONCONDITIONED AREAS USE 1/4" GLASS</p> <p><b>NON VISION GLAZING:</b>                  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.</p> <p><b>NOTES:</b>                  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.</p>	<p>(A) WHITE EXTERIOR PAINT                  COLOR: SW 7005 PURE WHITE</p> <p>(B) LIGHT GRAY EXTERIOR PAINT                  COLOR: SW 7650 ELLIE GRAY</p> <p>(C) MEDIUM GRAY EXTERIOR PAINT                  COLOR: SW 7019 GAUNTLET GRAY</p> <p>(D) CHARCOAL EXTERIOR PAINT                  COLOR: SW 7069 IRON ORE</p> <p>(E) CONCRETE FORMLINER</p> <p>(F) BLACK ANODIZED DECORATIVE FIN</p> <p>(G) STOREFRONT MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING &amp; BLACK ANODIZED MULLIONS</p> <p><b>NOTES:</b>                  1. PAINT MAIN DOORS, STAIR &amp; RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, &amp; LOUVERS TO MATCH ADJACENT BUILDINGS WALL COLOR, U.N.O.                  2. TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURERS WHITE                  3. PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT</p>

**PROPERTY OWNERS:**

APN: 314-153-015 THROUGH 314-153-018  
 314-153-022 THROUGH 314-153-024  
 314-153-028 THROUGH 314-153-032  
 DUKE REALTY PATTERSON, LP  
 PO BOX 40504  
 INDIANAPOLIS, IN 46240

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

APN: 314-153-031  
 MELANIE A. CONNELL  
 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  
 14832 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  
 14421 SIERRA LINDA RD  
 IRVINE, CA 92603

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

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

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

APN: 314-160-001  
 ROGER GIL  
 33126 CHEYEBBE CIR  
 MENIFEE, CA 92584

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

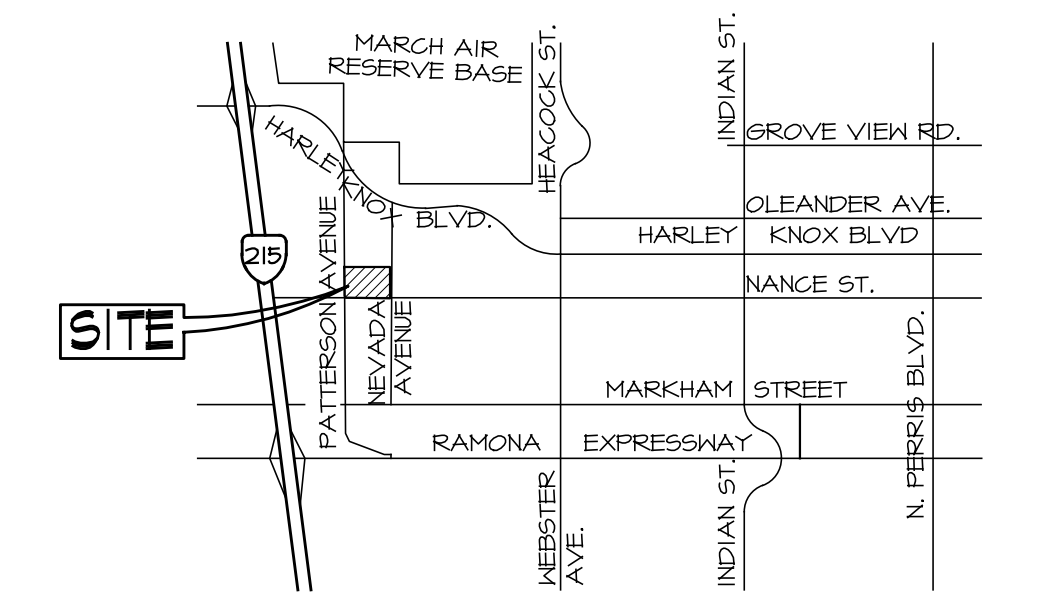
APN: 314-160-011  
 ARMANDO & MARIA LOVERA  
 830 SHIRAZ DR  
 HENNET, CA 92545

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

# DEVELOPMENT PLAN REVIEW NO. 21-00005

## DUKE REALTY - PATTERSON AVENUE & NANCE STREET

### CONCEPTUAL GRADING & DRAINAGE PLAN



**VICINITY MAP**  
 NOT TO SCALE  
 SECTION I, T45, R4W

**APPLICANT:**

COMPANY: DUKE REALTY CORPORATION  
 CONTACT: D.J. ARELLANO  
 ADDRESS: 200 SPECTRUM CENTER DRIVE,  
 SUITE 1600 IRVINE, CA 92618  
 PHONE: (949) 741-1048

**ENGINEER:**

COMPANY: ALBERT A. WEBB ASSOCIATES  
 CONTACT: NICOLE TORSTVET  
 ADDRESS: 3788 MCGRAY 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 I 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: G1  
 EXISTING/PROPOSED GENERAL PLAN USE: G1  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: WAREHOUSE DISTRIBUTION

**UTILITY COMPANIES:**

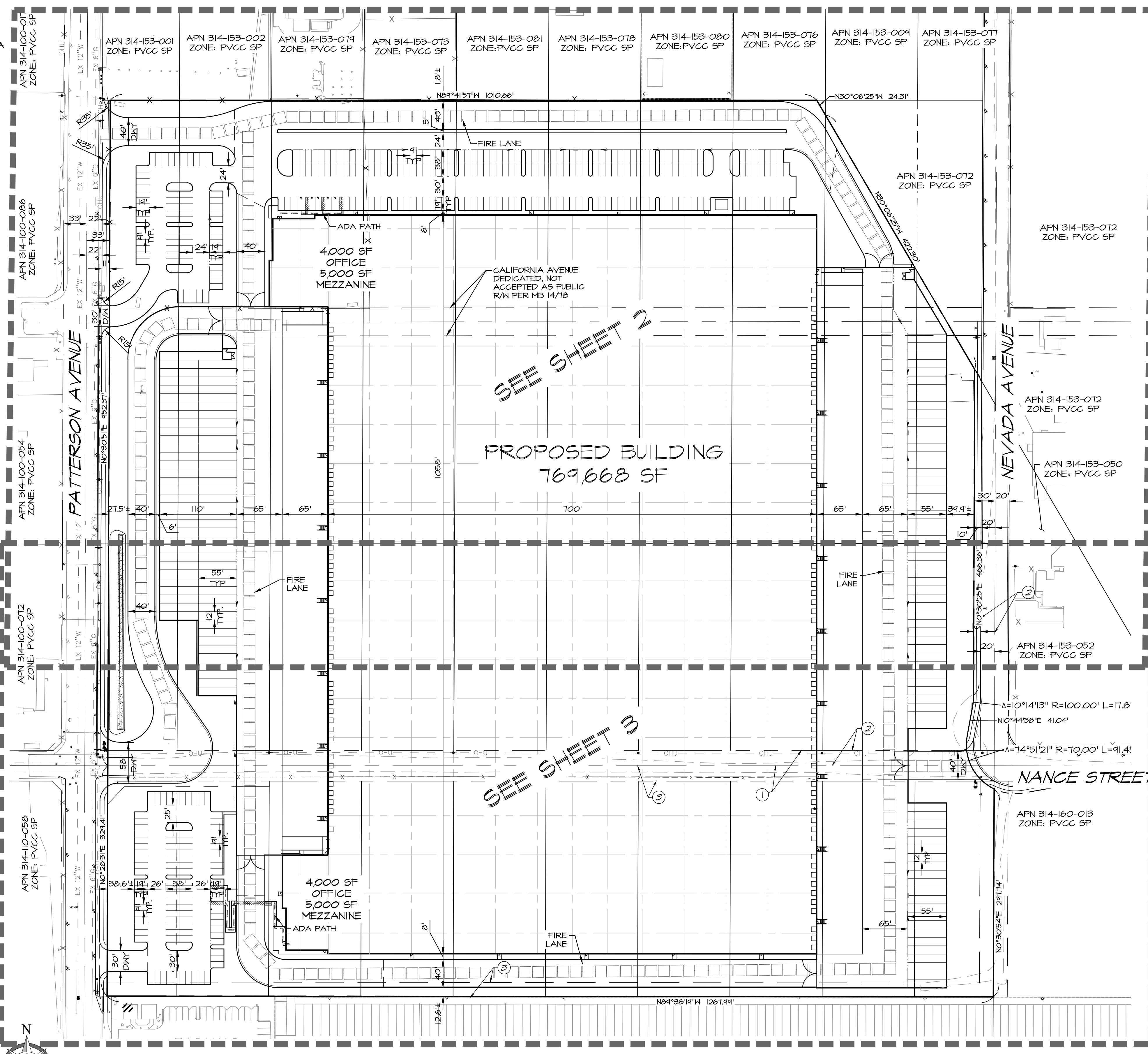
WATER: EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (800) 426-3643  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (800) 426-3643  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 PHONE: (800) 684-9123  
 TELEPHONE: CHARTER COMMUNICATIONS  
 PHONE: (833) 694-4254  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 PHONE: (800) 427-2200  
 SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT  
 PHONE: (951) 940-6100

**NOTES:**

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

**ITEM EASEMENT NOTES**

- 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.
- 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.
- 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).



**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.	33.91 AC.
STREET DEDICATIONS:	(24,248 S.F.)	(0.61 AC.)
STREET VACATION:	102,321 S.F.	2.35 AC.
NET SITE AREA:	1,552,833 S.F.	35.65 AC.

<b>BUILDING AREA</b>		
MEZZANINE OFFICE		10,000 S.F.
N/W OFFICE		5,000 S.F.
S/E OFFICE		5,000 S.F.
OFFICE		8,000 S.F.
N/W 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%

<b>PARKING REQUIREMENTS</b>		
1ST. 20K @ 11,000 S.F.		20 STALLS
20K-40K @ 12,000 S.F.		10 STALLS
ABOVE 40K @ 15,000 S.F.		146 STALLS
TOTAL PARKING REQUIRED		176 STALLS

<b>PARKING PROVIDED</b>		
AUTO		
VAN ACCESSIBLE ADA		2 STALLS
STANDARD ACCESSIBLE ADA		6 STALLS
EV VAN ACCESSIBLE		1 STALLS
EV STALLS ACCESSIBLE		1 STALLS
EVGS (8%)		21 STALLS
CLEAN AIR (8%)		8 STALLS
STANDARD		335 STALLS
TOTAL AUTO:		374 STALLS
TRAILER PARKING PROVIDED		141 STALLS

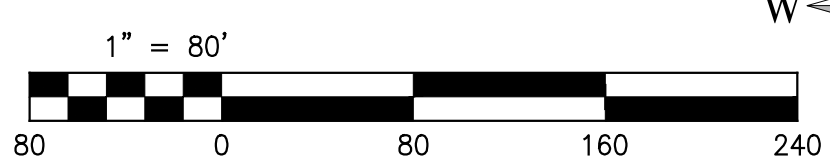
<b>LANDSCAPED AREA</b>		
LANDSCAPED AREA REQUIRED:		10%
LANDSCAPED AREA PROVIDED:		11.64%
LANDSCAPED AREA PROVIDED:		170,881 S.F.

**EARTHWORK ESTIMATE:**

CUT:	183,000 CY
FILL:	154,500 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
- STORM DRAIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- FINISHED FLOOR
- FINISHED GROUND
- FINISHED SURFACE
- FLOW LINE
- GRADE BREAK
- HIGH POINT
- INVERT
- LANDSCAPE AREA
- LOW POINT
- MAXIMUM
- PROPERTY LINE
- RIGHT OF WAY
- TYPICAL
- DRIVEWAY
- RIDGELINE



**INDEX MAP**

SCALE: 1" = 80'  
 DATE: 12/3/21  
 DESIGNED: CV  
 CHECKED: AS  
 PLN CK REF:  
 F.B.

**ALBERT A. WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 3788 MCGRAY STREET  
 RIVERSIDE CA 92506  
 PH. (951) 686-1070  
 FAX (951) 788-1256

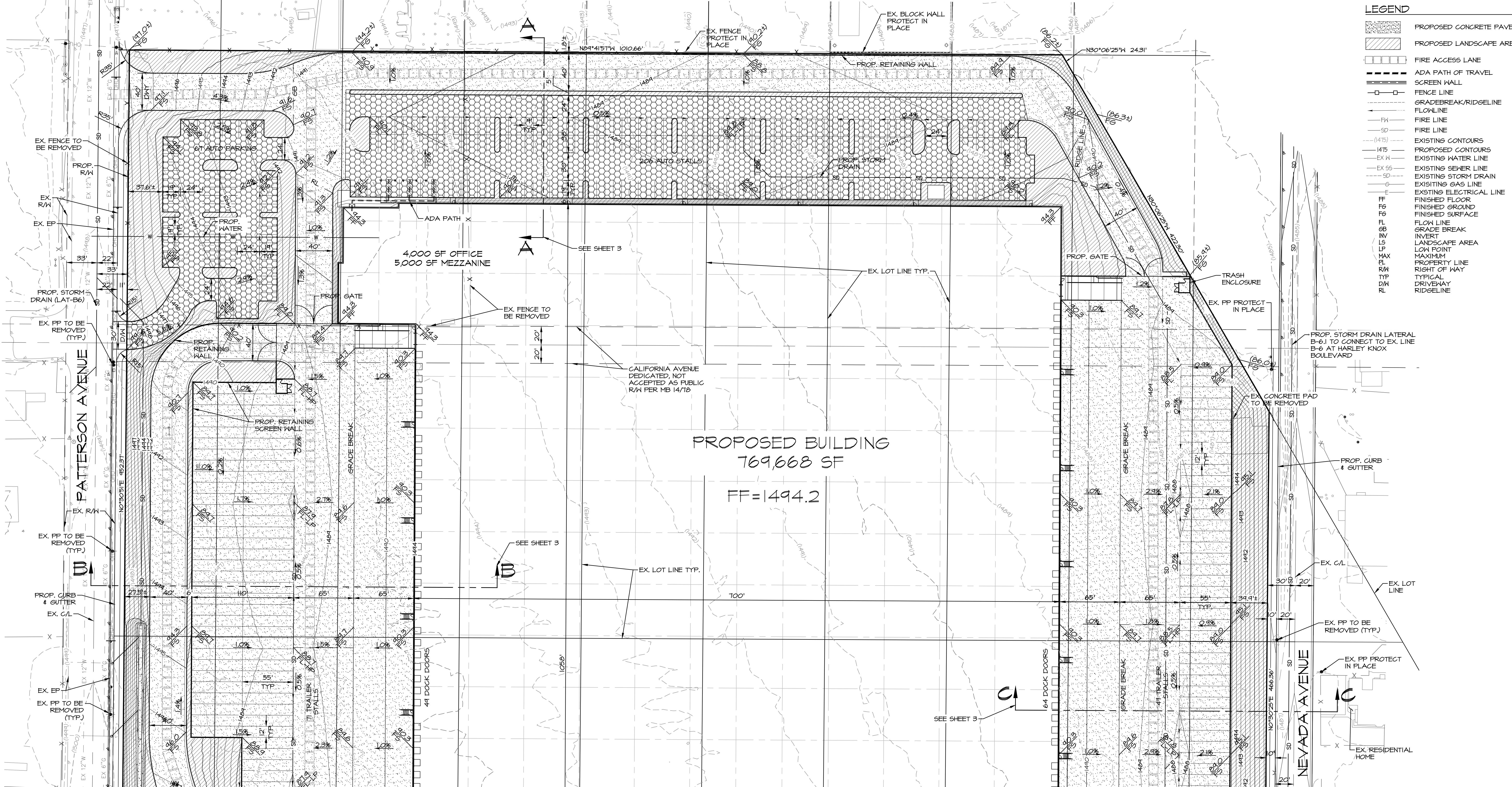
PLOT DATE: 12/3/2021

**CITY OF PERRIS**  
 DEVELOPMENT PLAN REVIEW NO. 21-00005

DUKE REALTY - PATTERSON AVE & NANCE ST

W.O. 20-0231  
 SHEET 1  
 OF 3 SHEETS  
 DWG. NO.

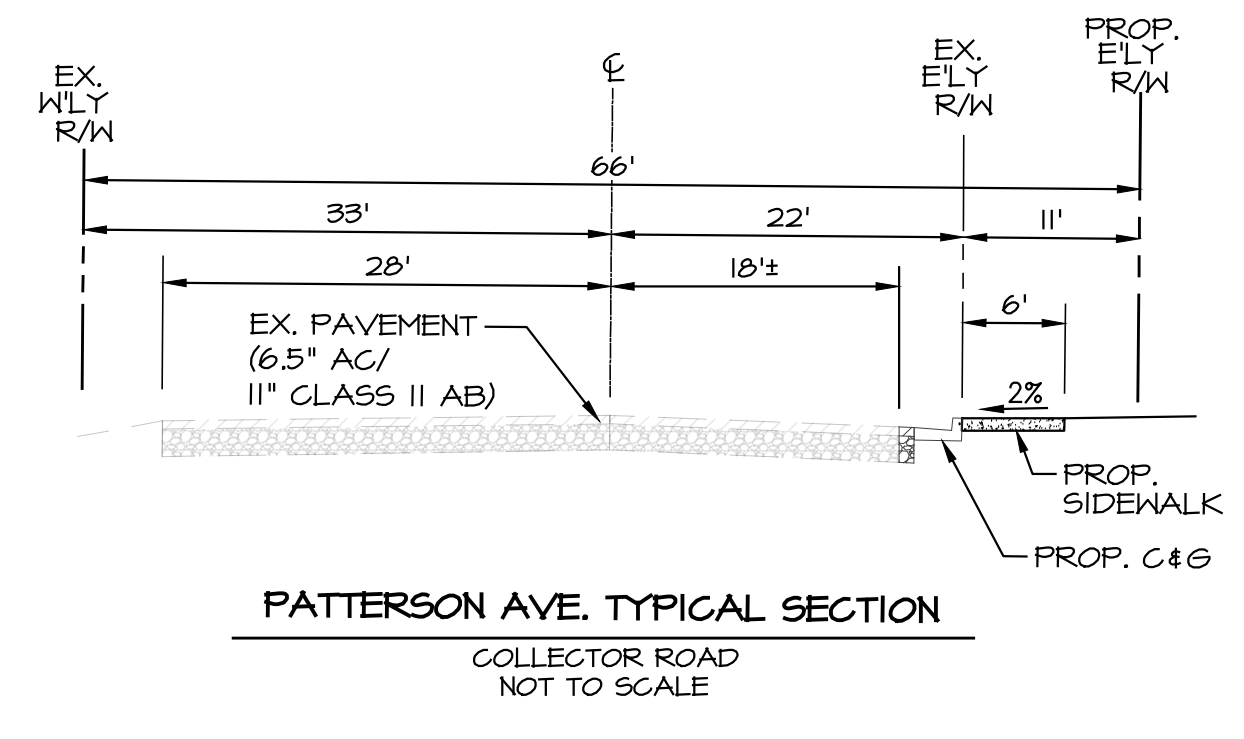
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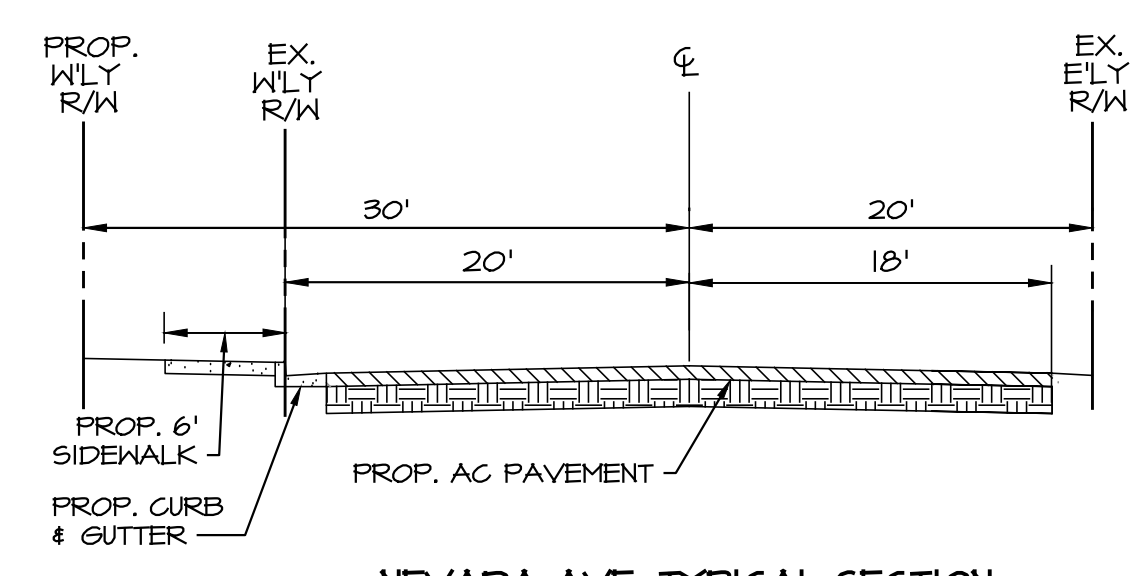
- LEGEND**
- PROPOSED CONCRETE PAVEMENT
  - PROPOSED LANDSCAPE AREA
  - FIRE ACCESS LANE
  - ADA PATH OF TRAVEL
  - SCREEN WALL
  - FENCE LINE
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  - PROPOSED CONTOURS
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING STORM DRAIN
  - EXISTING GAS LINE
  - EXISTING ELECTRICAL LINE
  - FINISHED FLOOR
  - FINISHED GROUND
  - FINISHED SURFACE
  - FLOW LINE
  - GRADE BREAK
  - INVERT
  - LANDSCAPE AREA
  - LOW POINT
  - MAXIMUM PROPERTY LINE
  - RIGHT OF WAY
  - TYPICAL
  - DRIVEWAY
  - RIDGELINE

PROPOSED BUILDING  
769,668 SF  
FF=1494.2

SEE SHEET 3

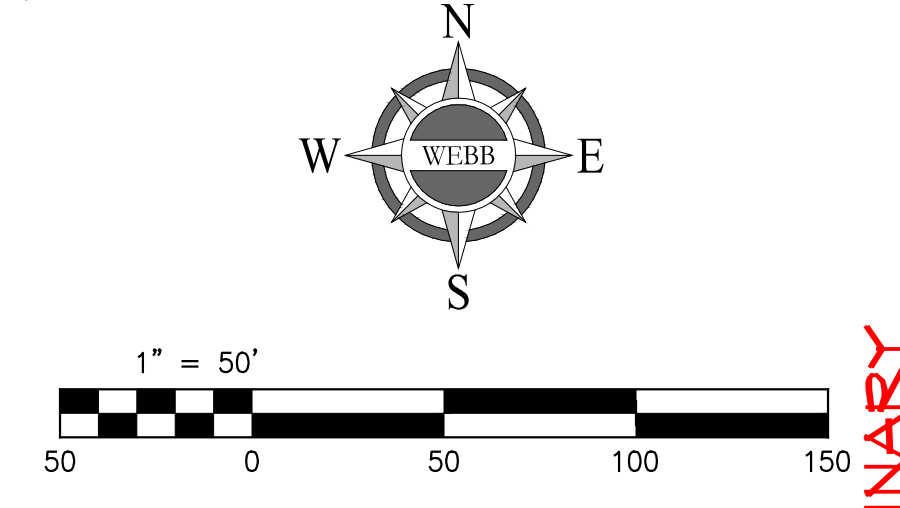


PATTERSON AVE. TYPICAL SECTION  
COLLECTOR ROAD  
NOT TO SCALE



NEVADA AVE. TYPICAL SECTION  
LOCAL ROAD  
NOT TO SCALE

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

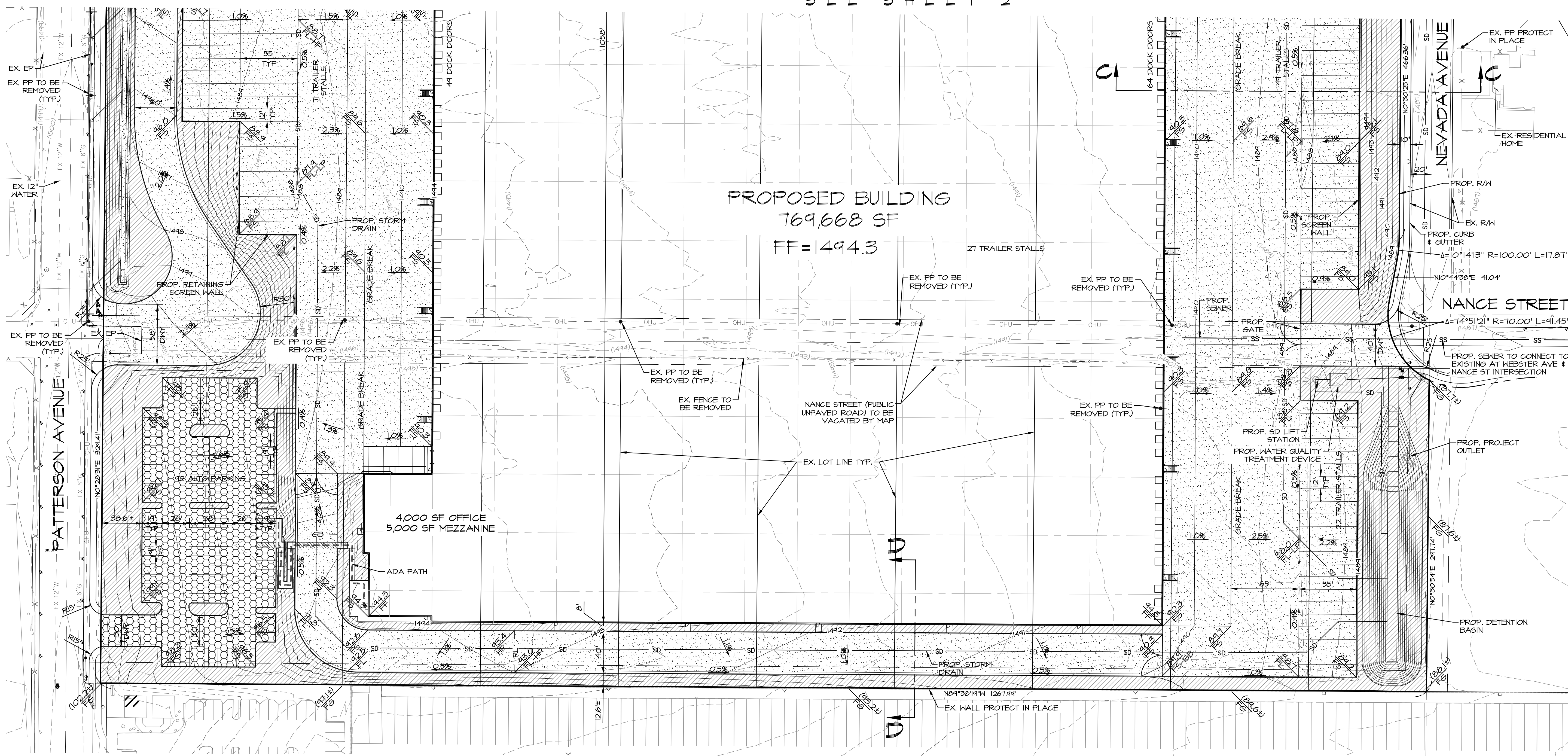


SCALE: 1" = 50'	<b>ALBERTA WEBB ASSOCIATES</b>	ENGINEERING CONSULTANTS 3788 MURRAY STREET RIVERSIDE CA 92506 PH. (951) 686-1070 FAX (951) 788-1256	CITY OF PERRIS DEVELOPMENT PLAN REVIEW NO. 21-00005		W.O. 20-0231
DATE: 12/3/21			DUKE REALTY - PATTERSON AVE & NANCE ST		SHEET 2
DESIGNED: CV				OF 3 SHEETS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

PRELIMINARY

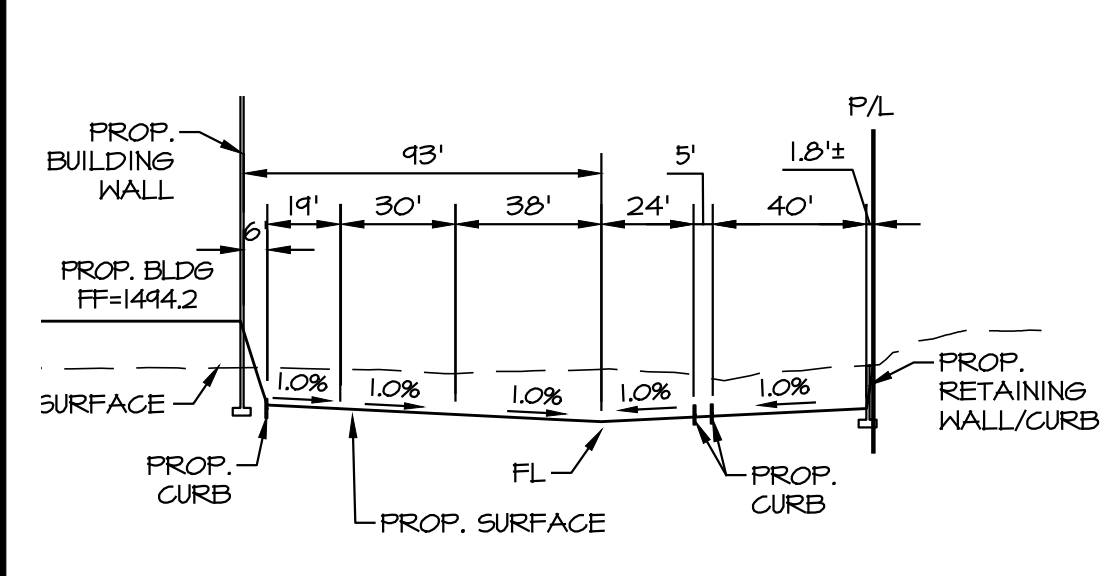


SEE SHEET 2

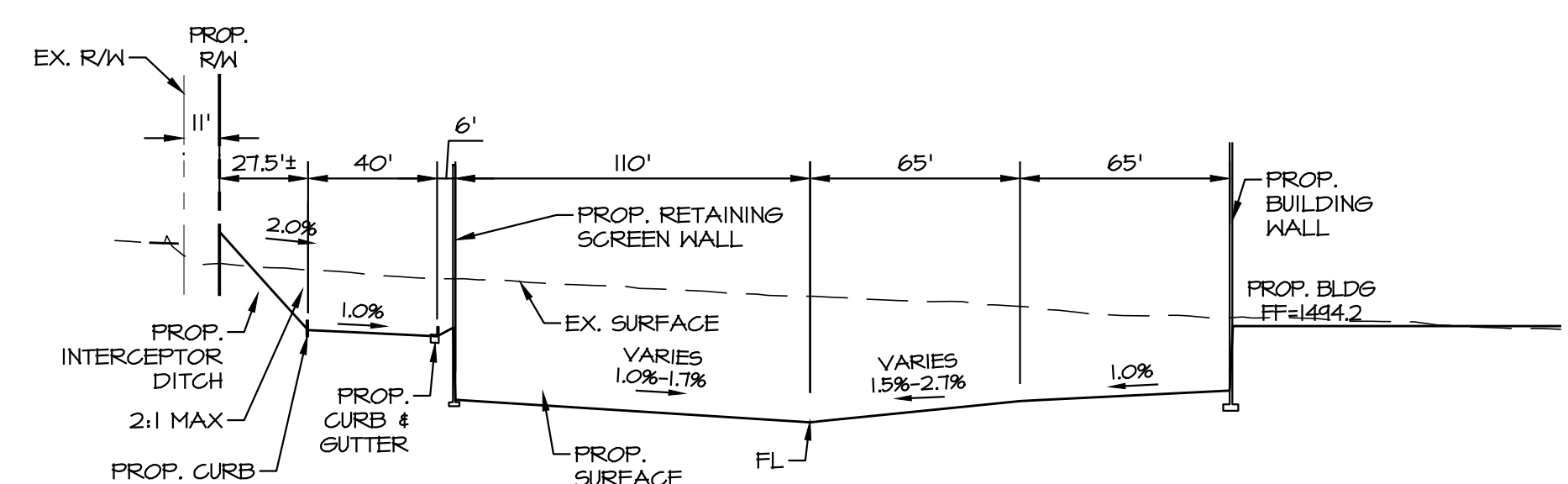


- LEGEND**
- PROPOSED CONCRETE PAVEMENT
  - PROPOSED LANDSCAPE AREA
  - FIRE ACCESS LANE
  - ADA PATH OF TRAVEL
  - SCREEN WALL
  - FENCE LINE
  - GRADEBREAK/RIDGELINE
  - FLOWLINE
  - FIRE LINE
  - FIRE LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING STORM DRAIN
  - EXISTING GAS LINE
  - EXISTING ELECTRICAL LINE
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  - FINISHED GROUND
  - FINISHED SURFACE
  - FLOW LINE
  - GRADE BREAK
  - INVERT
  - LANDSCAPE AREA
  - LOW POINT
  - MAXIMUM PROPERTY LINE
  - RIGHT OF WAY
  - TYPICAL DRIVEWAY
  - RIDGELINE

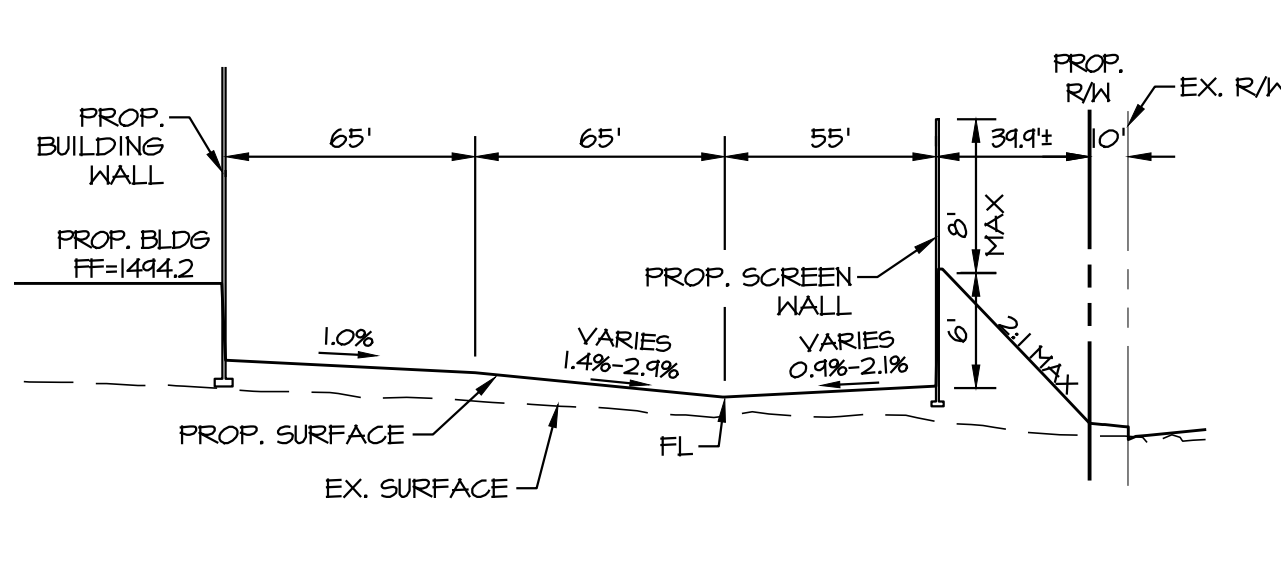
NOTE: ADD 1400' TO ALL PROPOSED ELEVATIONS FOR ACTUAL ELEVATION



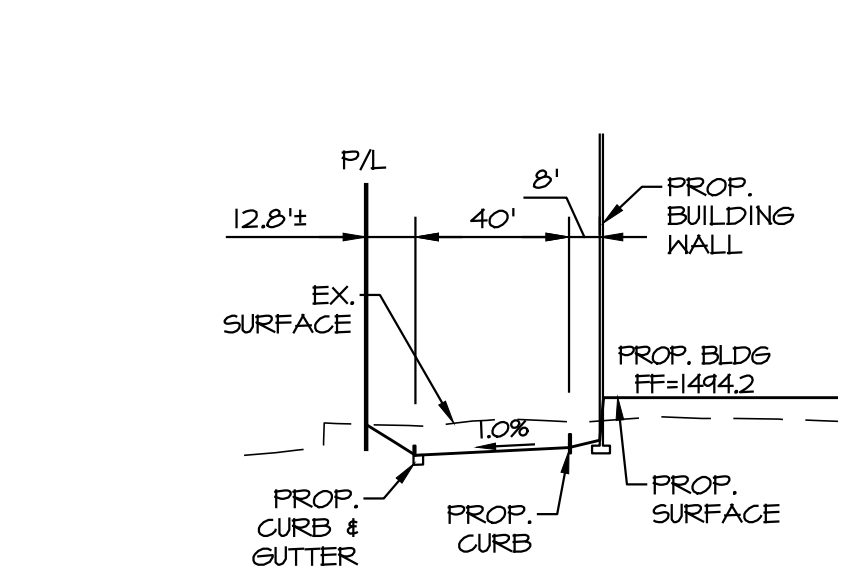
SECTION A-A  
N.T.S.  
SEE SHEET 2



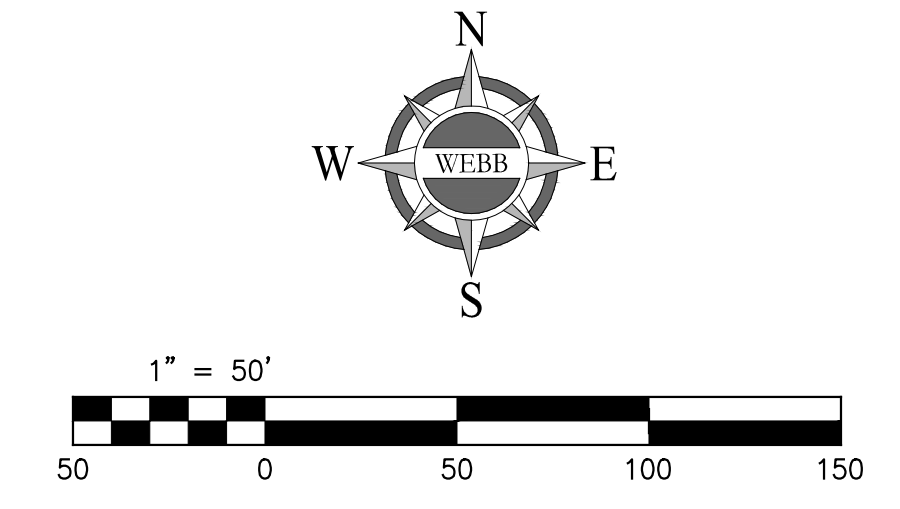
SECTION B-B  
N.T.S.  
SEE SHEET 2



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



SECTION D-D  
N.T.S.



SCALE: 1" = 50'  
DATE: 12/3/21  
DESIGNED: CV  
CHECKED: AS  
PLN CK REF:  
F.B.

**ALBERTA WEBB ASSOCIATES**  
ENGINEERING CONSULTANTS  
3788 MURRAY STREET  
RIVERSIDE CA 92506  
PH. (951) 686-1070  
FAX (951) 788-1256

CITY OF PERRIS  
DEVELOPMENT PLAN REVIEW NO. 21-00005  
DUKE REALTY - PATTERSON AVE & NANCE ST

W.O. 20-0231  
SHEET 3  
OF 3 SHEETS  
DWG. NO.

PRELIMINARY

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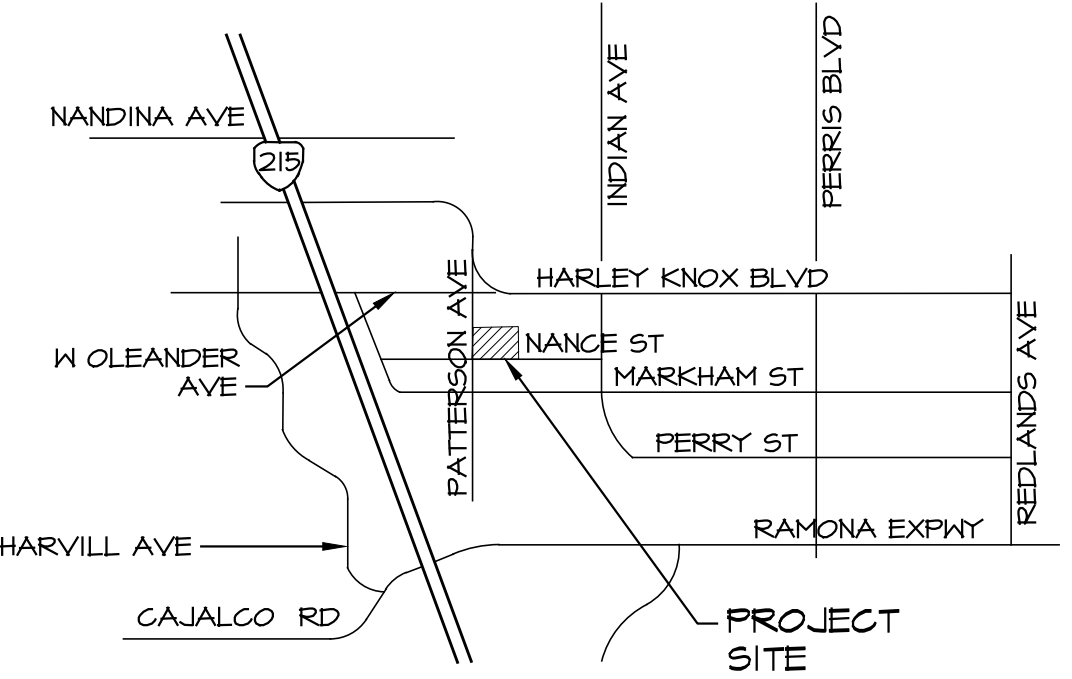
# CITY OF PERRIS DUKE PATTERSON & NANCE TENTATIVE PARCEL MAP 38259

**APPLICANT:**  
 COMPANY: DUKE REALTY CORPORATION  
 CONTACT: D.J. ARELLANO  
 ADDRESS: 200 SPECTRUM CENTER DRIVE,  
 SUITE 1600 IRVINE, CA. 92618  
 PHONE: (949) 797-1048

**ENGINEER:**  
 COMPANY: ALBERT A. WEBB ASSOCIATES  
 CONTACT: NICOLE TORSTVET  
 ADDRESS: 3788 MCGRAY 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: 951-681-4252  
 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



**VICINITY MAP**  
 NOT TO SCALE  
 SECTION 1, T4S, R4W

**ACREAGE**

GROSS SITE AREA:	1,474,805 S.F.	33.91 AC.
STREET DEDICATIONS:	(24,235 S.F.)	(0.61 AC.)
STREET VACATION:	102,321 S.F.	2.35 AC.
NET SITE AREA:	1,552,833 S.F.	35.65 AC.

**SCHOOL DISTRICT**  
 VAL VERDE UNIFIED SCHOOL DISTRICT

**LAND USE/ZONING**

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

- NOTES:**
- 2005 THOMAS BROTHERS MAP, PAGE T4T, GRID D-1 & E-1
  - THIS AREA IS SUBJECT TO LOW LIQUEFACTION POTENTIAL AND IS SUSCEPTIBLE TO SUBSIDENCE.
  - THIS AREA IS WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCC SP).
  - THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
  - THE PROJECT IS WITHIN MARCH AIRPORT COMPATIBILITY OVERLAY ZONE B-2.
  - ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.

**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 40504 INDIANAPOLIS, IN 46240	APN 314-153-044 & 314-153-046 BERNADITA PASCUAL 19832 MELISSA LN SANTA CLARITA, CA 91350	APN 314-160-007 HEUI MEI YANG 21202 CHOCKTAW DR DIAMOND BAR, CA 91765
APN 314-153-030 LILLY E. DENG 46 GLENWOOD RD ROSELYN HARBOR, NY 11576	APN 314-153-048 ELI ANDERSON & NICOLE SHEPHERD ANDERSON 220 LEYDEN ST DENVER, CO 80220	APN 314-160-001 JUN & TOSHIKO YOKOTA 4461 PASEO SEGOVIA IRVINE, CA 92603
APN 314-153-031 MELANIE A. CONNELL 570 TERRA FLAZA SUITE 106 COVINA, CA 91723	APN 314-160-003 & 314-160-004 YONG PARK DAI 3281 PRESTWICK LN NORTHBROOK, IL 60062	APN 314-160-010 FENG RUAN & WANG DI 830 GONDOLIERS BLUFF NEWPORT COAST, CA 92657
APN 314-153-019 THROUGH -021 ROBERT & JOAN GIBEL 124 BERNITA RD EL CAJON, CA 92020	APN 314-160-005 CHIN HUNG & HAN HSU 14421 SIERRA LINDA RD IRVINE, CA 92603	APN 314-160-011 ARMANDO & MARIA LOVERA 830 SHIRAZ DR HEMET, CA 92345
APN 314-153-032 GEOFFREY BONNYCASTLE & JIA LU 1274 BERNITA RD EL CAJON, CA 92020	APN 314-160-006 GMA REALTY 370 LEFFERSWOOD ST BROOKLYN, NY 11231	APN 314-160-012 LORI HIANG & 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.

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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.

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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.

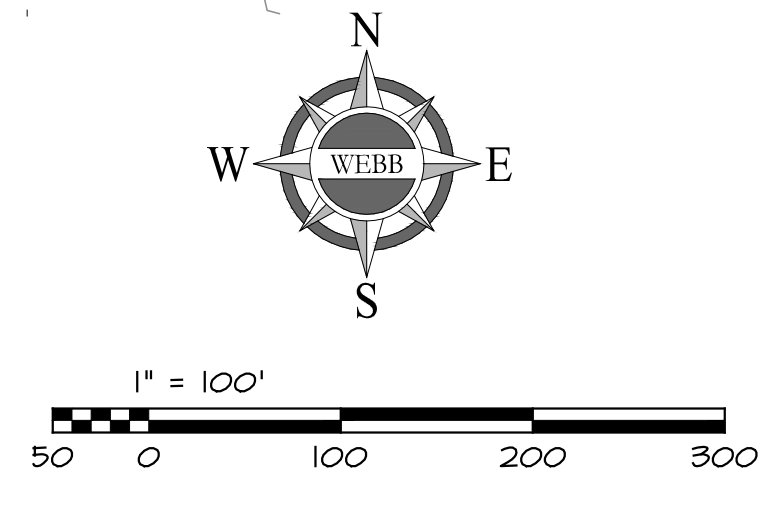
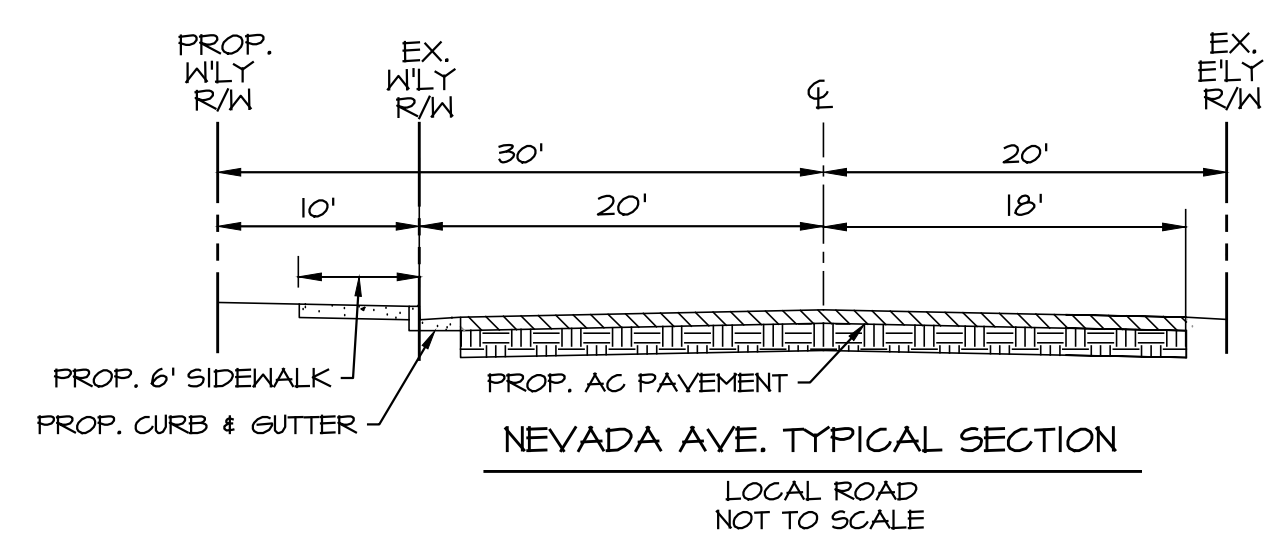
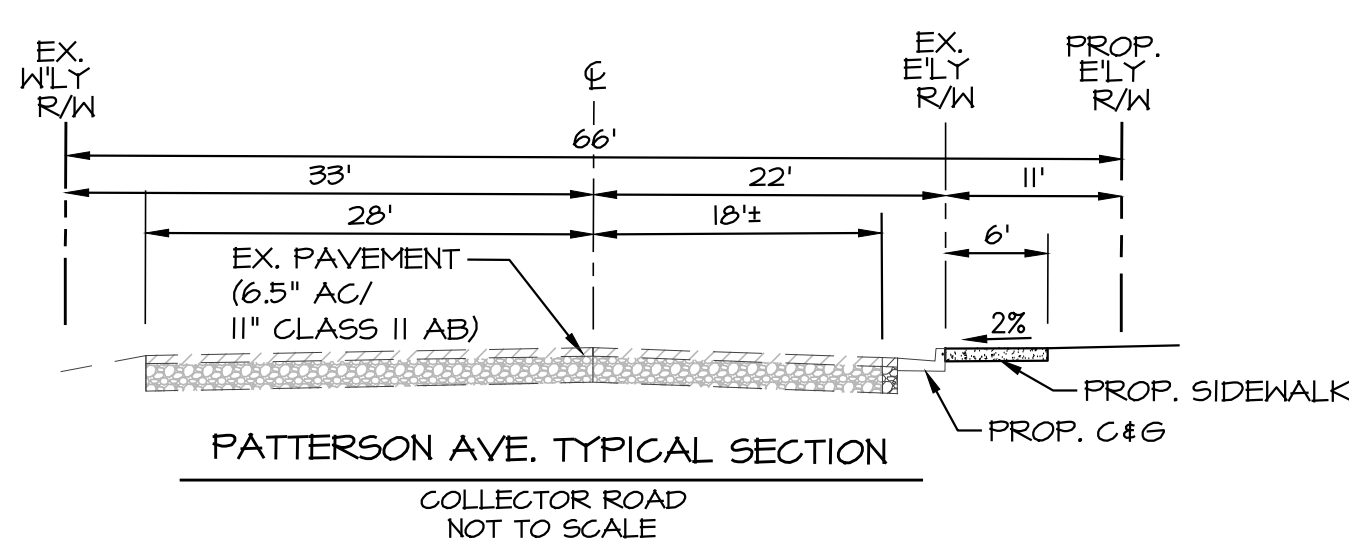
REFER TO TITLE REPORT FOR A MORE DETAILED DESCRIPTION.

**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) 644-4254
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (800) 427-2200
SCHOOL:	VAL VERDE UNIFIED SCHOOL DISTRICT PHONE: (951) 940-6100

**ITEM**

- EASEMENT NOTES**
- 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.
  - 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.
  - 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).



SCALE: 1"=100'	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3788 MCGRAY STREET RIVERSIDE CA 92506 PH. (951) 686-1070 FAX (951) 788-1256	TENTATIVE PARCEL MAP 38259 CITY OF PERRIS	W.O. 20-0231 SHEET 1 OF 1 SHEETS DWG. NO.
DATE: 12/2/21	DESIGNED: CV	CHECKED: DA	PLN CK REF: 6:\2018\18-0230\Drawings\Entitlement\17-0046-C-TPM.dwg PLOT DATE: December 2, 2021
DUKE PATTERSON & NANCE			

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

# ACKNOWLEDGEMENTS

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## 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

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## 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 MONTH YEAR

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

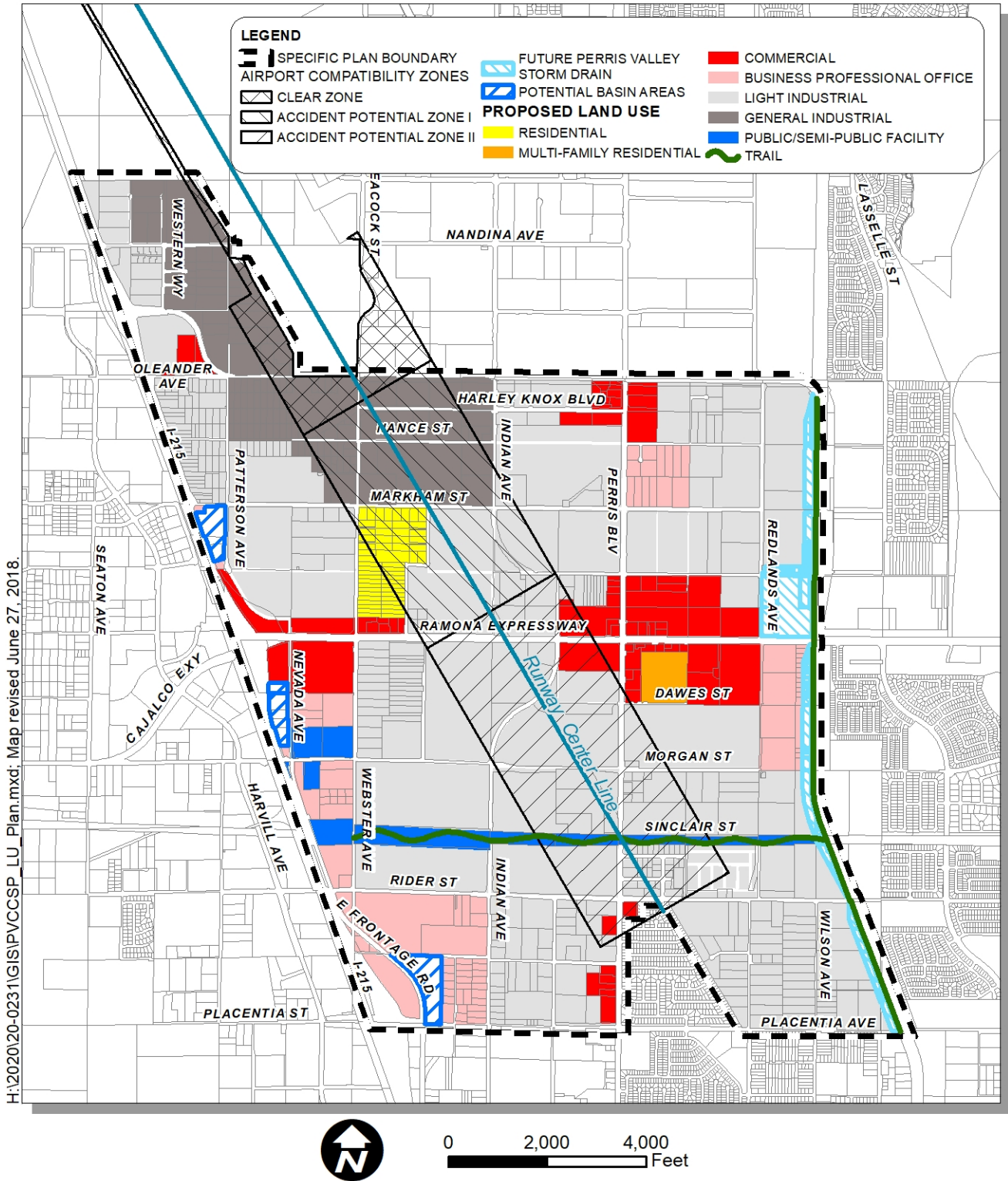
# Document Updates



Amendment No.	Case No.	Details of Amendment	Approval Date
9	17-05074	<p>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.</p> <p>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.</p>	August 28, 2018 Ordinance #1371
10	19-05282	<p>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.</p>	8/31/2021 Ordinance # 1405
<u>XX</u>	<u>TBD</u>	<p><u>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.</u></p>	<u>TBD</u>

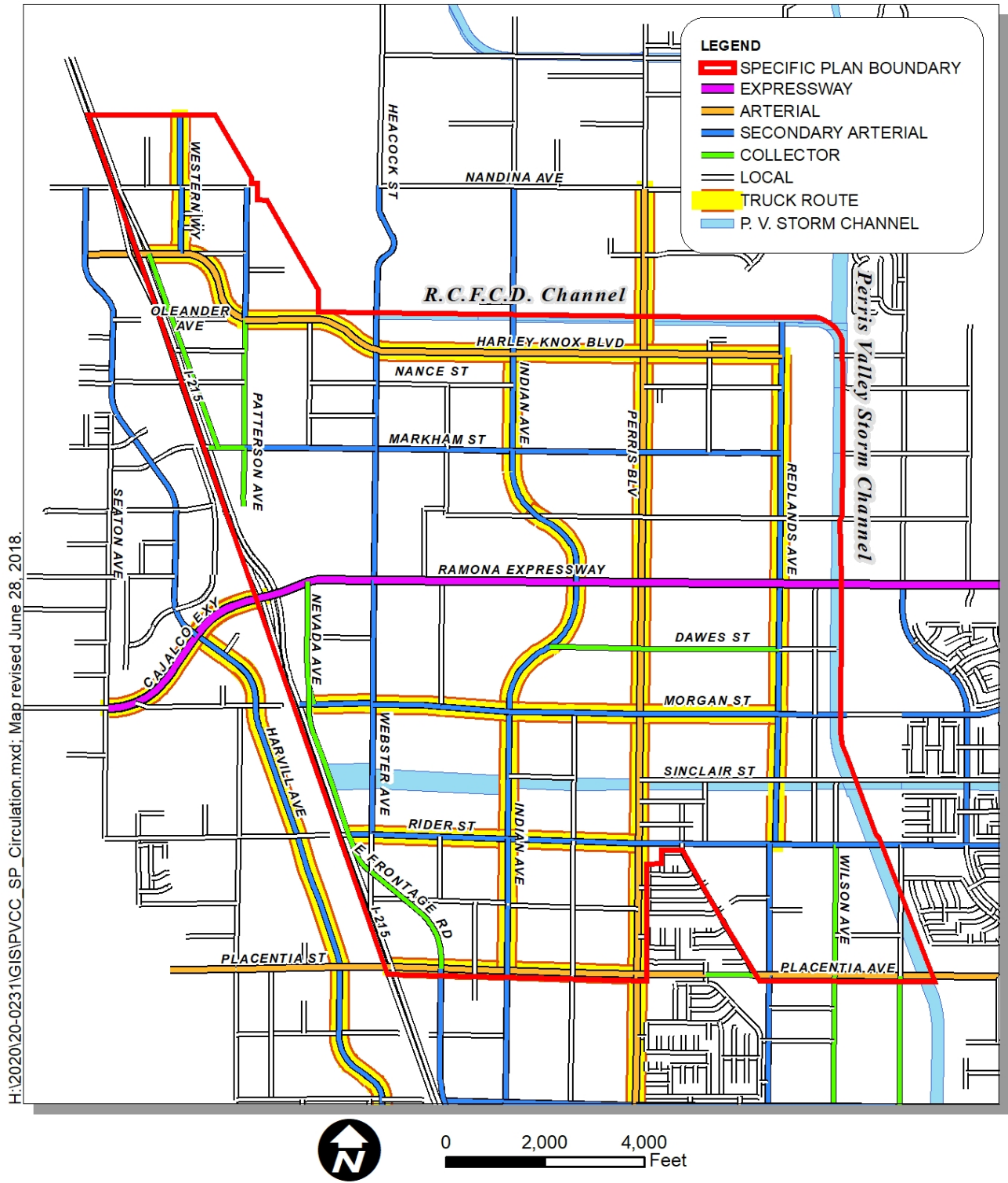


Figure 2.0-1, Specific Plan Land Use Designation



H:\2020\20-0231\GIS\PVCCSP\_LU\_Plan.mxd; Map revised June 27, 2018

Figure 3.0-1, Circulation Plan



I:\2020\20-0231\GIS\PVCC\_SP\_Circulation.mxd; Map revised June 28, 2018.

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://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](http://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](http://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](mailto: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, 1<sup>st</sup> 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: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

#### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

Representative _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

Property Owner _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

#### LOCAL JURISDICTION AGENCY

Local Agency Name _____	Phone Number _____
Staff Contact _____	Email _____
Mailing Address _____	Case Type _____
_____	<input type="checkbox"/> General Plan / Specific Plan Amendment
_____	<input type="checkbox"/> Zoning Ordinance Amendment
_____	<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
Local Agency Project No _____	<input type="checkbox"/> Use Permit
_____	<input type="checkbox"/> Site Plan Review/Plot Plan
_____	<input type="checkbox"/> Other

#### PROJECT LOCATION

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

Street Address _____	_____
Assessor's Parcel No. _____	Gross Parcel Size _____
Subdivision Name _____	Nearest Airport and _____
Lot Number _____	distance from Air- _____
_____	port _____

#### 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) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Land Use (describe)	_____		
	_____		
	_____		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary 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)	_____ ft.	
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes <input type="checkbox"/> 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

## STAFF REPORT

**AGENDA ITEM:** 3.1

**HEARING DATE:** March 10, 2022

**CASE NUMBER:** ZAP1506MA22 – LDC Industrial Realty (Representative: T&B Planning)

**APPROVING JURISDICTION:** City of Moreno Valley

**JURISDICTION CASE NO:** PEN21-0125 (Change of Zone), PEN21-024 (Plot Plan), PEN21-0123 (Tentative Parcel Map)

**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 C1

Noise Levels: Below 60 CNEL contour

**MAJOR ISSUES:** None

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

**PROJECT DESCRIPTION:** A proposal to construct a 142,345 square foot warehouse building with mezzanines on a 6.64 acre parcel. Also proposed (on a discontinuous parcel to the west) is a parking lot on a 0.77 acre parcel. The applicant also proposes to change the site's zoning from Business Park to Business Park and Light Industrial. The applicant also proposes a tentative parcel map to merge the parcels.

**PROJECT LOCATION:** The site is located on the southwest corner of Day Street and Bay Avenue, approximately 8,551 feet northwest of the northerly 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 C1, 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 142,345 square foot warehouse building, which includes 132,345 square feet of warehouse area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor office mezzanine area, accommodating a total occupancy of 315 people, resulting in an average intensity of 47 people per acre, which is consistent with the Compatibility Zone C1 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 persons per trailer truck space) Based on the number of parking spaces provided (94 standard vehicles) and (20 trailer spaces) the total occupancy would be estimated at 161 people for an average intensity of 24 people per acre, which is consistent with the Compatibility Zone C1 average intensity criterion of 100 people per acre.

Non-Residential Single-Acre Intensity: Compatibility Zone C1 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 38,560 square feet of warehouse area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor office mezzanine area, resulting in a single acre occupancy of 127 people which is consistent with the Compatibility Zone C1 single acre criterion of 250.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C1 (children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

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

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of approximately 8,551 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 1,620 feet AMSL. The site's finished floor elevation is 1,553 feet AMSL and proposed building height is 46 feet, resulting in a top point elevation of 1,599 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required.

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 8,551 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 8,551 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.

Change of Zone: The applicant also proposes to change the site's zoning from Business Park to Business Park and Light Industrial. The proposed amendments would be consistent with the Compatibility Plan as long as the underlying development's intensity is consistent with the compatibility criteria.

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including but not limited to places of worship and theaters)
  - (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. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
  4. The project has been conditioned to utilized 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](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
6. The project has been evaluated to construct a 142,345 square foot industrial warehouse building, which includes 132,345 square feet of warehouse area, 5,000 square feet of first floor office area, and 5,000 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.

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

X:\AIRPORT CASE FILES\March\ZAP1506MA22\ZAP1506MA22sr.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**

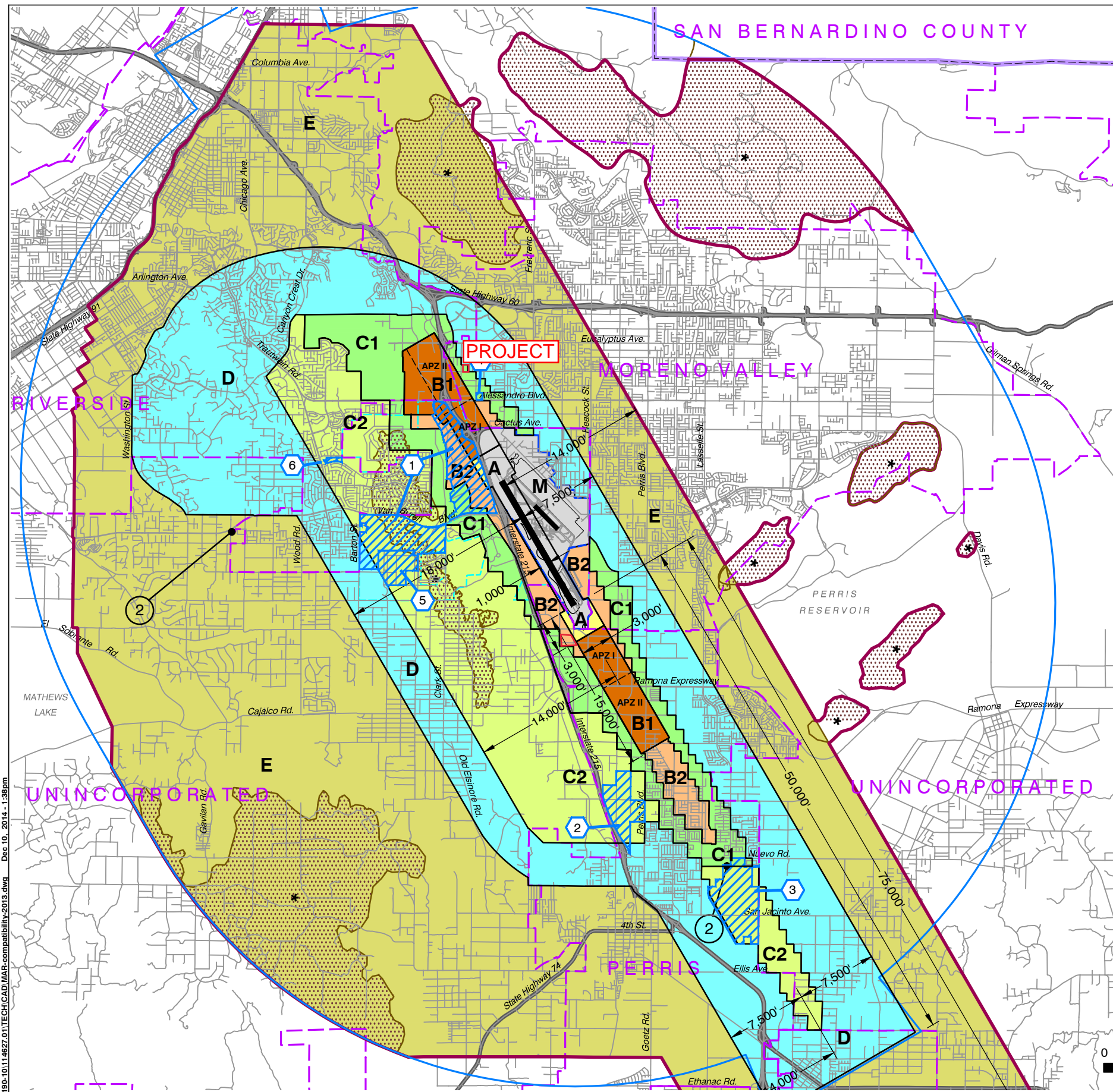
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**LEGEND**

**Compatibility Zones**

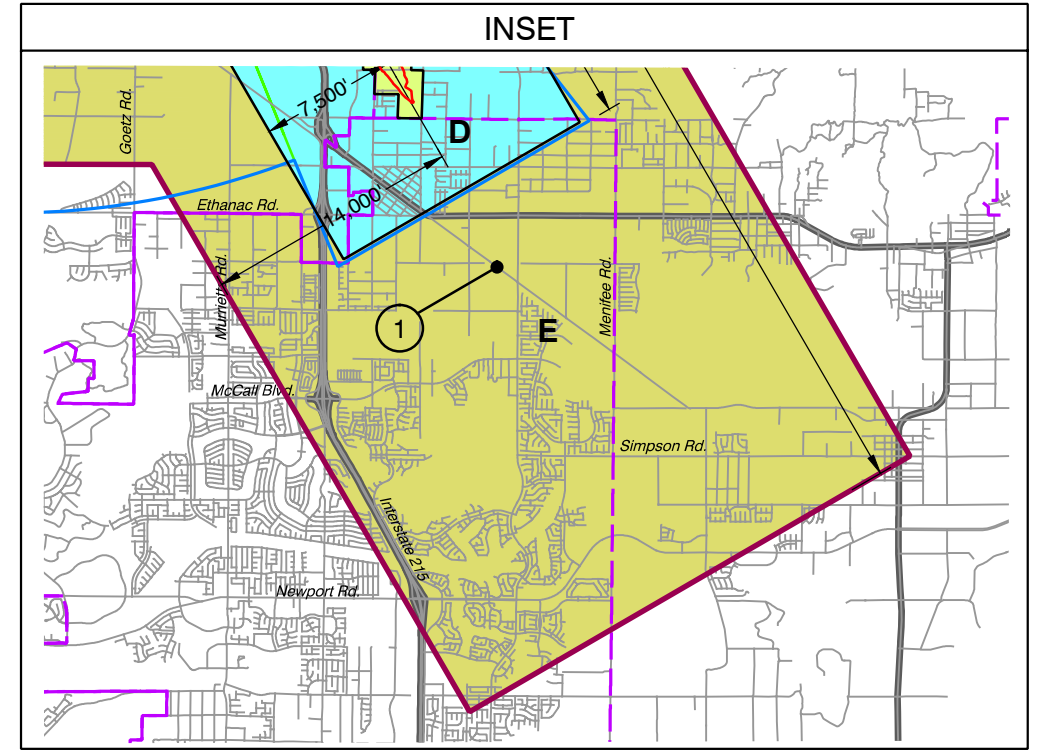
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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)

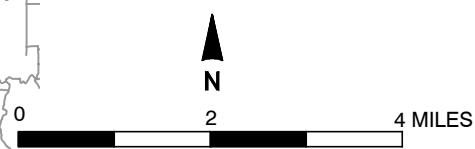
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



Base map source: County of Riverside 2013

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

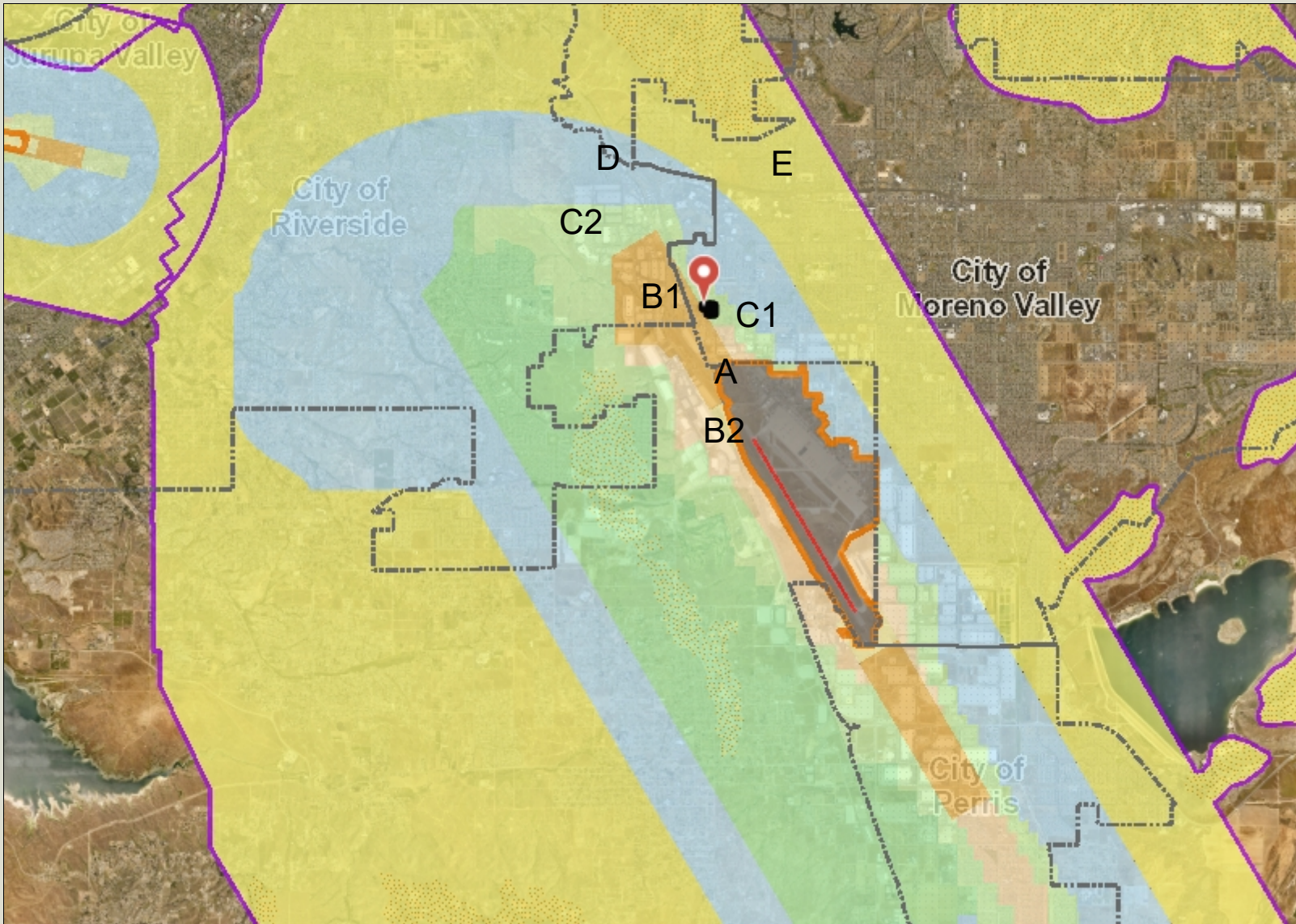
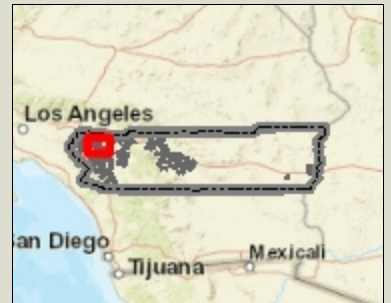
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

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



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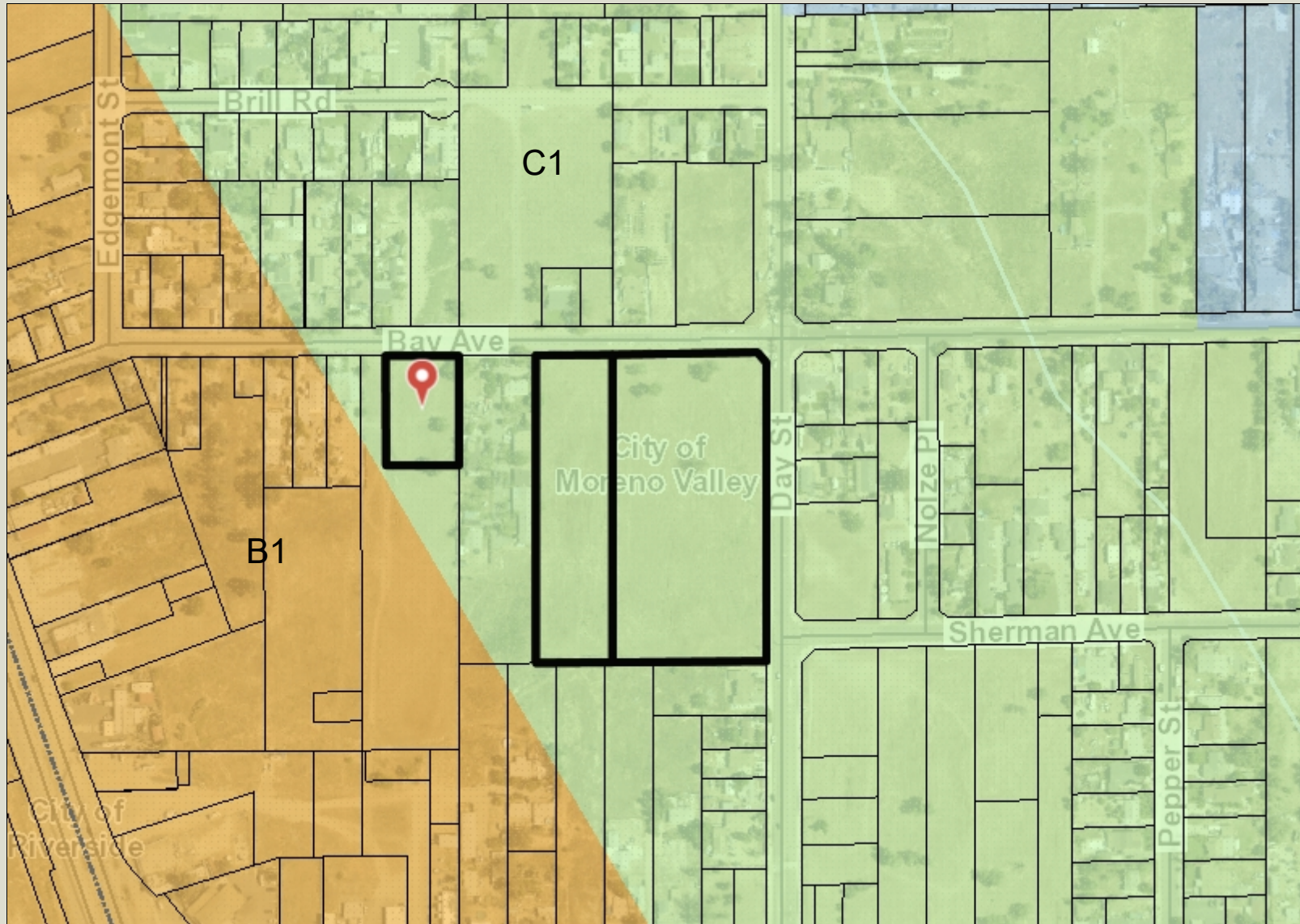


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### Notes

# 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



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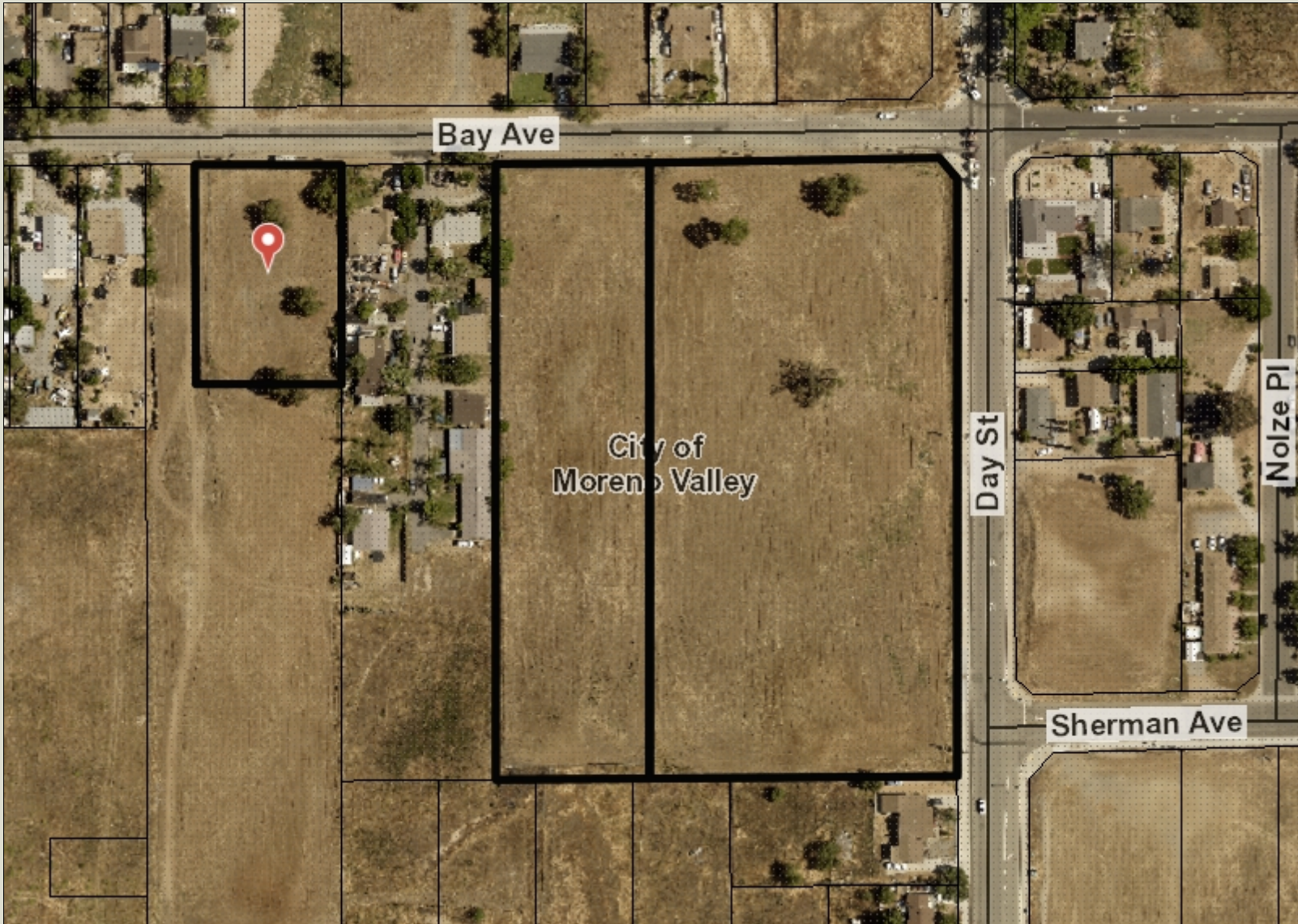
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## Notes



# Map My County Map



## Legend

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



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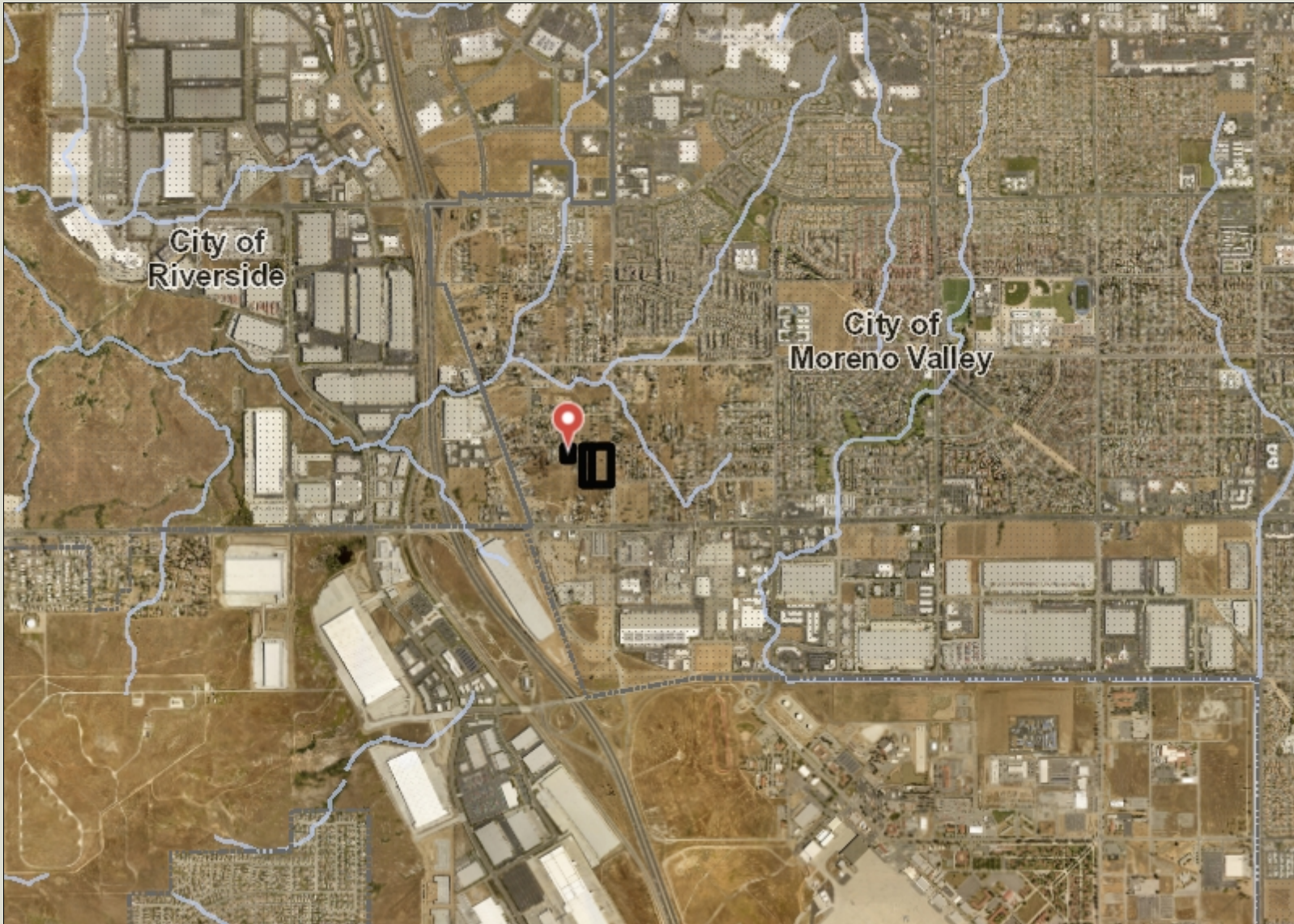
## Notes

0 192 385 Feet

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# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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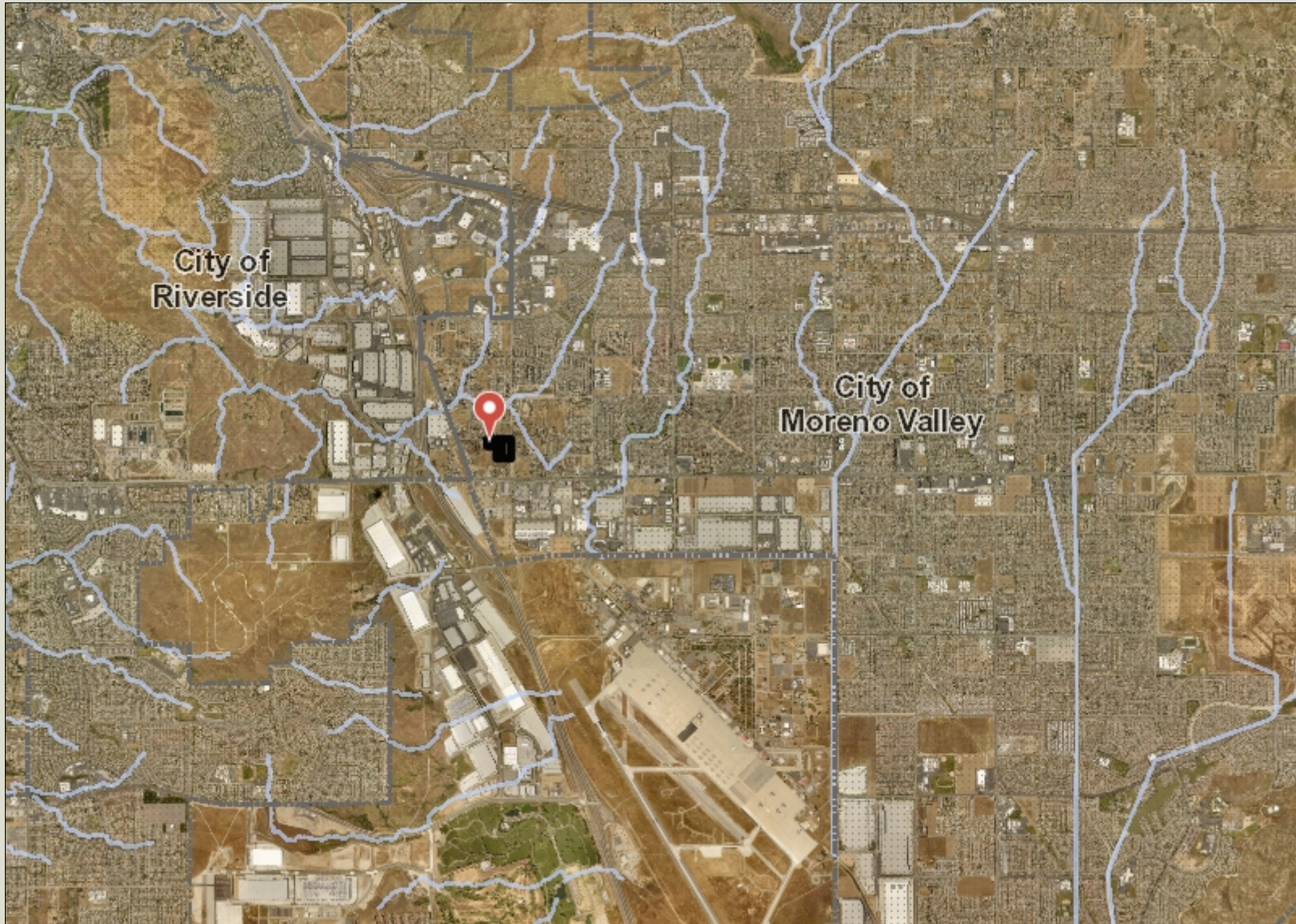
## Notes



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# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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## Notes








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# Map My County Map



## Legend

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



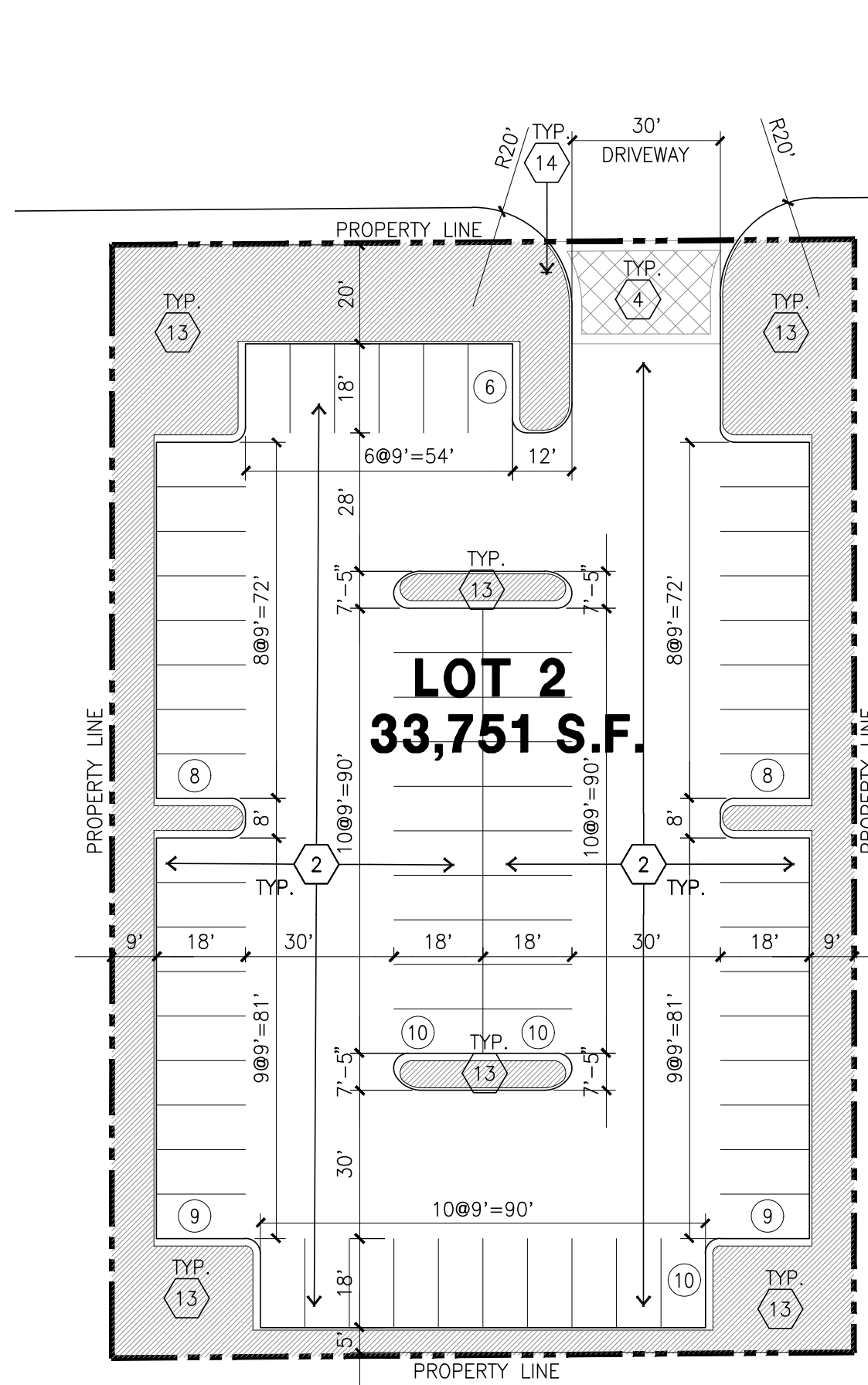
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

0 770 1,539 Feet

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## Notes



**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 PAVING PER CIVIL
- 3 CONCRETE WALKWAY.
- 4 DECORATIVE DRIVEWAY APRONS.
- 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS AND STAIR LANDINGS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- 6 8" H WROUGHT IRON FENCE.
- 7A SLIDING GATE 8'H FOR EMERGENCY VEHICLE ACCESS ONLY
- 7B SWING GATE 8'H  
NOTE: ALL GATES ARE BLACK PAINTED METAL GATES WITH KNOX-PAD LOCK PER FIRS DEPARTMENT STANDARDS PER DRIVEWAY. GATE DESIGNED FOR WIND LOAD, EXPOSURE "C". CONTRACTOR TO DESIGN AND DETAIL GATES.
- 8 TRASH ENCLOSURE.
- 9 14" H CONCRETE TILT-UP SCREEN WALL WITH PILASTER.
- 10 CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 11 EXTERIOR CONCRETE STAIR.
- 12 12" X 14" DRIVE-IN DOOR.
- 13 LANDSCAPE. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 14 ACCESSIBLE ENTRY SIGN.
- 15 ACCESSIBLE PARKING STALL SIGN.
- 16 MONUMENT SIGN.
- 17 GRADE LEVEL RAMP.
- 18 BIKE RACK
- 19 SMOKING AREA

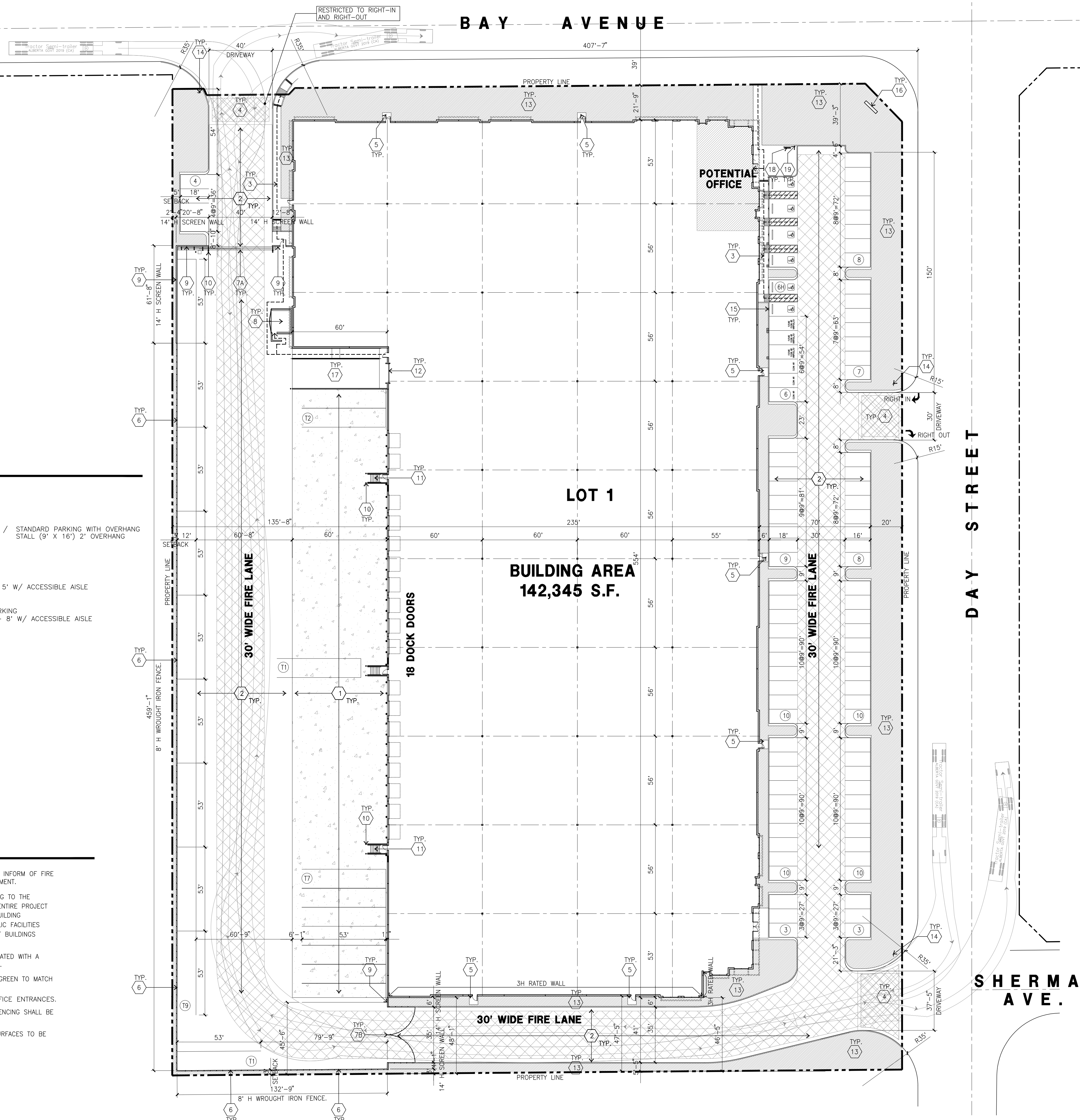
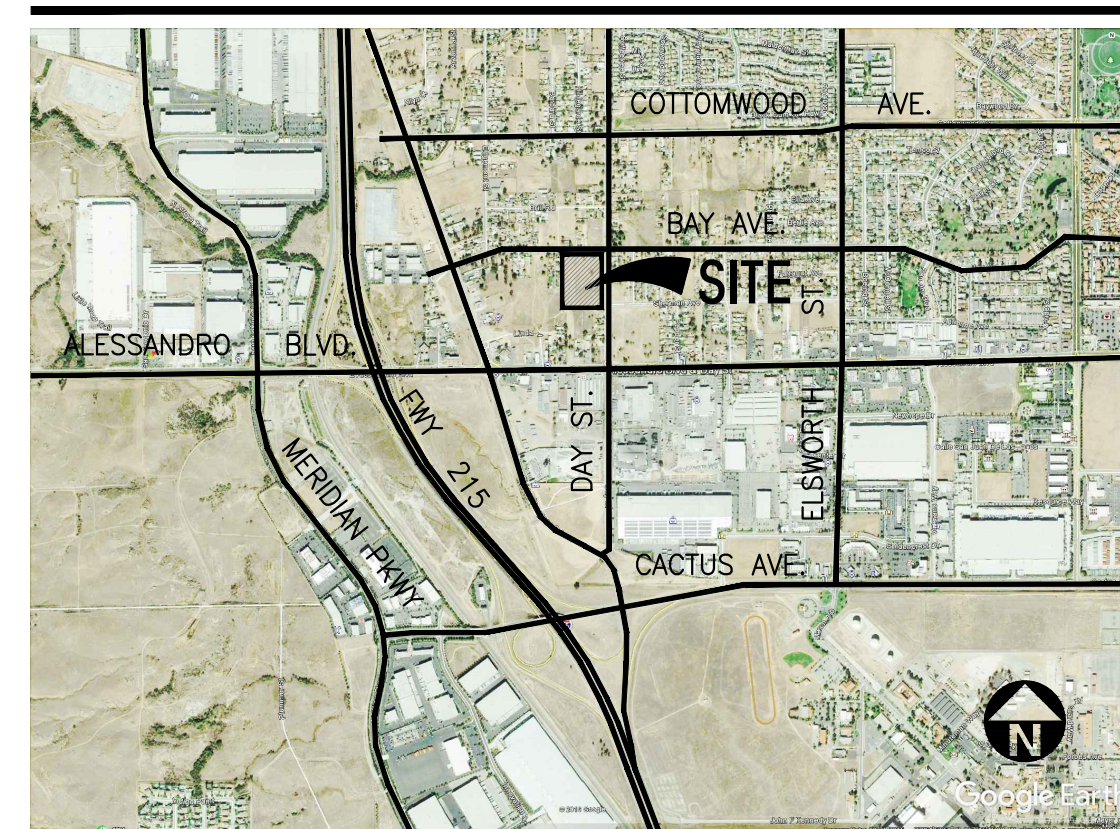
**SITE LEGEND**

- CONCRETE PAVING  
SEE "C" DRWG. FOR THICKNESS
- STANDARD PARKING / STANDARD PARKING WITH OVERHANG STALL (9' X 18')
- T TRAILER PARKING
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE VAN PARKING STALL (12' X 18') + 8' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- 30' FIRE LANE.

**SITE PLAN GENERAL NOTES**

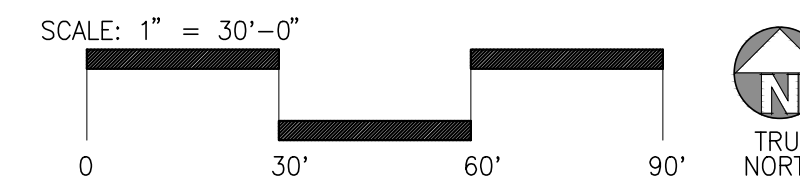
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY \_\_\_\_\_ DATED ON \_\_\_\_\_ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IN SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM IF REQUIRED.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDINGS PERMITS.
13. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
14. TRANSFORMER TO BE PAINTED DARK GREEN TO MATCH LANDSCAPING.
15. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
16. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
17. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

**VICINITY MAP**



**OVERALL SITE PLAN**

Scale: 1" = 30'-0"



**PROPERTY OWNER**

LDC INDUSTRIAL REALTY  
555 N EL CAMINO REAL, #A456  
SAN CLEMENTE, CA 92672  
LARRY D. COCHRAN  
TEL: 949-228-4601

**ADDRESS OF THE PROPERTY**

TBD

**ASSESSOR'S PARCEL NUMBER**

SEE CIVIL

**LEGAL DESCRIPTION**

SEE CIVIL

**ZONING**

BUSINESS PARK (BP)

**APPLICANT**

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE CA 92612  
TEL: 949-966-7769  
ATTN: SHA LIU MAHONEY

**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE CA 92612  
TEL: 949-966-7769  
ATTN: SHA LIU MAHONEY

**PROJECT DATA**

	LOT 1 BLDG. 1	LOT 2
<b>SITE AREA</b>		
In s.f.	289,231 s.f.	33,751 s.f.
In acres	6.64 ac	0.77 ac
<b>BUILDING AREA</b>		
Office - 1st floor	5,000 s.f.	
Office - 2nd floor	5,000 s.f.	
Warehouse	132,345 s.f.	
<b>TOTAL</b>	<b>142,345 s.f.</b>	
<b>COVERAGE</b>	<b>49.2%</b>	
<b>AUTO PARKING REQUIRED</b>		
Office: 1/250 s.f.	40 stalls	
Whse: 1st 20,000 @ 1/1,000 s.f.	20 stalls	
2nd 20,000 @ 1/2,000 s.f.	10 stalls	
above 40,000 @ 1/4,000 s.f.	24 stalls	
<b>TOTAL</b>	<b>94 stalls</b>	
<b>AUTO PARKING PROVIDED</b>		
Standard parking (9' x 18')	82 stalls	
ADA Standard	6 stalls	
EV Parking	3 stalls	
Clean Air	3 stalls	
<b>TOTAL</b>	<b>94 stalls</b>	70 stalls
<b>TRAILER PARKING REQUIRED</b>		
Trailer: 1 per dock door	20 doors	
<b>TRAILER PARKING PROVIDED</b>		
Trailer (12' x 53')	20 stalls	0 stalls
<b>ZONING ORDINANCE FOR CITY</b>		
Zoning Designation - Business park (BP)		
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>		
Height - no height requirement		
<b>MAXIMUM FLOOR AREA RATIO</b>		
FAR - to be verified		
<b>SETBACKS</b>		
Building	Landscaping	
Front - 20'	Front / street - 20'	
Side/Rear - 3'		
Street - 20'		



hpa, inc.  
18831 bardeen avenue - ste. #100  
irvine, ca  
92612  
tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com

Owner:

LDC INDUSTRIAL  
REALTY, LLC

555 N. EL CAMINO REAL #A456  
SAN CLEMENTE, CA 92672

Project:

Bay Ave  
& Days St

xxxx  
Moreno Valley, CA xxxxx

Consultants:

CIVIL	THIENES
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

Project Number: 20319

Drawn by: SLM

Date: 12/9/21

Revision:

Sheet:

DAB-A1.1

OFFICIAL USE ONLY

Owner:

LDC INDUSTRIAL  
REALTY, LLC

555 N. EL CAMINO REAL #456  
SAN CLEMENTE, CA 92672

Project:

Bay Ave  
& Days St

xxxx  
Moreno Valley, CA xxxxx

Consultants:

CIVIL	THIENES
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	HUNTER
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 20319  
Drawn by: SLM  
Date: 12/9/21  
Revision:

Sheet:

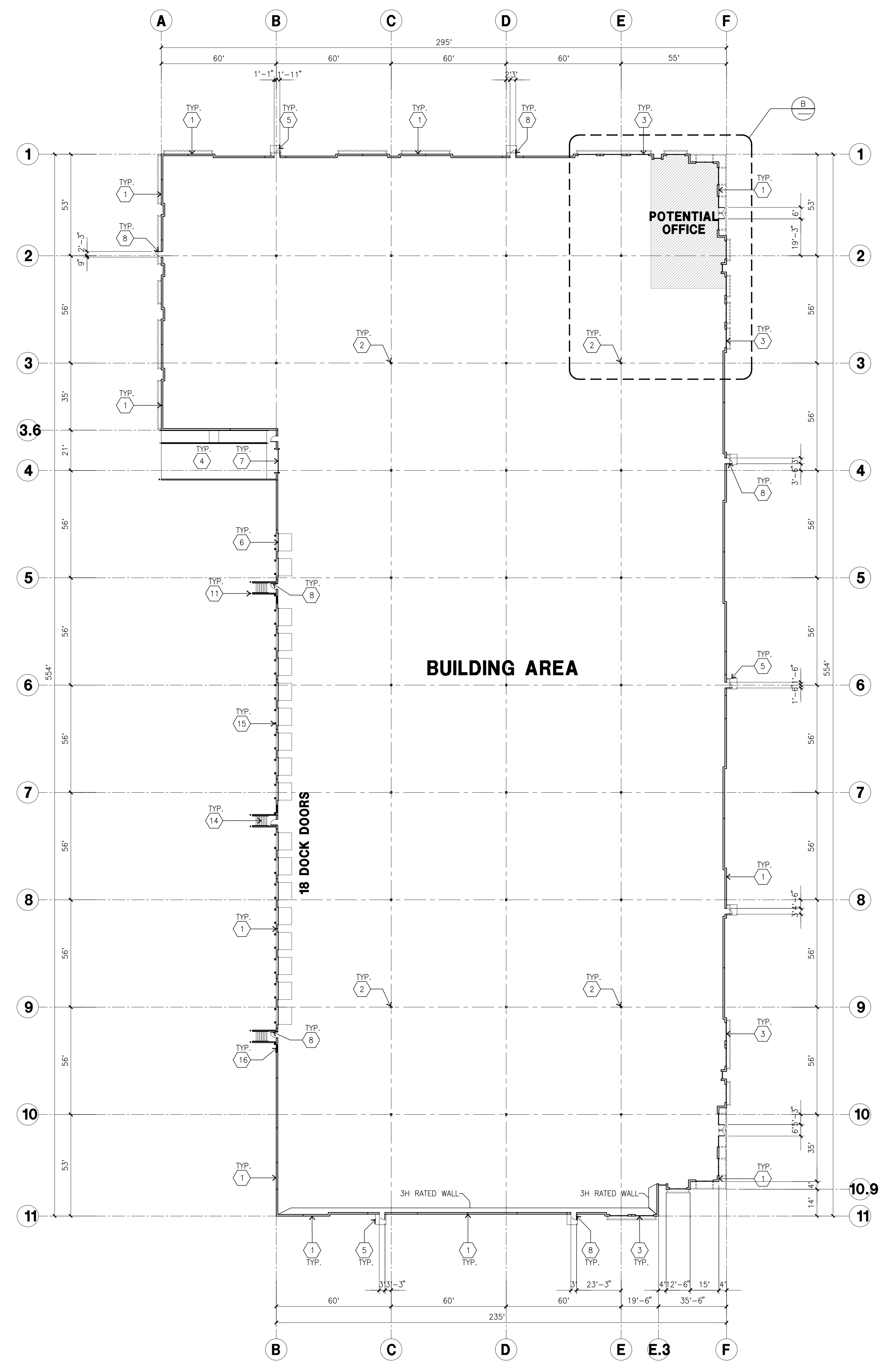
DAB-A2.1

**KEYNOTES - FLOOR PLAN**

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 6 9' X 10' TRUCK DOOR, VERTICAL LIFT, STANDARD GRADE.
- 7 12'X14' DRIVE THRU, VERTICAL LIFT, STANDARD.
- 8 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED. CRITERIA ON SHEET A0.1.
- 9 SOFFIT ABOVE.
- 10 NOT USED.
- 11 CONC. FILLED GUARD POST. 6" DIA. UNO 42" H.
- 12 NOT USED.
- 13 EMPLOYEE AMENITIES: BREAK ROOM & COFFEE BAR W/INTERNET ACCESS.
- 14 EXTERIOR CONCRETE STAIR.
- 15 DOCK DOOR BUMPER.
- 16 METAL LOUVER.

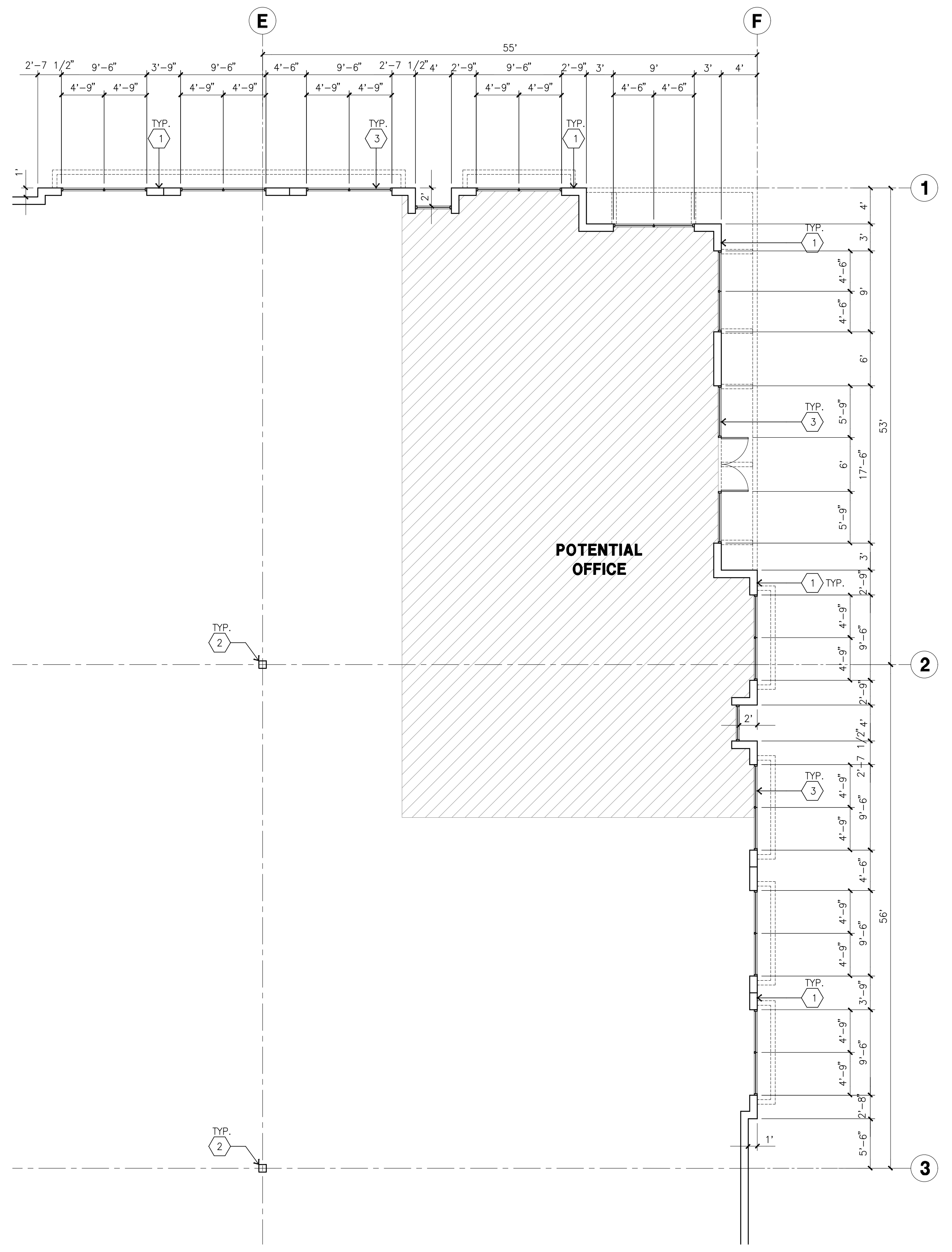
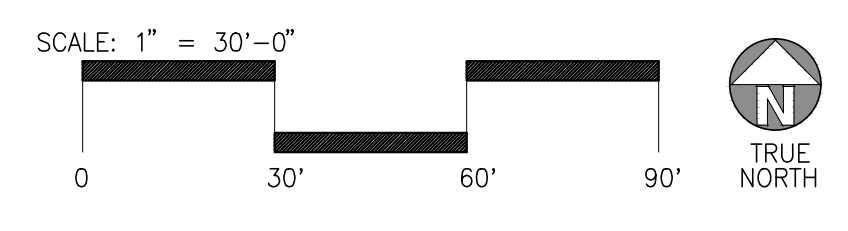
**GENERAL NOTES-FLOOR PLAN**

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB SLOPES 1/2%, SEE "C" DRAWING FOR FINISH SURFACE ELEVATIONS.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET --. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.



**OVERALL FLOOR PLAN** A

scale: 1" = 30'-0"



**ENLARGED FLOOR PLAN** B

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



## KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 INTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 TUBE STEEL CANOPY
- 13 PRECAST CONCRETE UP LIGHT.

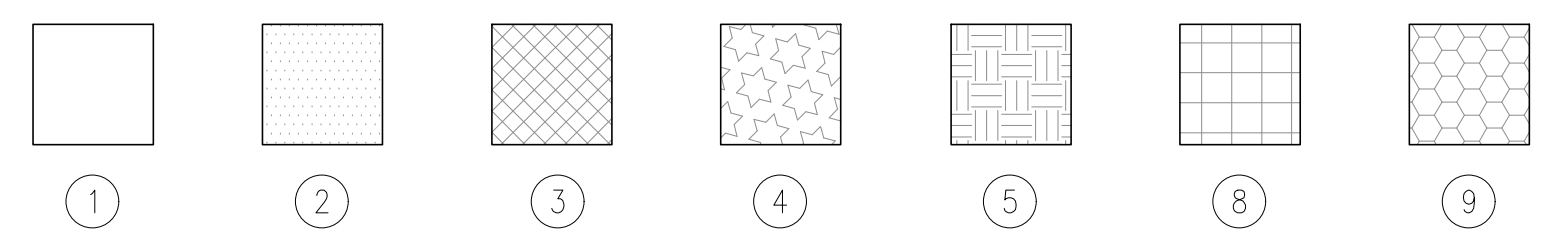
## GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

## COLOR SCHED. - ELEVATIONS

- |   |                        |   |
|---|------------------------|---|
| 1 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7005 PURE WHITE           |
| 2 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7042 SHOJI WHITE          |
| 3 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7044 AMAZING GRAY         |
| 4 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 6158 SAWDUST              |
| 5 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7604 SMOKEY BLUE          |
| 6 | MULLIONS               | COLOR_CLEAR ANODIZED MULLIONS                             |
| 7 | GLAZING                | COLOR_MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING          |
| 8 | METAL CANOPY           | PAINT BRAND_SW 7663 MONORAIL SILVER                       |
| 9 | WOOD SIDING            | NICHICHA VINTAGE WOOD FIBER<br>PAINT BRAND_CEMENT - CEDAR |

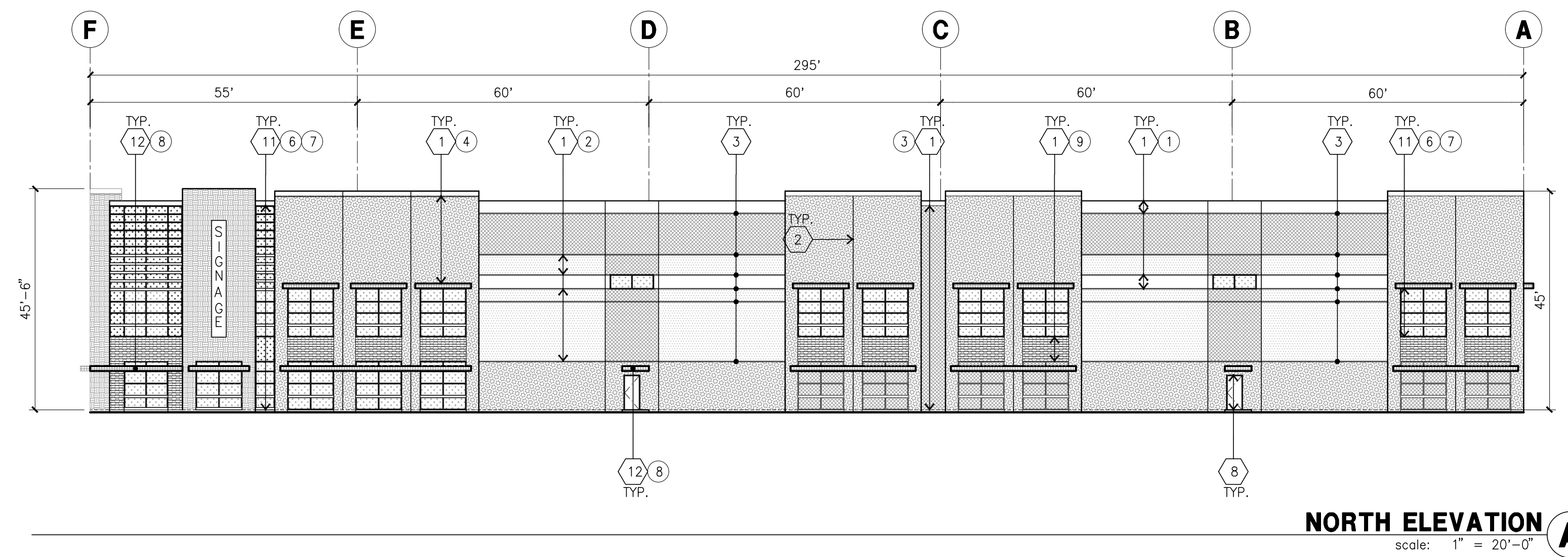
## PAINT AND MATERIAL LEGEND



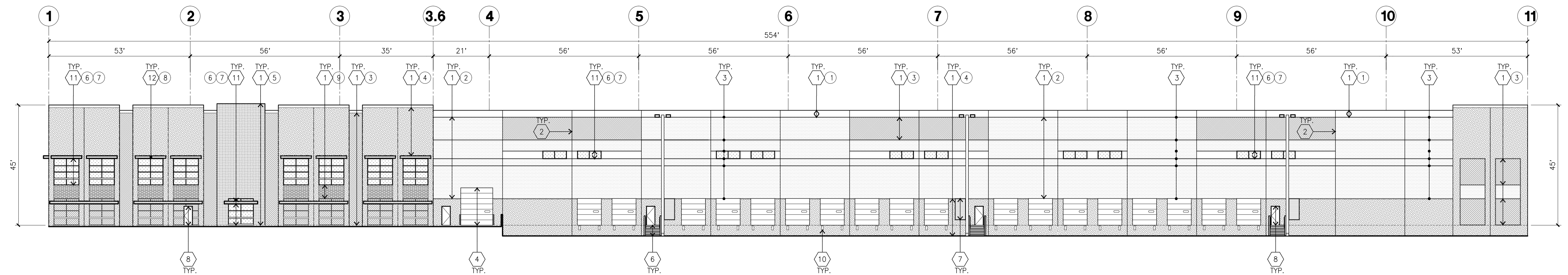
## GLAZING LEGEND

- SPANDREL GLASS
- VISION GLASS
- INSULATED VISION GLASS

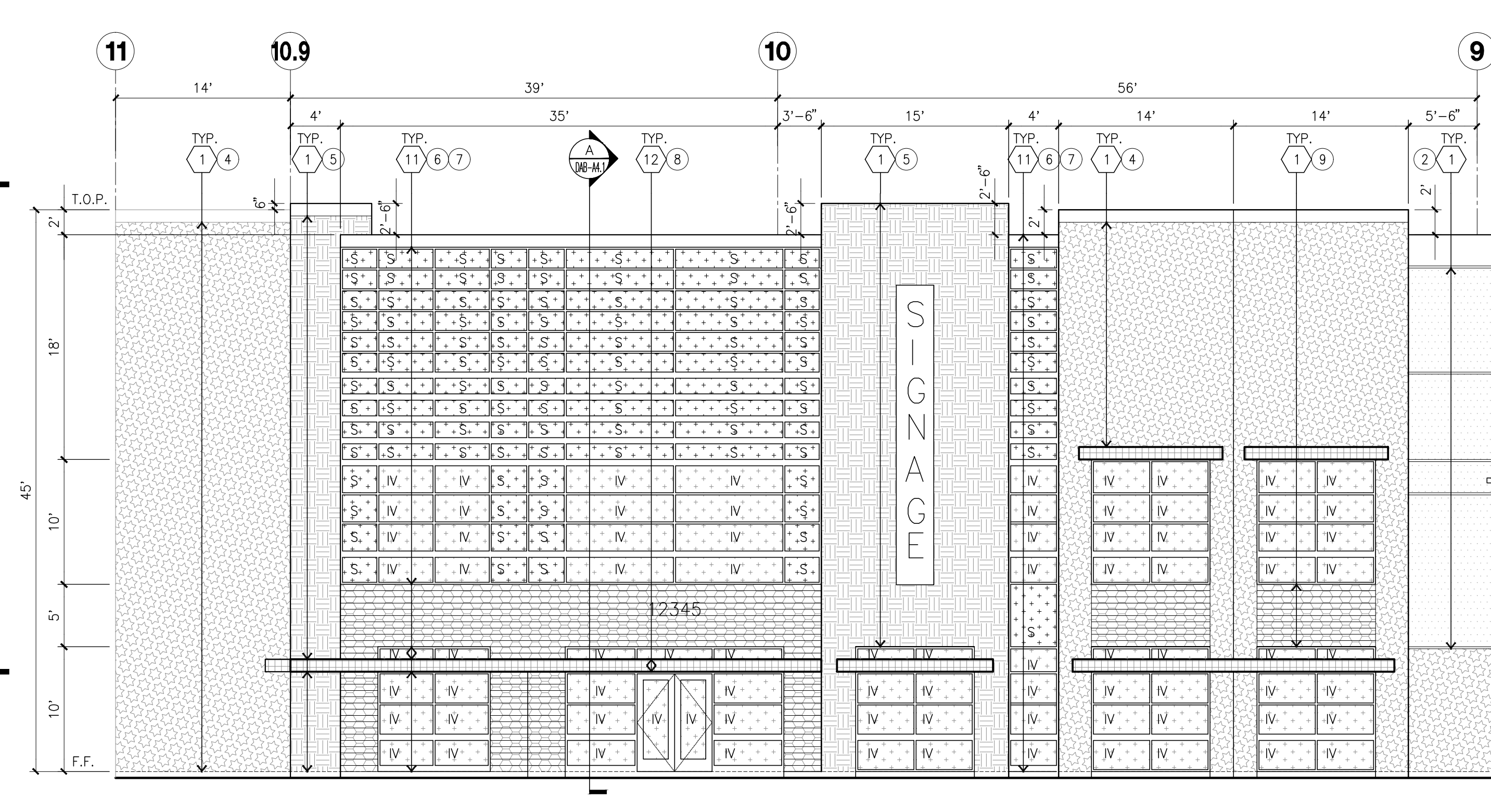
ALL GLAZING TO BE TEMPERED GLASS.



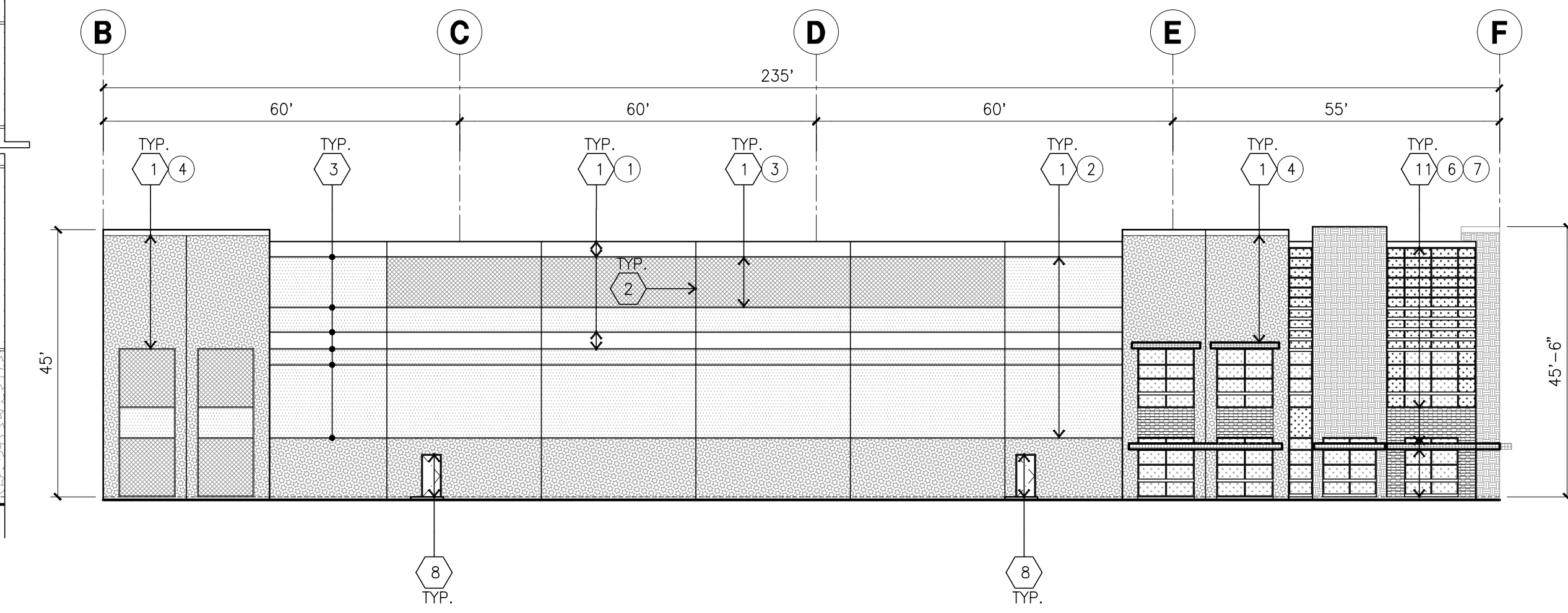
**NORTH ELEVATION**  
scale: 1" = 20'-0"



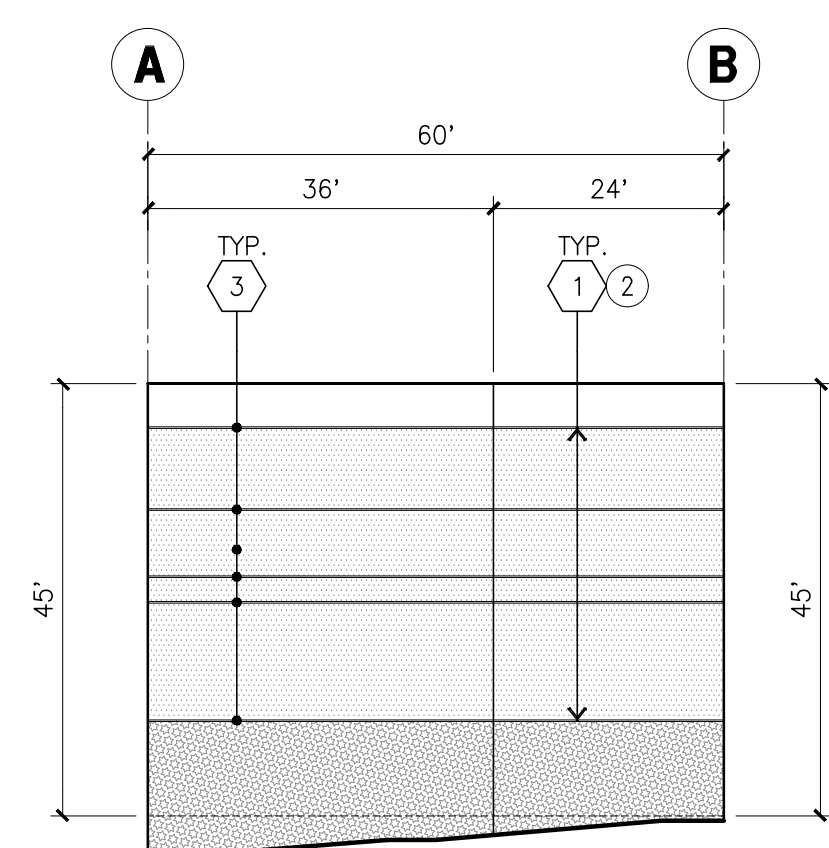
**WEST ELEVATION**  
scale: 1" = 20'-0"



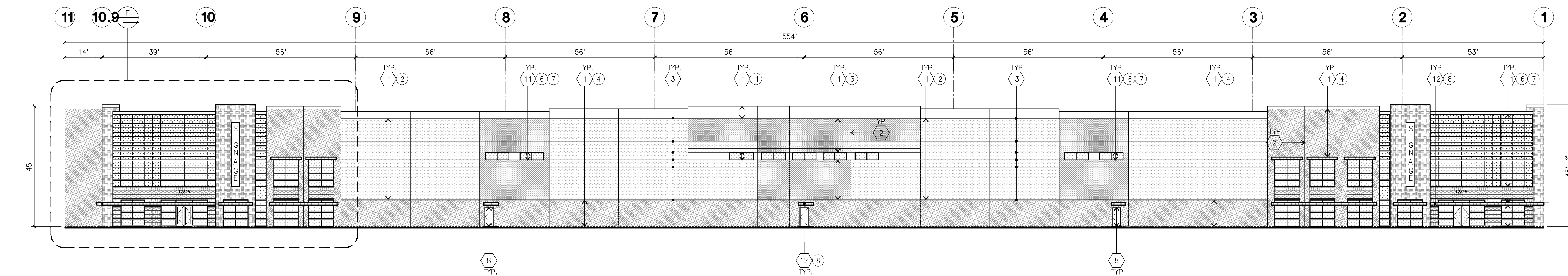
**ENLARGED EAST ELEVATION**  
scale: 1/8" = 1'-0"



**SOUTH ELEVATION**  
scale: 1" = 20'-0"



**NORTHWEST ELEVATION**  
scale: 1" = 20'-0"



**EAST ELEVATION**  
scale: 1" = 20'-0"



hpa, inc.  
18831 bardeen avenue, - ste. #100  
irvine, ca  
92612  
tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com

Owner:

LDC INDUSTRIAL  
REALTY, LLC

555 N. EL CAMINO REAL #4456  
SAN CLEMENTE, CA 92672

Project:

Bay Ave  
& Days St

xxxx  
Moreno Valley, CA xxxxx

Consultants:

CIVIL	THIENES
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	HUNTER
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: ELEVATIONS

Project Number: 20319  
Drawn by: SLM  
Date: 12/9/21  
Revision:

Sheet:

DAB-A3.1

Owner:

**LDC INDUSTRIAL  
REALTY, LLC**

555 N. EL CAMINO REAL #4456  
SAN CLEMENTE, CA 92672

Project:

**Bay Ave  
& Days St**

xxxx  
Moreno Valley, CA xxxxx

Consultants:

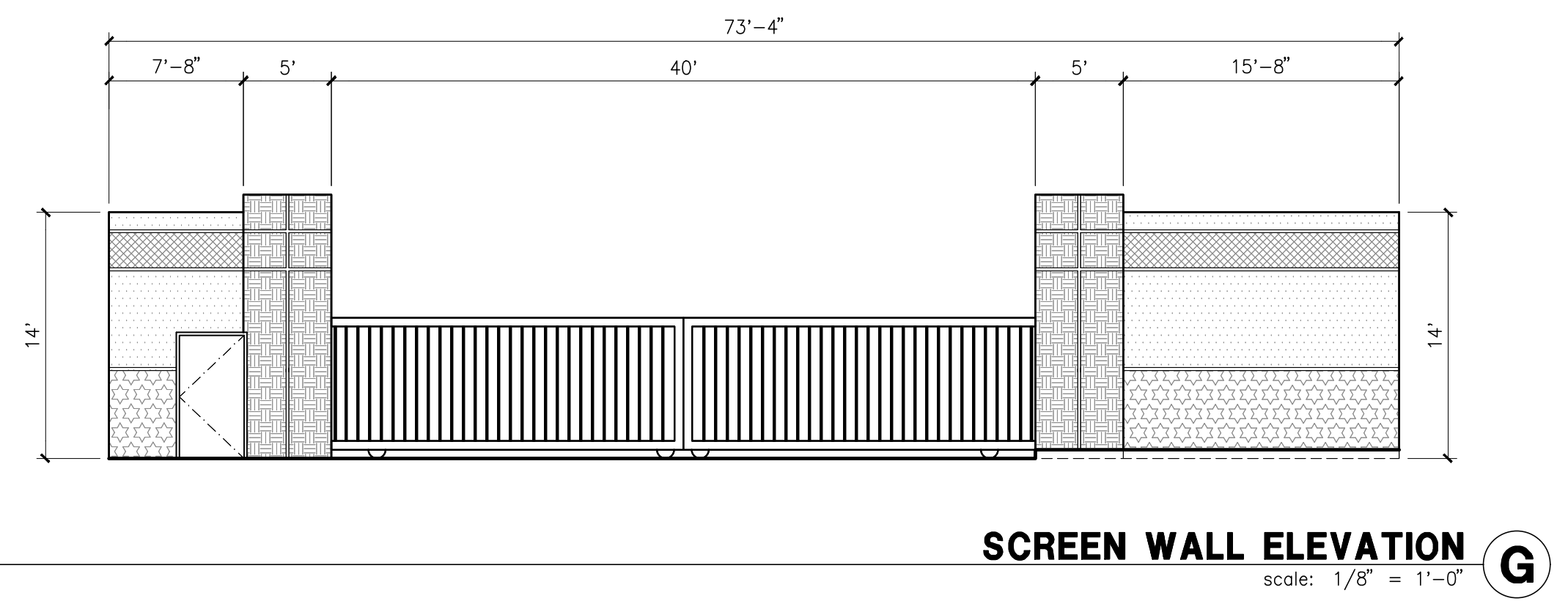
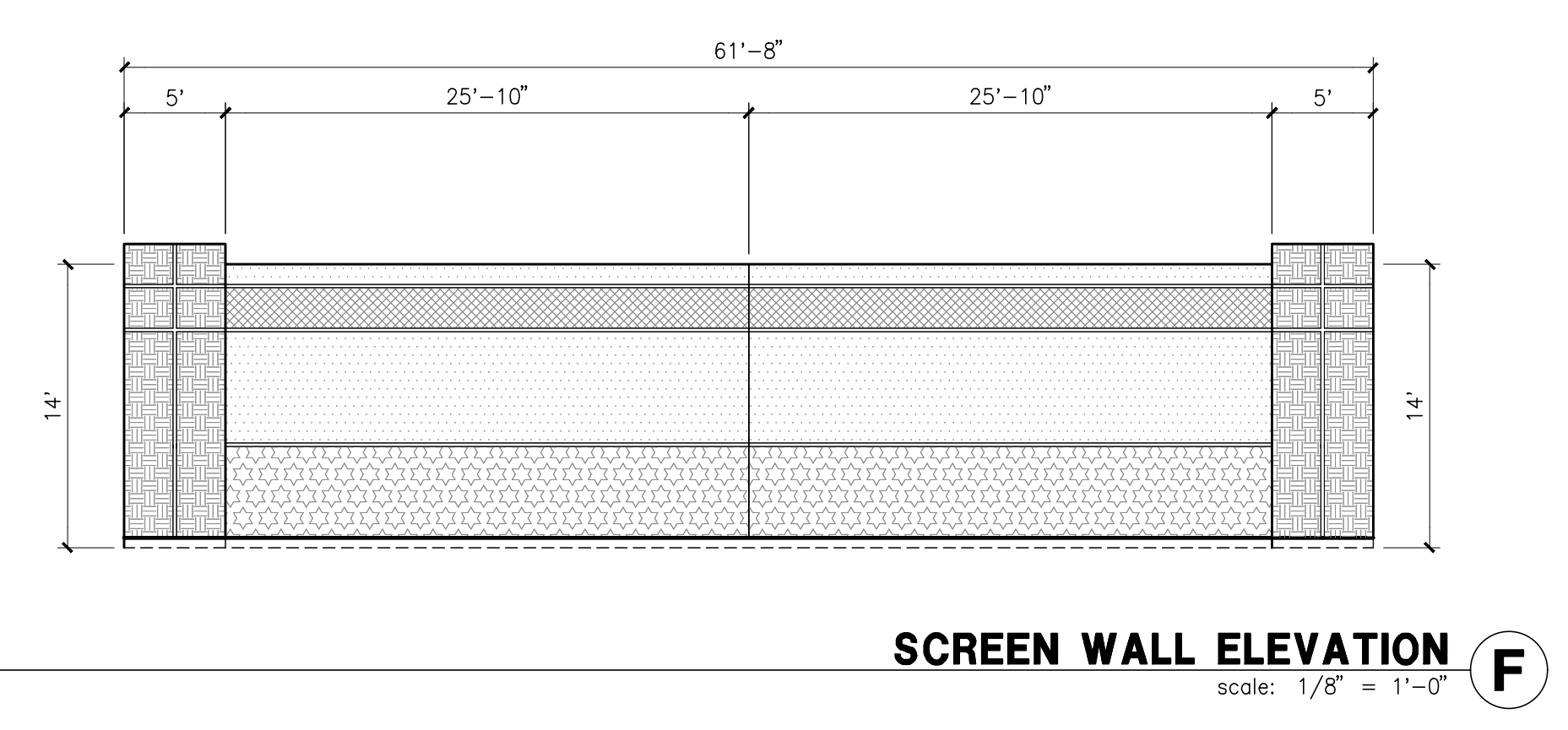
CIVIL	THIENES
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	HUNTER
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SECTION

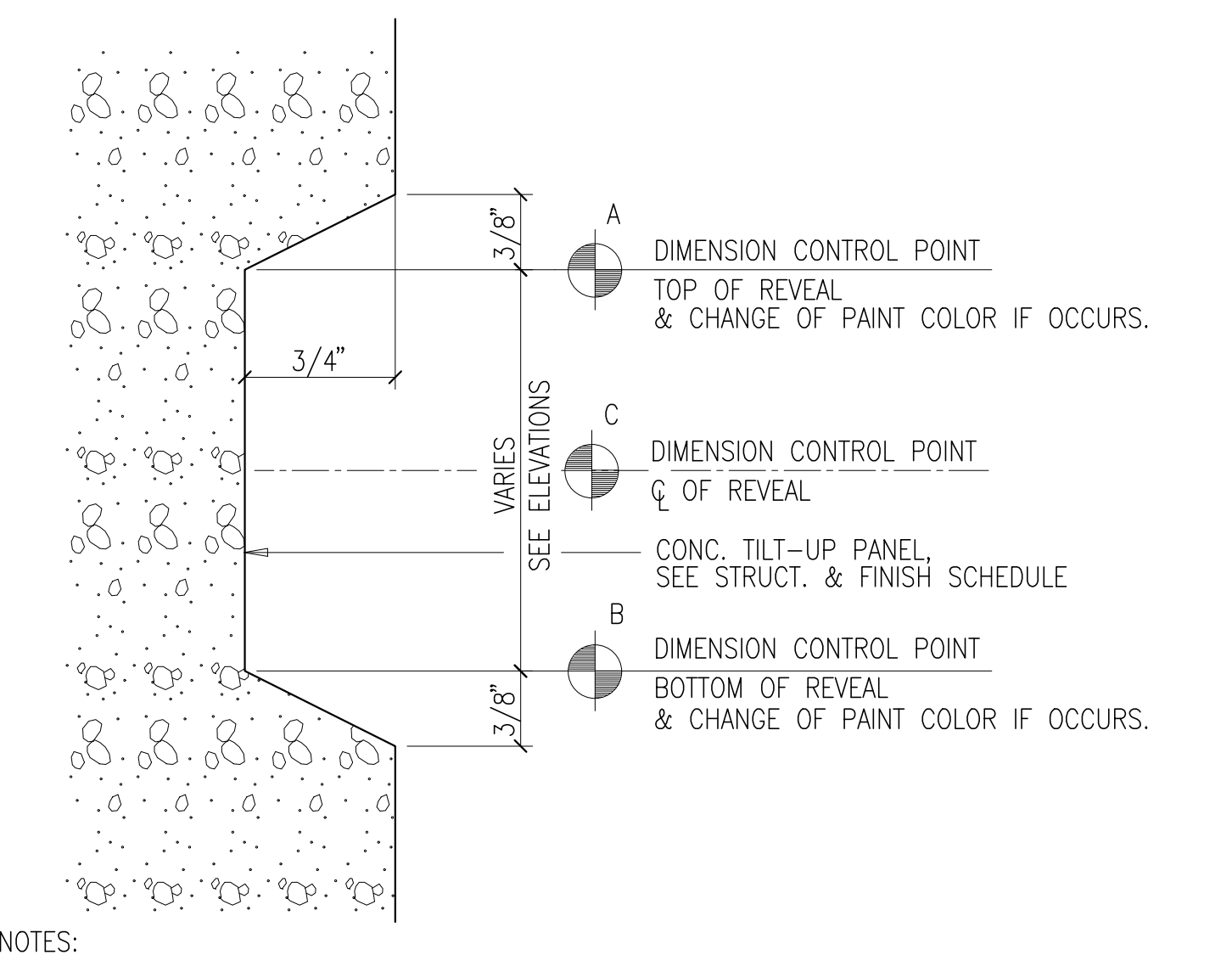
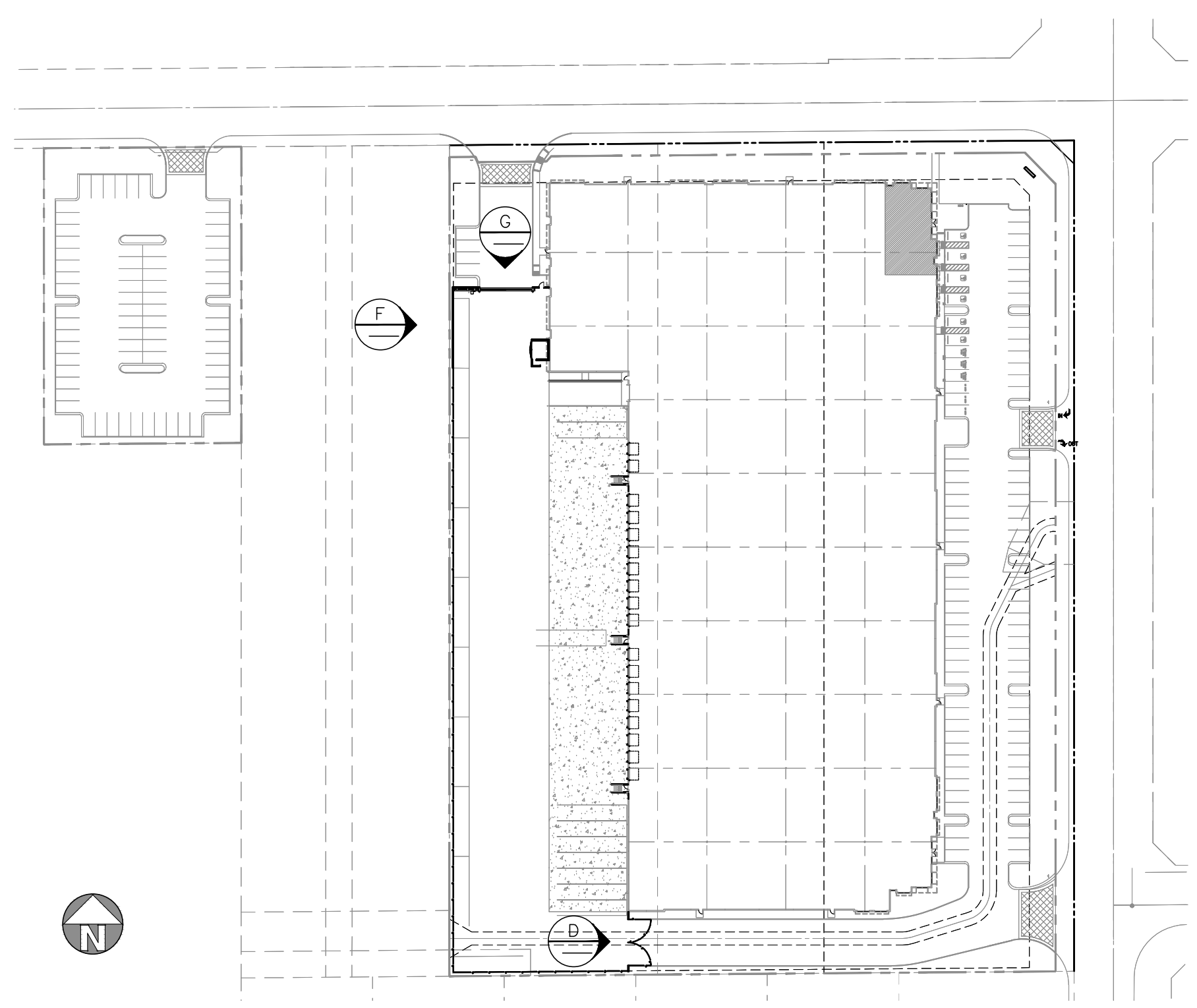
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Drawn by: SLM  
Date: 12/9/21  
Revision:

Sheet:

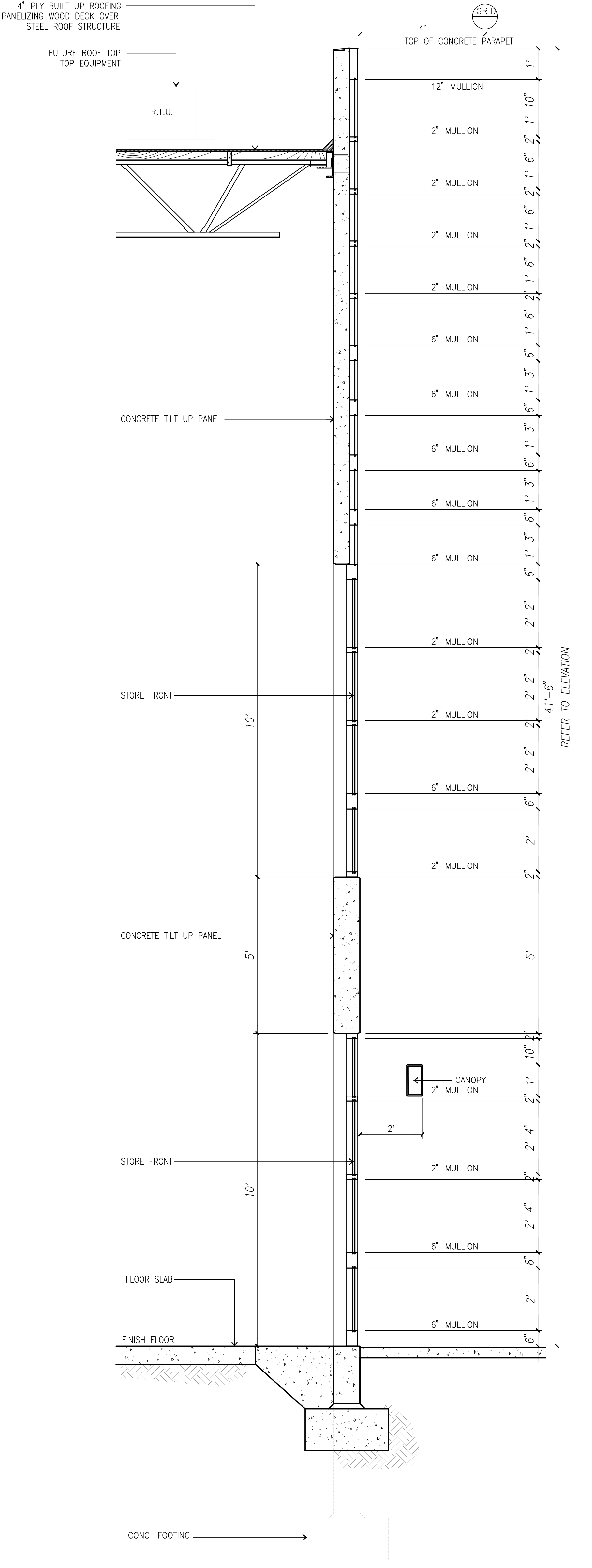
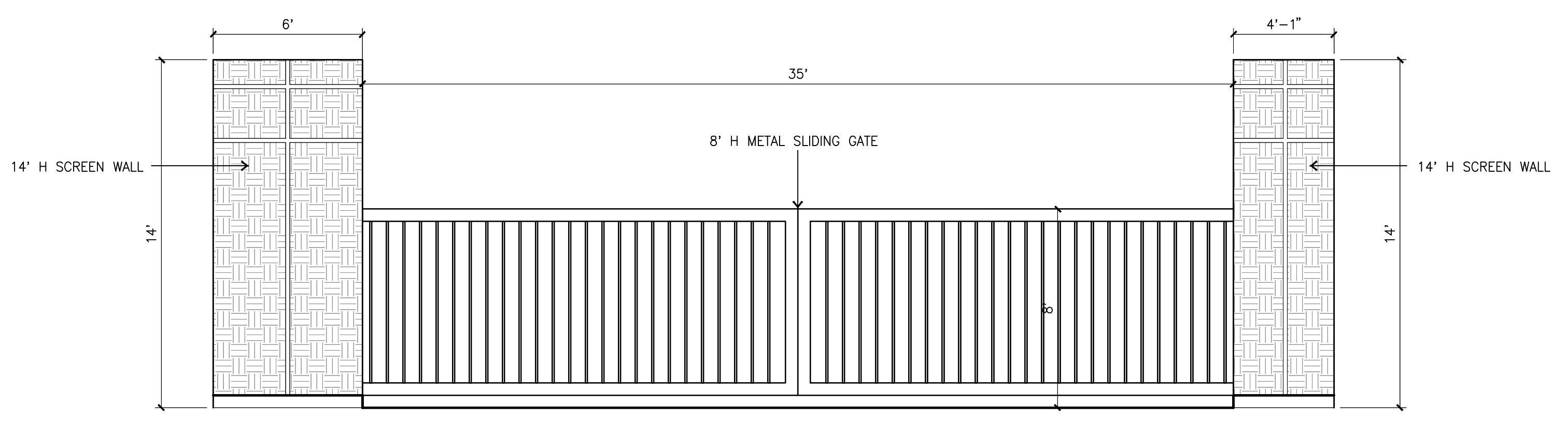
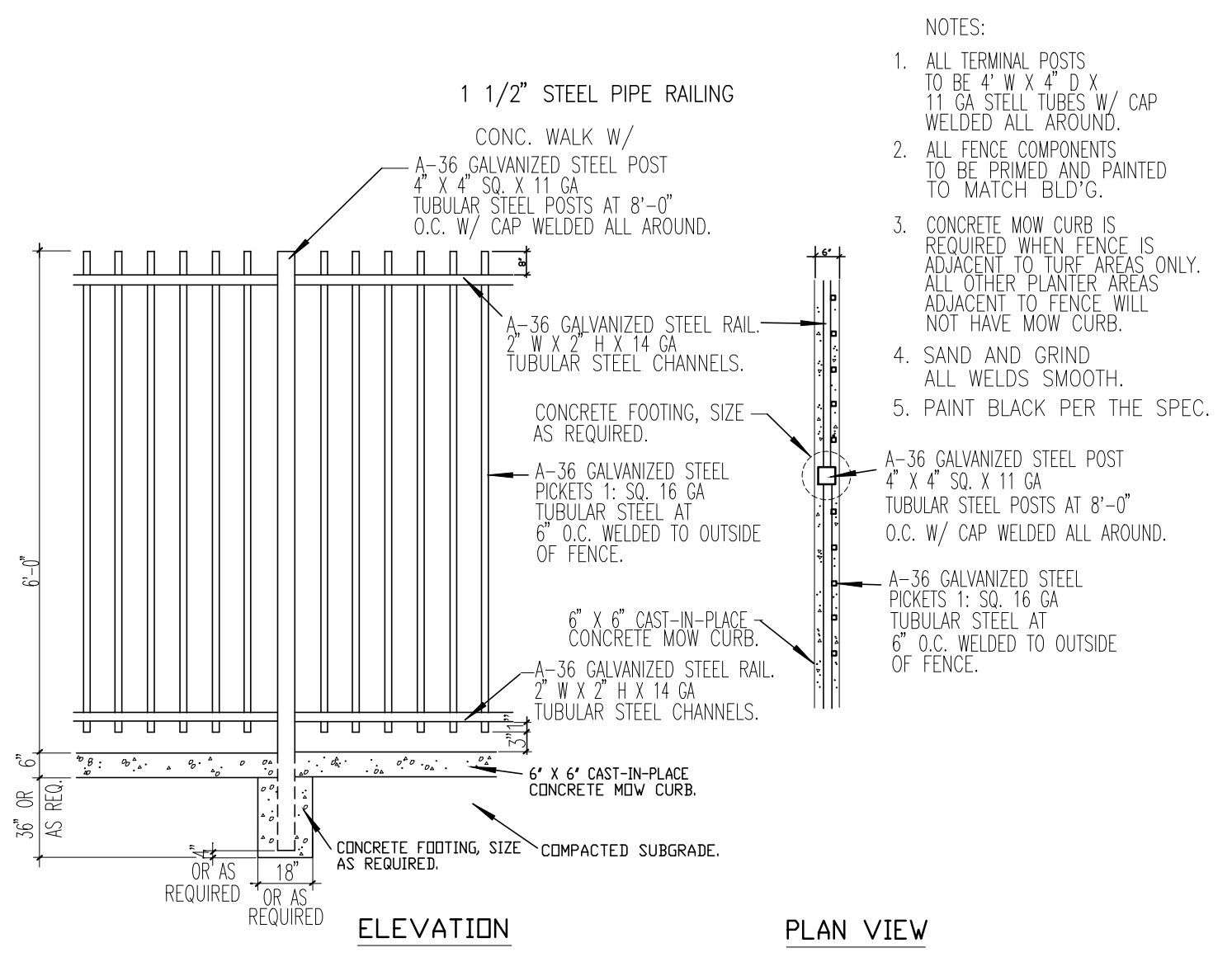
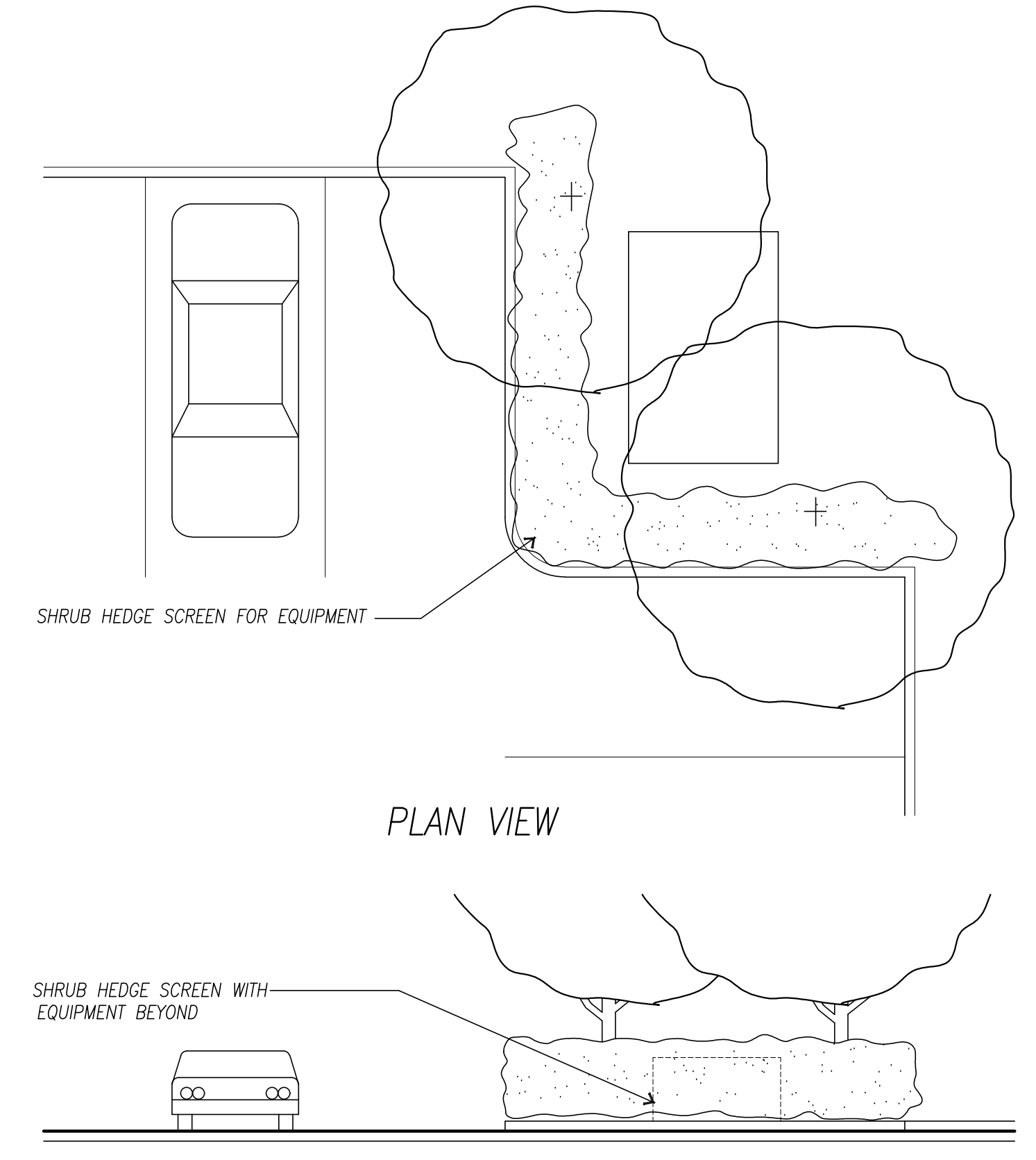
**DAB-A4.1**



**KEYMAP**



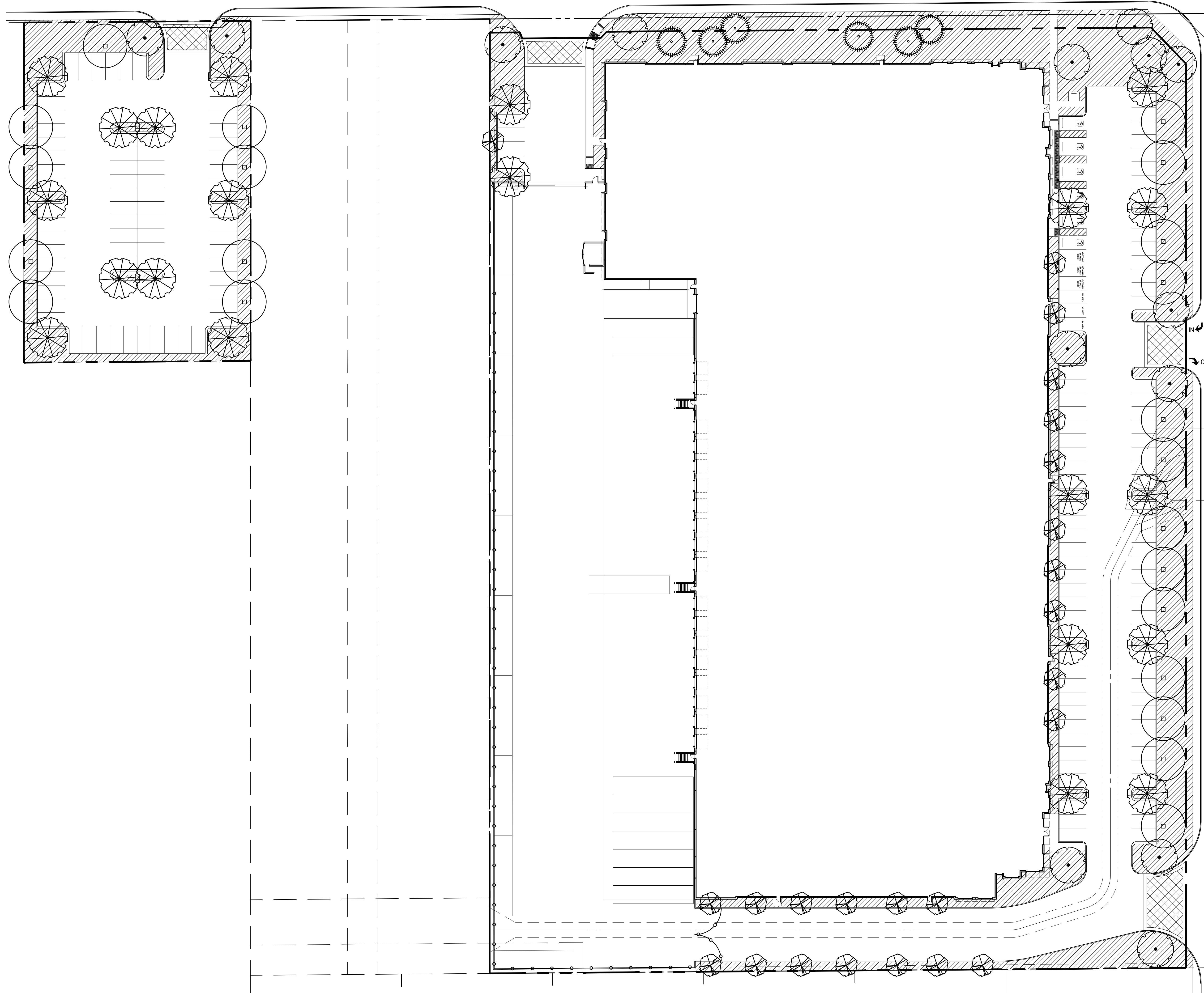
- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR; SEE WALL SECTIONS.
  2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"



**DAB-A4.1**



BAY AVE



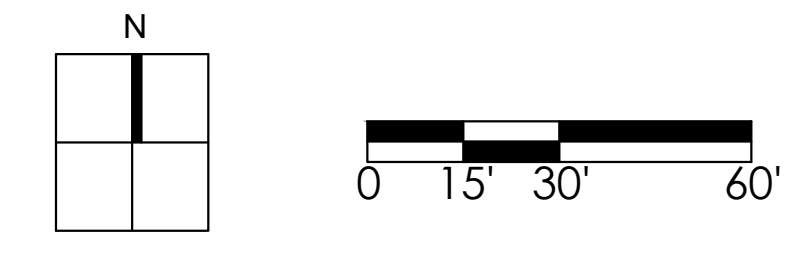
DAY STREET

PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Chionochloa linearis</i> Desert Willow	24" Box	6	L	Multi
	<i>Chionochloa lasiocarpa</i> Chionochloa	24" Box	21	L	Standard
	<i>Olea europaea</i> Olive	48" Box	14	L	Multi
	<i>Zizyphus spina-christi</i> African Sumac	24" Box	22	L	Standard
	<i>Tibouchina confertifolia</i> Brisbane Box	15 Gal	24	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	<i>Adiantum</i> species Century Plant	5 Gal	30	L	
	<i>Artemisia tridentata</i> Sagebrush	5 Gal	24	M	3' O.C.
	<i>Baccharis pinnatifida</i> Coyote Bush	5 Gal	85	L	2' from handicapped
	<i>Callispermum littorale</i> Dwarf Bottle Brush	5 Gal	1140	M	2' from handicapped
	<i>Cassia angustifolia</i> Silverleaf Cassia	5 Gal	250	L	2' from handicapped
	<i>Ficus virens</i> Fountain Lily	5 Gal	640	M	3' O.C.
	<i>Heliotropium arborescens</i> Toyon	5 Gal	107	M	2' from handicapped
	<i>Lantana camara</i> Texas Privet	5 Gal	459	M	2' from handicapped
	<i>Mahoea</i> species Deer Grass	5 Gal	195	M	2' from handicapped
	<i>Pisonotum</i> species Variegated Mock Orange	5 Gal	52	M	2' from handicapped
	<i>Salvia c. Allen Chickering</i> Allen Chickering Sage	5 Gal	39	L	2' from handicapped
	<i>Salvia argentea</i> Autumn Sage	5 Gal	351	L	2' from handicapped
	<i>Salvia leucantha</i> Mexican Sage	5 Gal	159	L	2' from handicapped
	<i>Westringia frutescens</i> Coast Rosemary	5 Gal	407	L	2' from handicapped

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Anacardium occidentale</i> Low Boy	1 Gal	8" O.C.	L	
	<i>Caribaea microcarpa</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hemerocallis hybrid</i> Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lantana camara</i> Gold Mound	1 Gal	36" O.C.	L	
	<i>Solanum elaeagnifolium</i> Red Flower Carpet Plant	1 Gal	30" O.C.	L	
	<i>Rosmarinus officinalis</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Sesuvium portulacastrum</i> Autumn Moore Grass	1 Gal	18" O.C.	L	

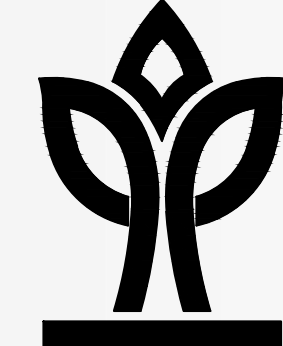


Bay Ave and Day Street

21-152  
10.27.21  
12.08.21

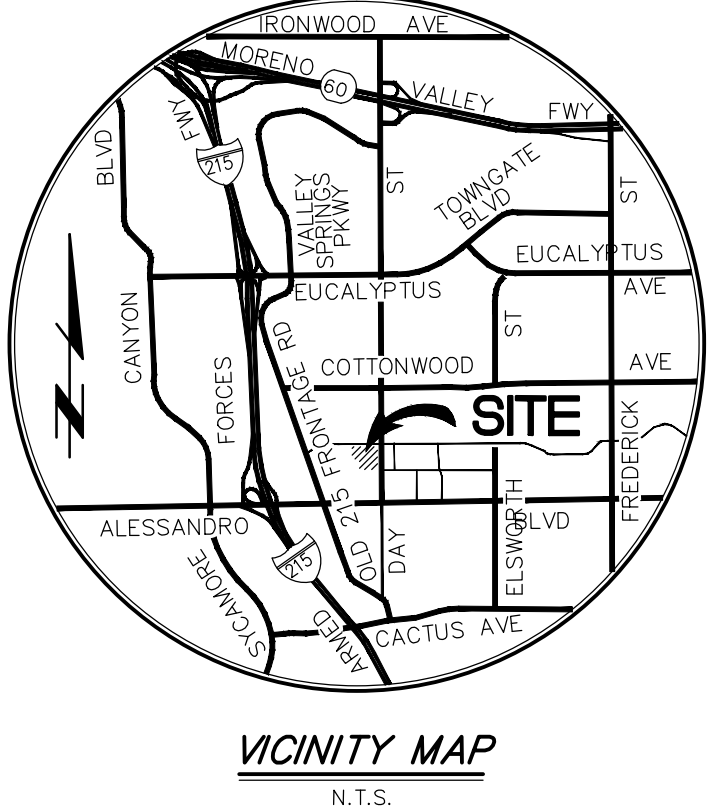
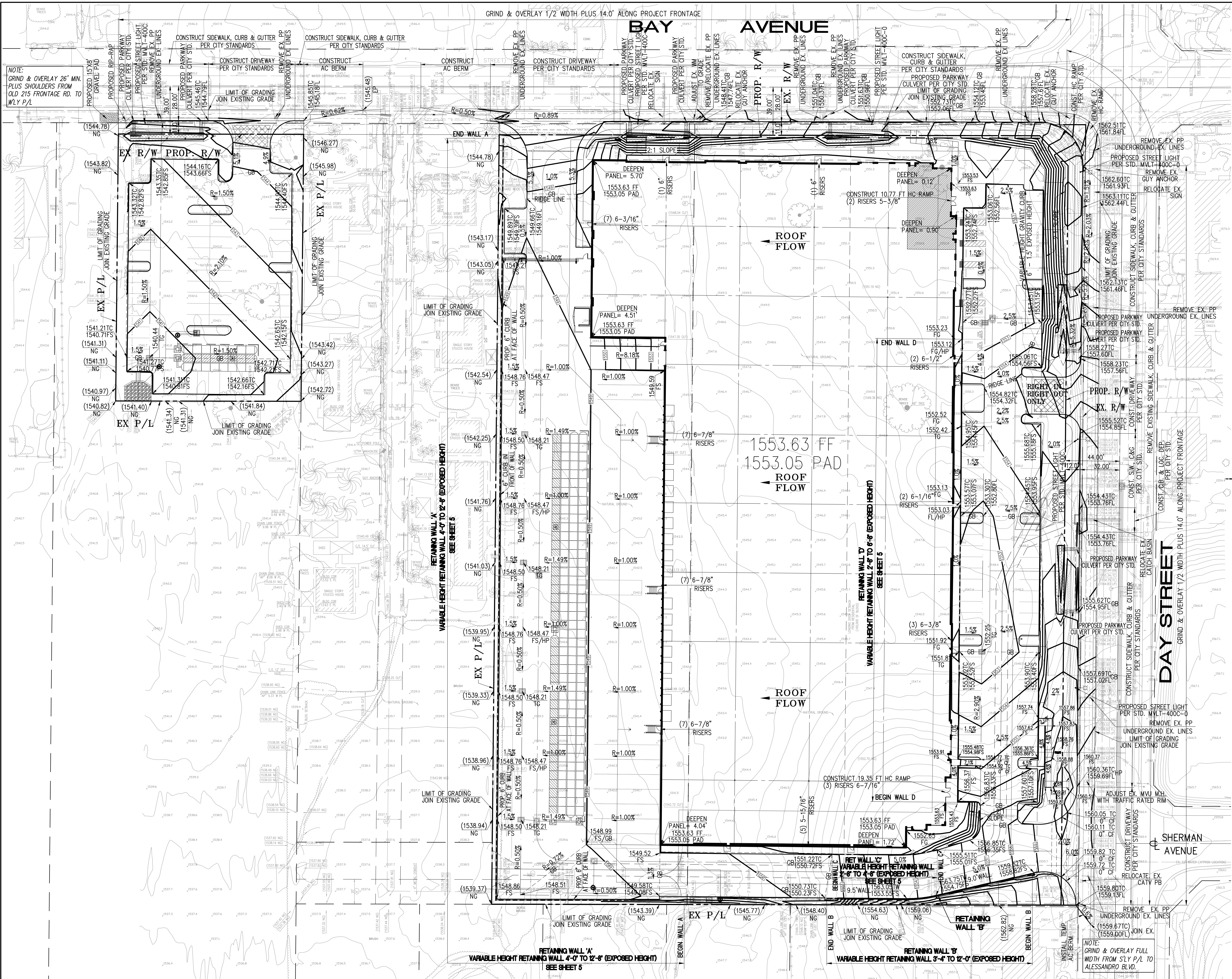
LDC

Moreno Valley, California



HUNTER LANDSCAPE

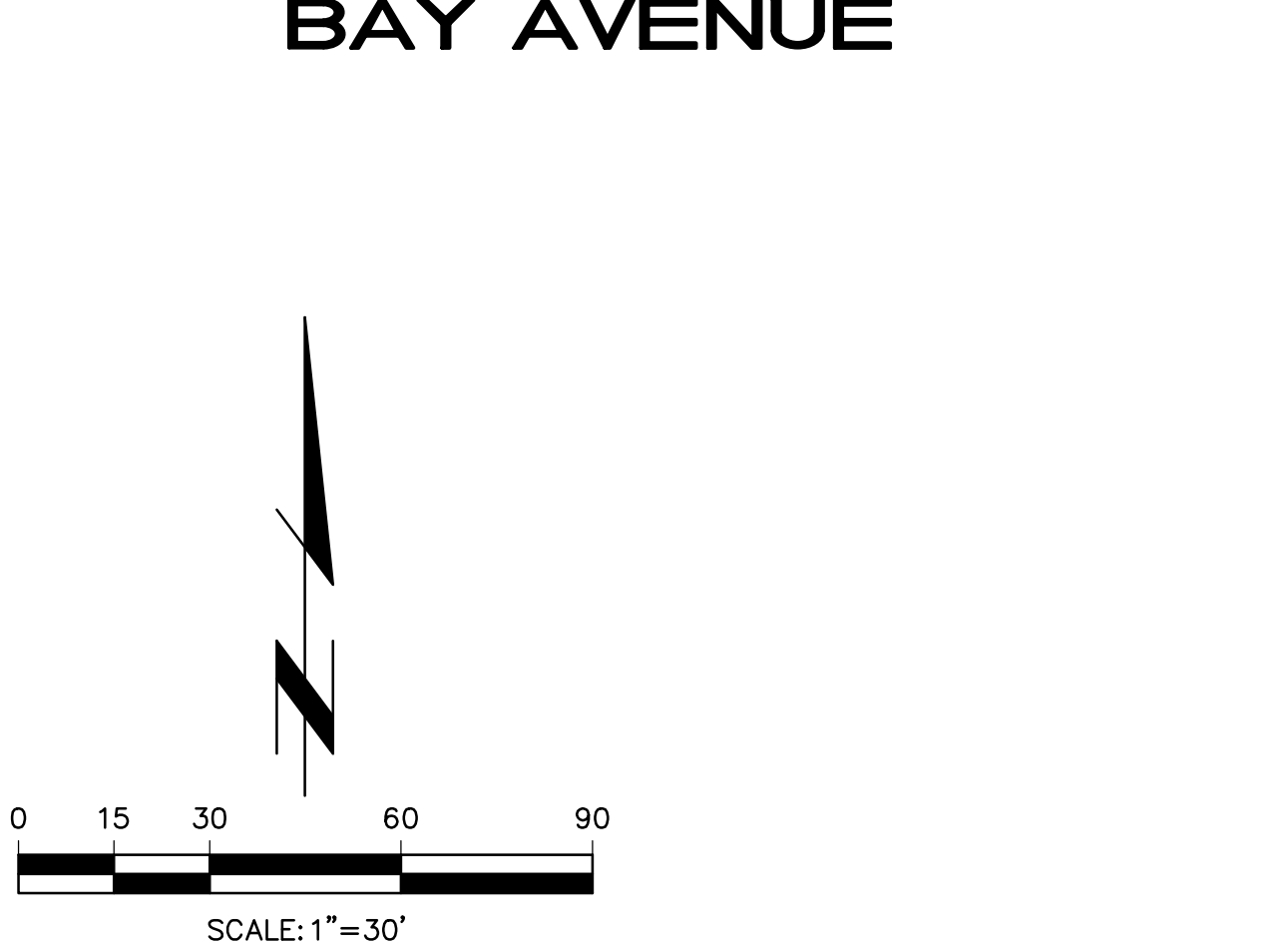
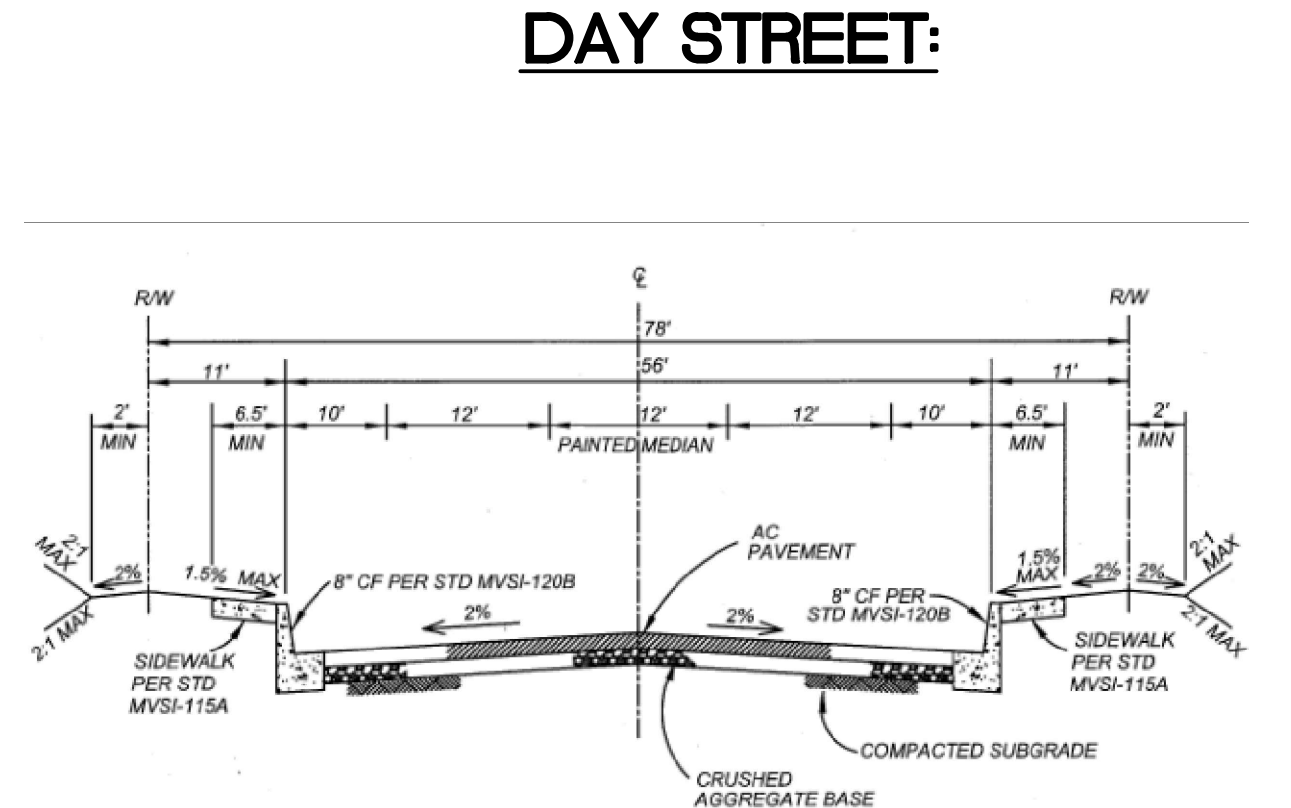
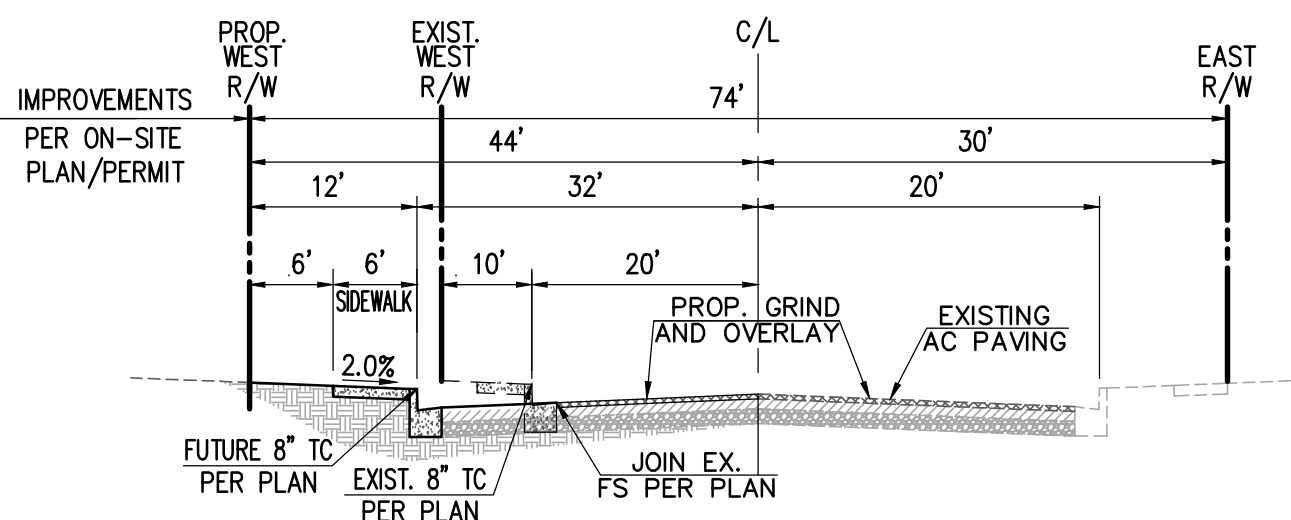
711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408



**EARTHWORK BALANCE CALCULATIONS**  
BAY AND DAY

PROJECT: 3930

K. SITE AREA:	422,015 SF
L. SUBSIDENCE FACTOR:	0.125
M. SHRINKAGE FACTOR:	10.0 %
N. SITE STRIPPING FACTOR:	0.10
O. OVEREXCAVATION:	38,815.00 CY
A. CALCULATED CUT:	4,602 CY
B. FOOTING AND UTILITY SPOILS:	1,945 CY
B1. UNDERGROUND STORAGE:	2,100 CY
C. TOTAL CUT: (A+B):	10,223 CY
D. CALCULATED FILL:	51,345 CY
E. LIGHT PAVING FILL:	- CY
F. SUBSIDENCE: (LxK)/27=	1,954 CY
G. SHRINKAGE: (M/100)C=	1,022 CY
H. SITE STRIPPING:	1,563
I. OVEREXCAVATION SHRINKAGE:	3,682 CY
J. TOTAL FILL: (D+E+F+G+H)=	59,566 CY
K. TOTAL (IMPORT) OR EXPORT:	(49,343) CY



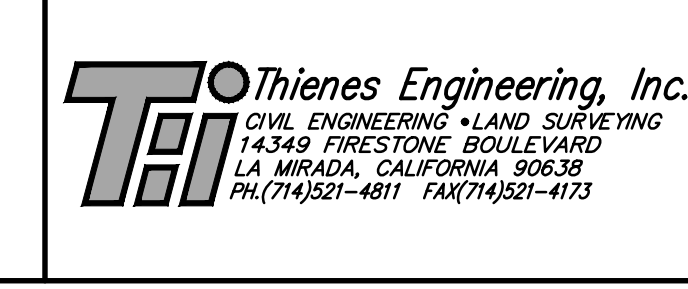
**CITY OF MORENO VALLEY**  
PUBLIC WORKS DEPARTMENT

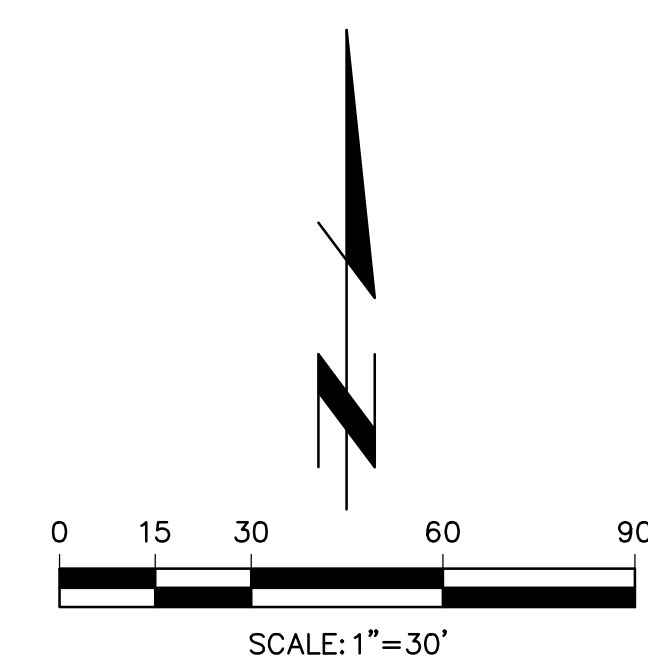
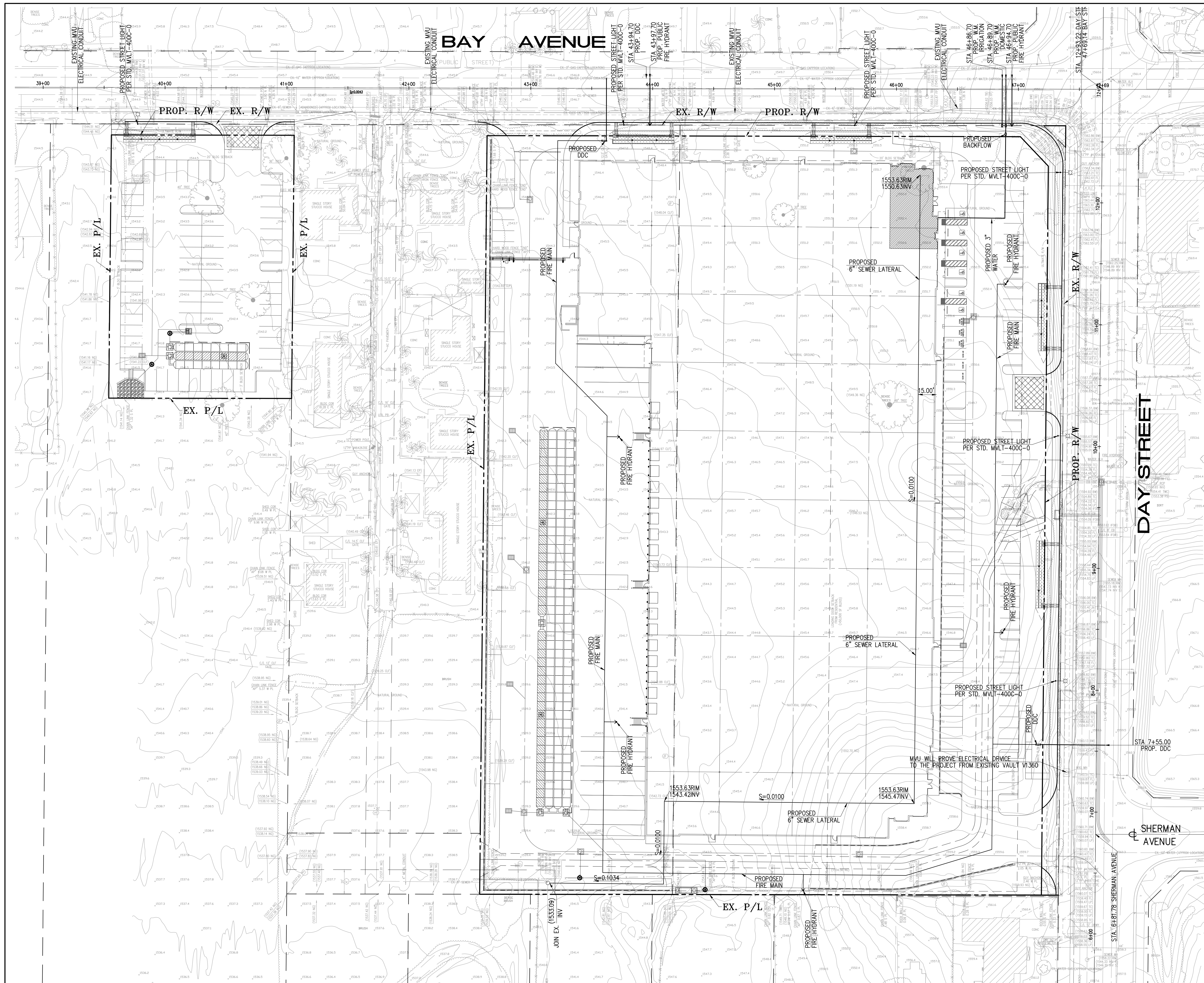
**CONCEPTUAL GRADING PLAN**  
BAY AVENUE AND DAY STREET

3930 / 1 OF 5 SHEETS

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E.
Designed by _____	Date _____	
Checked by _____	Date _____	

Sheet 1 of 5 Sheets





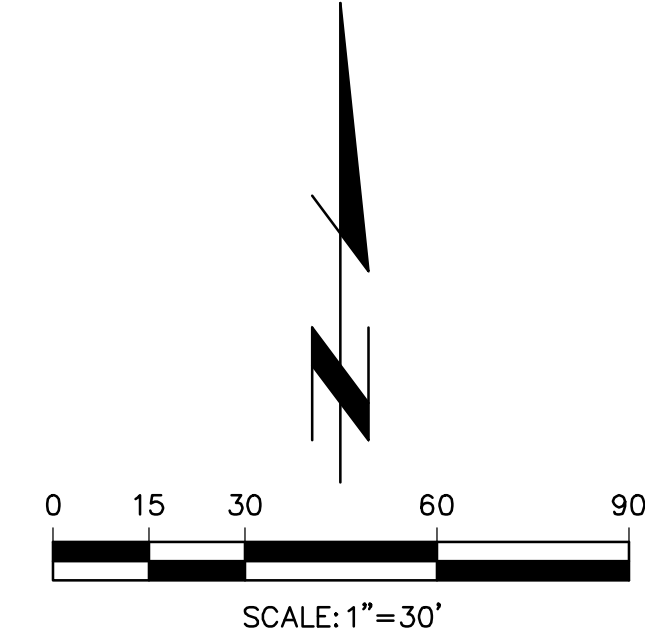
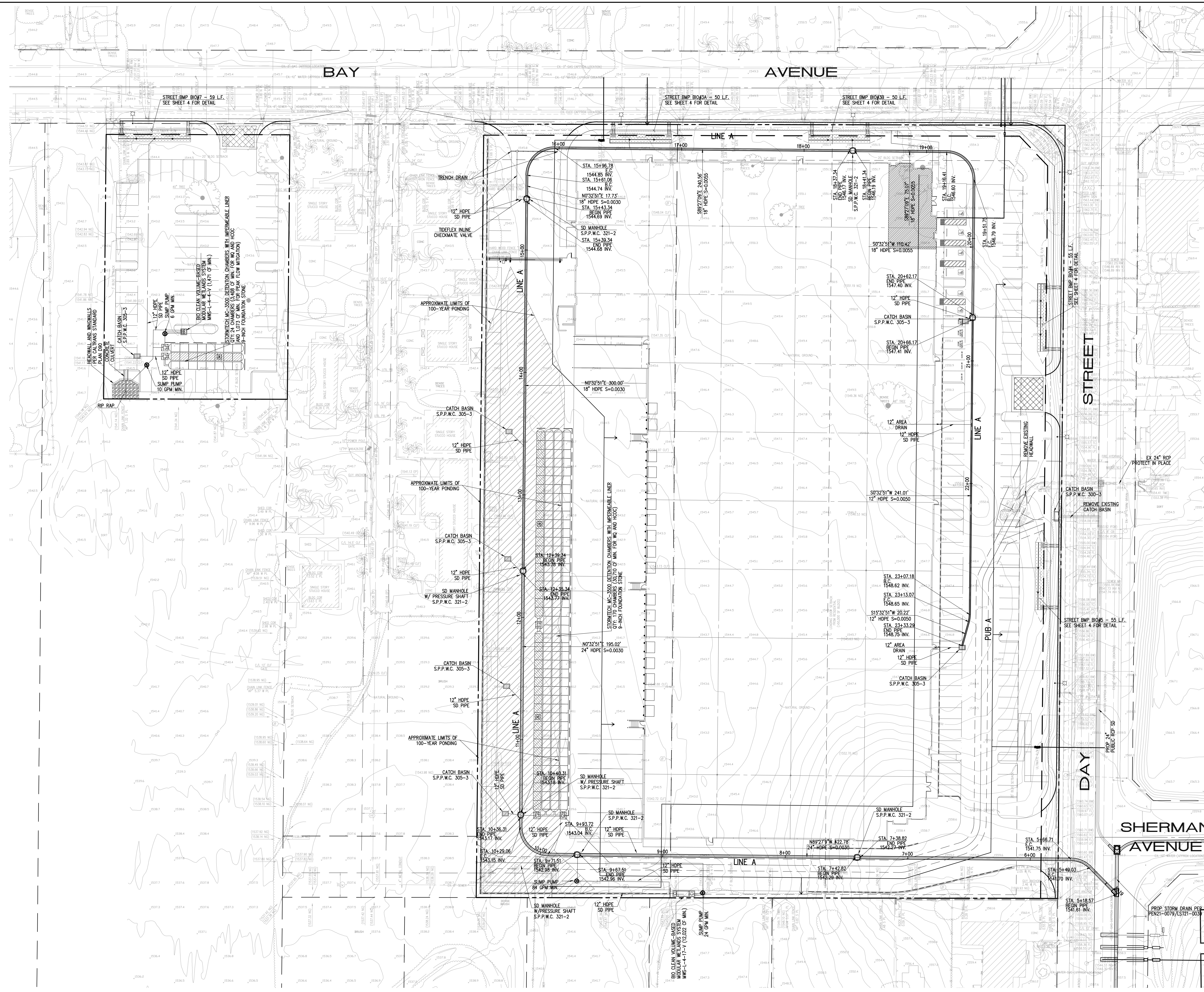
CITY OF MORENO VALLEY  
PUBLIC WORKS DEPARTMENT  
**CONCEPTUAL UTILITY PLAN**  
BAY AVENUE AND DAY STREET

Designed by _____ Date _____ Checked by _____ Date _____ Designed by _____ Date _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director R.C.E. Sheet <b>2</b> of <b>5</b> Sheets
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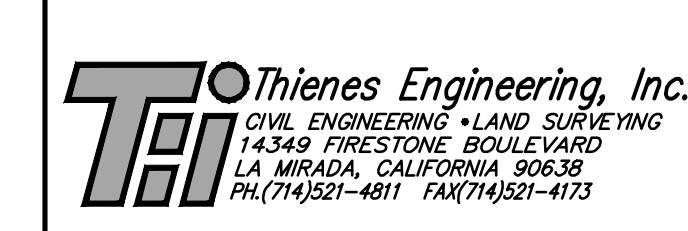
3930 / 2 OF 5 SHEETS

Last Update: 12/23/21  
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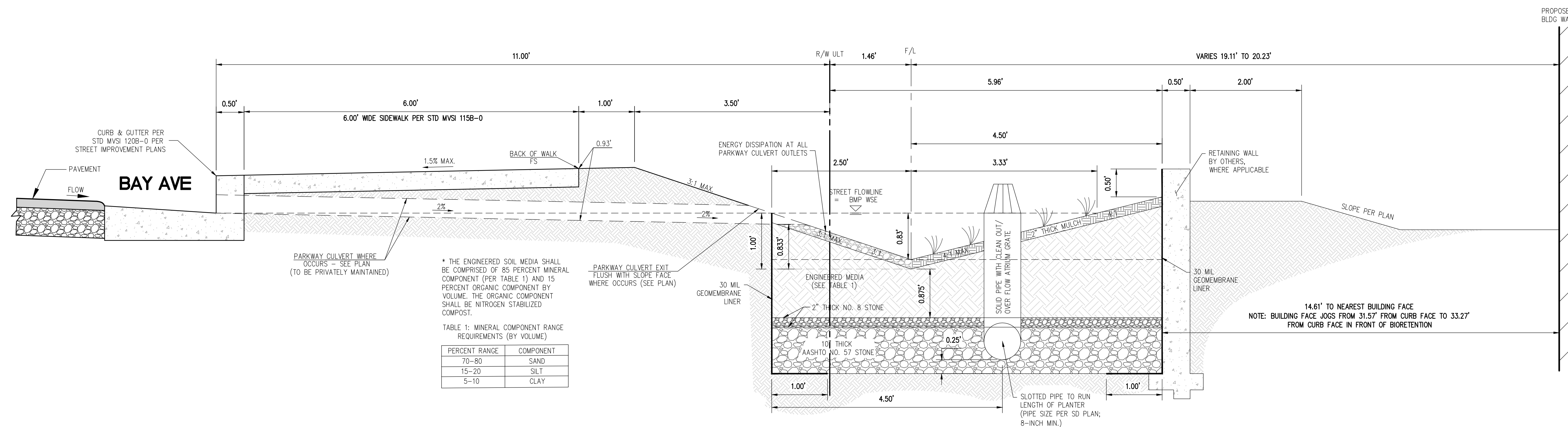
**CITY OF MORENO VALLEY**  
 PUBLIC WORKS DEPARTMENT  
**CONCEPTUAL STORM DRAIN PLAN**  
**BAY AVENUE AND DAY STREET**

Designed by _____	Aproved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E.
Designed by _____		
Checked by _____		
Date _____	Sheet <b>3</b> of <b>5</b> Sheets	



Last Update: 12/23/21  
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3930/3 OF 5 SHEETS

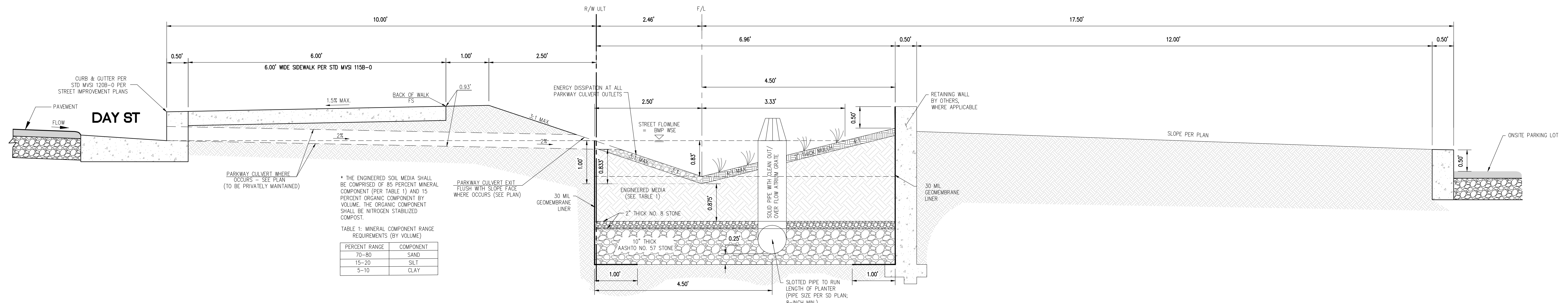


\* THE ENGINEERED SOIL MEDIA SHALL BE COMPRISED OF 85 PERCENT MINERAL COMPONENT (PER TABLE 1) AND 15 PERCENT ORGANIC COMPONENT BY VOLUME. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST.

TABLE 1: MINERAL COMPONENT RANGE REQUIREMENTS (BY VOLUME)

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

**STREET BMP - BAY AVE BIORETENTION #3A (WEST), #3B (EAST) AND #7**  
**LENGTH = 50 LF**



\* THE ENGINEERED SOIL MEDIA SHALL BE COMPRISED OF 85 PERCENT MINERAL COMPONENT (PER TABLE 1) AND 15 PERCENT ORGANIC COMPONENT BY VOLUME. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST.

TABLE 1: MINERAL COMPONENT RANGE REQUIREMENTS (BY VOLUME)

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

**STREET BMP - DAY ST BIORETENTION #4 (NORTH) AND #5 (SOUTH)**  
**LENGTH = 55 LF**

Last Update: 12/23/21  
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**CITY OF MORENO VALLEY**  
 PUBLIC WORKS DEPARTMENT

**CONCEPTUAL BMP DETAILS**  
 BAY AVENUE AND DAY STREET

Designed by _____	Approved by _____	Date _____
Checked by _____		
Designed by _____	Public Works Director	R.C.E.
Checked by _____		
Date _____	Sheet	4 of 5 Sheets



3930 / 4 OF 5 SHEETS



# TENTATIVE PARCEL MAP NO. 38179

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 34 AND ALL OF LOT 35, BOTH LOTS OF EDMONT NUMBER 2, AS PER MAP RECORDED IN BOOK 12, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs:  
263-230-001  
263-230-003  
263-230-004  
263-230-025

NOTES:  
DATE OF PREPARATION: 5-13-2020  
GROSS ACREAGE: 6.681  
NET ACREAGE: 6.640

## LEGAL DESCRIPTION:

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

LOT 35 OF EDMONT #2 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE EAST ONE-HALF (1/2) OF LOT 34 OF EDMONT #2 AS PER MAP RECORDED IN BOOK 12, PAGE 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

## EXISTING EASEMENTS:

- A RIGHT OF WAY GRANTED TO THE SOUTHERN SIERRAS POWER COMPANY TO ERECT AND MAINTAIN ITS POLES OR OTHER SUPPORTS WITH WIRES AND FIXTURES THEREON ALONG, OVER, ACROSS AND UPON SAID PROPERTY, AS SET OUT IN AN AGREEMENT RECORDED DECEMBER 20, 1926 IN BOOK 698, PAGE 298 OF DEEDS; A LEASE RECORDED DECEMBER 20, 1926 IN BOOK 11, PAGE 450 OF LEASES; A DEED RECORDED DECEMBER 21, 1926 IN BOOK 698, PAGE 313 OF DEEDS OF RIVERSIDE COUNTY, CALIFORNIA; AND A DEED RECORDED DECEMBER 4, 1931 IN BOOK 69, PAGE 67 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH ANY OTHER RIGHTS OF WAY AND EASEMENTS REFERRED TO IN SAID INSTRUMENTS AND AS SHOWN ON PLATS OR MAPS ATTACHED TO AND MADE A PART OF SAID AGREEMENT AND SAID DEEDS.  
(SAID EASEMENTS IN STREETS, BAY AVENUE AND DAY STREET, PLOTTED HEREON AS (1A) )  
(SAID EASEMENTS ALONG LOT LINES OF EDMONT TRACT, WIDTH NOT SPECIFIED, PLOTTED HEREON AS (1B), NO WIRES OBSERVED IN THOSE LOCATIONS)  
SAID ONSITE RIGHTS TO BE QUITCLAIMED OR REDEDICATED VIA SEPARATE INSTRUMENT.
- RIGHTS OF WAY, CONDITIONS, AND RESTRICTIONS, WITH REVERSION OF TITLE UPON VIOLATION THEREOF, AS SET OUT IN A DEED FROM EDMONT RANCH COMPANY, A CORPORATION, RECORDED MAY 27, 1927 IN BOOK 716, PAGE 541 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
(SAID BUILDING RESTRICTION SUPERCEDED BY CURRENT ZONING CODES, NOTHING PLOTTED)  
(SPECIFIC LOCATION OF EASEMENTS FOR PIPES, CONDUITS, POLES AND WIRES NOT DESCRIBED IN DOCUMENT, NOTHING PLOTTED HEREON)
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF EDMONT RANCH COMPANY, A CORPORATION, RECORDED FEBRUARY 09, 1927 AS BOOK 703, PAGE 376 OF DEEDS.  
(SAID BUILDING RESTRICTION SUPERCEDED BY CURRENT ZONING CODES, NOTHING PLOTTED)  
(SPECIFIC LOCATION OF EASEMENTS FOR PIPES, CONDUITS, POLES AND WIRES NOT DESCRIBED IN DOCUMENT, NOTHING PLOTTED HEREON)
- AN EASEMENT FOR PERPETUAL RIGHT OF WAY, RIGHT TO CONSTRUCT MAINTAIN AND OPERATE THEREON OR THEREON DRAINAGE PIPES OR CONDUITS, NECESSARY WATER AND SEWAGE AND INCIDENTAL PURPOSES, IN FAVOR OF BOX SPRINGS MUTUAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 28, 1933 AS BOOK 120, PAGE 490 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT, RECORDED MAY 06, 1964 AS INSTRUMENT NO. 56196 OF OFFICIAL RECORDS. (SAID EASEMENT IS OFFSITE)
- AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT, RECORDED MAY 06, 1964 AS INSTRUMENT NO. 56197 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PERPETUAL AND PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008-0587817 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF MORENO VALLEY, RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008-0587818 OF OFFICIAL RECORDS. (SAID EASEMENT TO BE ABANDONED ON THE MAP)
- AN EASEMENT FOR PONDING AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF MORENO VALLEY, RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008-0587819 OF OFFICIAL RECORDS. (SAID EASEMENT TO BE ABANDONED ON THE MAP)

## PROPOSED EASEMENTS:

- 3' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE THE CITY OF MORENO VALLEY, TO BE DEDICATED ON THE FINAL MAP.
- 14' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO THE THE CITY OF MORENO VALLEY, TO BE DEDICATED ON THE FINAL MAP.

## ZONING:

ZONING INFORMATION:  
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF MORENO VALLEY DEPARTMENT OF ENGINEERING / MAPPING)

- ZONING FOR ENTIRE SITE: BP - BUSINESS PARK/LIGHT INDUSTRIAL  
GENERAL PLAN DESIGNATION: L1 - INDUSTRIAL/BUSINESS PARK  
ZONING DESIGNATION:

LINE #	BEARING	LENGTH
L1	N 89°53'28" W	19.91'
L2	S 21°27'34" E	4.30'
L3	N 89°53'28" W	51.97'
L4	S 44°24'38" W	5.59'

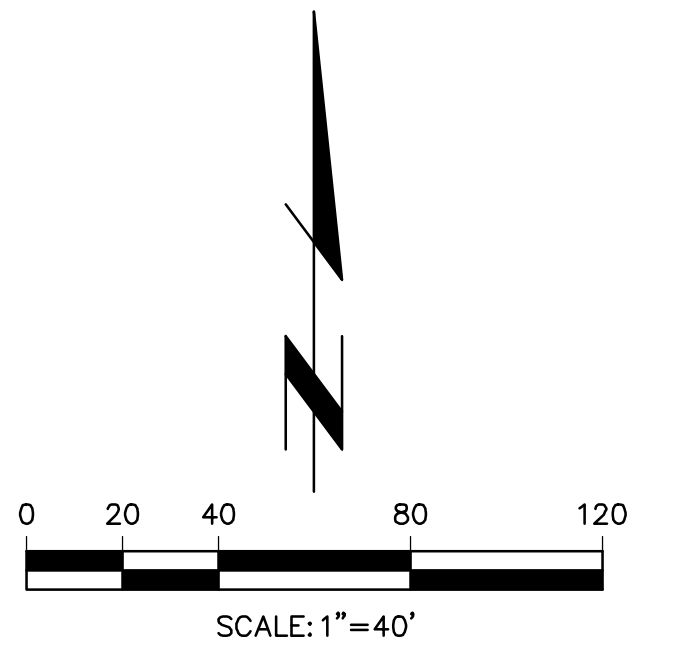
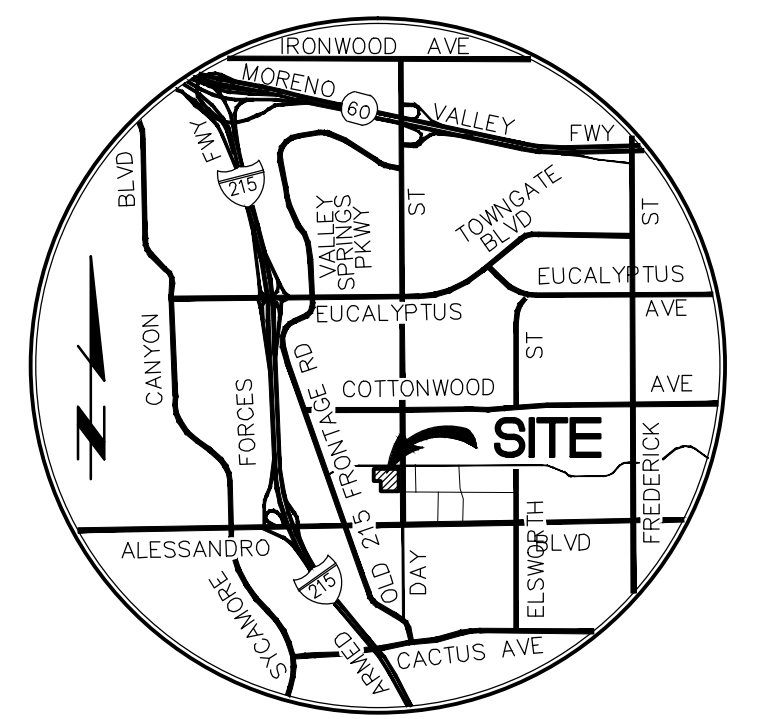
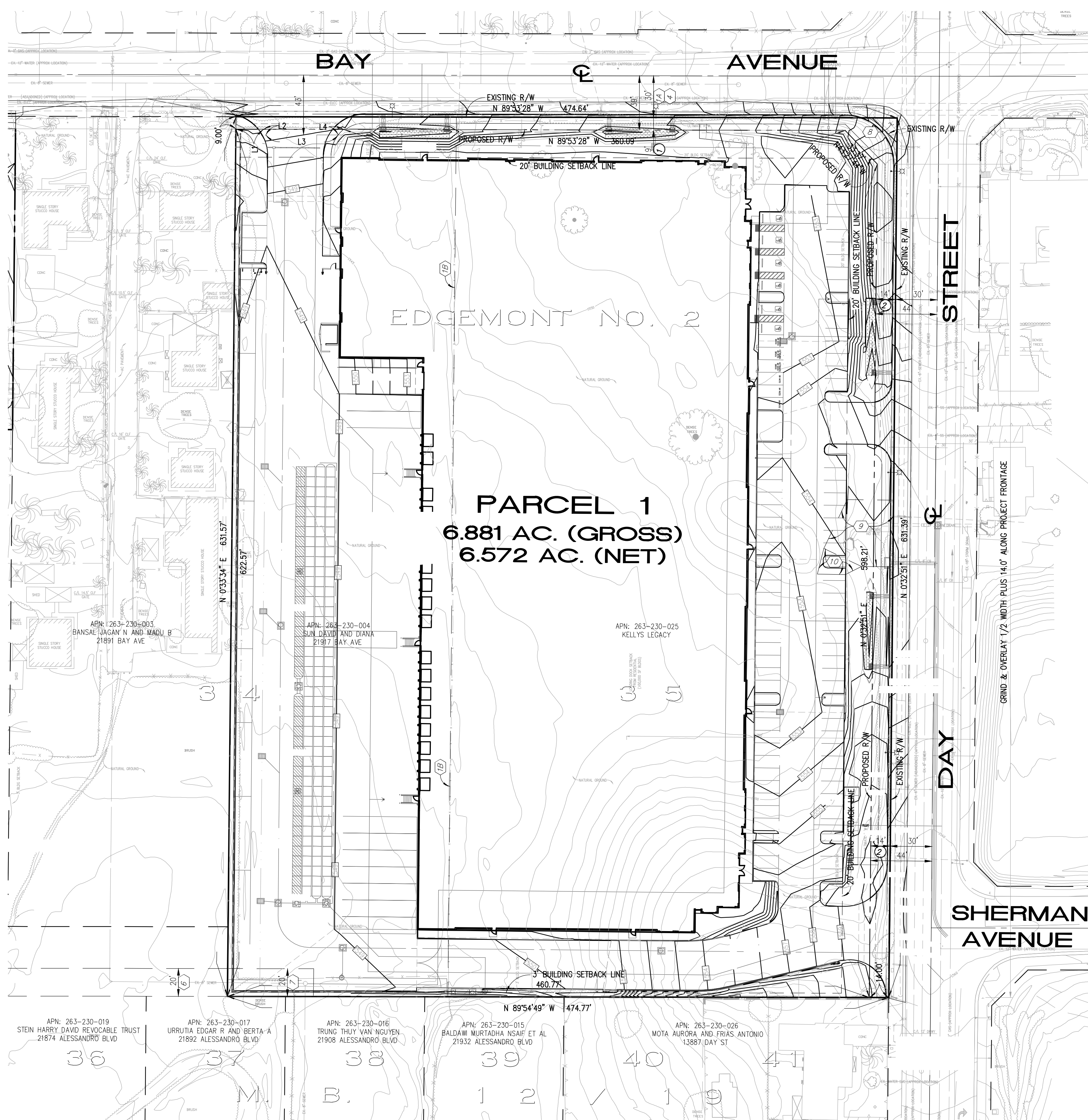
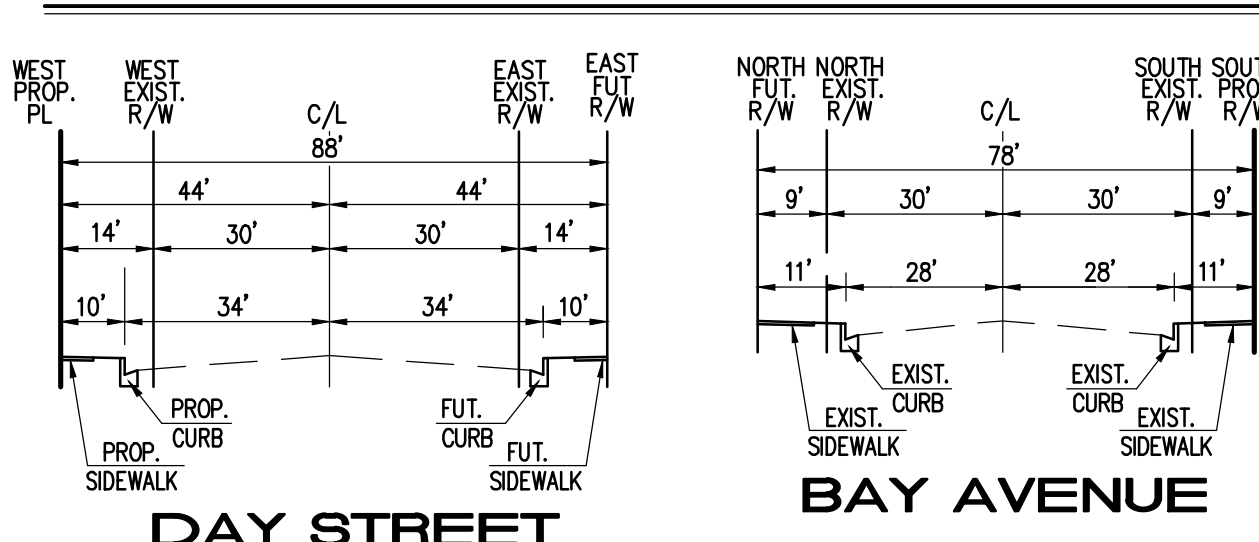
## BUILDING TABULATION:

<b>SITE AREA</b>	286,273 s.f.
In acres	6.57 ac
<b>BUILDING AREA</b>	
Office - 1st floor	5,000 s.f.
Office - 2nd floor	5,000 s.f.
Warehouse	132,345 s.f.
TOTAL	142,345 s.f.
<b>COVERAGE</b>	49.7%
<b>AUTO PARKING REQUIRED</b>	
Office: 1250 s.f.	40 stalls
Whse: 1st 20,000 @ 1/1,000 s.f.	20 stalls
2nd 20,000 @ 1/2,000 s.f.	10 stalls
above 40,000 @ 1/4,000 s.f.	24 stalls
TOTAL	94 stalls
<b>AUTO PARKING PROVIDED</b>	
Standard parking (9' x 18')	82 stalls
ADA Standard	6 stalls
BV Parking	3 stalls
Clean Air	3 stalls
Total	94 stalls
<b>TRAILER PARKING REQUIRED</b>	
Trailer: 1 per dock door	20 doors
<b>TRAILER PARKING PROVIDED</b>	
Trailer (12' x 53')	20 stalls
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation - Business park (BP)	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - no height requirement	
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR - to be ventilated	
<b>SETBACKS</b>	
Building	Landscaping
Front - 20'	Front / street - 20'
Side/Rear - 3'	
Street - 20'	

## LEGEND:

CL	CENTERLINE	CONCRETE
CONC	CONCRETE	TREE
DRN	DRAIN	PALM TREE
DRWY	DRAIN	IRON FENCE
ELEC MTRS	ELECTRIC METERS	WOOD FENCE
GA	GUY ANCHOR	WATER METER
GM	GAS METER	WATER VALVE
PL	PLANTER AREA	
PP	PROPERTY LINE	
SDMH	STORM DRAIN MANHOLE	
SMH	SEWER MANHOLE	
STLT	STREET LIGHT	
WDF	WOOD FENCE	
WM	WATER METER	
WV	WATER VALVE	
---	INDICATES PROPOSED CONTOUR	
-1006	INDICATES EXISTING CONTOUR	
1006.21	INDICATES PROPOSED ELEVATION/DESCRIPTION	
EC	INDICATES EXISTING DESCRIPTION/ELEVATION	
NG		
(1006.21)		

## STREET SECTIONS:



## UTILITY PROVIDERS:

**POTABLE WATER**  
BOX SPRINGS MUTUAL WATER COMPANY  
27140 DRACAEA AVENUE  
MORENO VALLEY, CA 92553  
PHONE: (951) 853-6419  
CONTACT: MELISSA MARTINEZ

**CABLE:**  
CHARTER  
17777 CENTER COURT DRIVE NORTH, 8th FLOOR  
CERRITOS, CA 90703  
PHONE: (562) 867-0259  
CONTACT: JUDY BOWERS

**ELECTRIC:**  
CITY OF MORENO VALLEY  
14331 FREDERICK STREET, SUITE 2  
MORENO VALLEY, CA 92552  
PHONE: (951) 413-3500  
FAX: (951) 413-3600  
CONTACT: CLEMENT JIMENEZ

**TELEPHONE:**  
AT&T  
1265 VAN BUREN STREET, STE 180  
ANAHEIM, CA 92807  
PHONE: (714) 866-5503  
CONTACT: CAROL BOSTROM

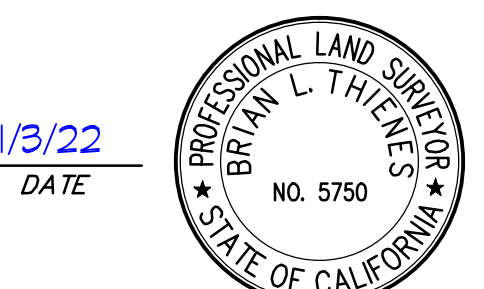
**GAS:**  
SO. CALIF. GAS COMPANY  
1981 W. LUGONIA AVENUE, P.O. BOX 1003  
REDLANDS, CA 92374-9720  
PHONE: (909) 335-7797  
FAX: (909) 335-7537  
CONTACT: STEVEN VARGAS

**SEWER:**  
EDGMONT COMMUNITY SERVICES DISTRICT  
P.O. BOX 5436  
RIVERSIDE, CA 92517  
PHONE: (951) 794-2632  
CONTACT: JESSICA PFALMER

## SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

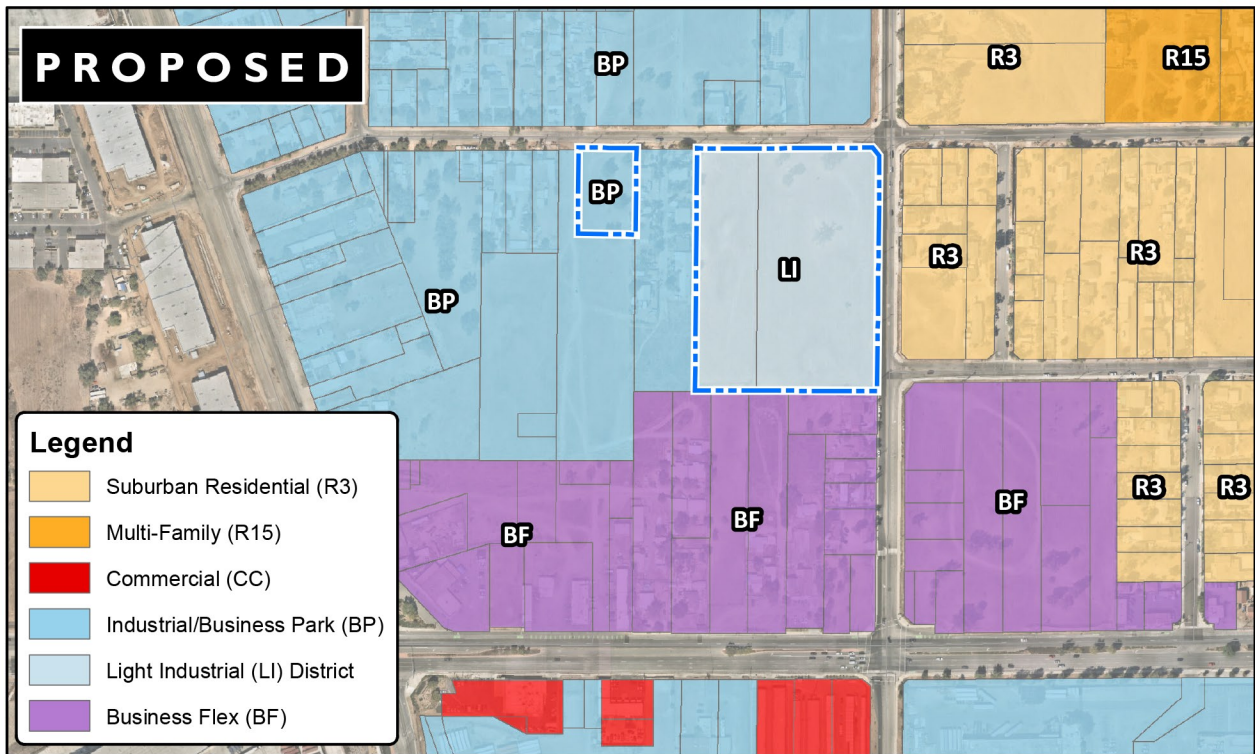
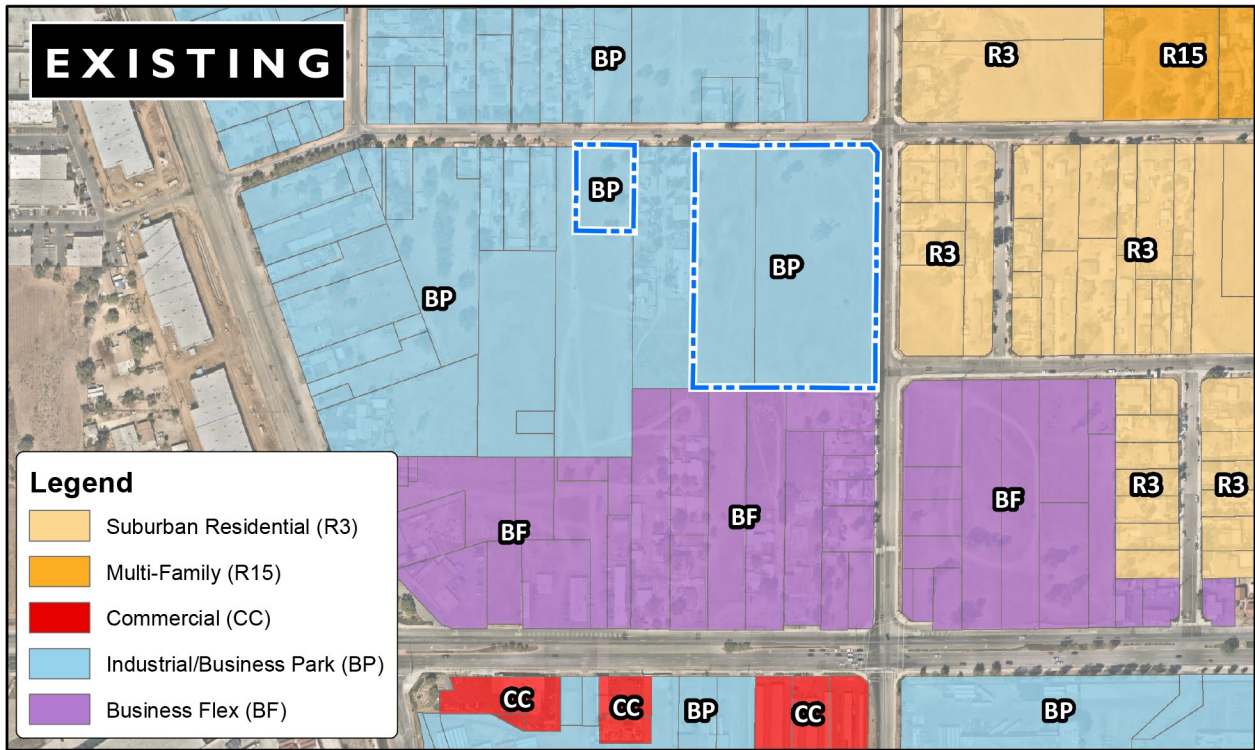
*Brian L. Thienes*  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. 12/31/21



## TENTATIVE PARCEL MAP NO. 38179

<b>OWNER/DEVELOPER:</b> LDC INDUSTRIAL REALTY LLC 555 N EL CAMINO REAL, #A458 SAN GEMINIO, CA 92672 LARRY D. COCHRAN (949) 226-4601	<b>ARCHITECT:</b> HPA 18831 BARDEEN AVENUE, SUITE 100 IRVINE, CA 92612 PHONE: (949) 863-1770
--	--

DRAWN BY: NKG CHECKED BY: BLT SCALE: 1" = 50' DATE: MAY 18, 2021 J.N. 39.30 SHEET 1 OF 1



Source(s): ESRI, Nearmap (2021), RCTMLA (2021), City of Moreno Valley (2021)

**Edgemont Commerce Center**

**Zone Change (PEN21-0125)**



Job Number: 1022-014  
Date: January 2022



**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://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](http://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 Moreno Valley Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Moreno Valley Planner Ms. Julia Descotaeux at 951-413-3209.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://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](mailto: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, 1<sup>st</sup> Floor Board Chambers**  
   **Riverside California**

**DATE OF HEARING:**                    **March 10, 2022**

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

**CASE DESCRIPTION:**

ZAP1506MA22 – LDC Industrial Realty (Representative: T&B Planning) – City of Moreno Valley Case Nos. PEN21-0125 (Change of Zone), PEN21-024 (Plot Plan), PEN21-0123 (Tentative Parcel Map). A proposal to construct a 142,345 square foot warehouse building with mezzanines on a 6.64 acre parcel located on the southwest corner of Day Street and Bay Avenue. Also proposed (on a discontinuous parcel to the west) is a parking lot on a 0.77 acre parcel. The applicant also proposes to change the site's zoning from Business Park to Business Park and Light Industrial. The applicant also proposes a tentative parcel map to merge the parcels (Airport Compatibility Zone C1 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: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

#### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

Representative _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

Property Owner _____	Phone Number _____
Mailing Address _____	Email _____
_____	_____

#### LOCAL JURISDICTION AGENCY

Local Agency Name _____	Phone Number _____
Staff Contact _____	Email _____
Mailing Address _____	Case Type _____
_____	<input type="checkbox"/> General Plan / Specific Plan Amendment
_____	<input type="checkbox"/> Zoning Ordinance Amendment
_____	<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
Local Agency Project No _____	<input type="checkbox"/> Use Permit
_____	<input type="checkbox"/> Site Plan Review/Plot Plan
_____	<input type="checkbox"/> Other

#### PROJECT LOCATION

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

Street Address _____	_____
Assessor's Parcel No. _____	Gross Parcel Size _____
Subdivision Name _____	Nearest Airport and _____
Lot Number _____	distance from Air- _____
_____	port _____

#### 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) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Land Use (describe)	<hr/> <hr/> <hr/>		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	<hr/>	
For Other Land Uses (See Appendix C)	Hours of Operation	<hr/>	
	Number of People on Site	Maximum Number	<hr/>
	Method of Calculation	<hr/>	
Height Data	Site Elevation (above mean sea level)	<hr/>	ft.
	Height of buildings or structures (from the ground)	<hr/>	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, describe <hr/> <hr/> <hr/>		

- 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

### ADMINISTRATIVE ITEMS

#### 5.1 Director's Approvals

- A. During the period of January 16, 2022, through February 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 three non-legislative case within the March Air Reserve Base/Inland Port Airport.

ZAP1505MA22 (Zone D March AIA) pertains to County of Riverside Case No. TPM38108 (Tentative Parcel Map), a proposal to divide 2.52 acres into 2 parcels located at 20270 Clark Street, southerly of Palm Lane, and northerly of Smoketree Street. The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 18,266 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,671 feet AMSL. The project site elevation is 1,692 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that all future buildings will require FAA OES review before permit issuance.

ALUC Director Paul Rull issued a determination of consistency for this project on January 19, 2022.

\*\*\*\*\*

ZAP1507MA22 (Zone E March AIA) pertains to County of Riverside Case No. TTM37851 (Tentative Tract Map), a proposal to divide 4.8 acres into 8 single family residential lots located Northerly of Cobblestone Street, Northerly of Obsidian Court, Westerly of Pebblestone Drive, and Easterly of Olivias 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, residential density 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 21,304 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 1,626 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 February 2, 2022.

\*\*\*\*\*

ZAP1502MA21 (Zone E March AIA) pertains to County of Riverside Case No. CUP210131 (Conditional Use Permit), a proposal to establish a Commercial Cannabis Cultivation facility within an existing 955

square foot building on 0.71 acres located southerly of Highway 74, and westerly of Mountain 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 12,567 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 1,538 feet AMSL. The project site elevation is 1,568 feet AMSL. With a maximum structure height of 12 feet, the top point elevation would be 1,580 feet AMSL. The project will not increase the height of the existing building. Therefore, review of the building by the FAA Obstruction Evaluation Service (FAA OES) is not required.

ALUC Director Paul Rull issued a determination of consistency for this project on February 9, 2022.

- B. Additionally, as authorized pursuant to ALUC Resolution No. 2015-01, as extended by Resolution Nos. 2016-02 and 2018-02, ALUC Director Paul Rull reviewed one legislative case within Airport Compatibility Zones E of the March Air Reserve Base/Inland Port Airport Influence Area and issued a determination of consistency.

ZAP1504MA22 (Zone E March AIA) pertains to County of Riverside Case Nos. GPA21-210115 (General Plan Amendment), SPA00293A07 (Specific Plan Amendment), TTM38255 (Tentative Tract Map), PPT210139 (Plot Plan), a proposal to divide 14.9 acres into 1 lot for 164 condominiums, located northerly of Winchester Hill Drive, westerly of Leon Road, and easterly of Windy Willow Lane. The applicant also proposes amending the sites general plan land use designation from Very High Density Residential to High Density Residential, a specific plan amendment to change the land use designation of Planning Area No. 18 from Very High Density Residential to High Density Residential, and a plot plan to establish a 164 unit residential condominium community. 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, residential density 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 35,920 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 1,772 feet AMSL. The project site elevation is 1,452 feet AMSL. With a maximum structure height of 31 feet, the top point elevation would be 1,483 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required. This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the general plan amendment and specific plan amendment.

ALUC Director Paul Rull issued a determination of consistency for this project on January 19, 2022.

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

- 5.3** Chair and Vice Chair Election of Officers for the April meeting  
Presentation by ALUC Director Paul Rull or his designee.

PAGE BREAK



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



January 19, 2022

**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](http://www.rcaluc.org)

Jason Allin, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

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

File No.: ZAP1505MA22  
Related File No.: TPM38108 (Tentative Parcel Map)  
APN: 318-230-073  
Airport Zone: Zone D

Dear Mr. Allin,

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 County of Riverside Case No. TPM38108 (Tentative Parcel Map), a proposal to divide 2.52 acres into 2 parcels located at 20270 Clark Street, southerly of Palm Lane, and northerly of Smoketree Street.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 18,266 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,671 feet AMSL. The project site elevation is 1,692 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that all future buildings will require FAA OES review before permit issuance.

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) Hazards to flight.
3. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at [RCALUC.ORG](http://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. Prior to issuance of building permits for any new buildings, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.
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.

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: Inland Valley Surveying (applicant/representative)  
Eduardo Rodriguez (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\ZAP1505MA22\ZAP1505MA21.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**

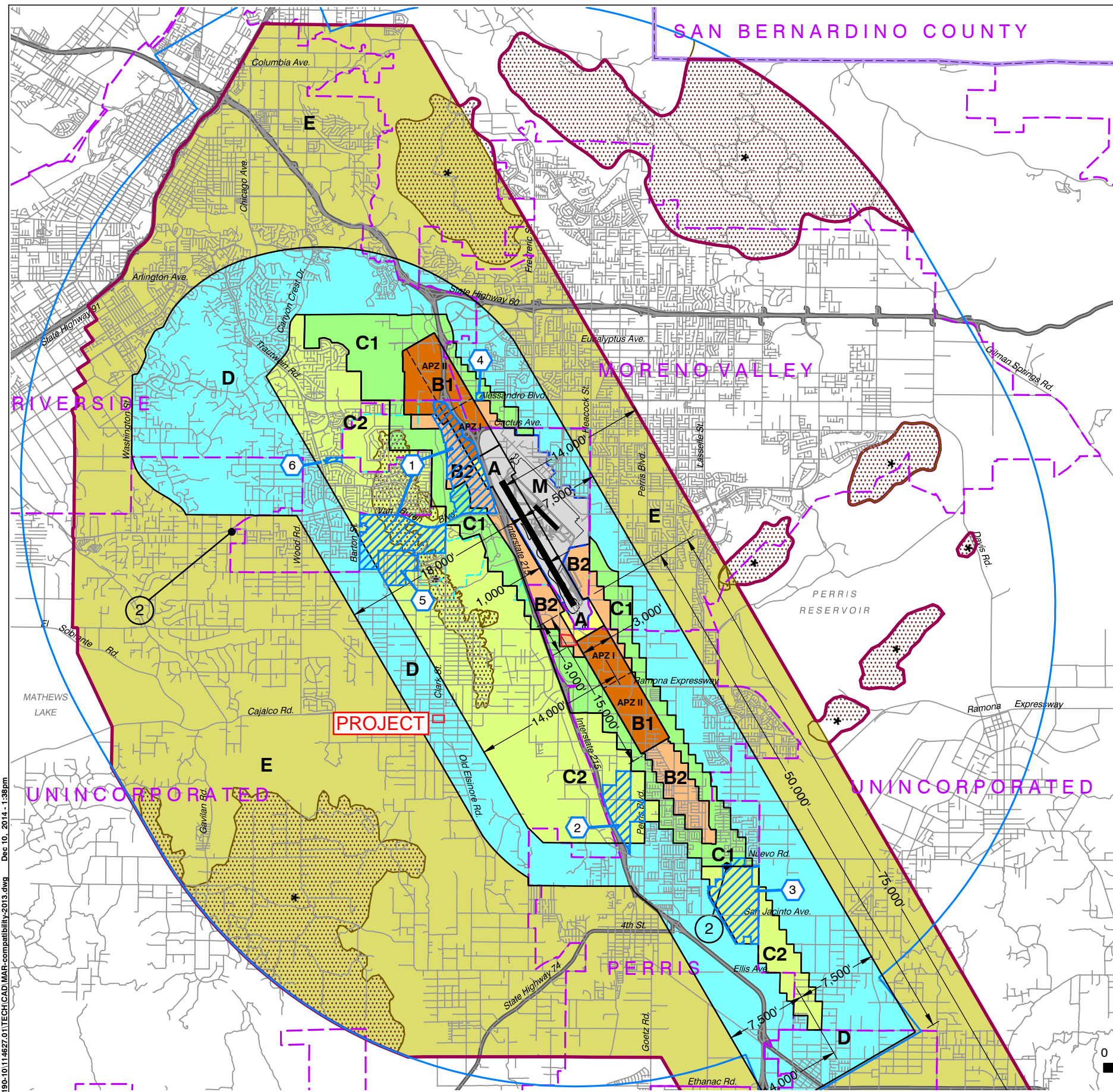
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**LEGEND**

**Compatibility Zones**

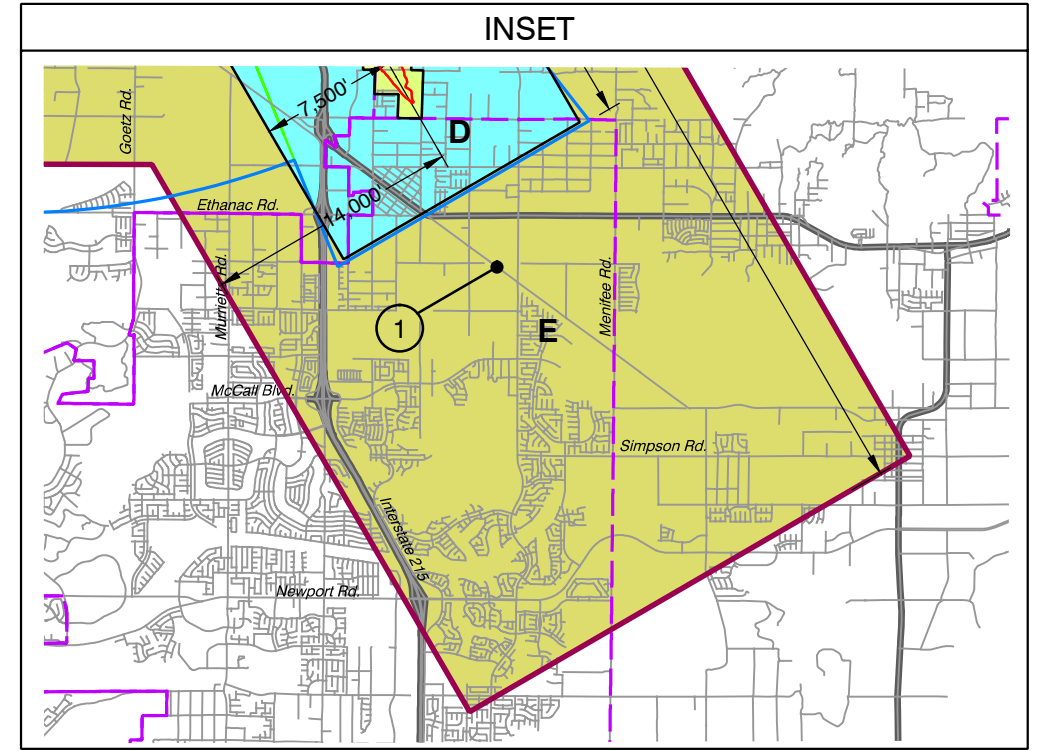
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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)

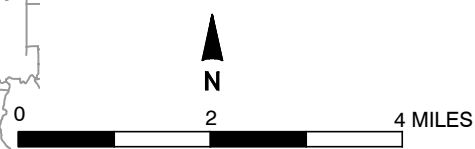
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

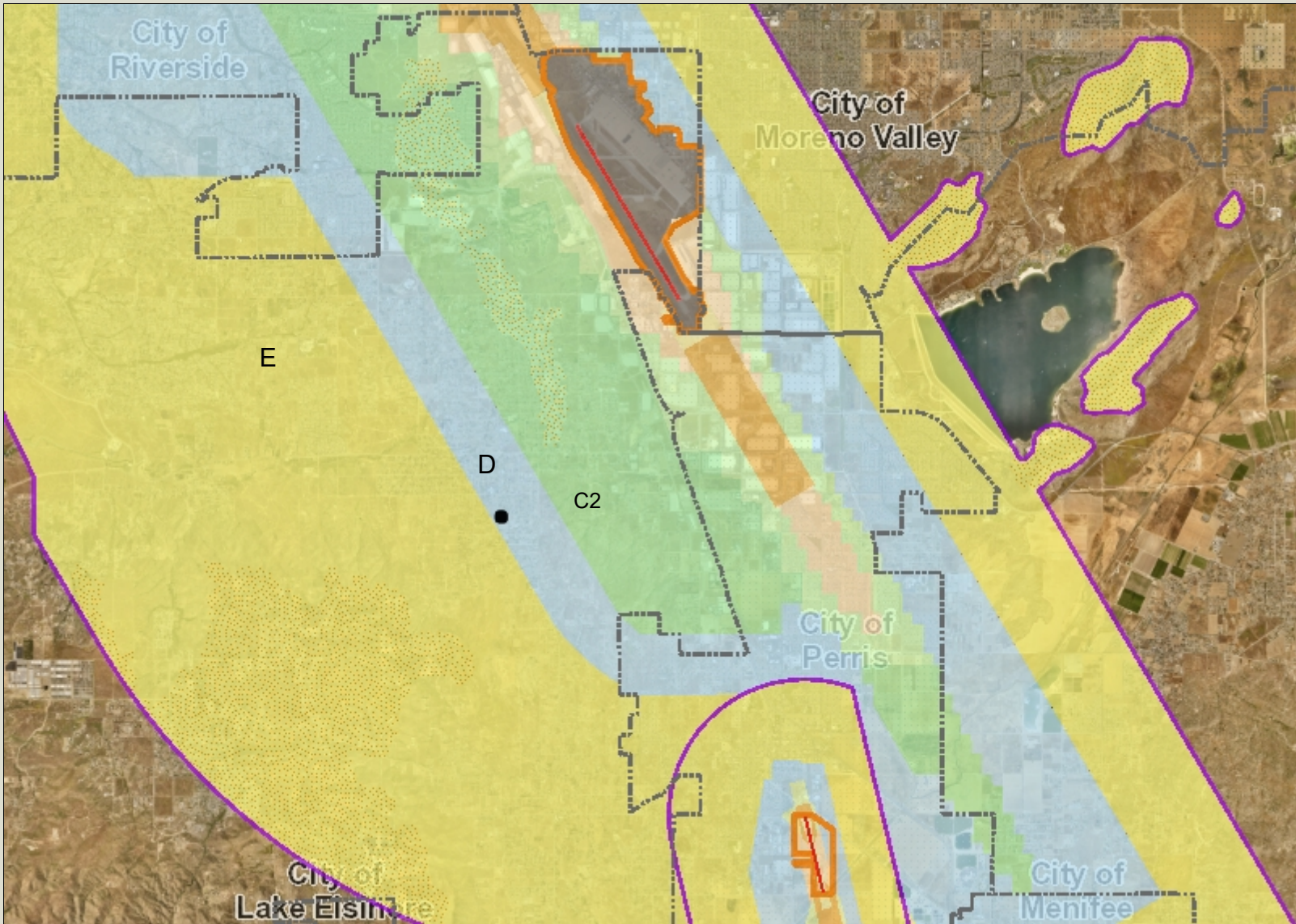
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

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

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



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

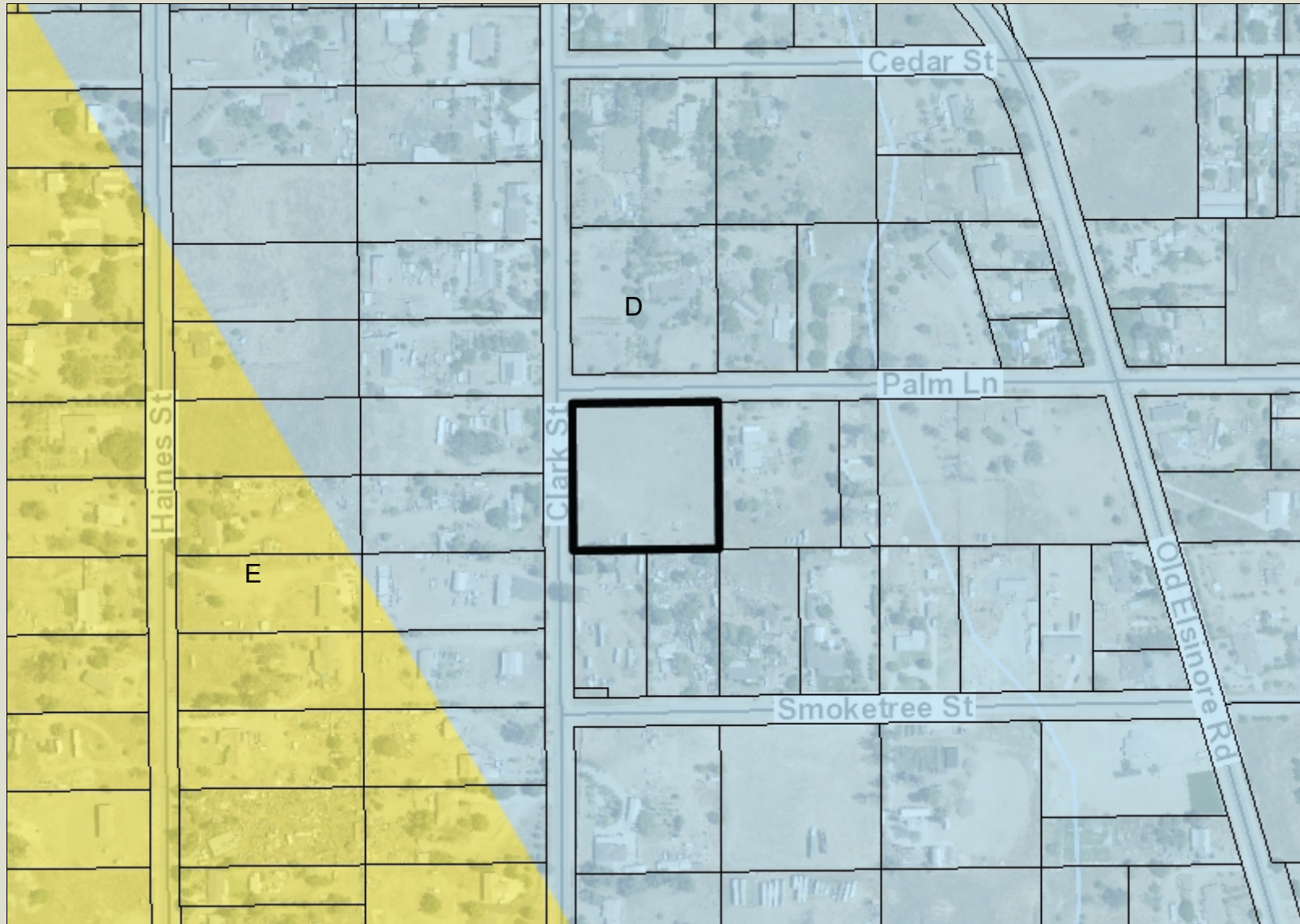


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### Notes

# Map My County Map



### Legend

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



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### Notes

# Map My County Map



## Legend

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



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## Notes

0 385 770 Feet

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# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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

## Notes





# Map My County Map



## Legend

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



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REPORT PRINTED ON... 1/18/2022 10:25:51 AM

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## Notes

# Map My County Map



## Legend

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

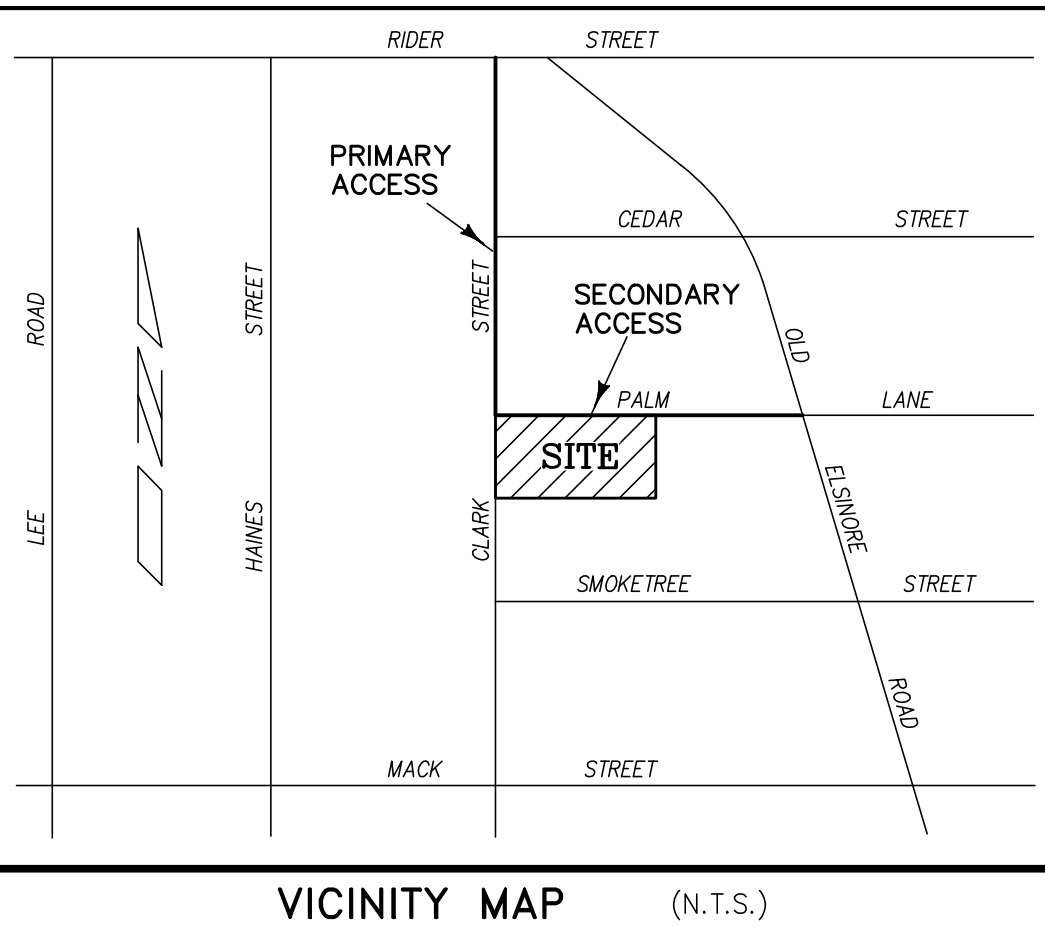
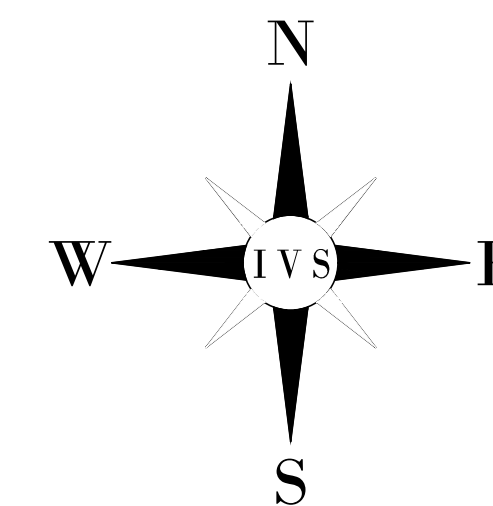
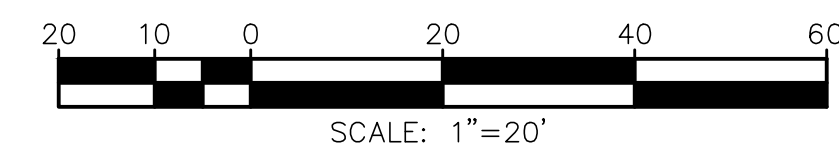


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## Notes



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38108**  
 INLAND VALLEY SURVEYING, INC. FEBRUARY, 2021



**OWNER/APPLICANT:**  
 FLORENTINO RODRIGUEZ  
 EDUARDO RODRIGUEZ  
 20885 SOUDER STREET  
 PERRIS, CA. 92570  
 PHONE: (951) 329-0890

**SITE ADDRESS:**  
 20270 CLARK STREET  
 PERRIS, CA. 92570

**ASSESSORS PARCELS:**  
 318-230-073

**TOTAL LOTS:**  
 NUMBER LOTS 2  
 LETTER LOTS 3 (STREET DEDICATION)

**LEGAL DESCRIPTION:**  
 PARCEL 31 OF WALDEN POULTY ACRES No. 4, IN THE COUNTY OF RIVERSIDE, ON FILE IN BOOK 16, PAGE 28 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**THOMAS GUIDE:**  
 RIVERSIDE/SAN BERNADINO COUNTY, YEAR 2004  
 PAGE: 776 GRID: J4

**UTILITIES:**  
 WATER: E.M.W.D.  
 SEWER: SEPTIC SYSTEM  
 GAS: SO. CAL. GAS  
 ELECTRIC: SO. CAL. EDISON  
 TELEPHONE: VERIZON  
 CABLE: GENERAL TELEPHONE COMPANY  
 SCHOOL DISTRICT: VAL VERDE UNIFIED  
 SERVICE DISTRICT: 117-MEAD VALLEY STREET LIGHTING

**ZONING:**  
 EXISTING ZONING: A-1 LIGHT AGRICULTURE  
 EXISTING LAND USE: VLDR VERY LOW DENSITY RESIDENTIAL  
 PROPOSED ZONING: A-1 LIGHT AGRICULTURE  
 PROPOSED LAND USE: VLDR VERY LOW DENSITY RESIDENTIAL

- NOTES:**
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
  2. THIS LAND IS SUSCEPTIBLE TO SUBSIDENCE, AND HAS A HIGH PALEONTOLOGICAL SENSITIVITY.
  3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
  4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
  5. ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
  6. SCHEDULE "H"
  7. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  8. NO ALTERATIONS WILL BE MADE IN CLARK STREET OR PALM LANE REGARDING TREES OR ANY OTHER OBSTACLES.
  9. PROPERTY IS WITHIN COUNTY SERVICE AREA.

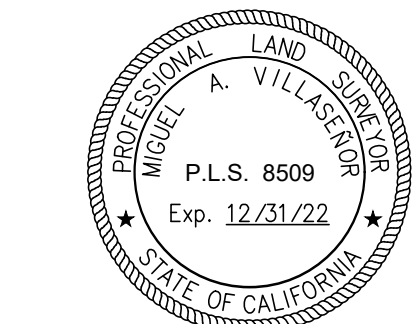
**SOURCE OF TOPOGRAPHY:**  
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON FEBRUARY 9, 2021 BY INLAND VALLEY SURVEYING, INC.

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY DESIGNATION: MLFP\_SCGN\_CS1998 CORS ARP

**STATION DESCRIPTION:** STATION IS A GPS CORS STATION. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.

**ELEVATION:** 1661.92' (NAVD88)

**REPRESENTATIVE & PREPARER**  
 INLAND VALLEY SURVEYING, INC  
 130 WEST WALNUT AVENUE SUITE A-5  
 PERRIS CA, 92571  
 PHONE: (951) 657-1200  
 EMAIL: PLS8509@YAHOO.COM  
 MIGUEL A. VILLASENOR, PLS



**EASEMENT NOTE:**

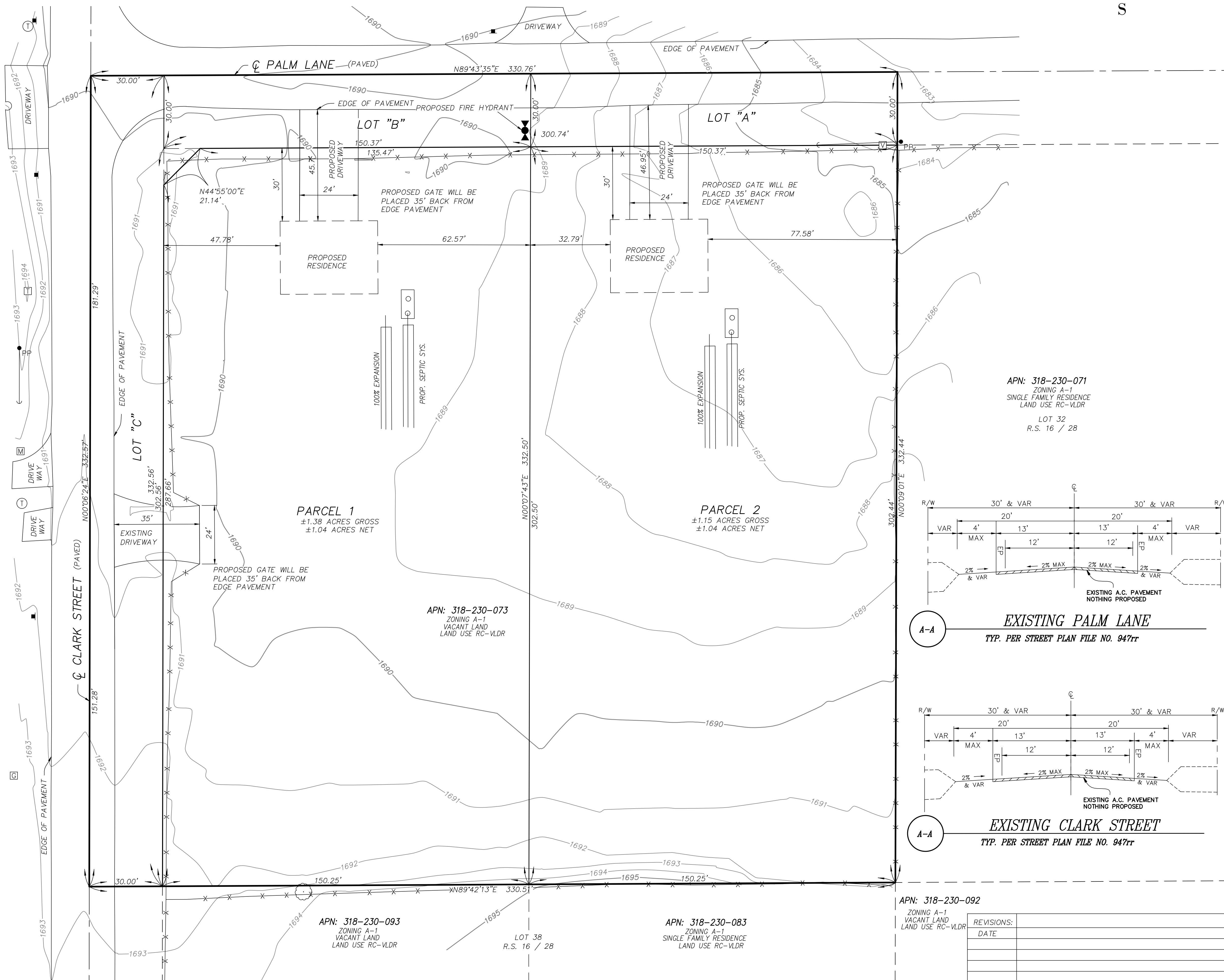
**AREA:**  
 ±2.52 ACRES GROSS  
 ±2.09 ACRES NET

**MINIMUM YARD SETBACKS:**  
 FRONT 20' MAXIMUM HEIGHT: 40'  
 SIDE 5' SINGLE FAMILY 40'  
 REAR 10' BUILDINGS 50'-75'

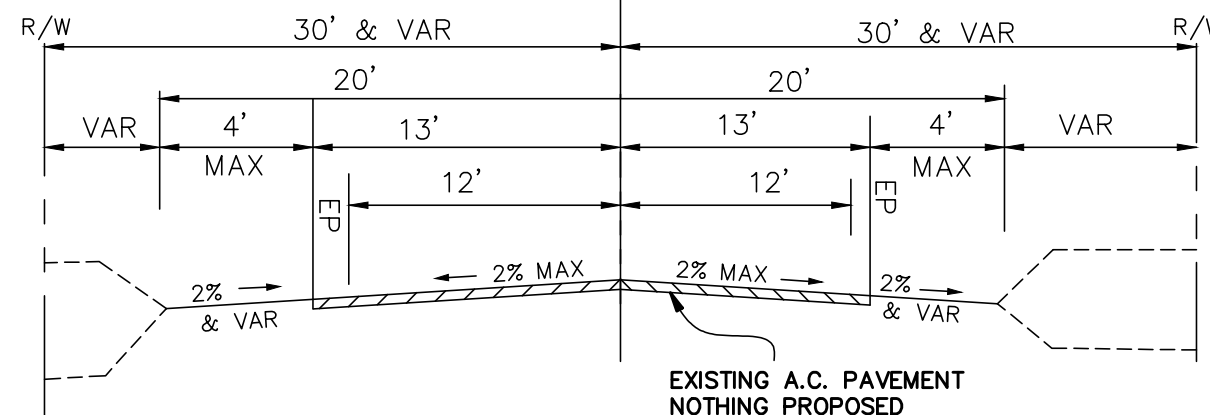
SOURCE: COUNTY OF RIVERSIDE  
 WEB: <http://planning.rctlma.org>

**LEGEND:**

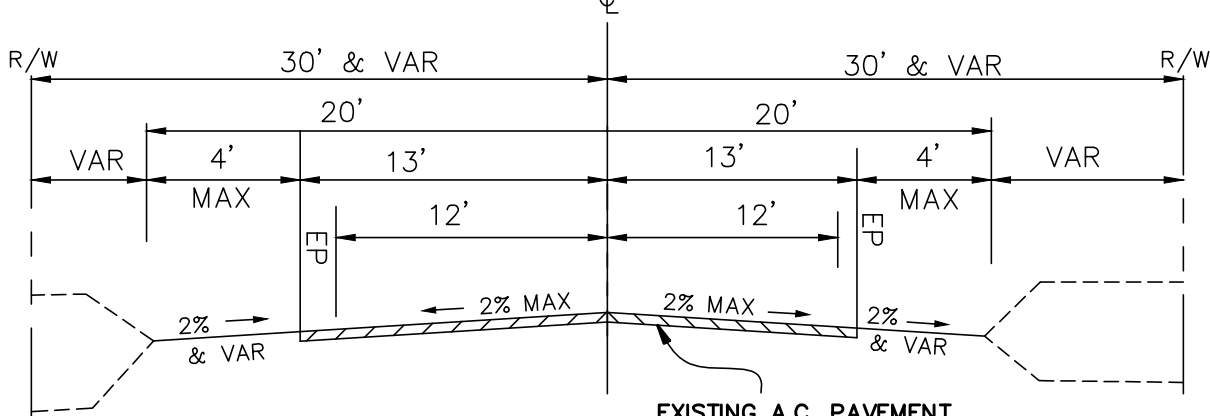
- C --- = CENTERLINE
- R — = PROPERTY LINE
- R/W — = RIGHT OF WAY
- XXXXX = EXISTING CONTOUR
- X — X — = INDICATES CHAIN LINK FENCE
- X — X — = INDICATES GUY WIRE
- ( ) = INDICATES RECORD DATA PER P.M. 114/25-26.
- ( ) = INDICATES TREE
- (G) = INDICATES GAS METER
- (M) = INDICATES WATER METER
- (V) = INDICATES VERIZON PULL-BOX
- (T) = INDICATES TELCO PULL-BOX
- (T) = INDICATES TELCO RISER
- PP = INDICATES POWER POLE
- = INDICATES MAILBOX



APN: 318-230-071  
 ZONING A-1  
 SINGLE FAMILY RESIDENCE  
 LAND USE RC-VLDR  
 LOT 32  
 R.S. 16 / 28



**EXISTING PALM LANE**  
 TYP. PER STREET PLAN FILE NO. 947rr



**EXISTING CLARK STREET**  
 TYP. PER STREET PLAN FILE NO. 947rr

APN: 318-230-092  
 ZONING A-1  
 VACANT LAND  
 LAND USE RC-VLDR

REVISIONS:	DATE

PAGE BREAK





# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

February 2, 2022

Jay Olivas, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> 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](http://www.rcaluc.org)

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

File No.: ZAP1507MA22  
Related File No.: TTM37851(Tentative Tract Map)  
APN: 309-321-023  
Airport Zone: Compatibility Zone E

Dear Mr. Olivas:

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 TTM37851(Tentative Tract Map), a proposal to divide 4.8 acres into 8 single family residential lots located Northerly of Cobblestone Street, Northerly of Obsidian Court, Westerly of Pebblestone Drive, and Easterly of Olivas 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, residential density 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 21,304 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 1,626 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](http://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: Family L. Plastering Lathing Specialist Inc. (applicant/ property owner)  
Inland Valley Development Consultants (representative)  
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\ZAP1507MA22\ZAP1507MA22.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**

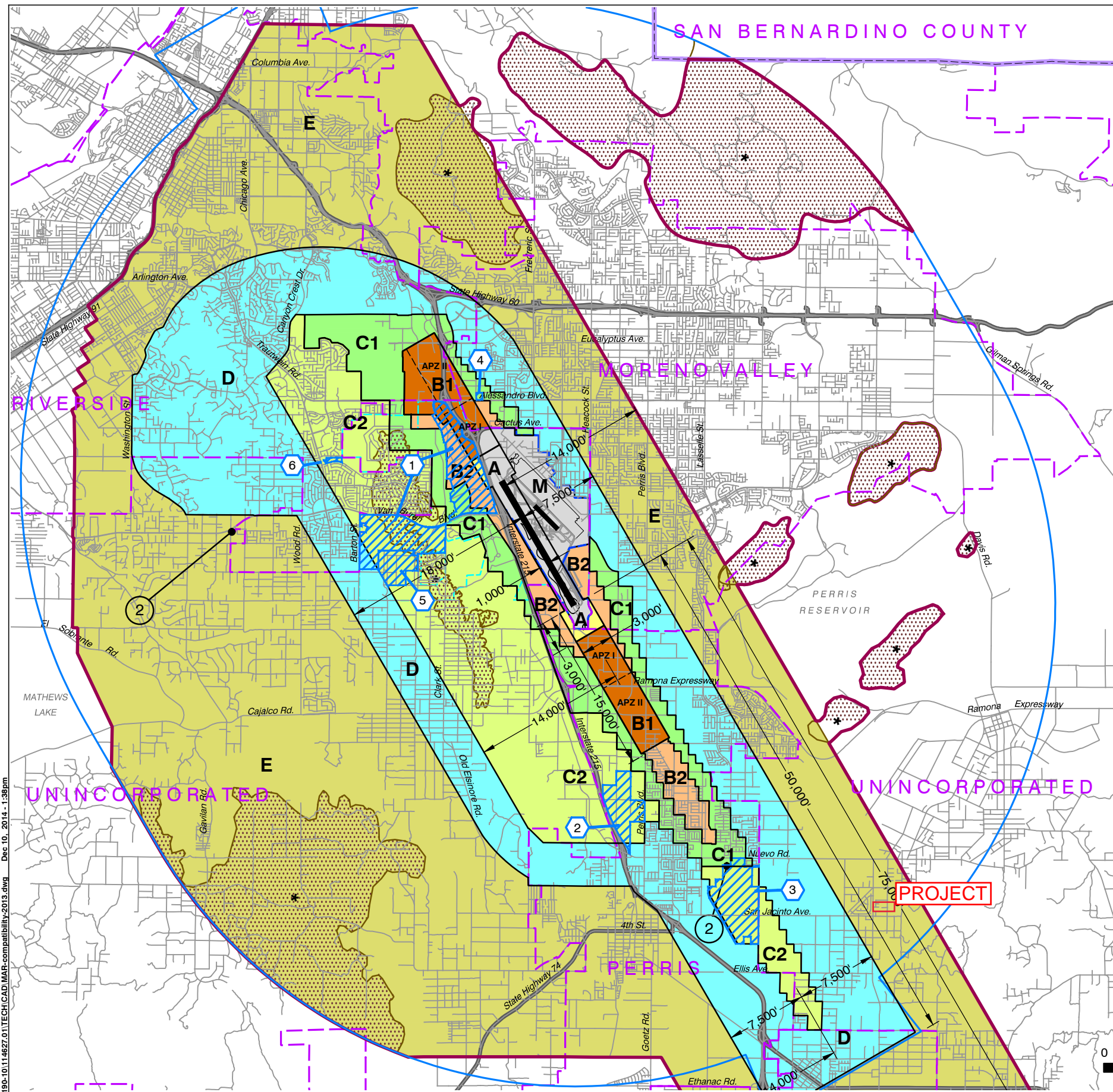
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**LEGEND**

**Compatibility Zones**

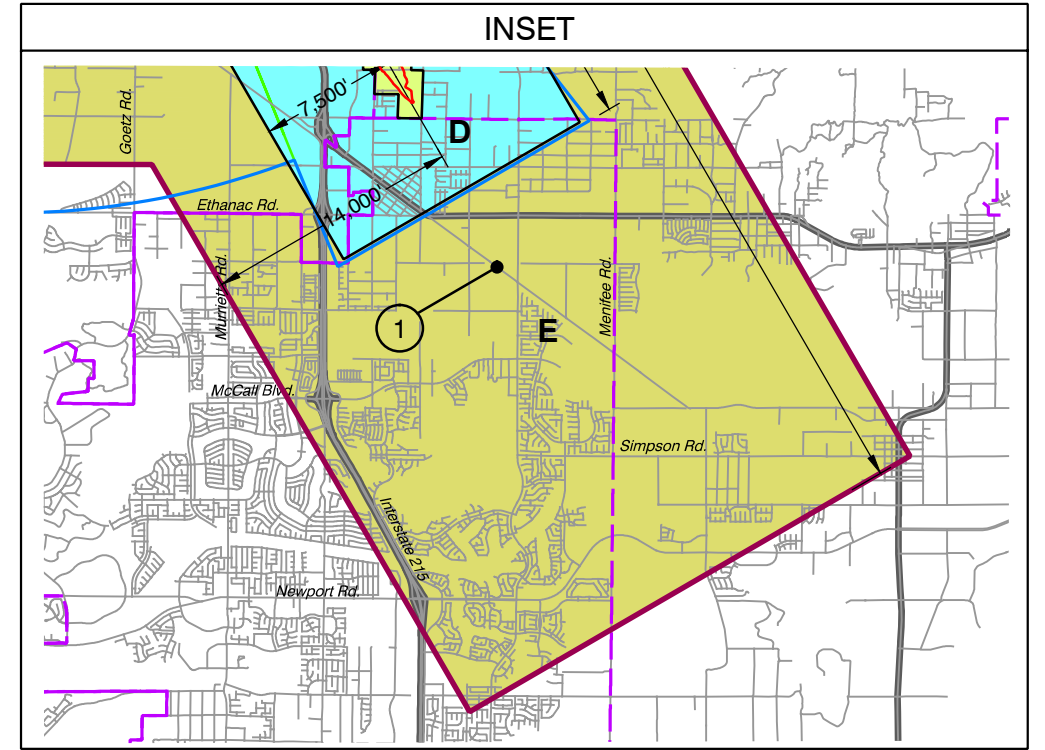
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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)

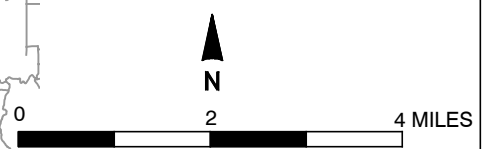
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



Base map source: County of Riverside 2013

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

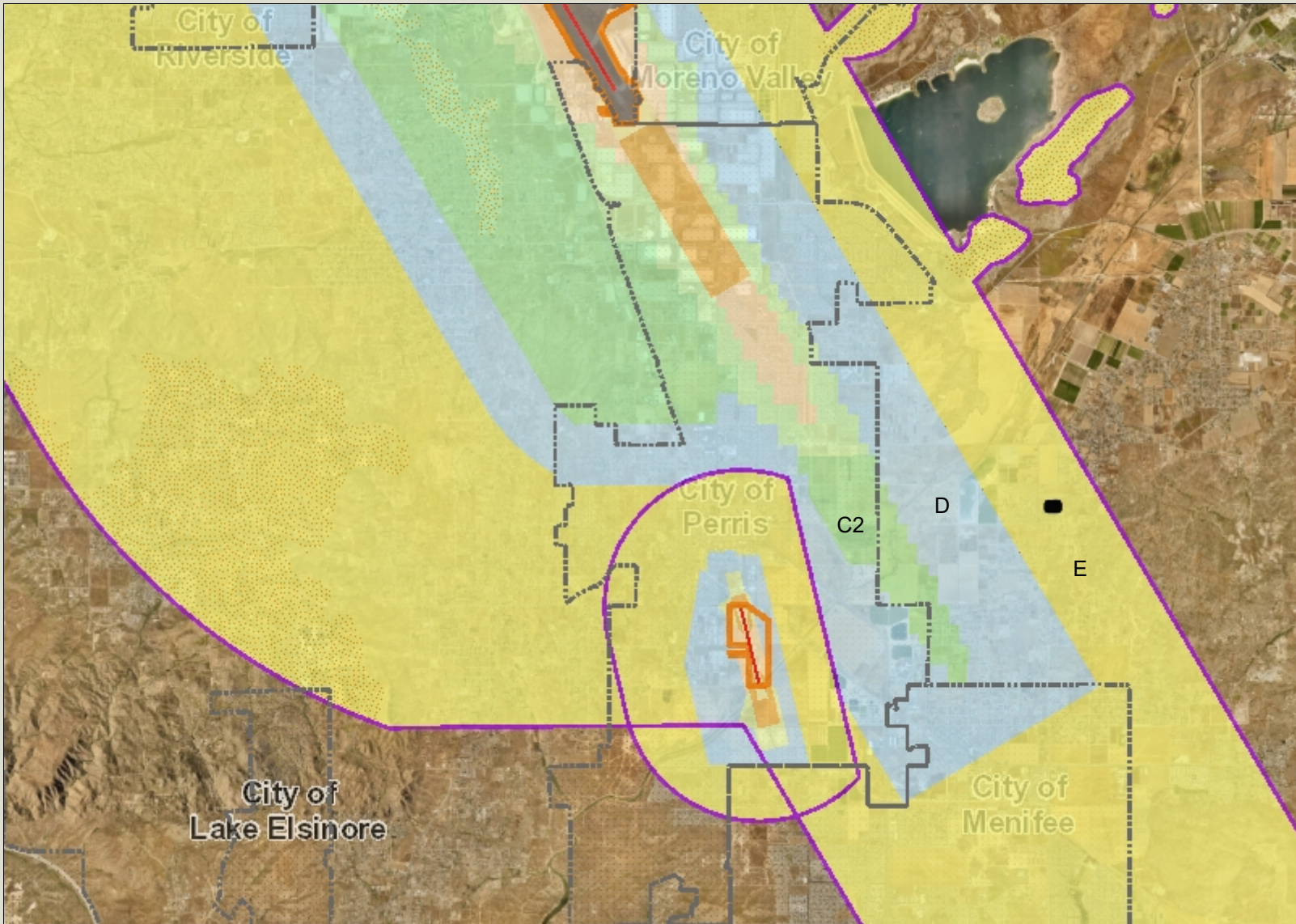
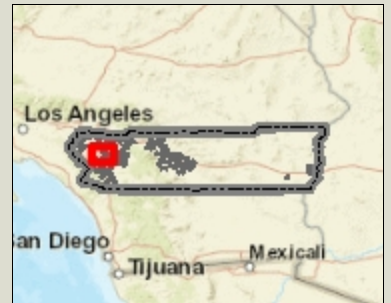
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

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

# Map My County Map

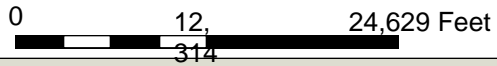


## Legend

- 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



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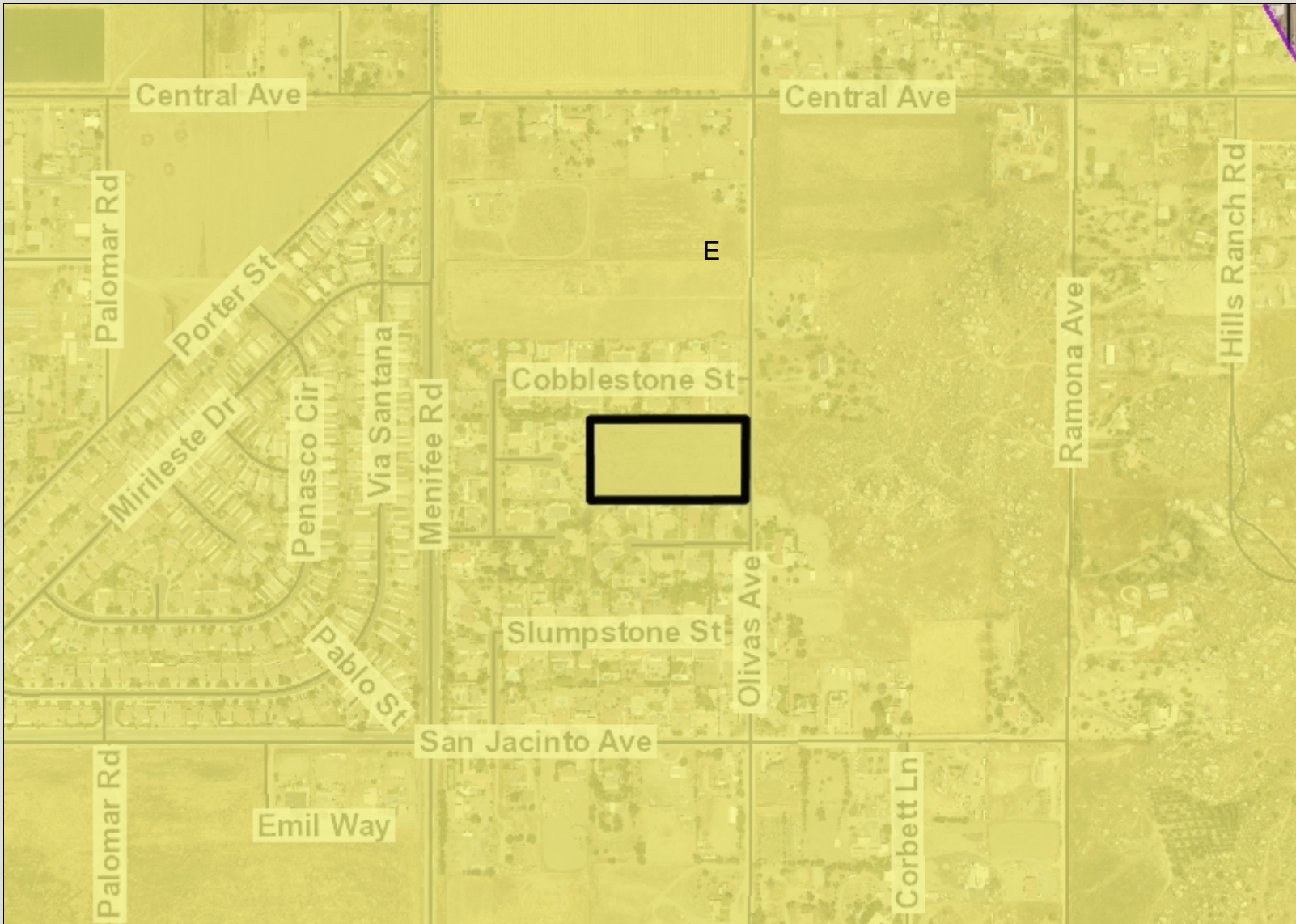


REPORT PRINTED ON... 1/26/2022 1:54:53 PM

© Riverside County GIS

## Notes

# Map My County Map



## Legend

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



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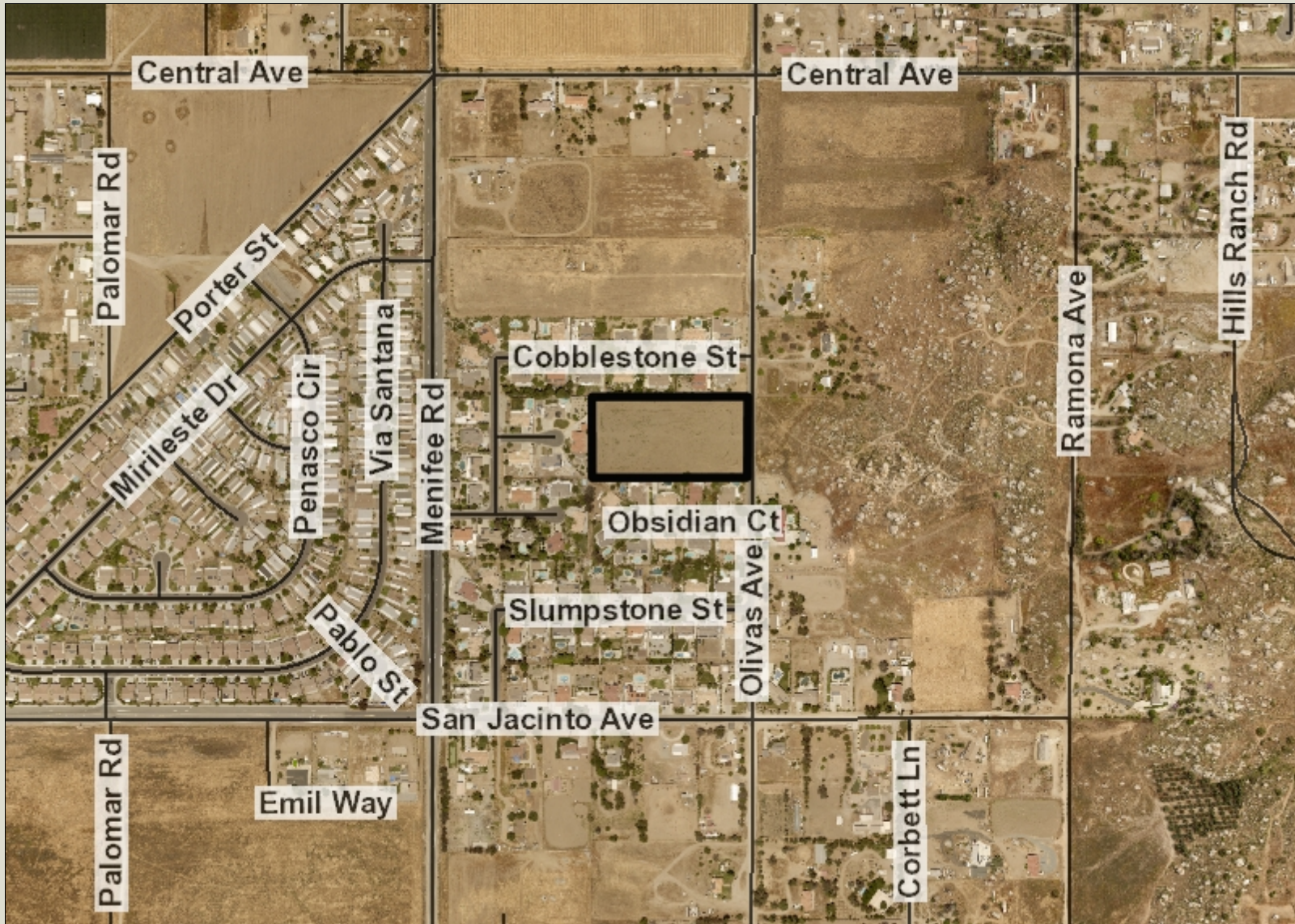


REPORT PRINTED ON... 1/26/2022 2:32:26 PM

© Riverside County GIS

## Notes

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- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
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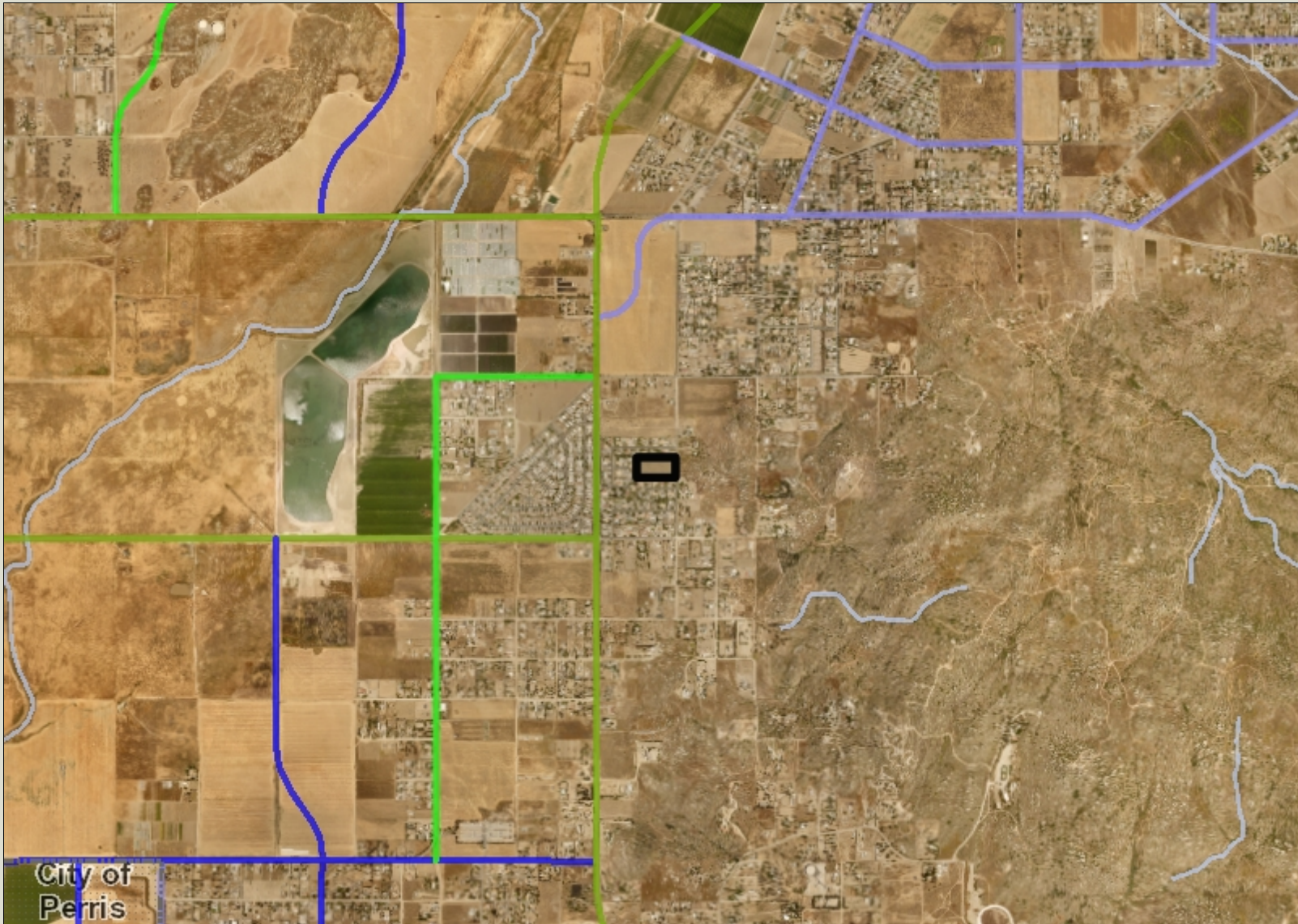
0 770 1,539 Feet

REPORT PRINTED ON... 1/26/2022 2:34:35 PM

© Riverside County GIS

**Notes**

# Map My County Map



## Legend

- Circulation Element**
- ARTERIAL (128ft ROW)
  - COLLECTOR (74ft ROW)
  - EXPRESSWAY (184ft TO 220ft RC)
  - HIGHWAY (VARIABLE ROW)
  - INTERSTATE (VARIABLE ROW)
  - MAJOR (118ft ROW)
  - MOUNTAIN ARTERIAL (110ft ROV)
  - SECONDARY (100ft ROW)
  - URBAN ARTERIAL (152ft ROW)

- Blueline Streams
- ⋮ City Areas
- World Street Map



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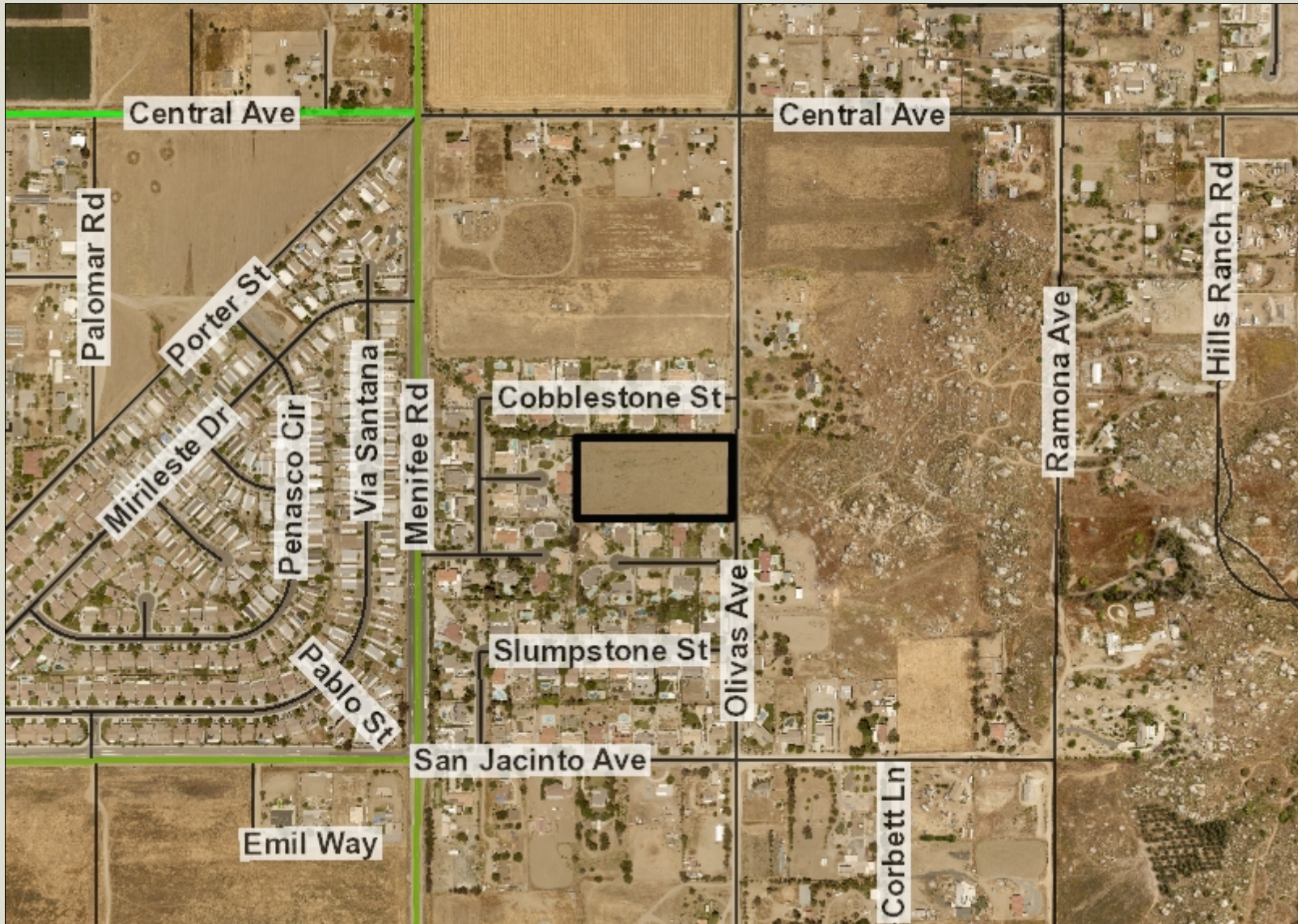


REPORT PRINTED ON... 1/31/2022 3:49:25 PM

© Riverside County GIS

## Notes

# Map My County Map



- Legend**
- Circulation Element**
- ARTERIAL (128ft ROW)
  - COLLECTOR (74ft ROW)
  - EXPRESSWAY (184ft TO 220ft RC)
  - HIGHWAY (VARIABLE ROW)
  - INTERSTATE (VARIABLE ROW)
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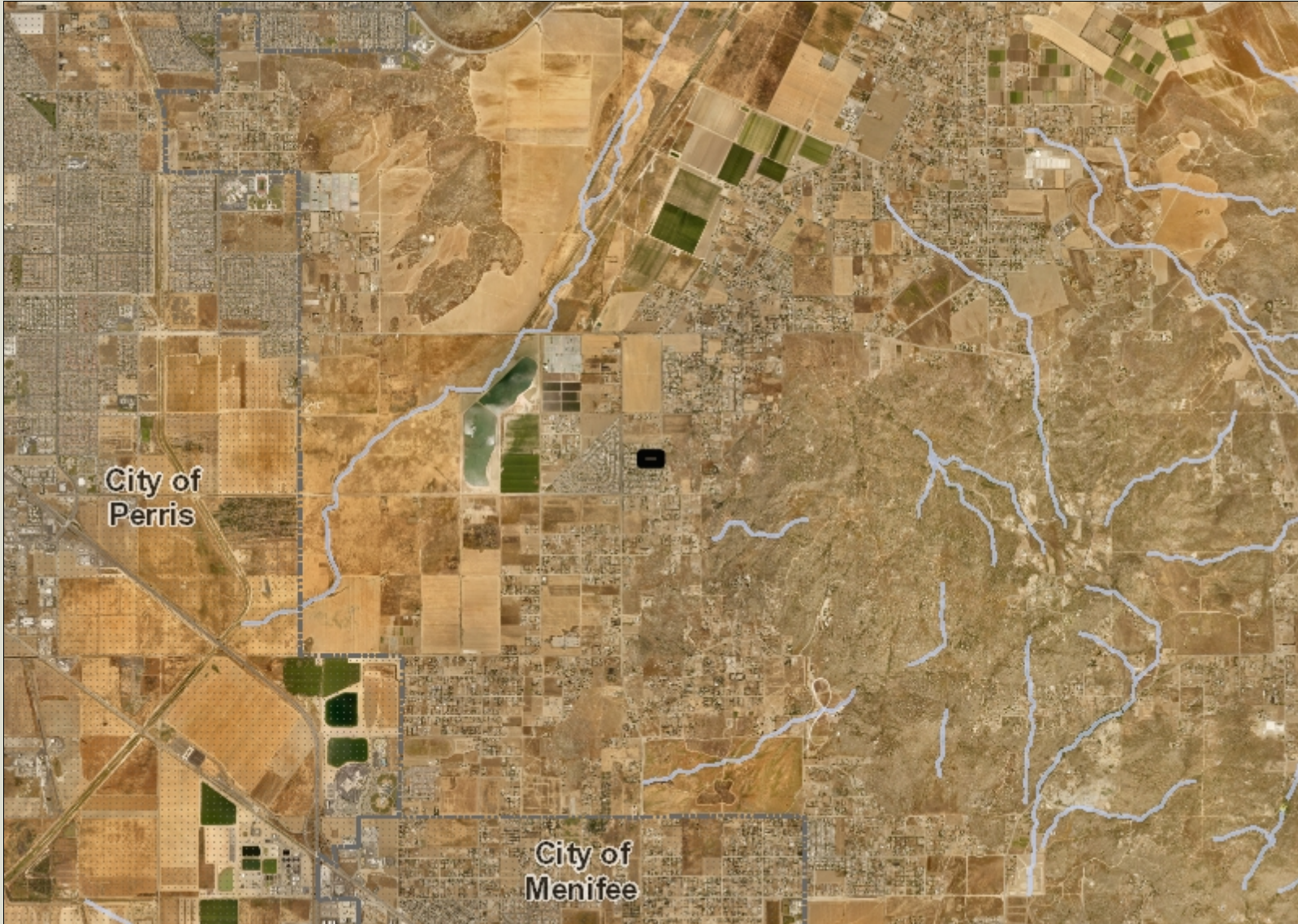


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-  City Areas
-  World Street Map



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REPORT PRINTED ON... 1/31/2022 3:48:17 PM

© Riverside County GIS

## Notes



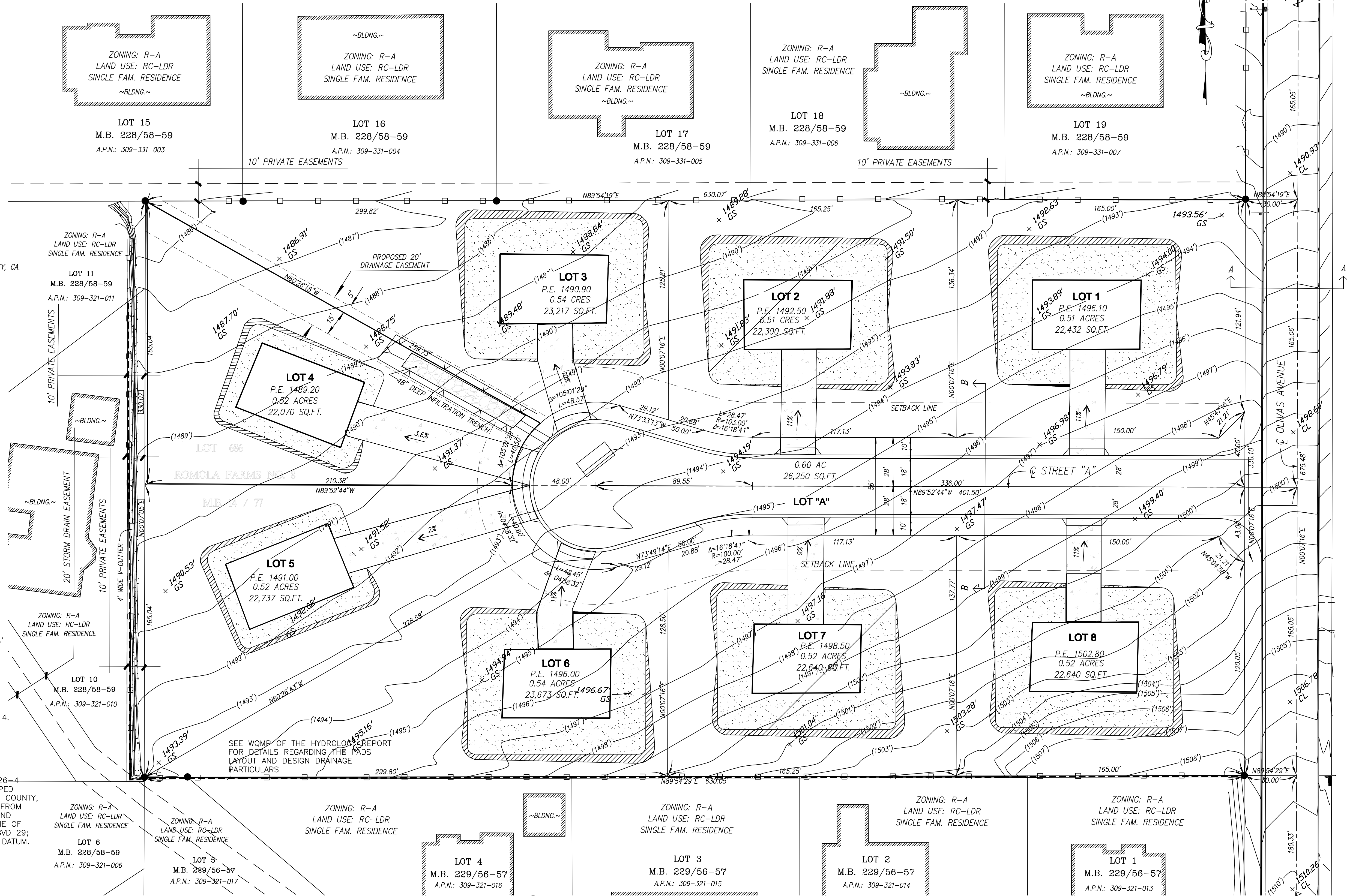
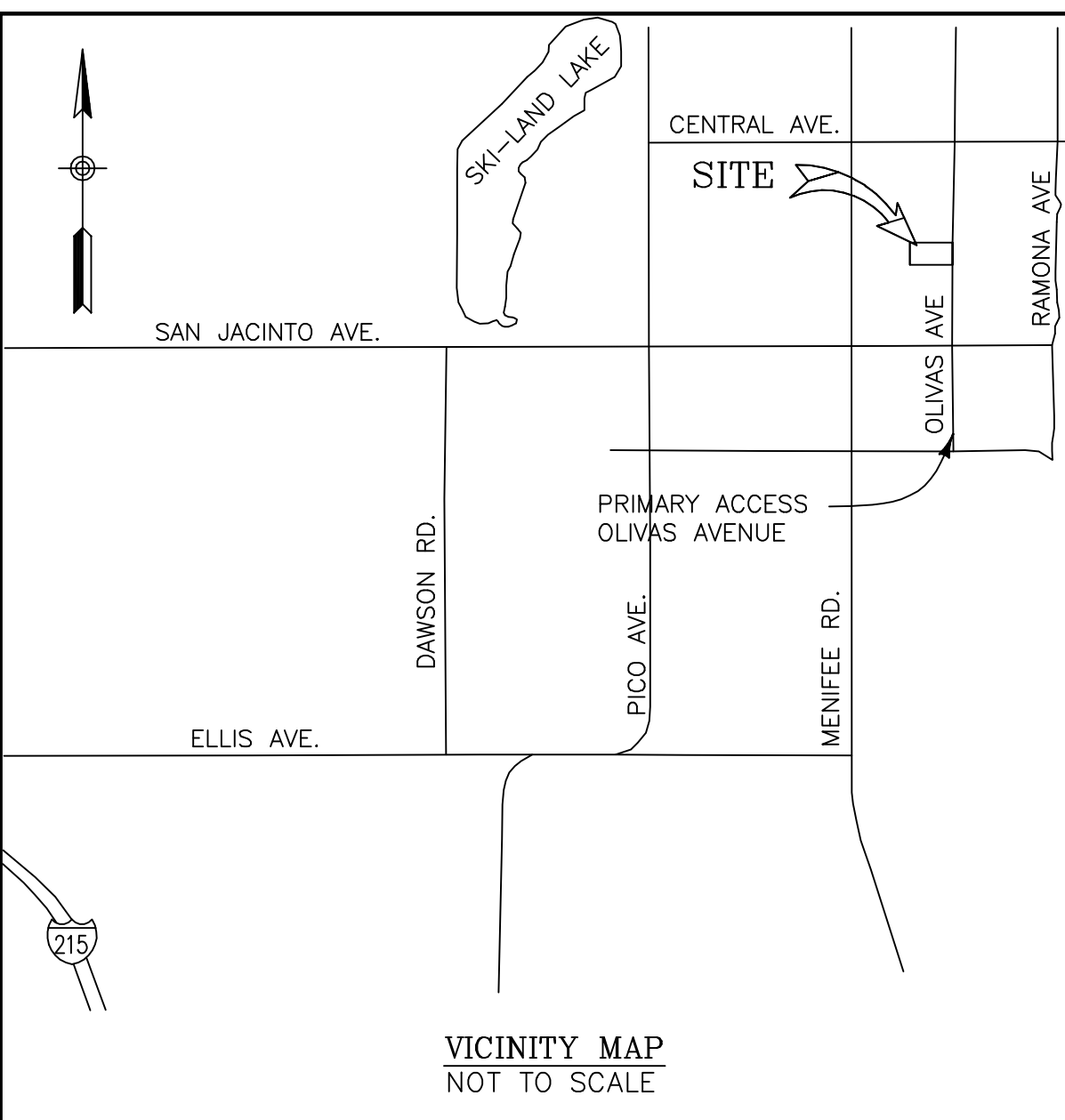
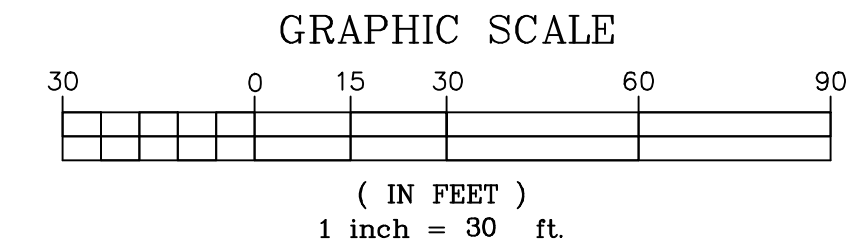
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TENTATIVE TRACT MAP NO. 37851

AMENDED NO.1

INLAND VALLEY DEVELOPMENT CONSULTANTS, LLC

NOVEMBER 2019



**OWNER/APPLICANT:**  
FAMILY L PLASTERING LATHING SPECIALISTS INC.  
3125 REDLANDS AVENUE  
PERRIS, CA. 92571

**SITE ADDRESS:**  
N/A

**EASEMENT NOTE:**  
NO EASEMENT OF RECORD.

**TOTAL LOTS:**

NUMBER LOTS 8  
LETTER LOTS 1

**THOMAS GUIDE:**

RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004  
PAGE: 808 GRID: G-2

**AREA:**

4.774 ACRES GROSS  
207,972 SQ. FT.

**ASSESSOR PARCEL:**

309-321-023-9

**LEGAL DESCRIPTION:**

LOT 686 OF ROMOLA FARMS No. 8, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 77 OF MAPS, RECORDS OF SAID COUNTY.

**UTILITIES:**

WATER: NUEVO WATER COMPANY  
SEWER: SEPTIC SYSTEM  
GAS: SO. CAL. GAS  
ELECTRIC: SO. CAL. EDISON  
TELEPHONE: VERIZON  
CABLE: TIME WARNER  
SCHOOL DISTRICT: NUVEW UNION & PERRIS UNION HIGH  
SERVICE DISTRICT: LAKEVIEW/NUEVO/ROMOLAND/HOMELAND

**ZONING:**

EXISTING ZONING: R-A (RESIDENTIAL-AGRICULTURAL)  
PROPOSED ZONING: R-A  
EXISTING LAND USE: RC-LDR  
PROPOSED LAND USE: RC-LDR

**SOURCE OF TOPOGRAPHY:**

FIELD SURVEY FOR THIS SITE WAS PERFORMED ON JANUARY 2018 BY INLAND VALLEY SURVEYING, INC.

**TOPOGRAPHIC SURVEY BY:**

INLAND VALLEY SURVEYING, INC.  
130 WEST WALNUT AVENUE SUITE A-5  
PERRIS CA, 92571  
PHONE: (951) 657-1200  
MIGUEL A. VILASENOR, PLS



**REPRESENTATIVE & PREPARER:**

INLAND VALLEY DEVELOPMENT CONSULTANTS, LLC  
26181 SUN CITY BLVD  
MENEFEE CA, 92586  
PHONE: (951) 809-4806  
jfishop@inlandvalleydev.com

**GENERAL PLAN DESIGNATION:**

- THIS MAP INCLUDES THE ENTIRE CONTINUOUS OWNERSHIP OF SUBDIVIDER.
- THIS LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS. NOR IS IT IN A SPECIAL STUDY ZONE.
- THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
- ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
- SCHEDULE "B".
- THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- THE PRIMARY ACCESS SHALL BE OLIVAS AVENUE. NO ALTERATIONS ARE PROPOSED FOR OLIVAS STREET.
- PROPERTY IS NOT WITHIN COUNTY SERVICE AREA.
- MINIMUM DIMENSIONS:  
MINIMUM LOT AREA: 0.50 ACRES NET  
MINIMUM LOT DEPTH: 127.34' FEET  
MINIMUM LOT WIDTH (FRONTAGE): 40.50 FEET  
MINIMUM PAD SIZE: 3500 S.F.
- PROPERTY IS ENTIRELY OWNED BY THE OWNER.
- PROPERTY IS WITHIN THE COUNTY OF RIVERSIDE NOT WITHIN A SPECIFIC PLAN.
- NO KNOWN EXISTING WELLS ON PROPERTY OR WITHIN 200 FEET OF PROPERTY.
- NO EXISTING OPEN CHANNELS ON SITE.
- THE USGS QUADRANGLE MAP IS "PERRIS QUADRANGLE 7541958".

**MINIMUM YARD SETBACKS:**

FRONT 20' MAXIMUM HEIGHT:  
SIDE 5' SINGLE FAMILY BUILDINGS 40'-75'  
REAR 10'

SOURCE: COUNTY OF RIVERSIDE

WEB: <http://planning.rctima.org>

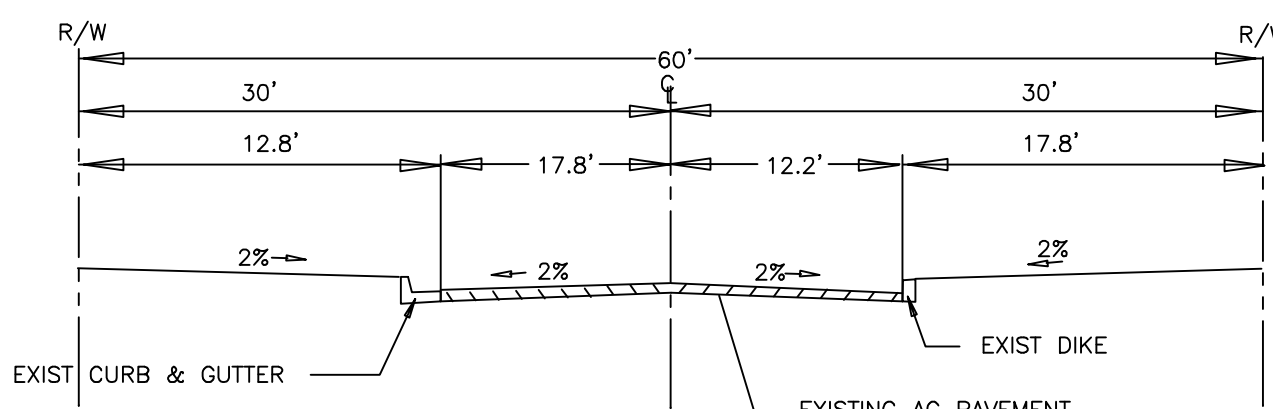
**FEMA FLOOD MAP:**

THE FLOOD MAP FOR THE SUBJECT PROPERTY IS NUMBER 06065C1445H, EFFECTIVE ON 08/18/2014.

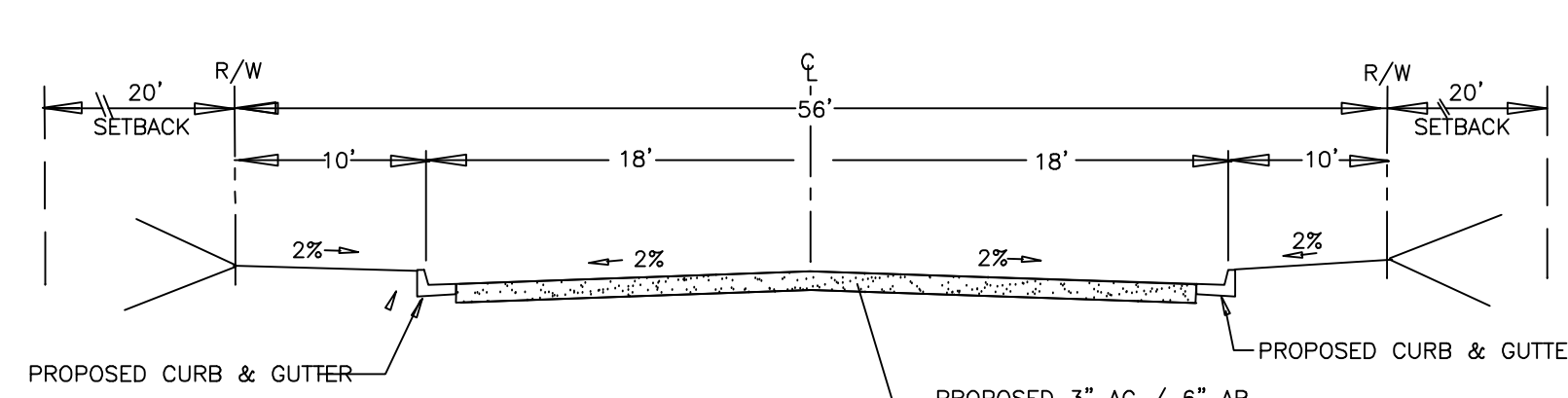
FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD)

**BENCHMARK:**

PER U.S.C. & G.S. DESIGNATION, BENCHMARK M-26-4 RESET 1989. ALUM. DISK TOP CONC. POST, STAMPED M-26-A-RESET 1989, ESTABLISHED BY RIVERSIDE COUNTY, 140.0 FEET NORTHEAST ALONG LAKEVIEW AVENUE FROM CENTERLINE INTERSECTION OF LAKEVIEW AVENUE AND NUEVO ROAD; 28.0 FEET NORTHWEST OF CENTERLINE OF LAKEVIEW AVENUE. ELEVATION = 1481.23 FEET NGVD 29; VERTCON ADJUSTED = 1483.786 FEET NAVD 88 DATUM.



A-A EXISTING OLIVAS AVENUE  
RIV. CO. STD #138



B-B PROPOSED STREET "A"  
RIV. CO. STD #138

**LEGEND:**

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR
- CHAIN LINK FENCE
- BLOCK WALL
- UTILITY WOOD POLE
- PILASTER
- FIRE HYDRANT
- GATE
- GAS VALVE

INDICATES FOUND 1" I.P., DOWN 2", WITH PLASTIC PLUG STAMPED L.S. 4724, PER M.B. 228/58-59 AND M.B. 229/56-57.

- MAIL BOX
- PALM TREE
- TREE
- BOLLARD
- WATER METER
- WATER VALVE

DATE	NO.	REVISIONS:
9/2021	1	REV. PAD LAYOUT per PLANNING COMMENTS

PAGE BREAK





# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

February 9, 2022

Kathleen Mitchell, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> 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](http://www.rcaluc.org)

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

File No.: ZAP1502MA21  
Related File No.: CUP210131 (Conditional Use Permit)  
APN: 342-100-057  
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 CUP210131 (Conditional Use Permit), a proposal to establish a Commercial Cannabis Cultivation facility within an existing 955 square foot building on 0.71 acres located southerly of Highway 74, and westerly of Mountain 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 12,567 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 1,538 feet AMSL. The project site elevation is 1,568 feet AMSL. With a maximum structure height of 12 feet, the top point elevation would be 1,580 feet AMSL. The project will not increase the height of the existing building. Therefore, review of the building 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](http://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. The maximum height of the building(s), including all roof-mounted equipment, if any, shall be limited to 12 feet, and the maximum top point elevation shall not exceed 1,580 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.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink that reads "Paul Rull". The signature is fluid and cursive, with the first name "Paul" being larger and more prominent than the last name "Rull".

---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Cannabis 21+ (applicant)  
Rad Architects Inc. (representative)  
Tobias Commercial Properties (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\ZAP1502MA21\ZAP1502MA21.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**

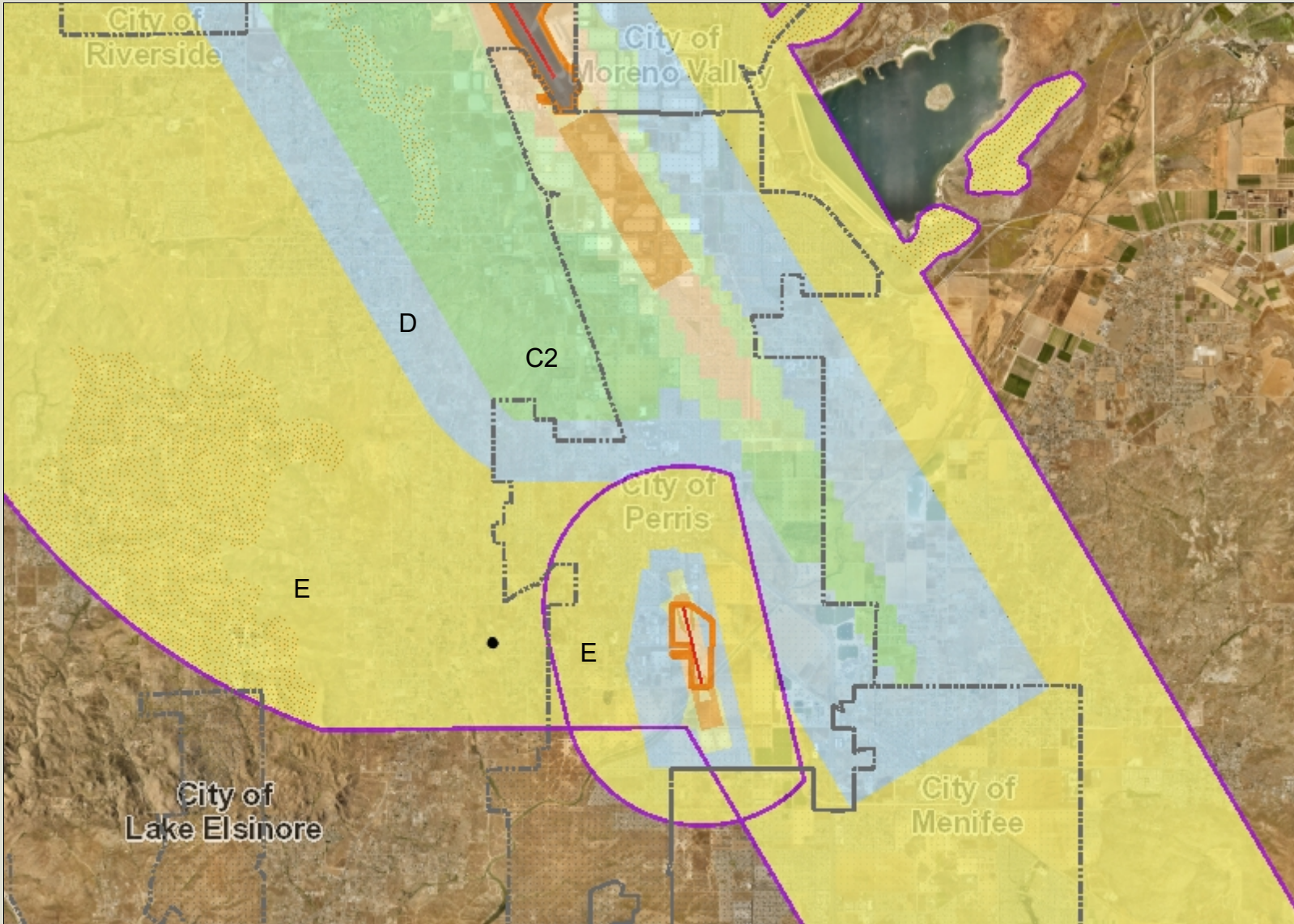


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

# 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



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



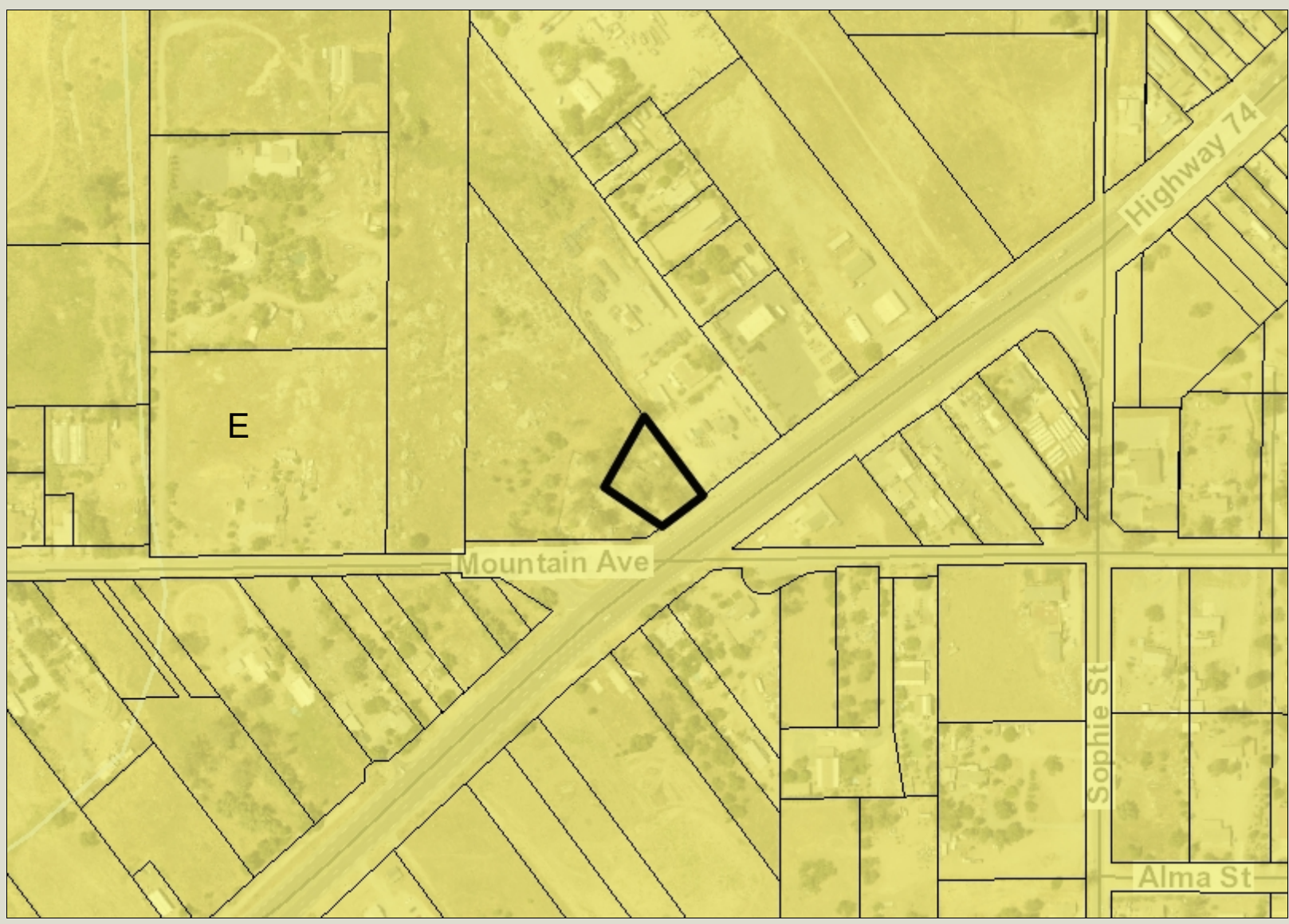
REPORT PRINTED ON... 1/4/2022 10:35:27 AM

© Riverside County GIS

## 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



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### Notes

# Map My County Map



## Legend

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



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## Notes

0 376 753 Feet

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# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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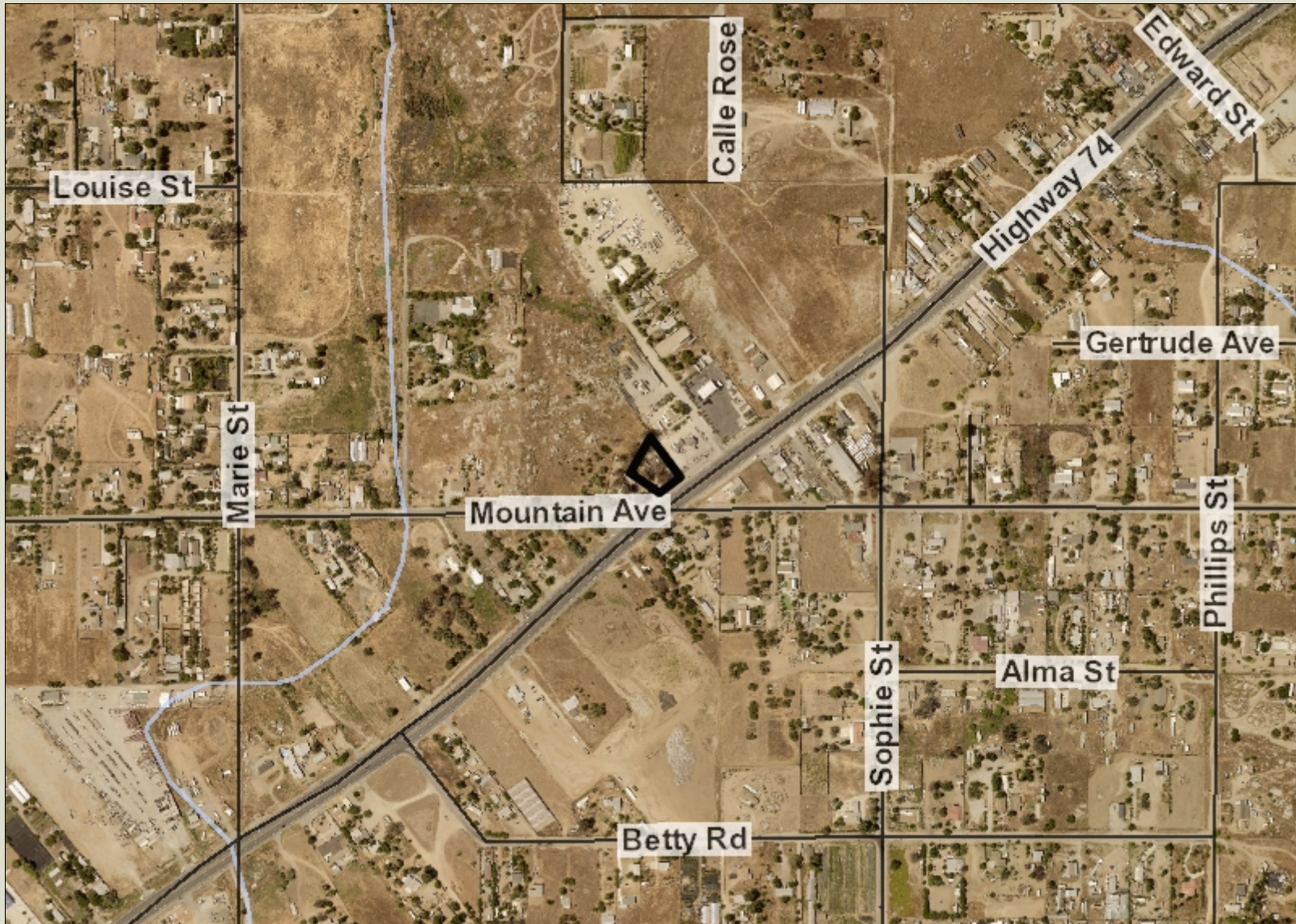
0 3,011 6,022 Feet

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## Notes

# Map My County Map



## Legend

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



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0 753 1,506 Feet

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## Notes

# Map My County Map



## Legend

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



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0 188 376 Feet

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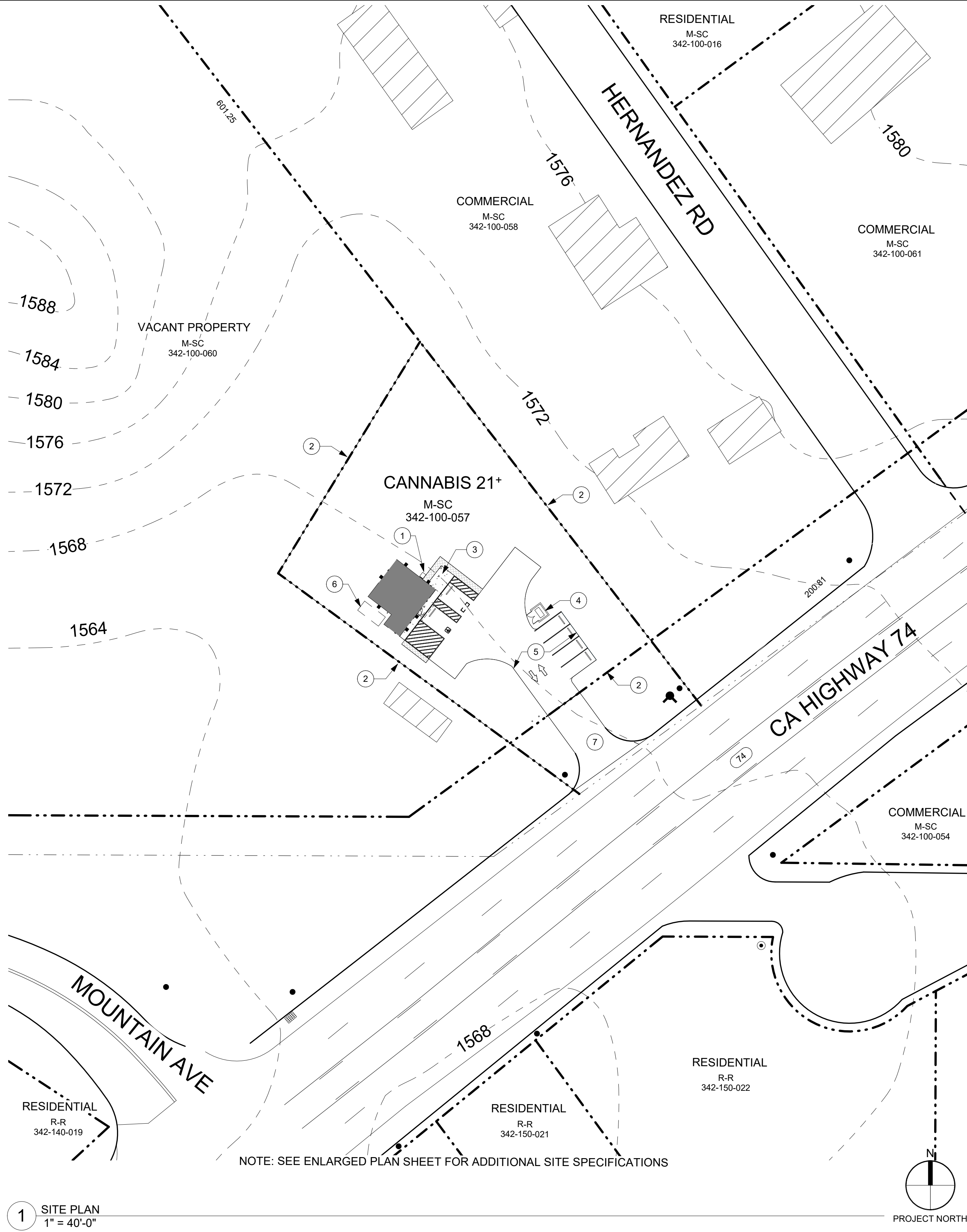
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## Notes

# CANNABIS 21<sup>+</sup>

## COMMERCIAL CANNABIS CONDITIONAL USE PERMIT

### 24487 CA HWY 74 PERRIS, CA 92570

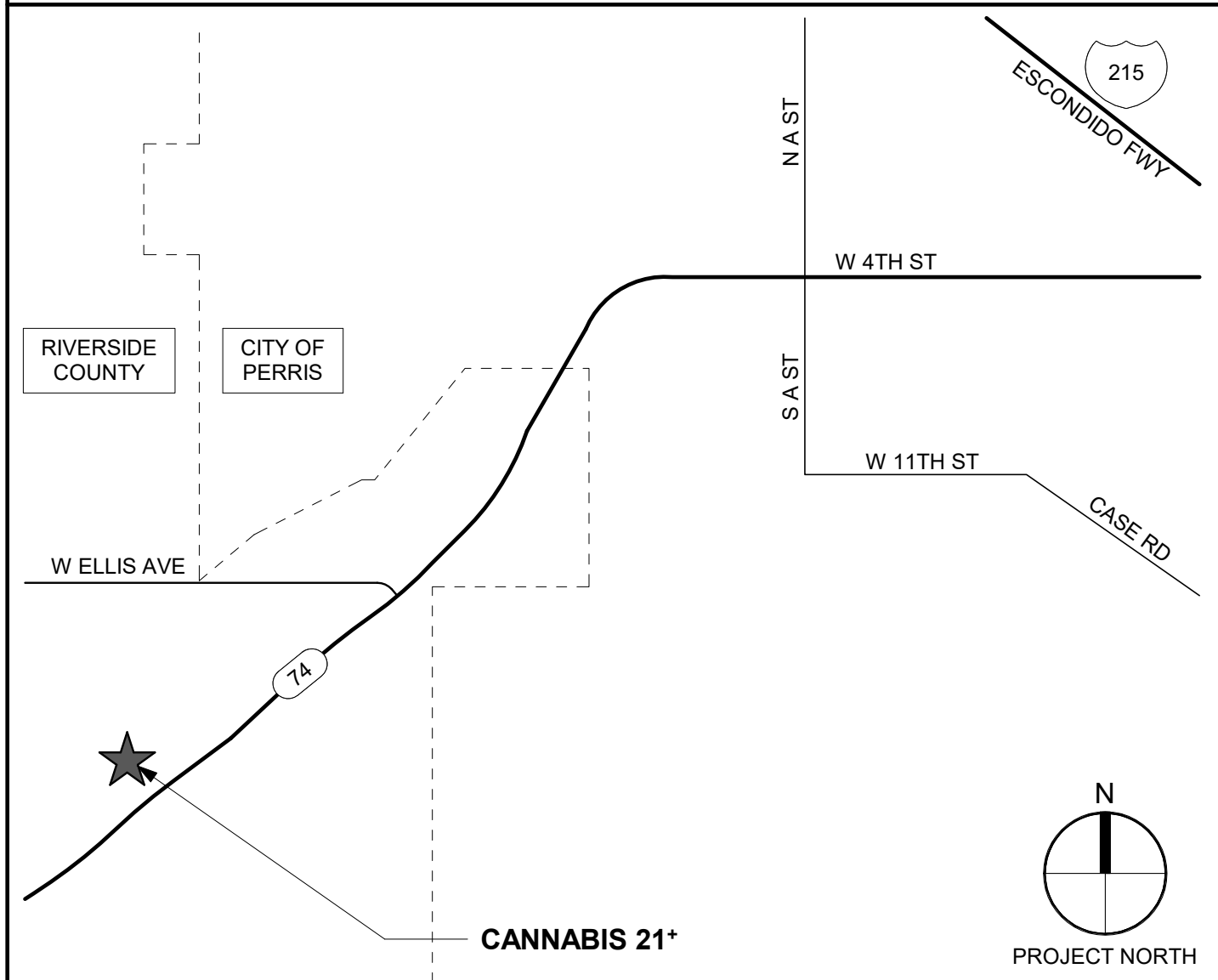


1 SITE PLAN  
1" = 40'-0"

### PROJECT DIRECTORY

<b>LAND OWNER:</b> VINCENT R GRAVES 695 W. RACQUET CLUB RD. PALM SPRINGS, CA 92570 C/O TOBIAS COMMERCIAL PROPERTIES 32823 TEMECULA PARKWAY TEMECULA, CA 92592 CONTACT: MAHLON TOBIAS PH: 909-645-2427 EMAIL: mahlon@tobiascommercial.com	<b>APPLICANT / TENANT:</b> CANNABIS 21 <sup>+</sup> 4231 BALBOA AVE #162 SAN DIEGO, CA 92117 CONTACT: SEAN ST. PETER PHONE: 619.618.8139 EMAIL: sean_stpeter@yahoo.com	<b>UTILITY COMPANIES:</b> <b>WATER:</b> EASTERN MUNICIPAL WATER DISTRICT <b>SEWER:</b> EXISTING SEPTIC SYSTEM <b>PHONE / CABLE:</b> AT&T COMPANY <b>GAS:</b> SOUTHERN CALIFORNIA GAS COMPANY <b>ELECTRIC:</b> SOUTHERN CALIFORNIA EDISON
<b>EXHIBIT PREPARER ARCHITECT:</b> RAD ARCHITECTS INC 1286 UNIVERSITY AVENUE #137 SAN DIEGO, CA 92103 TEL: 619.795.6522 CONTACT: CARYN BAILEY EMAIL: cbailey@rad-architects.com	<b>COUNTY OF RIVERSIDE:</b> RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET RIVERSIDE, CA 92501 PHONE: (951) 955-3200	

### VICINITY MAP



### SITE PLAN LEGEND

CANNABIS 21 <sup>+</sup>	BUILDING LIGHT	PROPERTY LINE
(E) ADJACENT BUILDING	(E) ELECTRICAL POLE	(E) CONTOURS @ 4' INCREMENTS
(E) OPEN STORAGE STRUCTURES TO REMAIN	(E) FIRE HYDRANT	AREA OF IMPROVEMENTS
(N) R.O.W. ZONE DEDICATION	(E) LIGHT POST	(E) CONCRETE SIDEWALK
	(E) 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 (#)

1	(E) BUILDING ELECTRICAL SERVICE
2	(E) 6' HIGH CHAIN LINK FENCING
3	(N) BIKE RACK
4	(N) DUMPSTER WITH ATTACHED LID, SEE DETAILS ON SHEET A-3
5	EXTENTS OF EXISTING PARKING AREA
6	AREA OF (E) SEPTIC TANK AND LEACH FIELD
7	(E) SITE DRIVE ACCESS

### OCCUPANCY

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

OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
SECURE CHECK-IN	60	33	1
CUSTOMER SALES AREA	60	606	11
OFFICES & CHECK-IN	100	78	1
INVENTORY & RECEIVING	300	77	1
NET TENANT BUILDING AREA		794	14
REQUIRED EXITS			1

EGRESS WIDTH PER SECTION 1005: ALL COMPLY  
FRONT ENTRY: 13 X 2 = 2.6' - (N) DOORS = 36"  
RECEIVING DOOR: 1 X 2 = 0.2' - (N) DOOR = 36"

MAX. TRAVEL DISTANCE TO EXIT = 150'-0" WITHOUT NEW PORTABLE FIRE EXTINGUISHERS MUST BE 2A-10LB. MIN ONE PER 1500 S.F. WITH SALES RECEIPT.

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 AS FOLLOWS:  
"THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND.

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
<b>EXHIBIT A</b>		
A-1	PROJECT INFORMATION	
A-2A	ENLARGED SITE PLAN & SENSITIVE USE PLAN	
A-2B	LANDSCAPE SITE PLAN	
A-3	SITE ACCESSIBILITY SIGNAGE & PARKING	
A-4	FACILITY STANDARDS & WQMP FORM	
<b>EXHIBIT B</b>		
B-1	EXTERIOR ELEVATIONS	
B-2A	EXTERIOR COLOR RENDERINGS	
B-2B	INTERIOR COLOR RENDERINGS	
B-3	SIGNAGE	
<b>EXHIBIT C</b>		
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. THE EXISTING BUILDING WAS BUILT IN 1950

**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<sup>+</sup> SPACE IS 955 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 LAYOUTS MEETING ADA CRITERIA WITH NEW FIXTURES AND PIPING AND ELECTRICAL MODIFICATIONS.

EXTERIOR WORK TO INCLUDE PAINTING OF EXISTING STRUCTURE. NEW ASPHALT PAVING PARKING AREA WITH NEW PARKING SPACE STRIPING AND BUILDING 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:** 342-100-057

**LEGAL DESCRIPTION:** RECORDED BOOK/PAGE: MB 12/36 SUBDIVISION NAME: GOOD HOPE ACRES ADD 3; LOT/PARCEL: 14

**EASEMENTS OF RECORD:** NO EASEMENTS

**PALEONTOLOGICAL SENSITIVITY:** LOW POTENTIAL (L); FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

<b>NET AND GROSS ACRES:</b>	NET ACRES = .61 .61 X 43,560 = 26,571.6 SF GROSS ACRES = .71 .71 X 43,560 = 31,318.14 SF NOT IN A SPECIFIC PLAN NOT IN A HISTORIC PRESERVATION DISTRICT	<b>FIRE RESPONSIBILITY AREA:</b>	SRA
<b>SPECIFIC PLAN:</b>	RC-VLDR	<b>FLOOR PLAN REVIEW:</b>	OUTSIDE FLOOD PLAN, REVIEW NOT REQUIRED
<b>HISTORIC PRESERVATION DISTRICTS:</b>	CR (COMMERCIAL - RETAIL)	<b>WATERSHED / AREA:</b>	SAN JACINTO VALLEY REGION
<b>(EX) LAND USE DESIGNATIONS:</b>	NOT IN AN AGRICULTURE PRESERVE	<b>WATER DISTRICT:</b>	EASTERN MUNICIPAL WATER DISTRICT
<b>(N) LAND USE DESIGNATIONS:</b>	MEAD VALLEY PRESERVE	<b>FLOOD CONTROL DISTRICT:</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
<b>AGRICULTURAL PRESERVE:</b>	NOT IN A GENERAL PLAN POLICY AREA	<b>WQMP (SEE FORM ON A-4):</b>	SANTA ANA RIVER REGION
<b>AREA PLAN (RCIP):</b>	RVLUO	<b>FAULT ZONE:</b>	NOT IN A FAULT ZONE
<b>GENERAL PLAN POLICY AREAS:</b>	GOOD HOPE AREA	<b>FAULTS:</b>	NOT IN A FAULT LINE
<b>GENERAL PLAN LAND USE:</b>	M-SC	<b>LIQUEFACTION POTENTIAL:</b>	NOT IN A LIQUEFACTION AREA
<b>AIRPORT INFLUENCE AREAS:</b>	MARCH AIR RESERVE BASE AREAS	<b>SUBSIDENCE:</b>	NOT IN A SUBSIDENCE AREA
<b>AIRPORT COMPATIBILITY ZONES:</b>	MARCH AIR RESERVE BASE, ZONE E	<b>SCHOOL DISTRICT:</b>	PERRIS ELEMENTARY & PERRIS UNION HIGH GOOD HOPE
<b>ZONING DISTRICTS AND ZONING AREAS:</b>	GOOD HOPE AREA	<b>COMMUNITIES:</b>	WESTERN RIVERSIDE COUNTY
<b>ZONING CLASSIFICATIONS:</b>	M-SC	<b>LIGHTING:</b>	ZONE: B
<b>ZONING OVERLAYS:</b>	NOT IN A ZONING OVERLAY	<b>WELL WATER PERMITS:</b>	N/A
<b>COMMUNITY ADVISORY COUNCILS:</b>	PERRIS VALLEY MAC	<b>HABITAT CONSERV. PLAN (WRMHP):</b>	WESTERN RIVERSIDE COUNTY
<b>FIRE HAZARD CLASSIFICATION:</b>	HIGH	<b>FARMLAND:</b>	OTHER LANDS URBAN-BUILT UP LAND
<b>BUILDING DATA:</b>	OLD TENANT OCCUPANCY: NEW TENANT OCCUPANCY: TYPE OF CONSTRUCTION: FULLY SPRINKLERED: FIRE ALARM: TOTAL BUILDING AREA: ACTUAL BUILDING HEIGHT: ALLOWABLE HEIGHT:	<b>INDIAN TRIBAL LAND:</b>	NOT IN A TRIBAL LAND
<b>CONSTRUCTION RATINGS:</b>	INTERIOR BEARING WALLS: INTERIOR NON-BEARING WALLS: BEAMS, GIRDERS, TRUSSES: FLOOR CONSTRUCTION: ROOF / CEILING CONSTRUCTION:		

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



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

ASSESSOR'S PARCEL NUMBER: 342-100-057

**LAND OWNER:**  
VINCENT R GRAVES  
695 W. RACQUET CLUB RD.  
PALM SPRINGS, CA 92570  
C/O TOBIAS COMMERCIAL PROPERTIES  
32823 TEMECULA PARKWAY  
TEMECULA, CA 92592  
CONTACT: MAHLON TOBIAS  
PH: 909-645-2427  
EMAIL: mahlon@tobiascommercial.com

**APPLICANT / TENANT:**  
CANNABIS 21<sup>+</sup>  
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<sup>+</sup>**  
**24487 CA HWY 74**  
**PERRIS, CA 92570**

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

### CONSTRUCTION SET

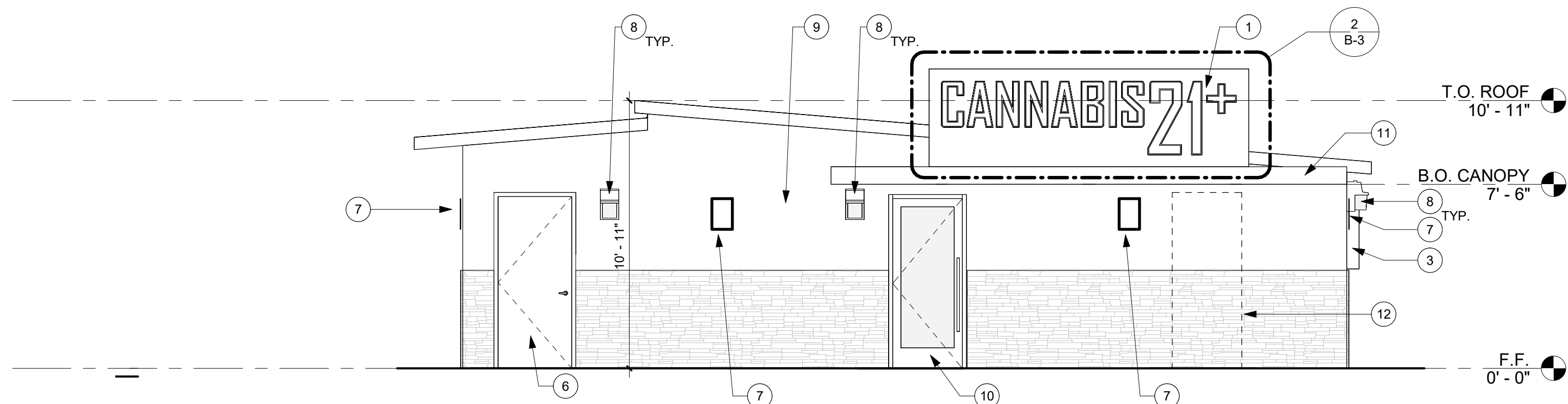
ISSUE DATE: 10.22.21

REVISIONS:

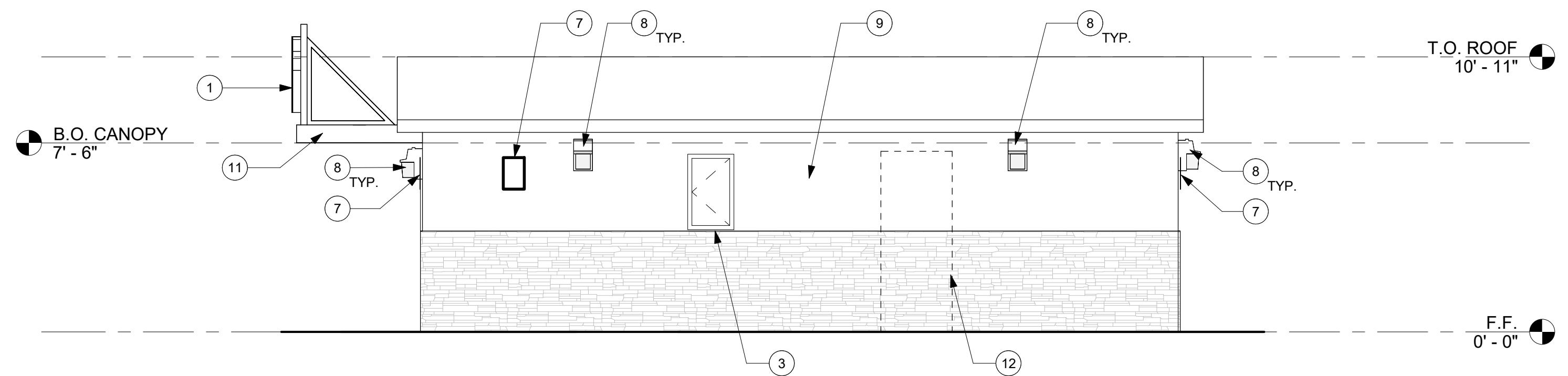
SHEET TITLE:  
**EXHIBIT A:**  
**PROJECT INFORMATION**

SHEET NO:  
**A-1**

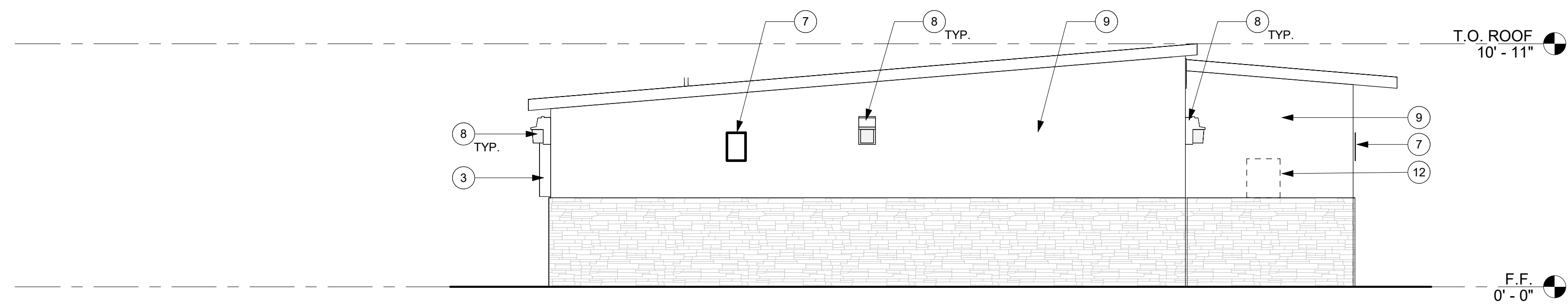




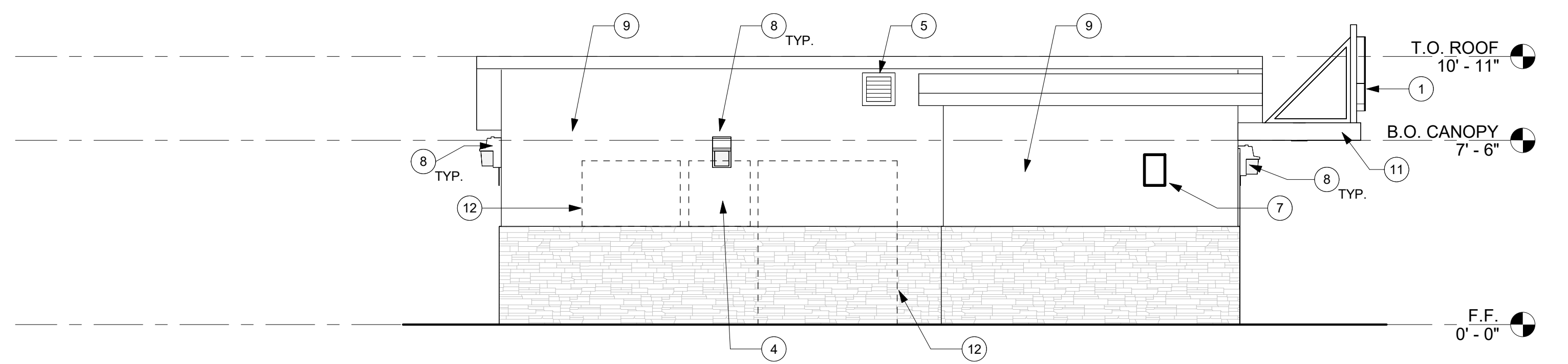
5 SOUTH ELEVATION (CUP)  
1/4" = 1'-0"



6 EAST ELEVATION (CUP)  
1/4" = 1'-0"



7 NORTH ELEVATION (CUP)  
1/4" = 1'-0"



8 WEST ELEVATION (CUP)  
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 SIGNAGE SHEET
2	INSTALL CODE REQUIRED ACCESS STICKER. SEE SIGNS AND IDENTIFICATION PER DETAIL 5 / A-3
3	(E) ELECTRICAL EQUIPMENT TO REMAIN, PROTECT DURING CONSTRUCTION
4	(E) MECHANICAL UNITS TO BE REMOVE
5	(E) EXTERIOR VENT TO REMAIN
6	(N) EXTERIOR DOOR - SEE FLOOR PLAN
7	(N) NO LINGERING/ LOITERING SIGNAGE - OBTAIN SIGNAGE FROM THE SHERIFF'S DEPARTMENT.
8	(N) EXTERIOR LIGHTING ON NEW STUCCO FACADE, B.O. LIGHT FIXTURE @ 7'-6" TYP.
9	(N) STUCCO FACADE
10	(N) BLACK ALUMINUM STOREFRONT DOOR TO BE INSTALLED
11	(N) STEEL SHADE CANOPY PAINTED BLACK@ FRONT OF BUILDING
12	DASHED LINES INDICATE INFILL FOR EXISTING WINDOW & DOOR OPENINGS. PROVIDE NEW STUCCO & STONE FINISH. SEE LEGEND.

## 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 LUMINAIRES 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 LUMINAIRES - OUTDOOR LUMINAIRES SHALL NOT BLINK, FLASH OR ROTATE.

**rad.**  
ARCHITECTS

Members of the American Institute of Architects

rAd Architects, Inc.

1286 University Ave. #137  
San Diego, California 92103  
(p) (619) 795-6222

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**CANNABIS 21+**  
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**PERRIS, CA 92570**

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

**CONSTRUCTION SET**  
ISSUE DATE: 10.22.21

REVISIONS:

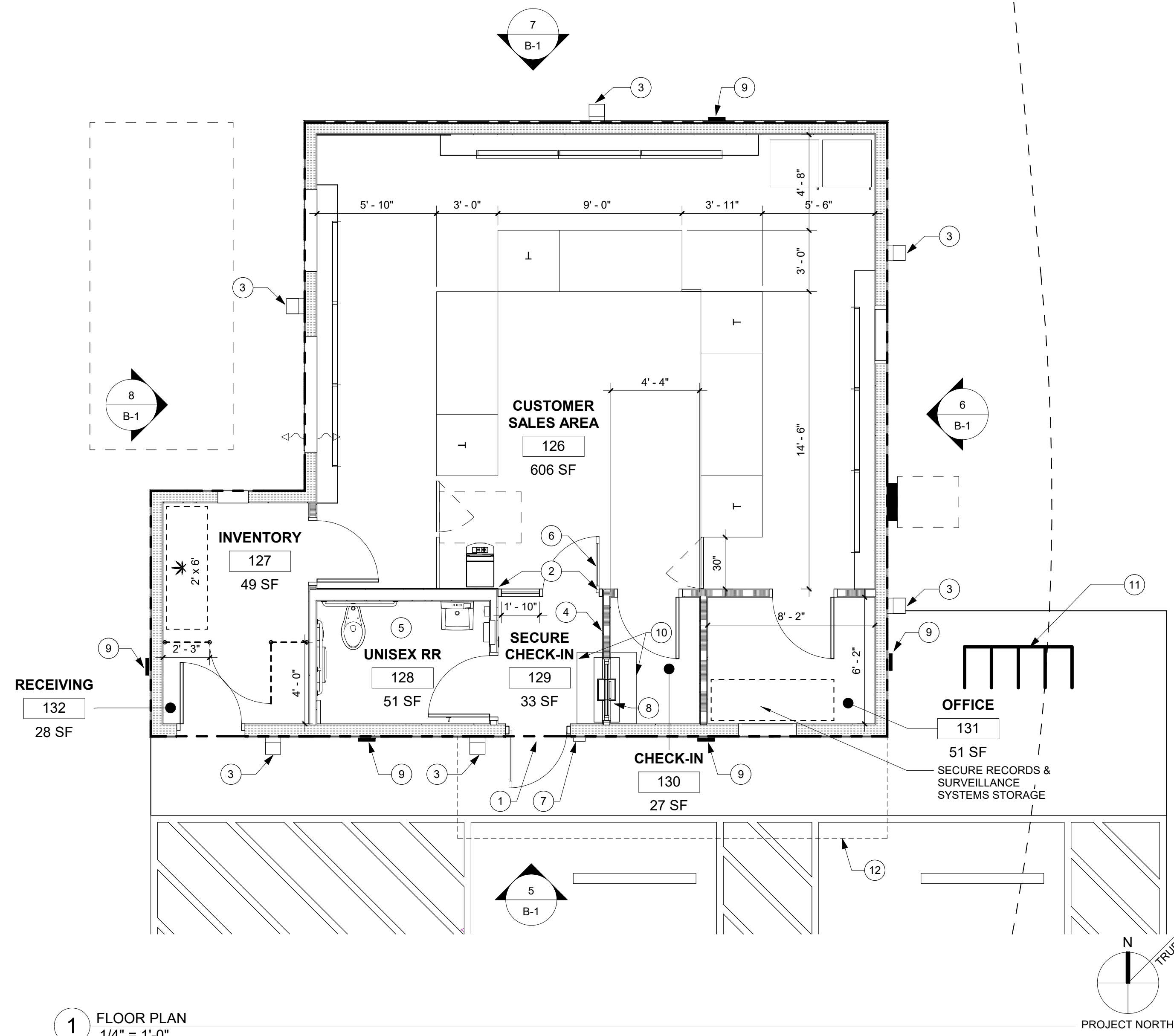
SHEET TITLE:

**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 CONSTRUCTION
- 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<br>(N) = NEW  |
|----|--|
| 1  | (E) SECURE ENTRY DOORS   |
| 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  |
| 11 | (N) BIKE RACKS BY DERO OR EQUAL. PROVIDE A MINIMUM OF 4 BIKE SPOTS. DASHED LINES INDICATE REQUIRED CLEARANCES TO BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS |
| 12 | (N) DASHED LINES INDICATE NEW METAL CANOPIES ABOVE   |

**ODOR CONTROL SYSTEM (INTERIOR & EXTERIOR)**

**ODOR SUPPRESSION SYSTEM**  
HYDROXYL GENERATOR  
TITAN 4000 OR EQUAL  
COVERAGE: 40,000 CU.FT. / 5,000 SF

**Titan 4000 Hydroxyl Generator**  
Item # DE-UV41-EA  
Each: 129.1  
\$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

**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.

REVISIONS:

SHEET TITLE:  
**EXHIBIT C:**  
**FLOOR PLAN**

SHEET NO:

**C-2**

PAGE BREAK



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



January 19, 2022

**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

Manny Baeza, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

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

File No.: ZAP1504MA22  
Related File No.: GPA210115 (General Plan Amendment), SPA00293A07  
(Specific Plan Amendment), TTM38255 (Tentative Tract Map),  
PPT210139 (Plot Plan)  
APN: 461-160-047, 461-160-048  
Airport Zone: Zone E

Dear Mr. Baeza,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2015-01, as ALUC Director, I have reviewed Riverside County Case Nos. GPA21-210115 (General Plan Amendment), SPA00293A07 (Specific Plan Amendment), TTM38255 (Tentative Tract Map), PPT210139 (Plot Plan), a proposal to divide 14.9 acres into 1 lot for 164 condominiums, located northerly of Winchester Hill Drive, westerly of Leon Road, and easterly of Windy Willow Lane. The applicant also proposes amending the sites general plan land use designation from Very High Density Residential to High Density Residential, a specific plan amendment to change the land use designation of Planning Area No. 18 from Very High Density Residential to High Density Residential, and a plot plan to establish a 164 unit residential condominium community.

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, residential density 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 35,920 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 1,772 feet AMSL. The project site elevation is 1,452 feet AMSL. With a maximum structure height of 31 feet, the top point elevation would be 1,483 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required.

[www.rcaluc.org](http://www.rcaluc.org)

## **AIRPORT LAND USE COMMISSION**

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the general plan amendment and specific plan amendment.

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.

## AIRPORT LAND USE COMMISSION

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](http://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: Winchester Hills 164, LLC (applicant)  
Van Daele Homes (representative)  
Winchester Meadows, LLC (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\ZAP1504MA22\ZAP1504MA21.LTR.doc

# 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**



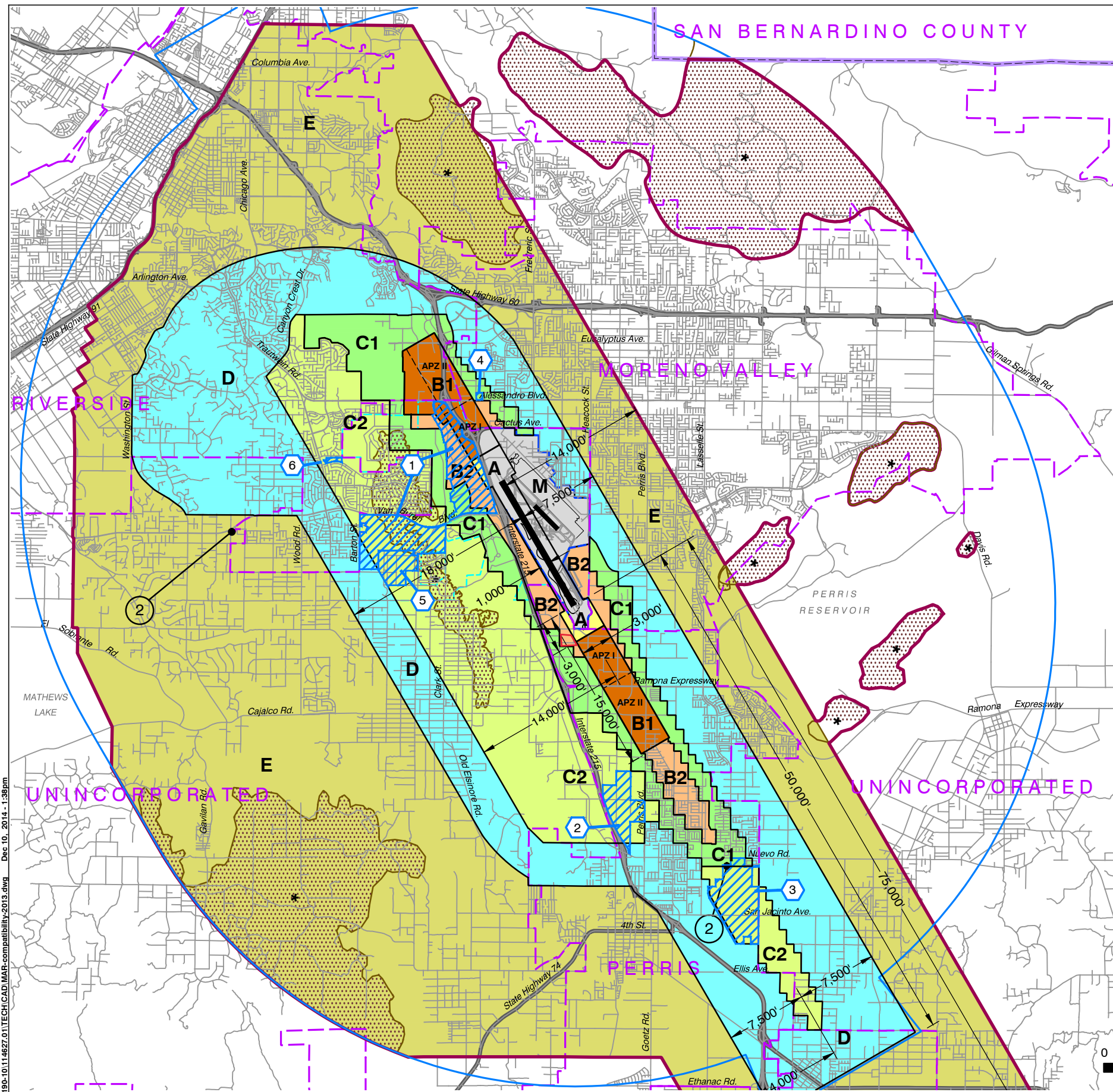
**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

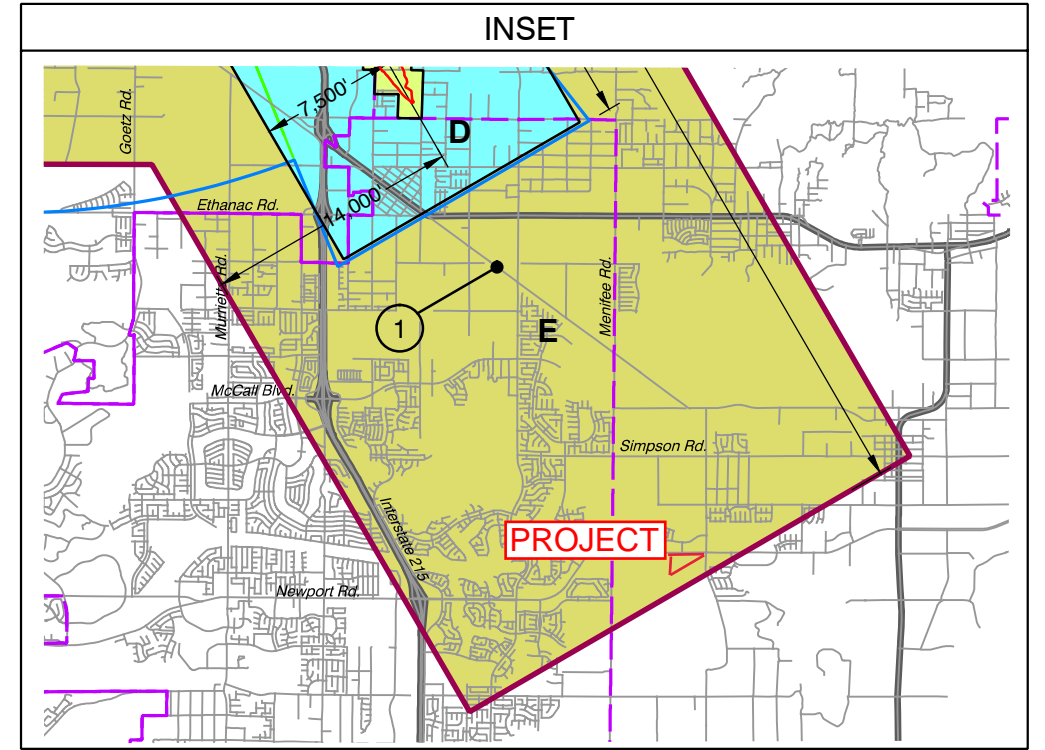
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

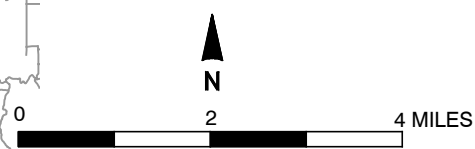
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

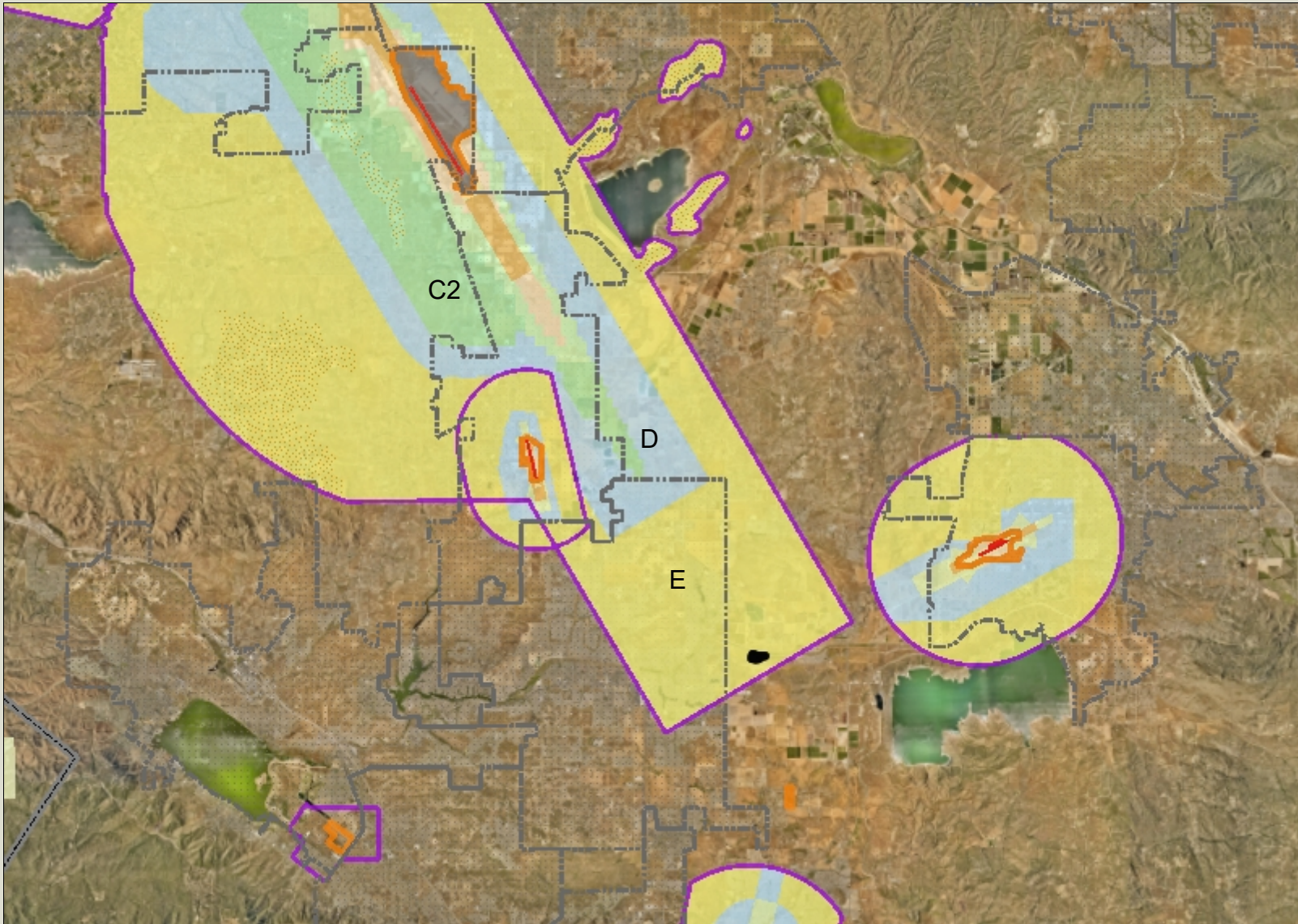
Prepared by Mead & Hunt, Inc. (June 2013)

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



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

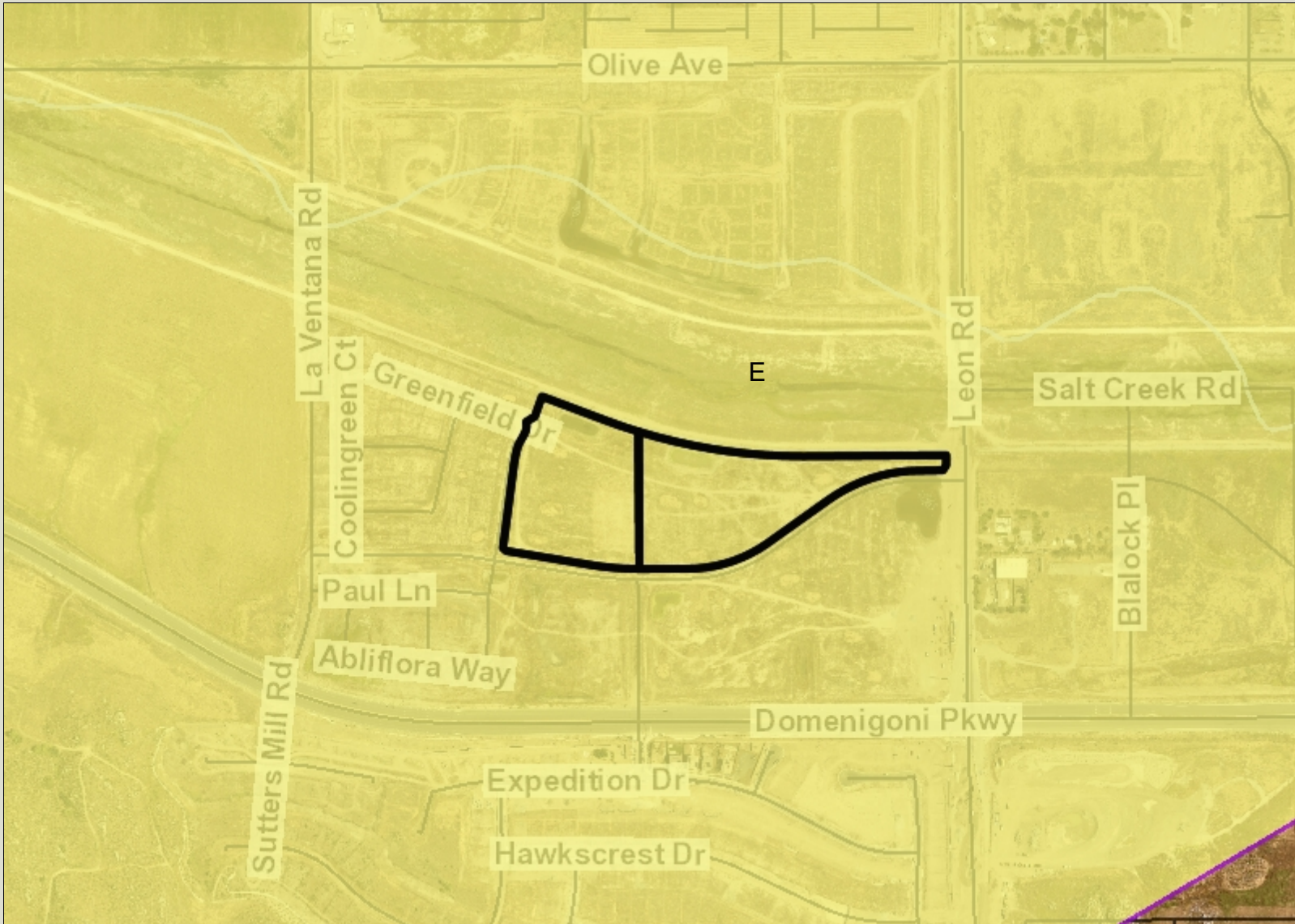


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© Riverside County GIS

## Notes

# Map My County Map



## Legend

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



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0 753 1,506 Feet

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© Riverside County GIS

## Notes

# Map My County Map



## Legend

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



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

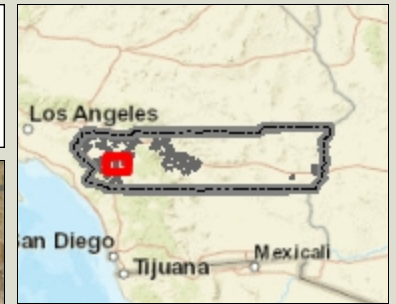
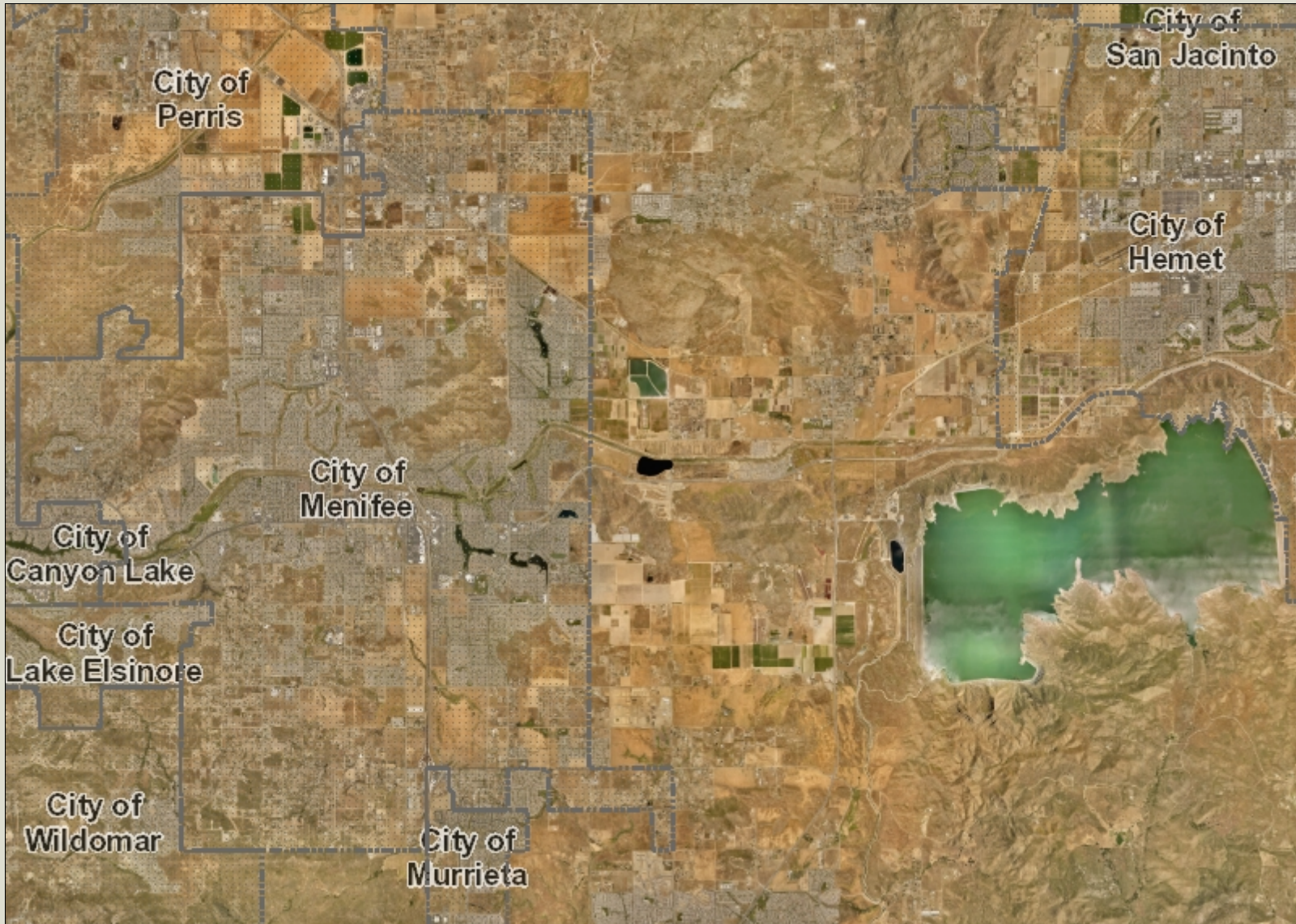
## Notes

0 753 1,506 Feet



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# Map My County Map



## Legend

-  City Areas
-  World Street Map



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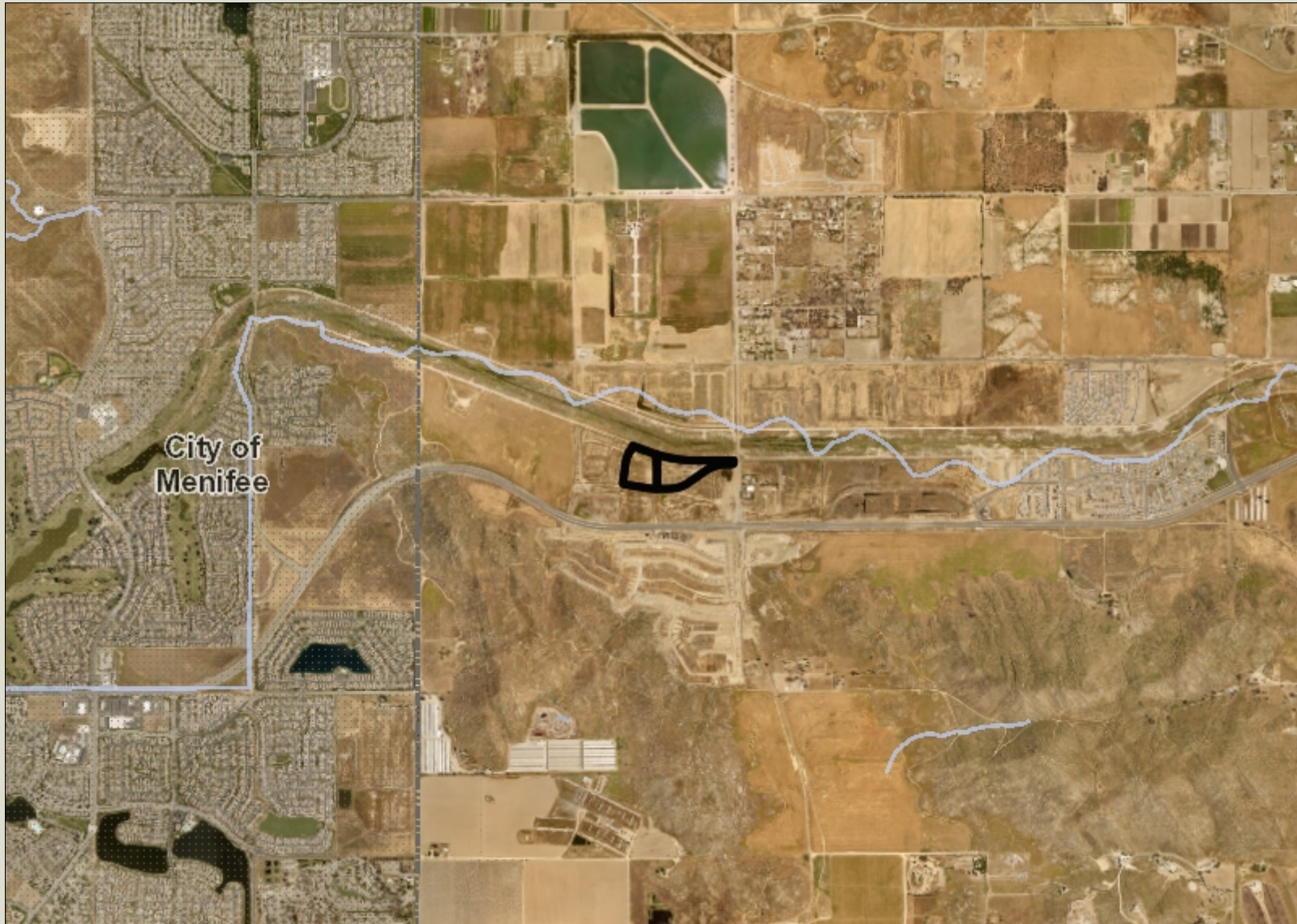


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## Notes

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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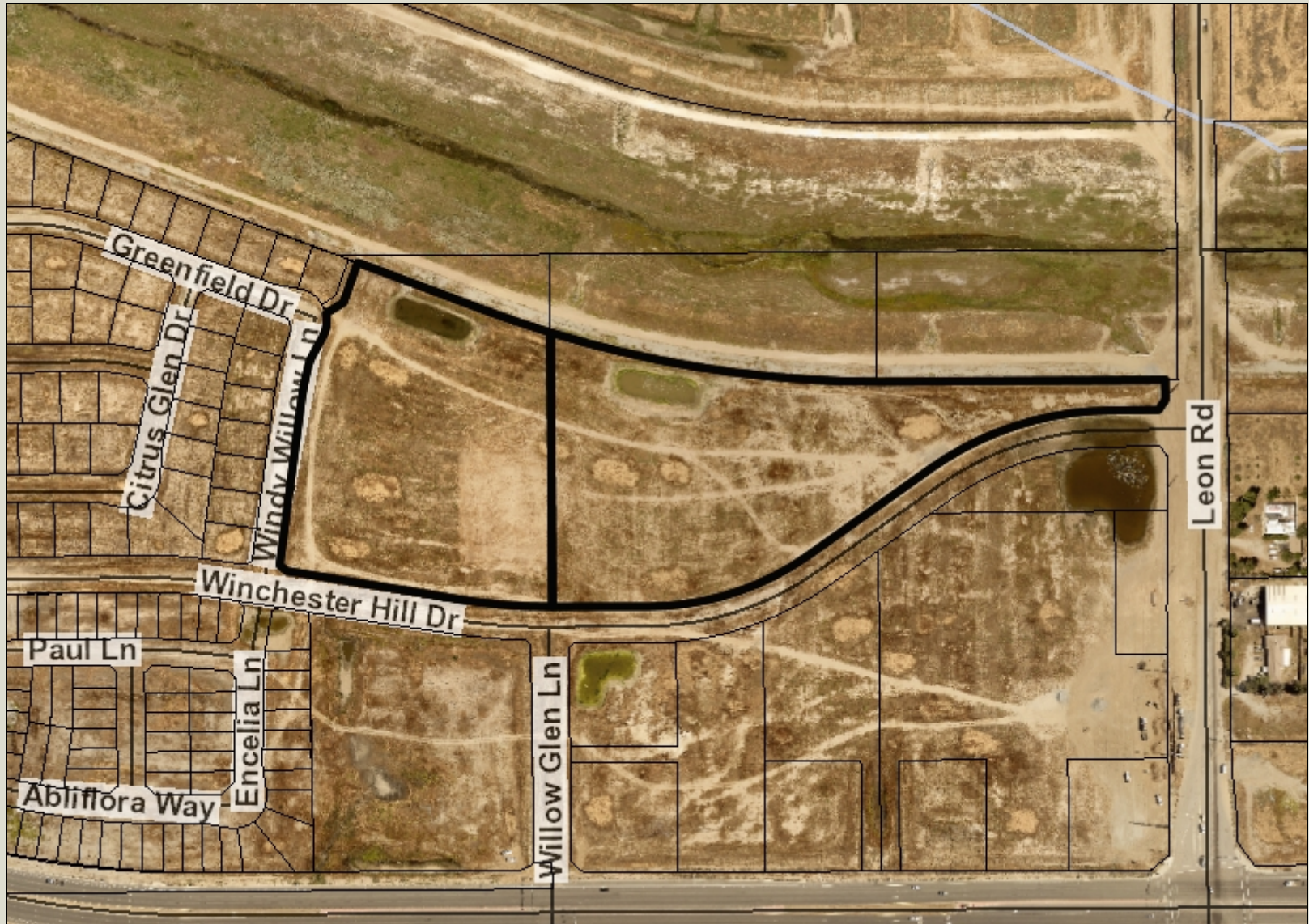
## Notes

0 3,011 6,022 Feet

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# Map My County Map



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



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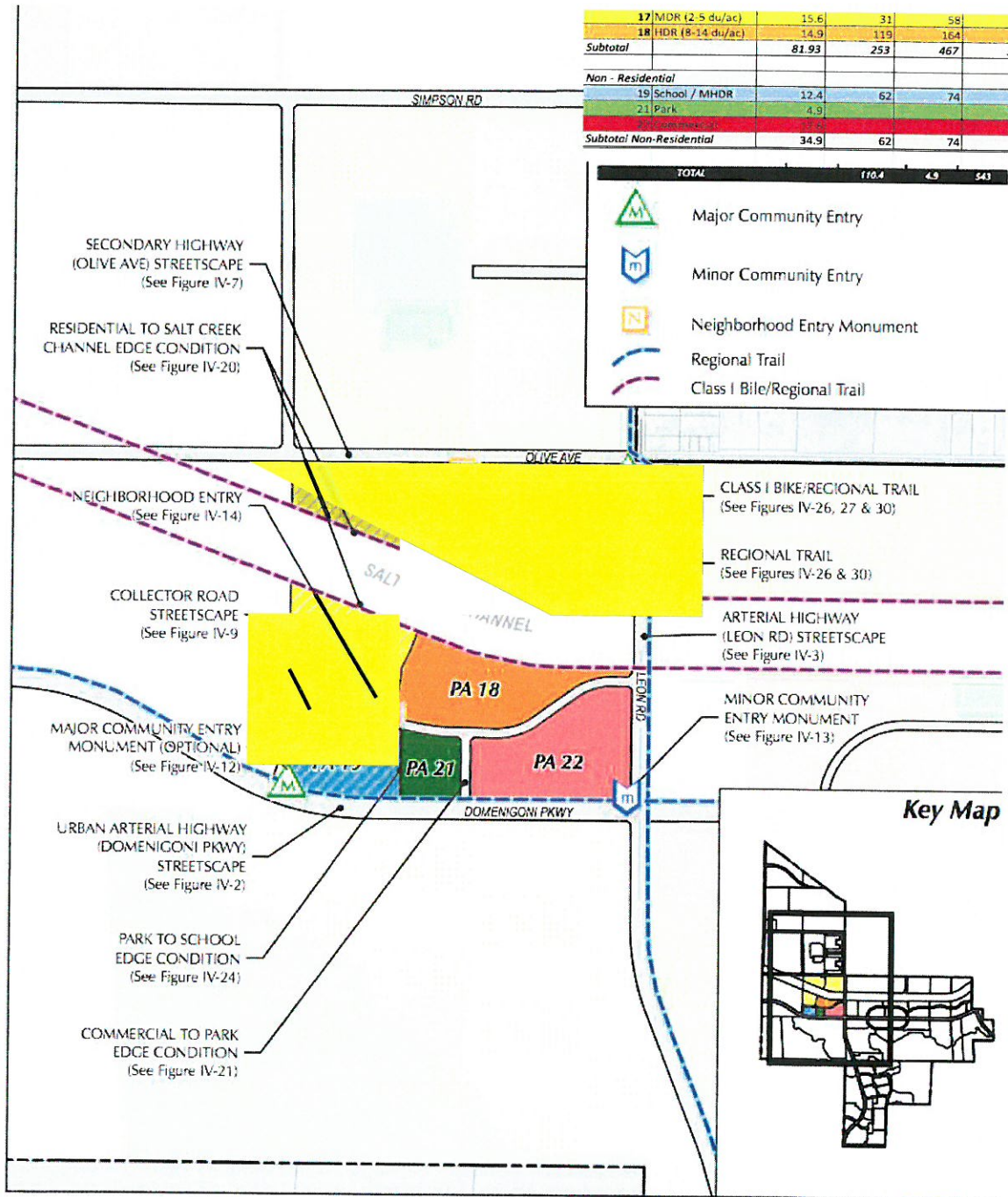


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**Notes**

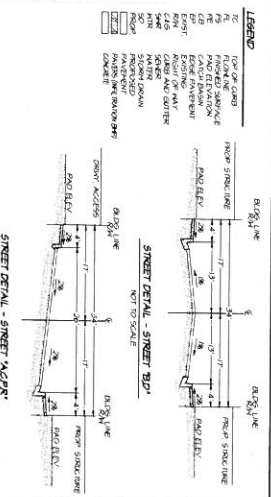
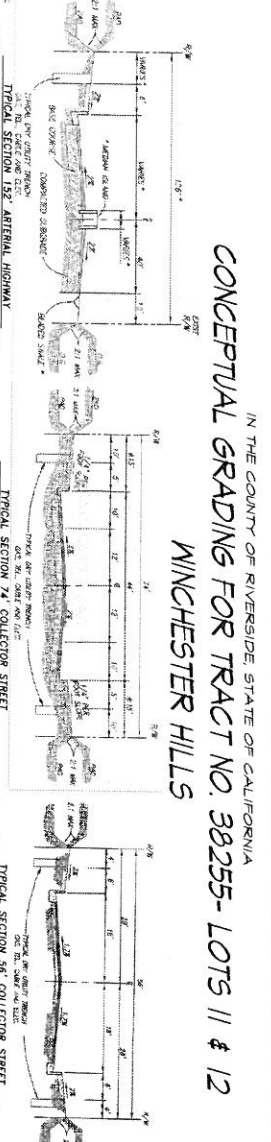
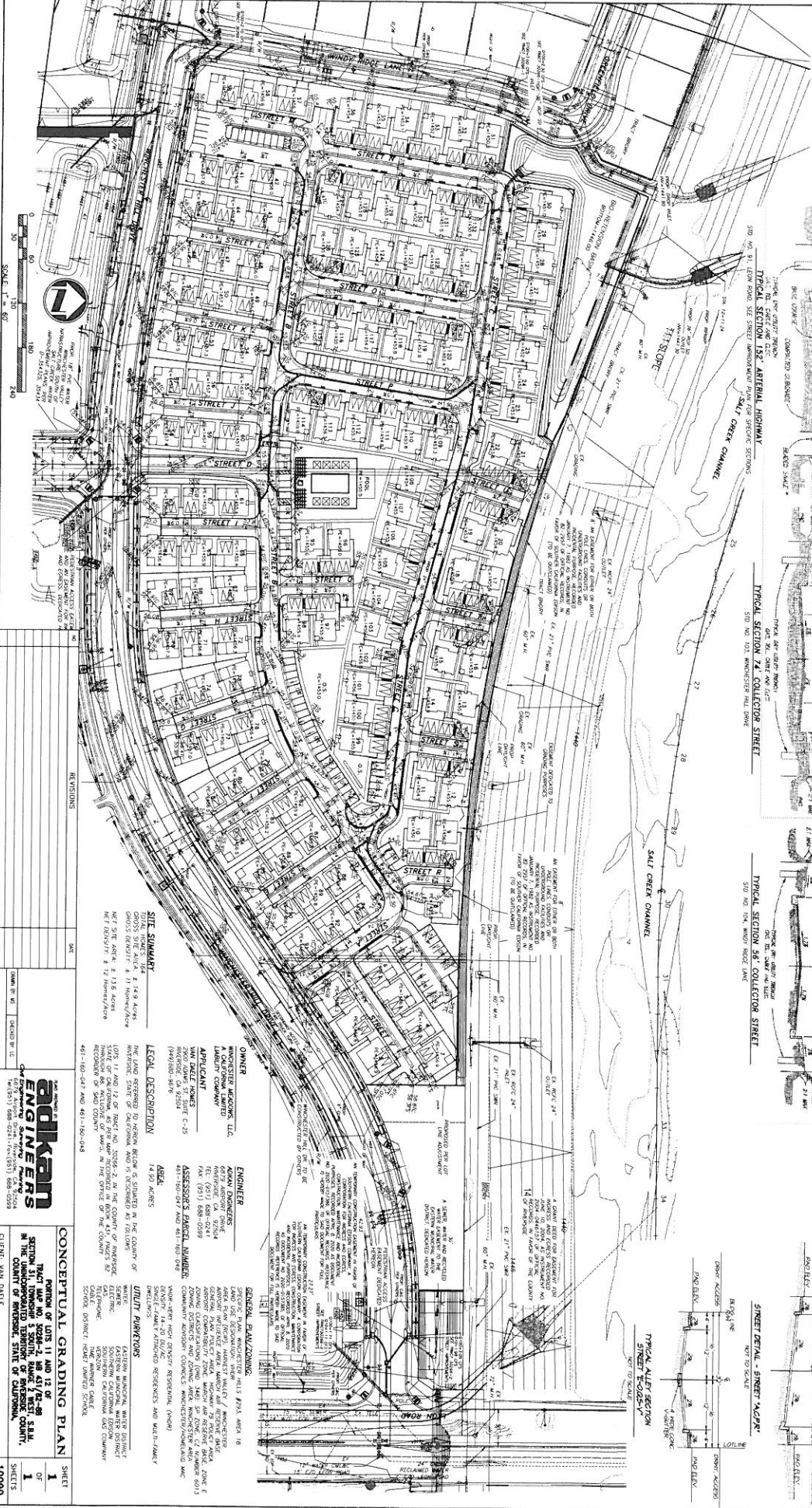
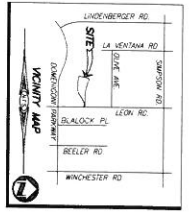
FIGURE III-3, Planning Areas 15 through 19, 21, and 22







IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**CONCEPTUAL GRADING FOR TRACT NO. 38255- LOTS 11 & 12**  
**WINCHESTER HILLS**



REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/10	ISSUED FOR PERMITS
2	08/11/10	ISSUED FOR PERMITS

**SITE SUMMARY**  
 GROSS SITE AREA: 4.14 ACRES  
 NET SITE AREA: 3.13 ACRES  
 NET IMPROVABLE: 1.13 ACRES  
 461-160-047 AND 461-160-048

**OWNER**  
 WINCHESTER HOMES, LLC  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 2800 DAVIS ST. SUITE C-25  
 ANAHEIM, CA 92804  
 (949) 800-8824

**ENGINEER**  
 AKON ENGINEERS  
 6679 ANGELO DRIVE  
 ANAHEIM, CA 92804  
 TEL: (951) 668-0244  
 FAX: (951) 668-0299

**ASSESSOR'S PARCEL NUMBER**  
 461-160-047 AND 461-160-048

**GENERAL PLANNING**  
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 ALL OR PART OF THE LAND DESCRIBED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORD NO. 461-160-047 AND 461-160-048.



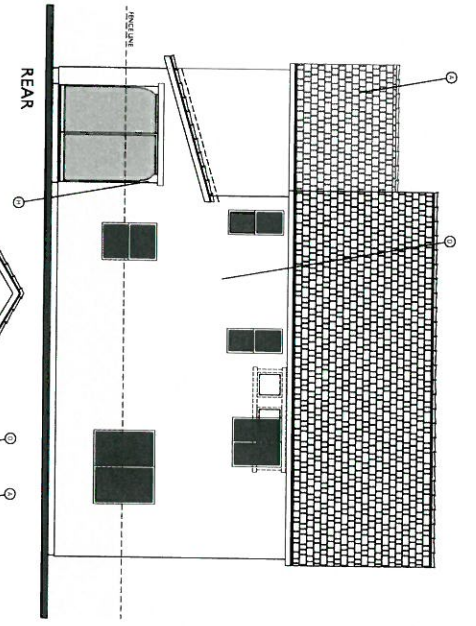
**CONCEPTUAL GRADING PLAN**  
 PORTION OF LOTS 11 AND 12 OF SECTION 16, T4N, R12E, S8M, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 CLIENT: VAN DAELE

SHEET 1 OF 1  
 SHEETS 10090

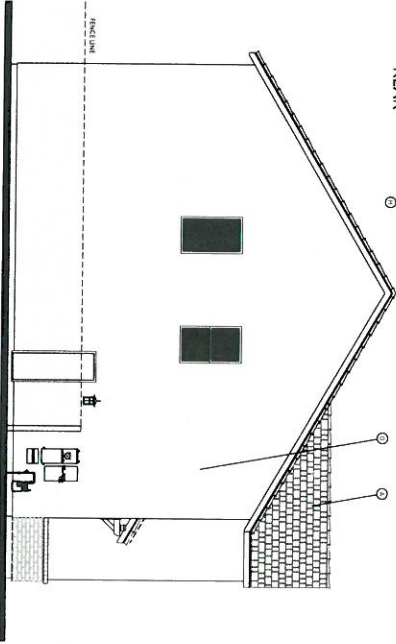


**PLAN 3**  
 European Cottage Elevation  
**WINCHESTER HILLS - CLUSTER SFD**  
 Winchester, California

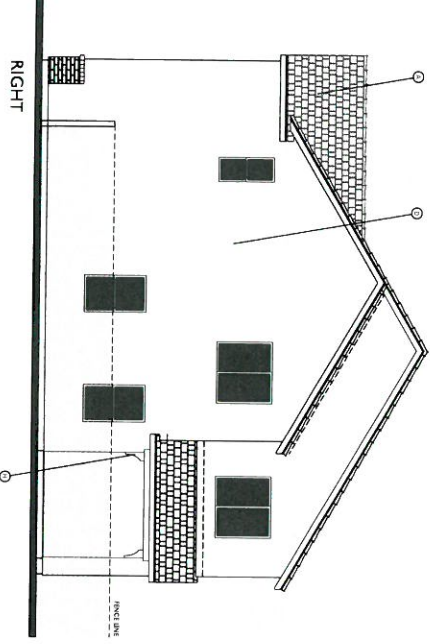
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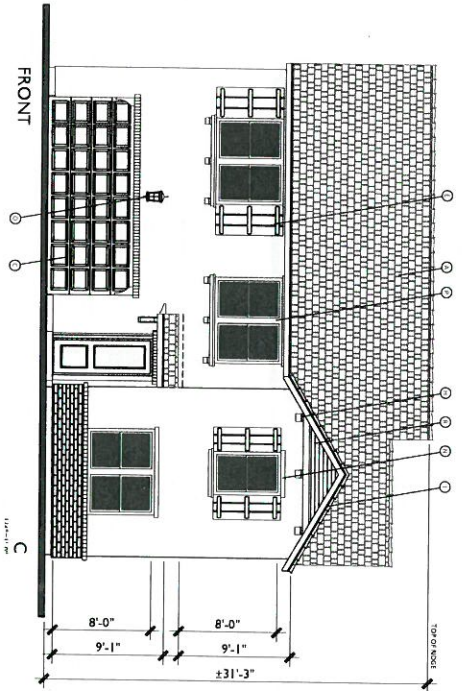
REAR



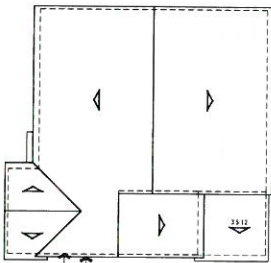
LEFT



RIGHT



FRONT

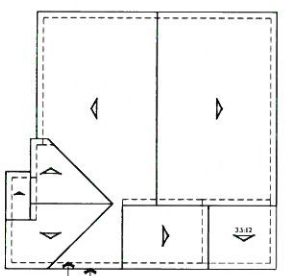
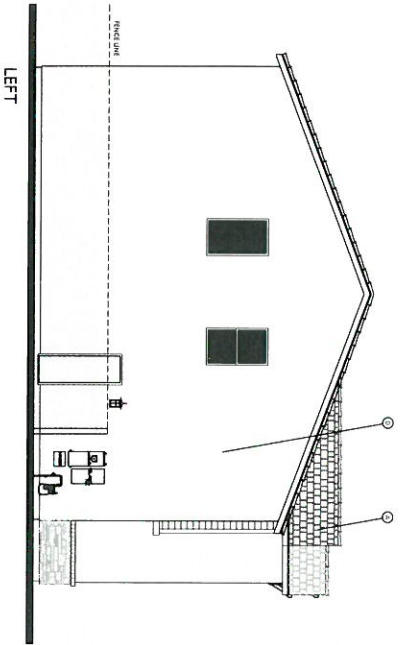
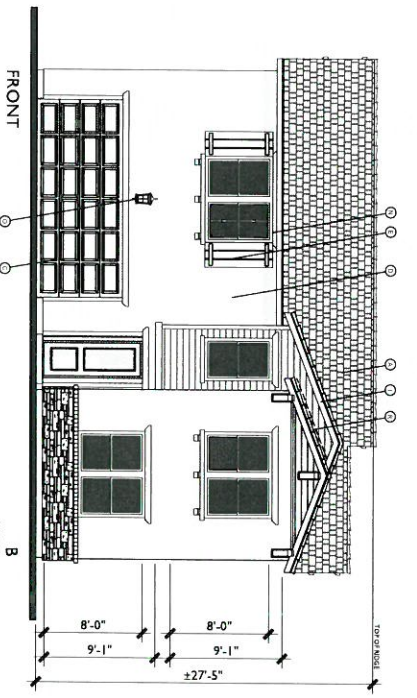
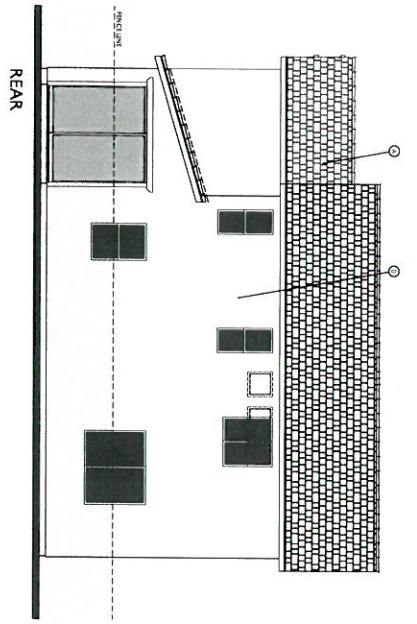


**ROOF PLAN**  
 PITCH 7/12 ROOF  
 GABLE 12" SINK  
 ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
  - B CONCRETE S TILE
  - C STUCCO
  - D STUCCO
  - E STUCCO
  - F STUCCO
  - G STUCCO
  - H STUCCO
  - I STUCCO
  - J STUCCO
  - K STUCCO
  - L STUCCO
  - M STUCCO
  - N STUCCO
  - O STUCCO
  - P STUCCO
  - Q STUCCO
  - R STUCCO
  - S STUCCO
  - T STUCCO
  - U STUCCO

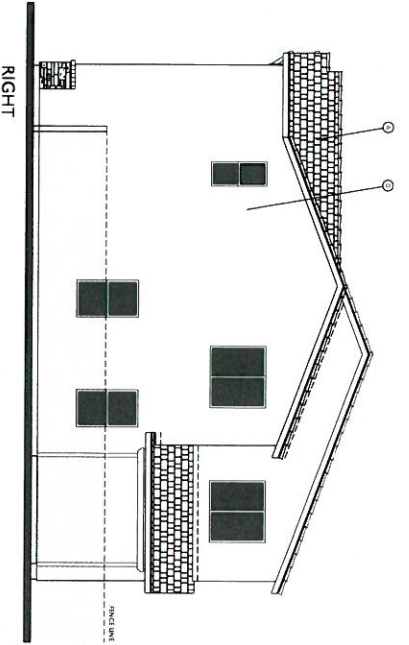
**PLAN 3**  
 Craftsman Elevation  
**WINCHESTER HILLS - CLUSTER SFD**  
 Winchester, California

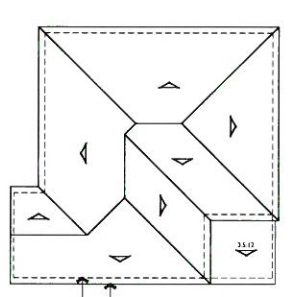
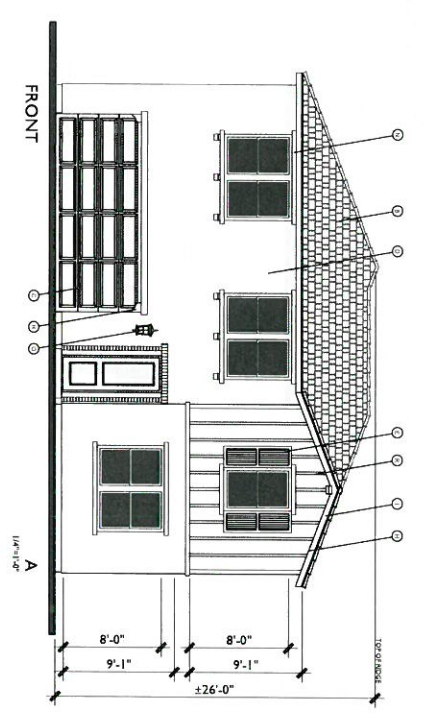
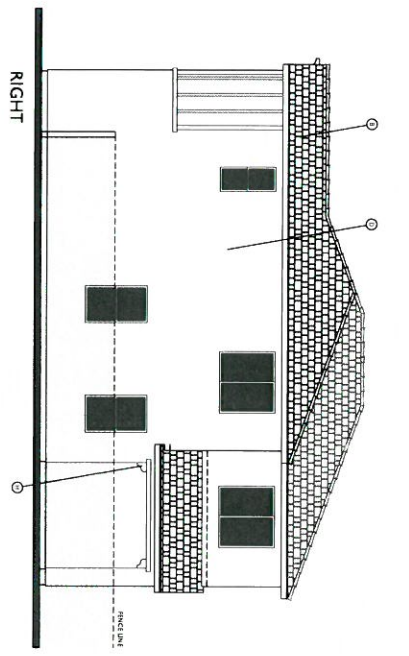
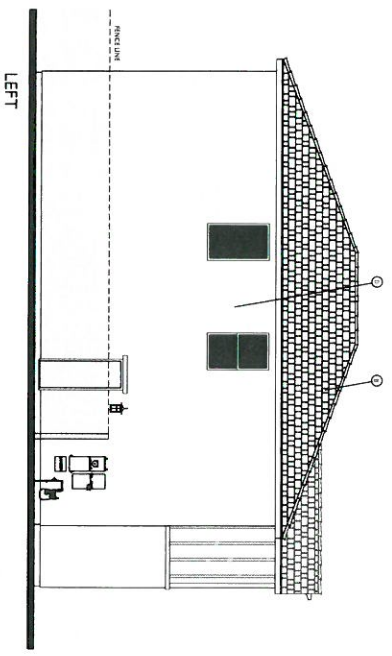
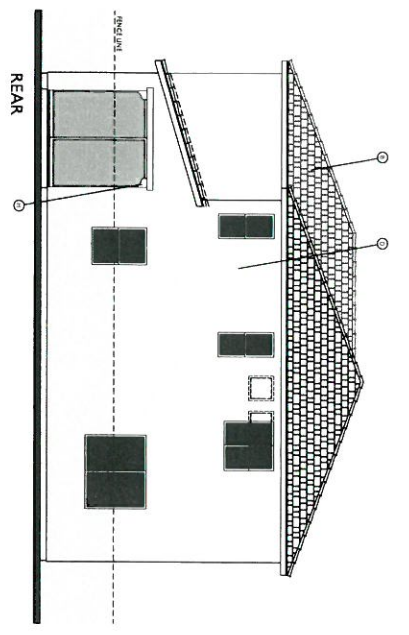
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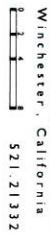
- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
  - B BRICK
  - C ROLL UP GARAGE DOOR
  - D STUCCO
  - E STUCCO
  - F DECORATIVE POTSHIELD
  - G DECORATIVE WOODSHAKE
  - H FOAM CORBEL (WOOD SHAKES)
  - I WOOD SHAKE BOARD
  - J WOOD SHAKE BOARD
  - K BRICK + SILLER
  - L BRICK SILLER
  - N FOAM TILE
  - O RECESS SHADOW WINDOW
  - P CERAMIC TILE VERTICAL SPINE
  - Q WOOD POST
  - T SHAPED FOAM CORBEL
  - U BRICK TRAIL

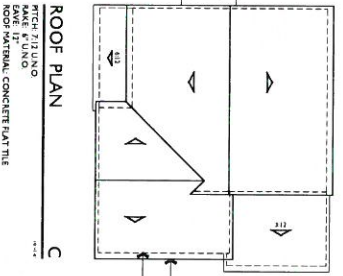
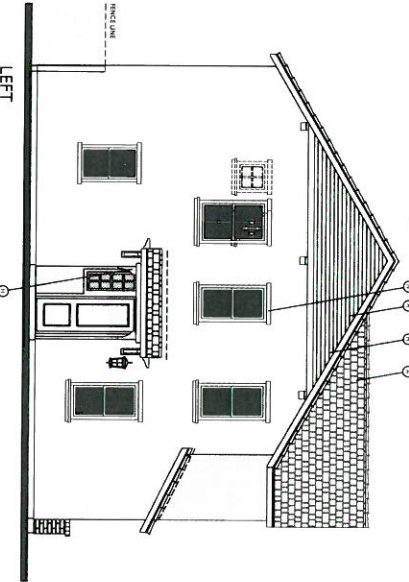
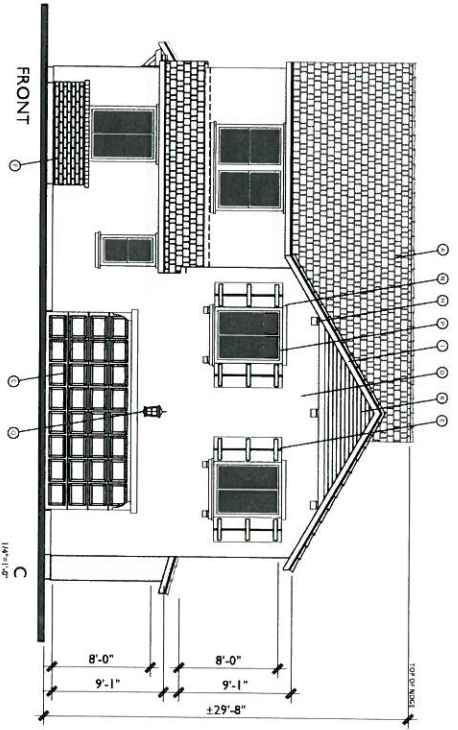
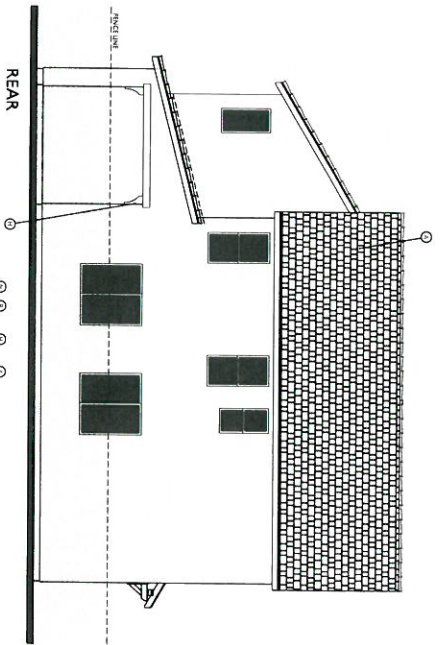
**ROOF PLAN**  
 PITCH: 4.5:12  
 RAISE: 12"  
 ROOF MATERIAL: CONCRETE FLAT TILE



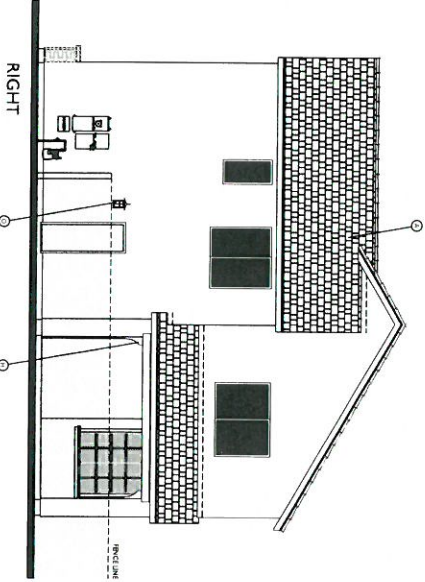


- MATERIAL LEGEND**
- A CONCRETE SLAT TILE
  - B CONCRETE WALL
  - C ROLL UP GARAGE DOOR
  - E FOAMWOOD SHUTTER
  - F DECORATIVE POST/SLAT
  - H SHALATED WOOD SHAFED
  - I FOAM CORBEL
  - J STONE VENEER
  - K BRICK HEALER
  - M BRICK VENEER
  - N FOAM TRIM
  - O CERAMIC TILE
  - P RECESS AROUND WINDOW
  - Q CERAMIC TILE VERTICAL STRIP
  - S WOOD POST
  - I SHAPED FOAM CORBEL
  - I BRICK TRIM





- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
  - B ROLL UP GARAGE DOOR
  - C ROLL UP GARAGE DOOR
  - D STUDIO
  - E DECORATIVE PANEL
  - F DECORATIVE PANEL
  - G DECORATIVE PANEL
  - H FOUNTAIN
  - I WOOD BRIDGE BOARD
  - J BRICK VENEER
  - K BRICK VENEER
  - L BRICK VENEER
  - M FOUNTAIN
  - N FOUNTAIN
  - O LIGHT FIXTURE
  - P CERAMIC TILE
  - Q CERAMIC TILE
  - R CERAMIC TILE
  - S CERAMIC TILE
  - T CERAMIC TILE
  - U BRICK TRIM

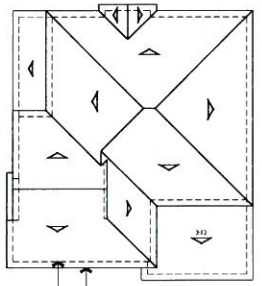
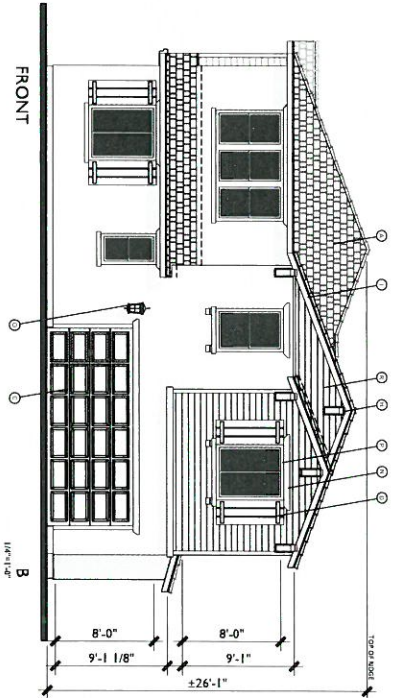
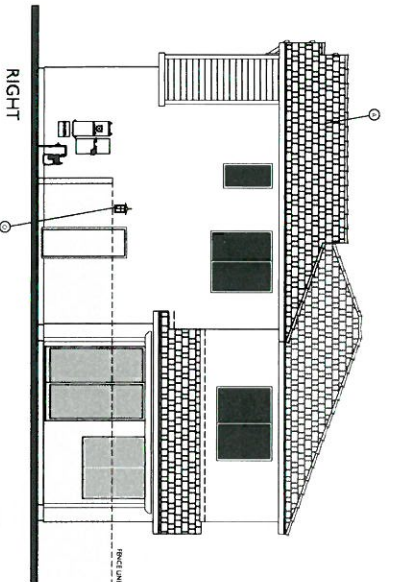
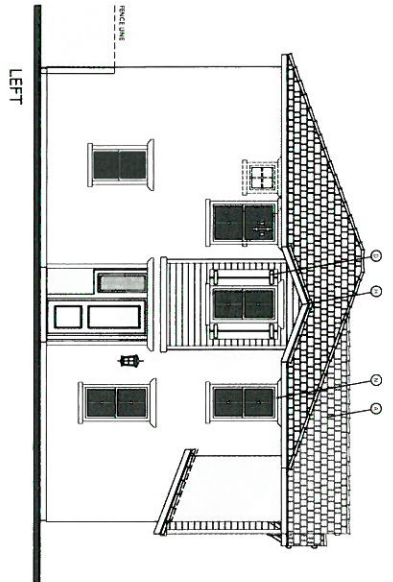
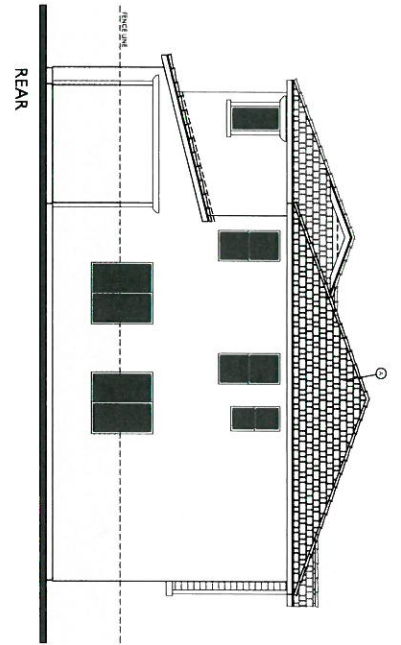


**PLAN 2**  
European Cottage Elevation  
**WINCHESTER HILLS - CLUSTER SFD**  
Winchester, California



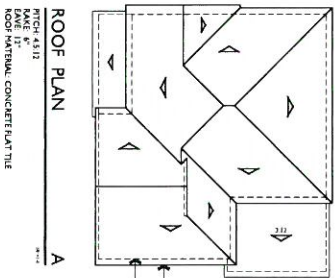
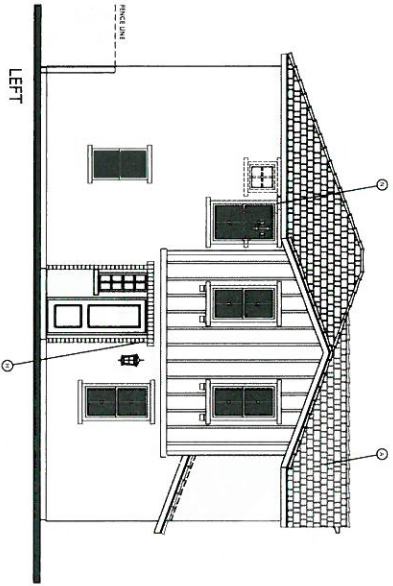
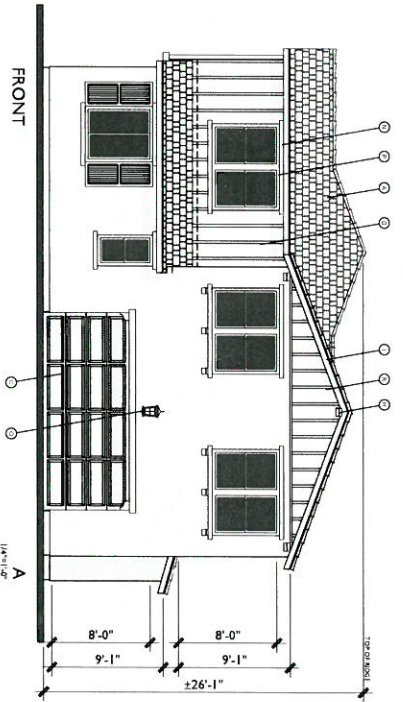
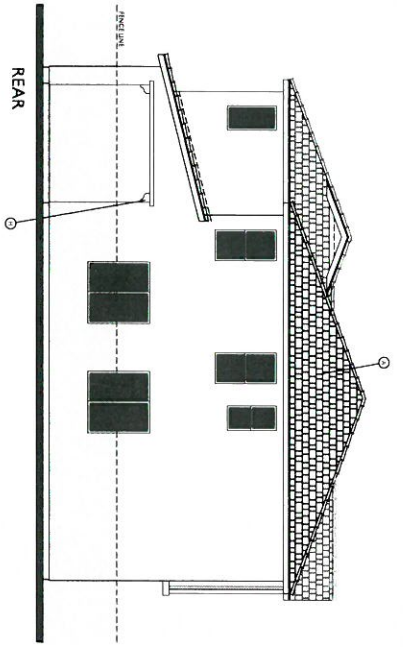
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**PLAN 2**  
 Craftsman Elevation  
 WINCHESTER HILLS - CLUSTER SFD  
 Winchester, California  
 521.21332



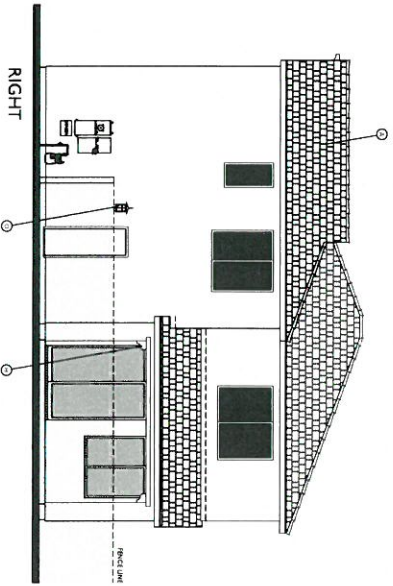
- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
  - B CONCRETE FLAT TILE
  - C ROLL UP OUTSIDE DOOR
  - D FOAMWOOD SHUTTER
  - E DECORATIVE POSTS/SELF
  - F SIMULATED WOOD SHAPED
  - G FOAM CORNER BOARD
  - H STONE VENEER
  - I BRICK VENEER
  - J BRICK VENEER
  - K BRICK VENEER
  - L BRICK VENEER
  - M BRICK VENEER
  - N FOAM TRIM
  - O RECESS AROUND WINDOW
  - P CERAMIC TILE VERTICAL SLING
  - Q WOOD POST
  - R SHAPED OAK CORBEL
  - S BRICK TRIM

PTC04-4313  
 MAKE IT  
 ROOF MATERIAL: CONCRETE FLAT TILE



- MATERIAL LEGEND**
- A CONCRETE FLAT
  - B CONCRETE TILE
  - C ROLL UP GARAGE DOOR
  - E FOAMWOOD SHUTTER
  - F DECORATIVE ROTISIER
  - H SHALATED WOOD SHARD
  - I FOAM CORBEL SOLASO
  - J STONE VENER
  - K BRICK VENER
  - M BRICK VENER
  - N FOAM TRIM
  - O SPURT LINE
  - P RECESS AROUND WINDOW
  - Q CERAMIC TILE VERTICAL SLIDING
  - S WOOD POST
  - T WOOD CORBEL
  - U BRICK TRIM

**ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
ROOF MATERIAL: CONCRETE FLAT TILE



**PLAN 2**  
California Ranch Elevation  
**WINCHESTER HILLS - CLUSTER SFD**  
Winchester, California  
521.21332





**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 10, 2022**

DRAFT

2-14-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steven Stewart, Michael Geller, Larry Froehlich (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Arthur Butler, Steve Manos, Richard Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT** **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). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0)**
- Motion: Michael Geller**  
**Second: John Lyon**
- 3.2 Staff report recommended: **CONSISTENT (Specific Plan Amendment); CONDITIONALLY CONSISTENT (Development Plan Review and Parcel Map)** **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). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONTINUED to 3-10-22** to allow staff time to address Air Force concerns with the project
- ALUC Commission Action: **CONTINUED to 3-10-22** to allow staff time to address Air Force concerns with the project (Vote 5-0)
- Motion: Russell Betts**  
**Second: Michael Geller**

**VIDEO:**

1

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://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](mailto:basantos@rivco.org)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 10, 2022**

**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 informed the Commission that they have completed the Discovery Phase. At this time, our schedule looks like by April we should have a preliminary list of findings from the study, the draft should be out in June and we are anticipating a final version being approved sometime in August 2022.

**6.0 APPROVAL OF MINUTES**

Commissioner Lyon motioned to approve the January 13, 2022 minutes. Seconded by Commissioner Froehlich. Absent: Commissioners Manos and Butler; Abstain: Commissioner Geller. (Vote 4-0)

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

Paul Rull, ALUC Director presented Power Point slides regarding the MARB Support Letter KC-46A. The Air Force replied and sent a letter thanking staff for our support. Guest Speaker, Mr. Jamil Dada advocate for the March Air Reserve Base informed the Commission regarding the history and importance the KC-46 brings to the March Air Reserve Base.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Lyon announced that Saturday, February 12 at 11:00 a.m., Flabob Airport is dedicating Taylor Park, a community park used by the neighbors and the community. All the Commissioners including ALUC staff are invited to attend.

**9.0 ADJOURNMENT**

Chair Steven Stewart, adjourned the meeting at 10:04 a.m.

Y:\ALUC COMMISSION - PUBLIC HEARING\ALUC Minutes\2022 Minutes\Minutes 2-10-22.doc

**VIDEO:**

2

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://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](mailto:basantos@rivco.org)