



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California

Thursday 9:00 A.M., March 8, 2018

CHAIR
Vacancy
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

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

Live Streaming of the meeting will be available during the meeting on our website at www.rcaluc.org.

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

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW ITEMS

HEMET RYAN AIRPORT

- 3.1 ZAP1050HR18 – Gurpreet Sing Khakh/Mobil Shop N Go Food Store (Representative: Empire Design Group) – City of Hemet Case Nos. ZC 16-005 (Zone Change) and CUP 16-008 (Conditional Use Permit). A proposal for a commercial development to be located at 855 N. Sanderson Avenue (on the southwest corner of Sanderson and Fruitvale Avenues – Assessor's Parcel Number 444-100-007). Phase I would include a 3,607 square foot convenience store, 1,500 square foot quick service restaurant, and a 16-pump service station with 4,859 square foot fuel canopy. Phase II would include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive thru. ZC 16-005 is a proposal to change the zoning of this 4.34-acre property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial). (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1298MA18 – Phelan Development Co., LLC (Representative: Taylor Gerry) – City of Moreno Valley Case No. PEN 17-0036 (Site Plan Review). The applicant is proposing to develop a 98,395 square foot industrial facility at the southeast corner of Indian Street and Nandina Avenue. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet on the mezzanine level. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

JACQUELINE COCHRAN REGIONAL AIRPORT

- 3.3 ZAP1041TH18 – Palm Silage, Inc. (Representatives: Gary Green and Scott Baugh) – County of Riverside Case No. PPT180007 (Plot Plan). A proposal to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031) located on the northwest corner of Airport Boulevard and Tyler Street in the unincorporated community of Thermal (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONTINUED to 4-12-18

FRENCH VALLEY AIRPORT

- 3.4 ZAP1078FV17 – Londen Land Company, LLC (Representative: NV5, Inc., Bill Warner) – County of Riverside Planning Case Nos. GPA1187 (General Plan Amendment), CZ170001 (Change of Zone), and TR37418 (Tentative Tract Map). The applicant is proposing to divide 15.6 gross acres located on the southwest corner of Auld Road and Maddalena Road into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R;RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2). (Airport Compatibility Zone E of the French Valley Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.5 ZAP1079FV18 – W. Development Partners of Temecula (Representative: Michael Schweitzer, SWS Engineering) - County Planning Case Nos. CUP03777 (Conditional Use Permit) and PM 37399 (Tentative Parcel Map). The applicant proposes to develop fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.8 acres in size, providing individual lots for most of the proposed buildings. (Airport Compatibility Zones C, B1, and D of the French Valley Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: INCONSISTENT

4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals
- 4.2 Election of Successor Chairman for the Remaining Term
- 4.3 Consideration and Adoption of Revised ALUC Bylaws
- 4.4 2018 AICUZ Released
- 4.5 Authorization for the ALUC Director to Render Consistency Determinations for Legislative Items in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area: Resolution No. 2016-02

5.0 APPROVAL OF MINUTES

January 11, 2018

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: March 8, 2018

CASE NUMBER: ZAP1050HR18 – Gurpreet Sing Khakh/Mobil Shop N Go Food Store (Representative: Empire Design Group)

APPROVING JURISDICTION: City of Hemet

JURISDICTION CASE NO: ZC 16-005 (Zone Change); CUP16-008 (Conditional Use Permit)

MAJOR ISSUES: None.

RECOMMENDATION: Staff recommends that the Zone Change be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, and that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant is proposing to develop a 25,885 square foot retail, dining, and fueling center on 4.34 acres. The first phase will include a 3,607 square foot convenience store, a 1,500 square foot quick service restaurant, and a 16-pump service station with fuel canopy. The second phase will include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive-thru. ZC16-005 is a proposal to change the zoning of this property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial).

PROJECT LOCATION: The site is located at 855 N. Sanderson Avenue, on the southwest corner of Sanderson and Fruitvale Avenues in the City of Hemet, approximately 9,112 feet northeasterly of the existing easterly terminus of Runway 5-23 at Hemet-Ryan Airport.

LAND USE PLAN: 2017 Hemet-Ryan Airport Land Use Compatibility Plan

- a. Airport Influence Area: Hemet-Ryan Airport
- b. Land Use Policy: Compatibility Zone E
- c. Noise Levels: Outside the 55 CNEL contour

BACKGROUND:

Non-Residential Intensity: Pursuant to the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone E. Nonresidential intensity is not restricted in Compatibility Zone E.

Prohibited and Discouraged Uses: The only uses specifically prohibited in Compatibility Zone E of the Hemet-Ryan Airport Influence Area are hazards to flight, of which none are proposed.

Noise: The site is located outside the 55 CNEL contour range from aircraft noise.

Part 77: The elevation of Runway 5-23 at its existing northeasterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 9,112 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1,599 feet AMSL. The elevation of the project site is 1,524 feet AMSL, and the proposed buildings have a maximum height of 28 feet, for a maximum top point elevation of 1,552 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Open Area: The site is located within Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area. Compatibility Zone E has no open area requirements.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers

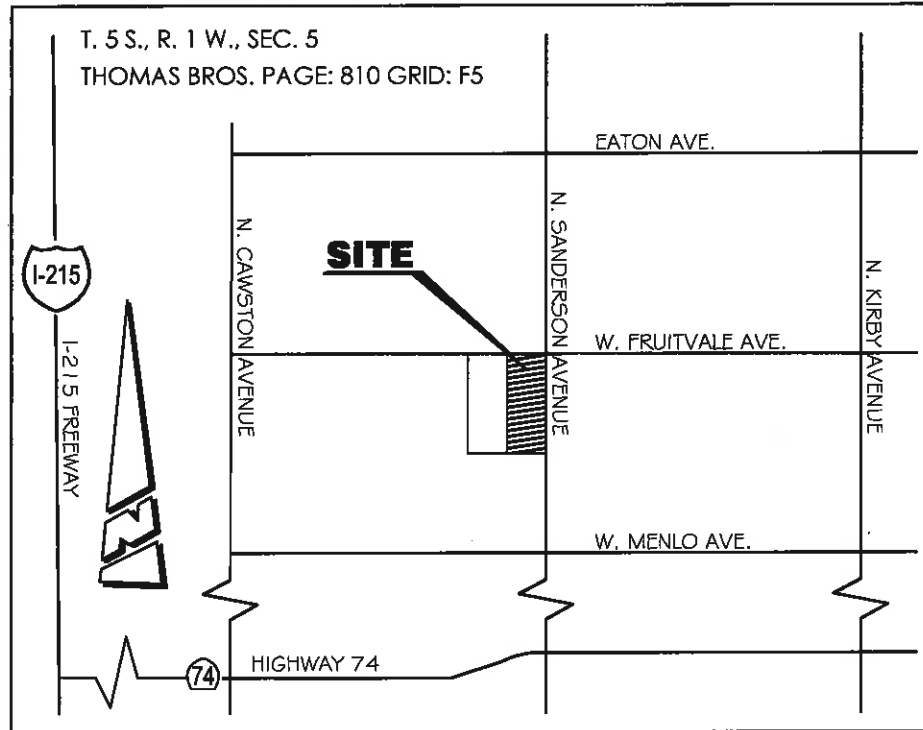
containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the property and to tenants and/or lessees of the building(s) to be constructed thereon.
 4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

NOTICE OF AIRPORT IN VICINITY

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

VICINITY MAP



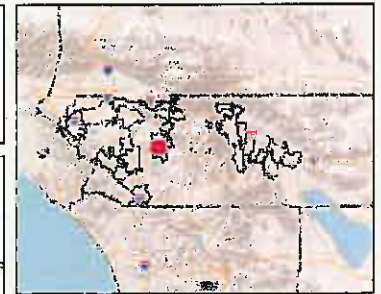
ADDRESS:

SWC SANDERSON AVE. & FRUITVALE AVE.
HEMET, CA 92582

APN:

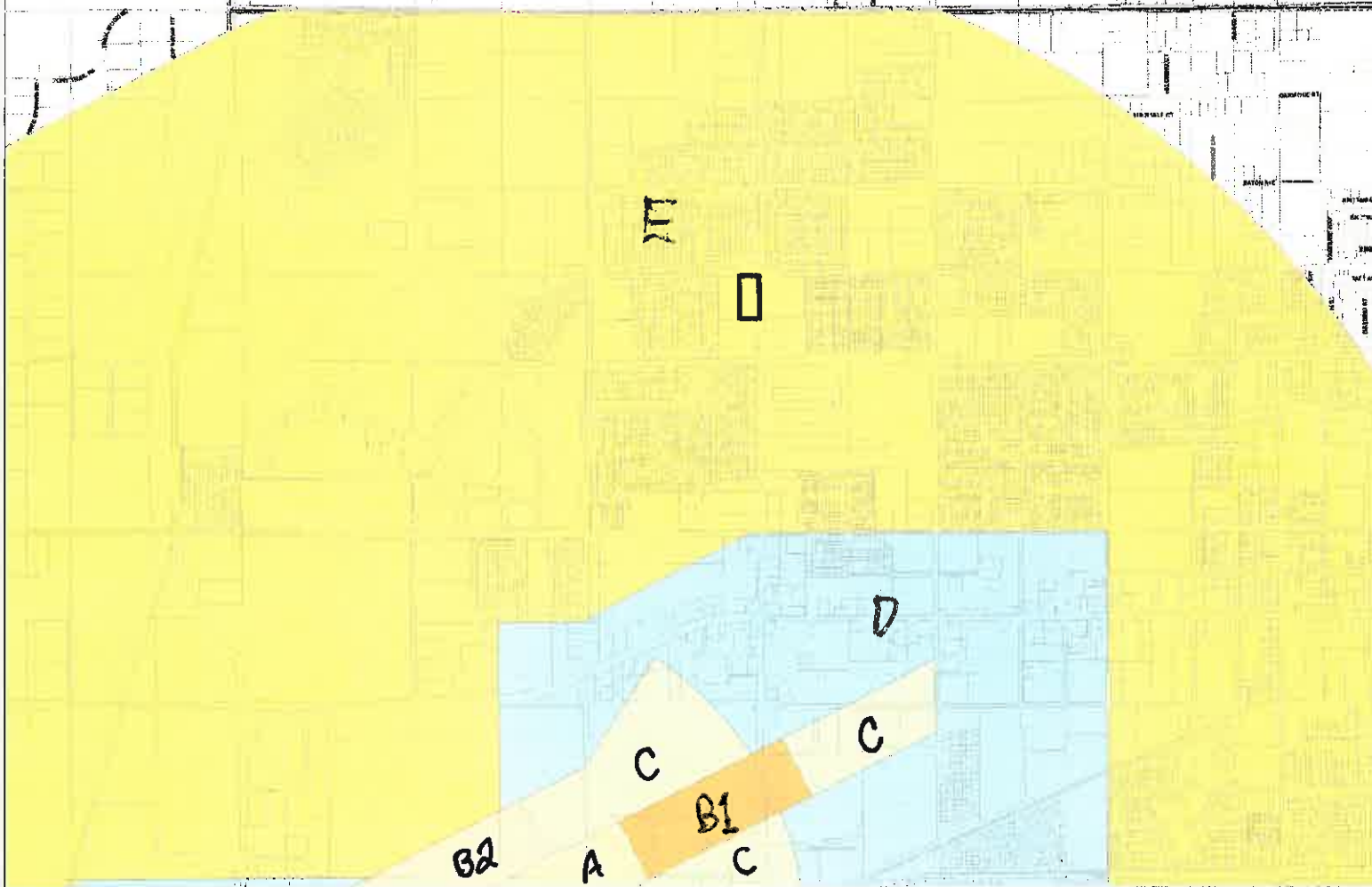
444-100-007

My Map



City of San Jacinto

City of San Jacinto



Legend

Airport Compatibility

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



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 3,031 6,063 Feet

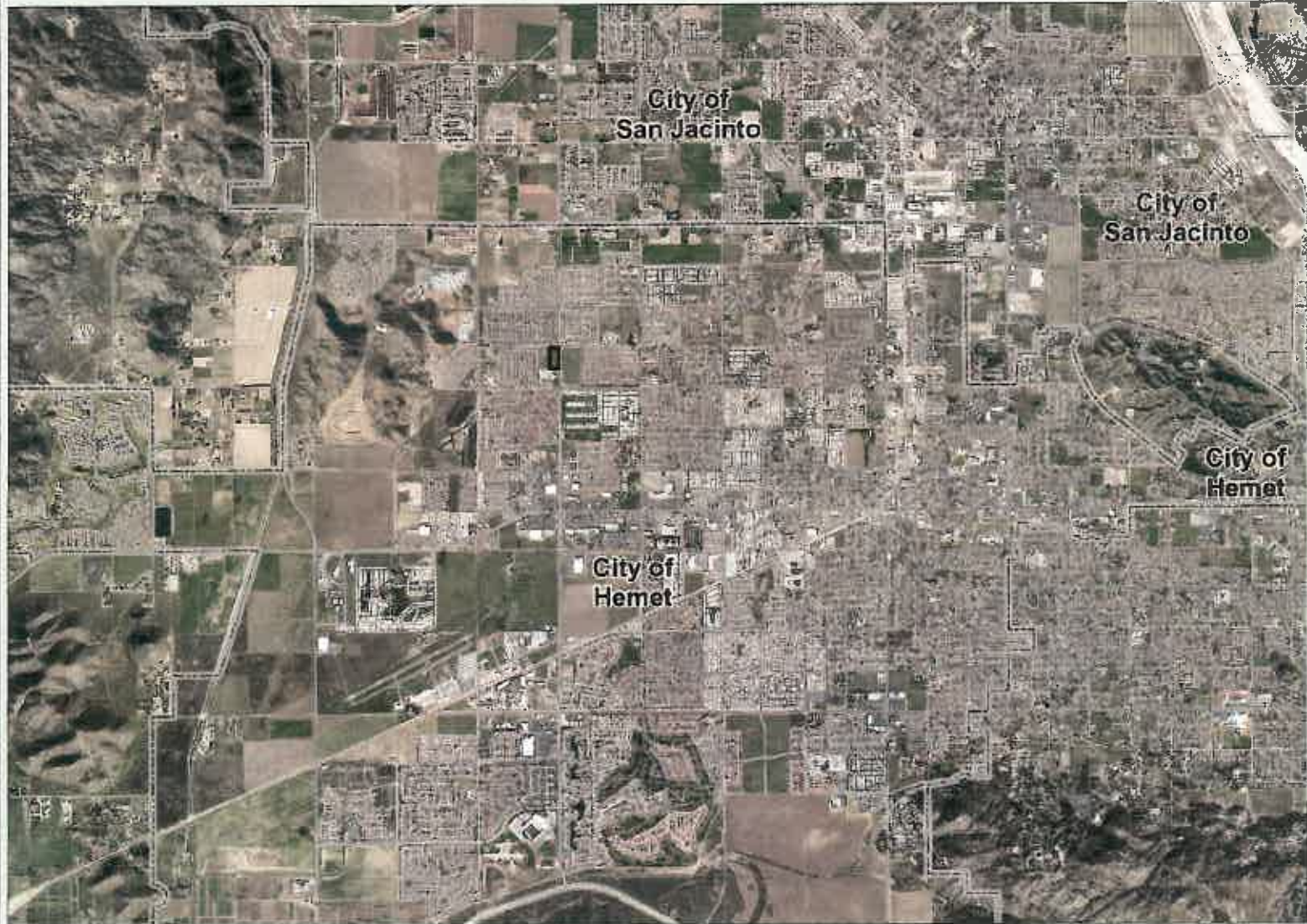


REPORT PRINTED ON... 2/7/2018 2:45:32 PM

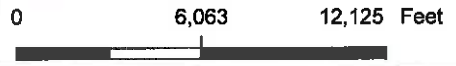
© Riverside County RCIT GIS

Notes

My Map



- Legend**
- Historic Preservation Districts I
 - City Boundaries
 - highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - US HWY
 - majorroads
 - counties
 - cities
 - hydrographylines**
 - waterbodies**
 - Lakes
 - Rivers



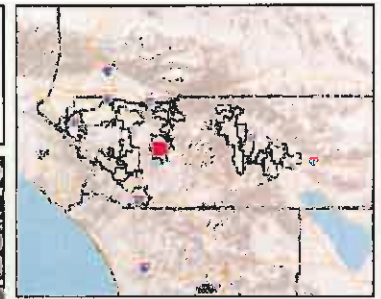
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON...2/7/2018 2:50:16 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 3,031 6,063 Feet



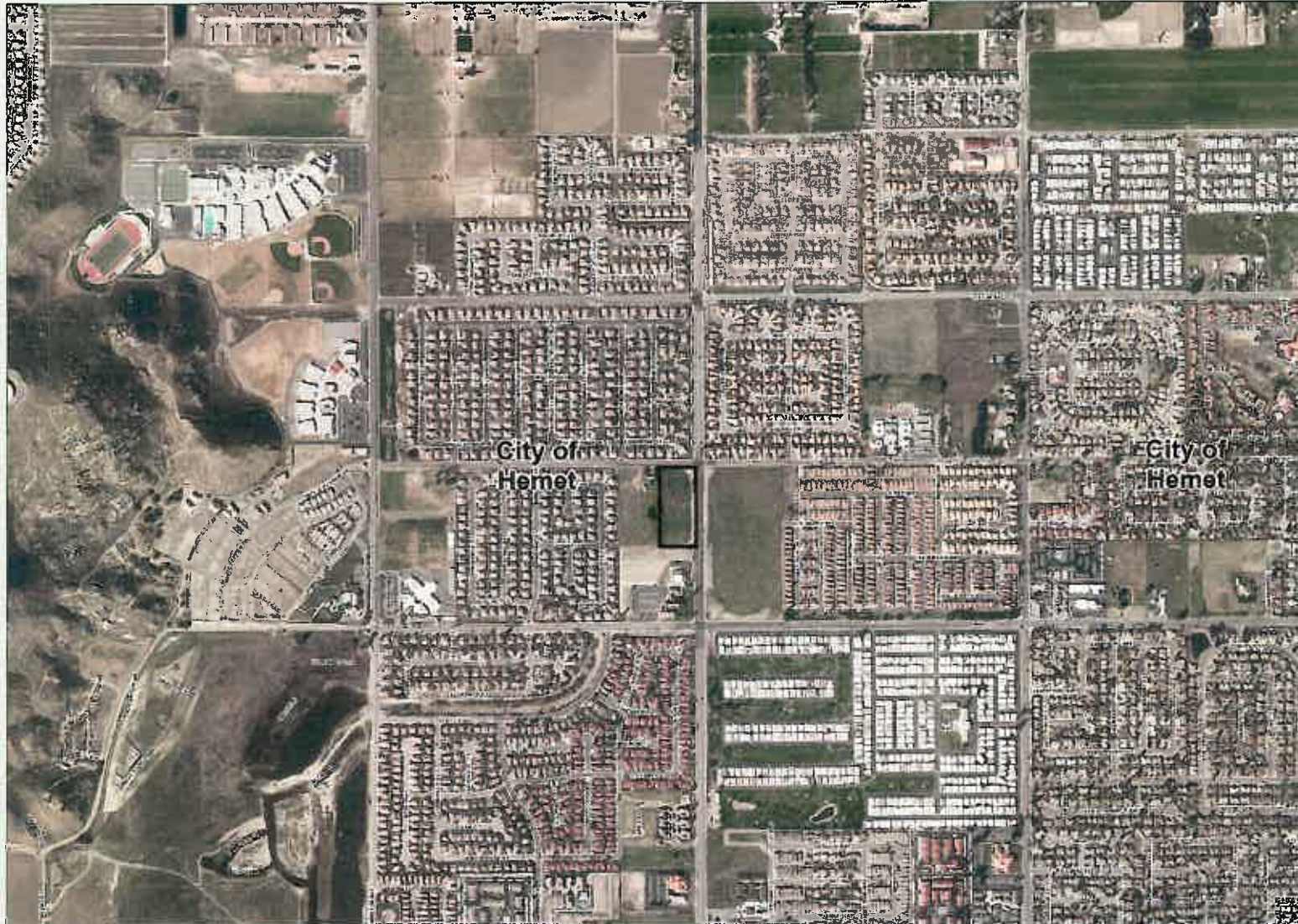
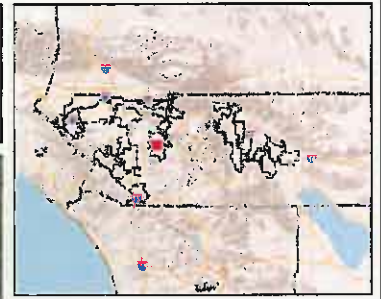
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 2/7/2018 2:51:28 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Historic Preservation Districts
- City Boundaries
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



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

0 1,516 3,031 Feet

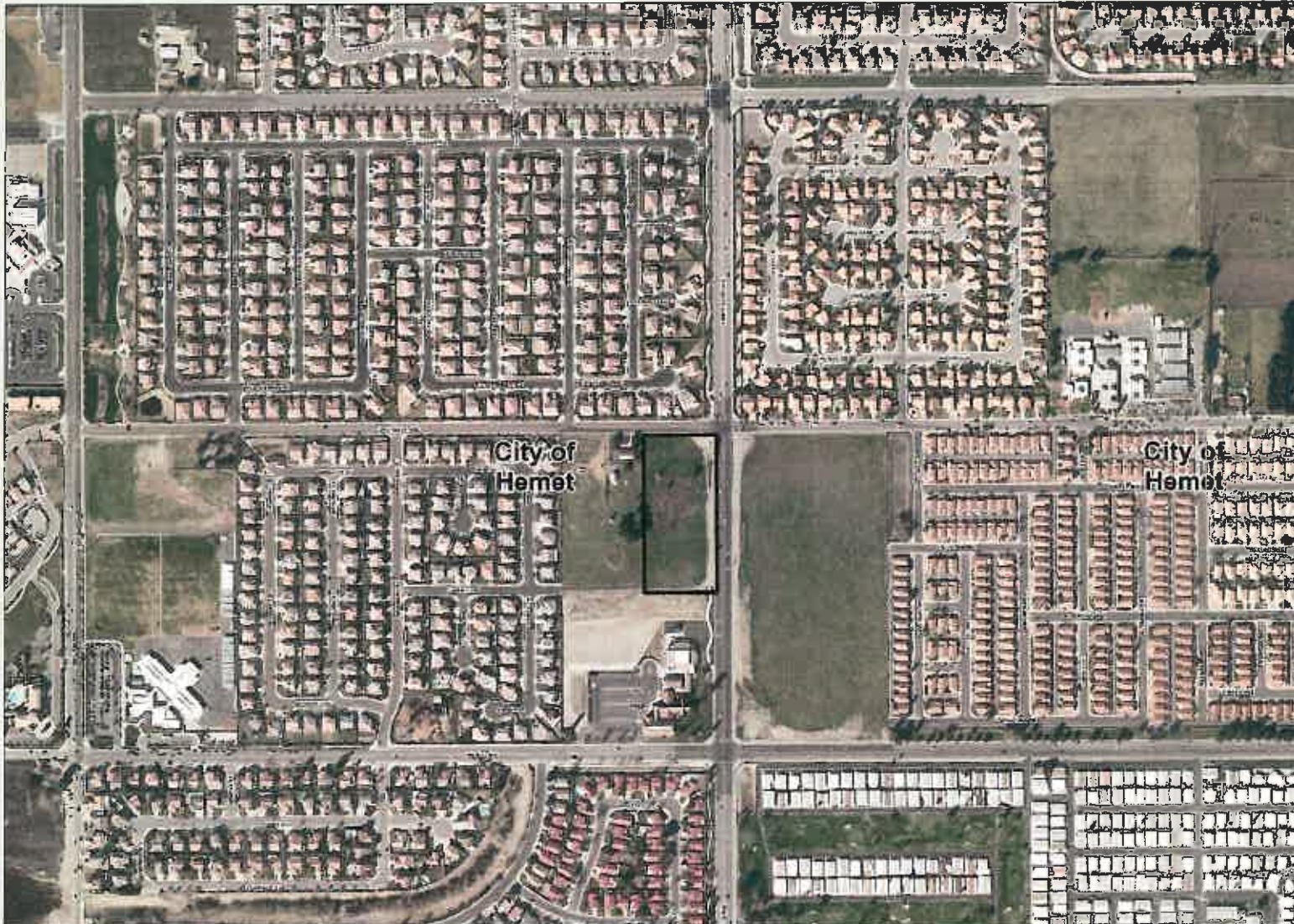
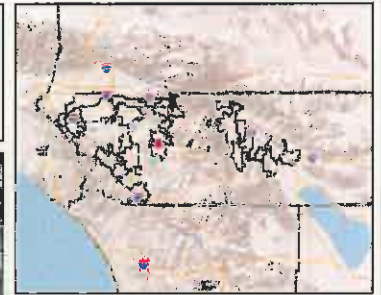


REPORT PRINTED ON... 2/7/2018 2:52:36 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Historic Preservation Districts I
- City Boundaries
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 758 1,516 Feet



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

REPORT PRINTED ON... 2/7/2018 2:54:11 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Historic Preservation Districts I
- City Boundaries
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakos
- Rivers



0 379 758 Feet



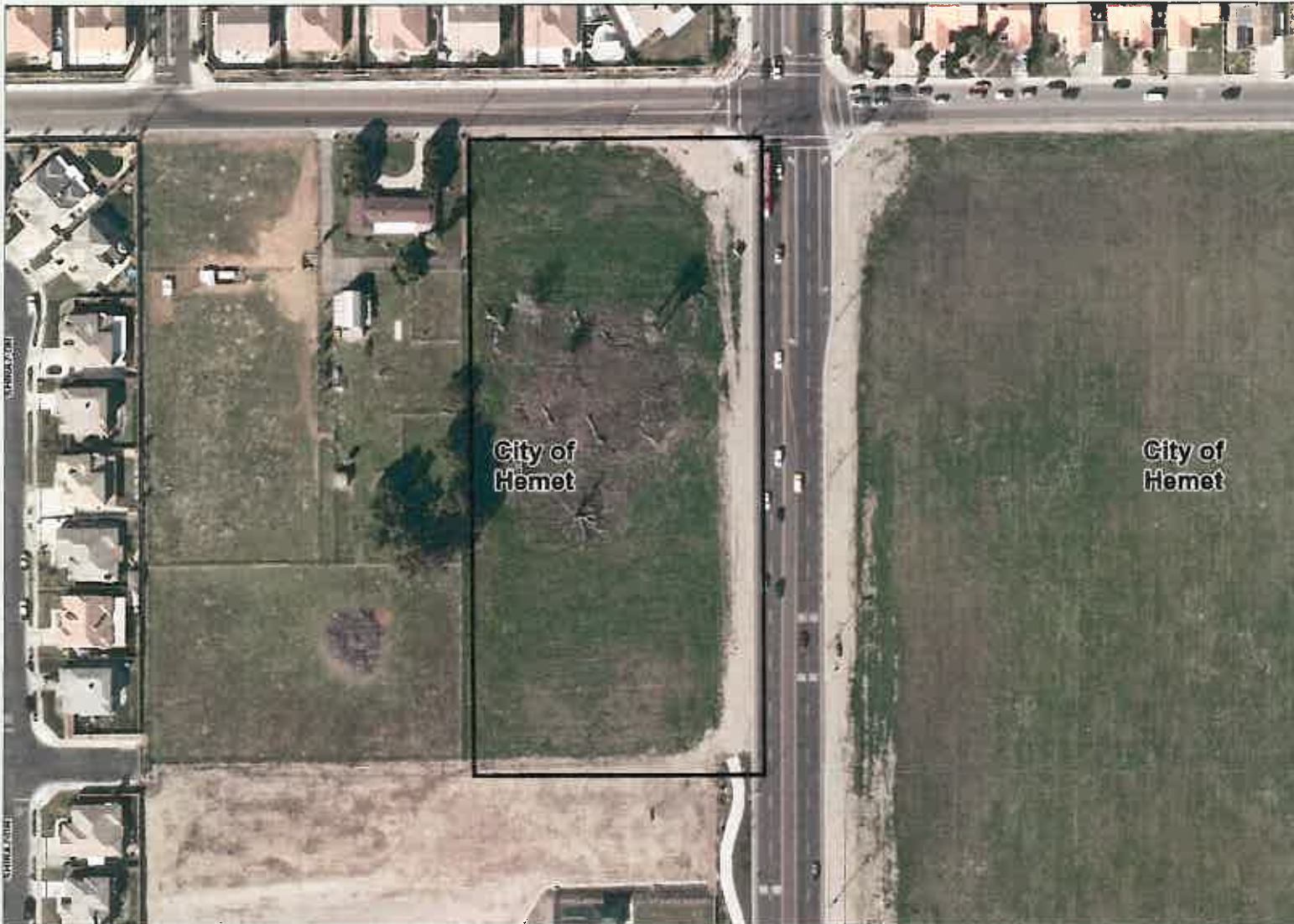
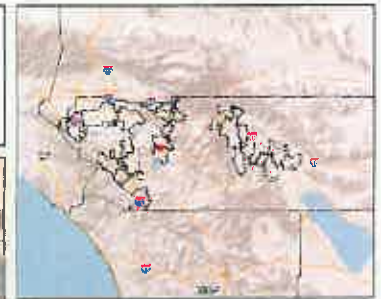
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 2/7/2018 2:56:03 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Historic Preservation Districts I
- City Boundaries
- roads
- anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers



0 189 379 Feet



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

REPORT PRINTED ON... 2/7/2018 2:57:47 PM

© Riverside County RCIT GIS

Notes



(FRONT) C-STORE
SCALE: 3/16"=1'-0"



(LEFT) C-STORE
SCALE: 3/16"=1'-0"



(RIGHT) C-STORE
SCALE: 3/16"=1'-0"



(REAR) C-STORE
SCALE: 3/16"=1'-0"

ELBORADO STONE
COASTAL RED OXTON

DIRECT APPLIED FINISH SYSTEM
- EPOXY PRIMER
- 3 PART EPOXY STUCCO (PORTLAND CEMENT PLASTER)
- COVER METALLATH P PROVIDE CONTROL JOINTS AS SHOWN
- COLOR: SPECIFY BERRY 20682 OR BROWN "SABBITT BROWN"

DIRECT APPLIED FINISH SYSTEM
- EPOXY PRIMER
- 3 PART EPOXY STUCCO (PORTLAND CEMENT PLASTER)
- COVER METALLATH P PROVIDE CONTROL JOINTS AS SHOWN
- COLOR: SPECIFY BERRY 20682 OR BROWN "SABBITT BROWN"

DIRECT APPLIED FINISH SYSTEM
- EPOXY PRIMER
- 3 PART EPOXY STUCCO (PORTLAND CEMENT PLASTER)
- COVER METALLATH P PROVIDE CONTROL JOINTS AS SHOWN
- COLOR: SPECIFY BERRY 20682 OR BROWN "SABBITT BROWN"

3 PART STUCCO SYSTEM
- COVER METAL SURFACES
- COLOR: SPECIFY BERRY 40640 OR BROWN "SABBITT BROWN"

ETC
C-08

EMPIRE DESIGN GROUP INC.

28841 Washington Ave.
Hemet, CA 92343
TEL: 951-946-1100 FAX: 951-946-1103

All Work Shown on this set of Plans is the property of Empire Design Group, Inc. and shall remain the property of Empire Design Group, Inc. No part of these plans may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Empire Design Group, Inc. All rights reserved.

CLIENT

MR. SINGH

SHOP N GO
SWC SANDERSON AVENUE & FRUITVALE AVENUE
HEMET, CA 92382

ALL OTHER VIEW SHEETS:

CHRYSTOPHER LEANS, AIA
2005 W SANDERSON AVE
HEMET, CA 92343
TEL: 951-946-1100
FAX: 951-946-1103
SAC: R. phillips@empiredesign.com



DATE: JUNE 2014
PROJECT NUMBER: EDCG040801
DRAWN BY: MARYAM DEKHTYAR

REVISIONS:

NO.	DATE	DESCRIPTION
1	6-5-14	1ST CLIP COMMENTS

REVISIONS:

NO.	DATE	DESCRIPTION
1	6-5-14	1ST CLIP COMMENTS

REVISIONS:

NO.	DATE	DESCRIPTION
1	6-5-14	1ST CLIP COMMENTS

C-STORE EXTERIOR ELEVATIONS PHASE 1



All work is subject to the terms and conditions of the contract. The client is responsible for obtaining all necessary permits and approvals. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for obtaining all necessary permits and approvals.

CLIENT:

MR. SINGH

SHOP N 60
SWC SANDERSON AVENUE & FRUITVALE AVENUE
HEMET, CA 92342

ARCHITECT OF RECORD:
CHUCKY'S LEANS, AIA
208 WASHINGTON AVE
BERKELEY, CA 94704
TEL: 916.496.1111
CELL: 916.889.7841
FAX: 916.496.1113
E-MAIL: chucky@chuckysleans.com



DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

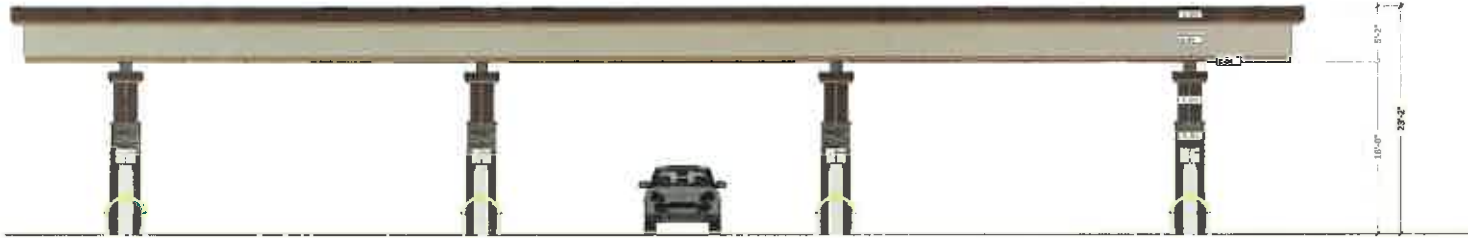
DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

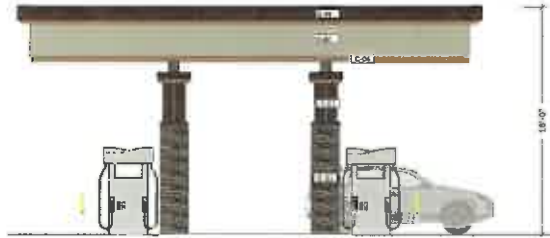
DATE: 07/11/2018
BY: CHUCKY'S LEANS

DATE: 07/11/2018
BY: CHUCKY'S LEANS

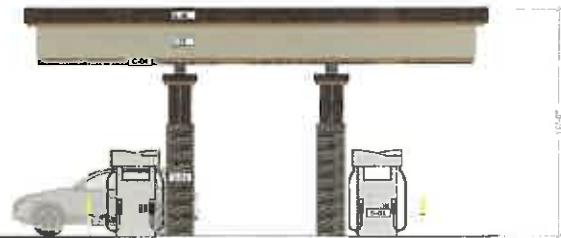
DATE: 07/11/2018
BY: CHUCKY'S LEANS



(FRONT) CANOPY
SCALE: 3/16"=1'-0"



(LEFT) CANOPY
SCALE: 3/16"=1'-0"



(RIGHT) CANOPY
SCALE: 3/16"=1'-0"



(REAR) CANOPY
SCALE: 3/16"=1'-0"



ELUCORATED STONE
CONCRETE/LENDERSTONE



DIRECT APPLIED FINISH SYSTEM:
2000 CEMENT FIBER
3 PART FIBER STUCCO (LANAKRA)
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL Joints AS SHOWN
COLOR: SPECIFY BERRY 2000
1/2 BAGS, "SANTITA BROWN"



DIRECT APPLIED FINISH SYSTEM:
2000 CEMENT FIBER
3 PART FIBER STUCCO (LANAKRA)
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL Joints AS SHOWN
COLOR: SPECIFY BERRY 2000
1/2 BAGS, "SANTITA BROWN"



DIRECT APPLIED FINISH SYSTEM:
2000 CEMENT FIBER
3 PART FIBER STUCCO (LANAKRA)
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL Joints AS SHOWN
COLOR: SPECIFY BERRY 2000
1/2 BAGS, "SANTITA BROWN"



PAINT GRADE FINISH:
OVER METAL SURFACES
COLORS: SPECIFY BERRY 4180
1/2 BAGS, "SANTITA BROWN"



CANOPY EXTERIOR ELEVATIONS PHASE 1



All Plans, Specifications, Conditions and Notes are subject to change without notice and are to be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The architect shall not be responsible for the construction of the project or for the safety of the construction workers. All rights reserved.

CLIENT:

**MR.
SINGH**

**SHOP N GO
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92882**

ARCHITECT OF RECORD:

CHRISTINE SHANKS, AIA
1841 WASHINGTON AVE.
BOULDER, CA 9502
TEL: 916.469.1100
FAX: 916.469.1110
E-MAIL: gshank@empiredesign.com



DATE: 07/11/2014

PROJECT NUMBER: 0620140001

DATE: 07/11/2014

SCALE: 1/8" = 1'-0" (SEE COMMENTS)

REVISIONS:

REVISION: 011

REVISION: 012

REVISION: 013

REVISION: 014

REVISION: 015

REVISION: 016

REVISION: 017

REVISION: 018

REVISION: 019

REVISION: 020

REVISION: 021

REVISION: 022

REVISION: 023

REVISION: 024

REVISION: 025

REVISION: 026

REVISION: 027

REVISION: 028

REVISION: 029

REVISION: 030

REVISION: 031

REVISION: 032

REVISION: 033

REVISION: 034

REVISION: 035

REVISION: 036

REVISION: 037

REVISION: 038

REVISION: 039

REVISION: 040

REVISION: 041

REVISION: 042

REVISION: 043

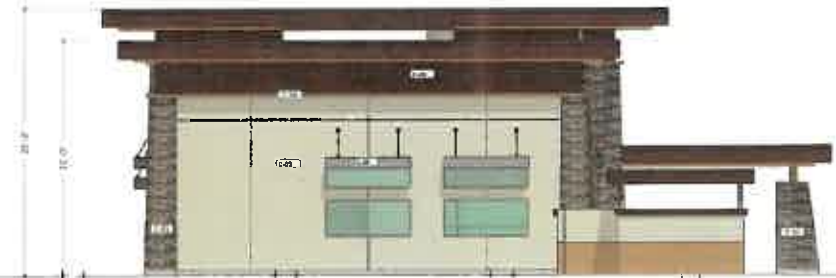


0.01

(FRONT) COFFEE SHOP
SCALE: 3/16"=1'-0"



(LEFT) COFFEE SHOP
SCALE: 3/16"=1'-0"



(RIGHT) COFFEE SHOP
SCALE: 3/16"=1'-0"



(REAR) COFFEE SHOP
SCALE: 3/16"=1'-0"



EXTERIOR STONE
GENERAL LEGEND PAGE



DIRECT APPLIED FINISH SYSTEM
3000 GEMINI FINISH
SPRAY FOR STUCCO CLAMBERA
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY BERRY BROWN
OR BERRY, "NATURAL WHITE"



DIRECT APPLIED FINISH SYSTEM
3000 GEMINI FINISH
SPRAY FOR STUCCO CLAMBERA
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY BERRY BROWN
OR BERRY, "SOUTHERN SANDOZ"



DIRECT APPLIED FINISH SYSTEM
3000 GEMINI FINISH
SPRAY FOR STUCCO CLAMBERA
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY BERRY BROWN
OR BERRY, "SOUTHERN SANDOZ"



DIRECT APPLIED FINISH SYSTEM
3000 GEMINI FINISH
SPRAY FOR STUCCO CLAMBERA
CEMENT PLASTER
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY BERRY BROWN
OR BERRY, "SOUTHERN SANDOZ"



PAINT GRAB FINISH
OVER METAL SURFACES
COLOR: SPECIFY BERRY BROWN
OR BERRY, "SOUTHERN SANDOZ"



**DRIVE-THRU
EXTERIOR
ELEVATIONS
PHASE 2**

A 2.2



28813 Woodhollow Ave.
Merced, CA 95322
TEL: 518-486-1400 FAX: 518-486-1445

All plans designed hereon shall be a contract between the architect and the client. The architect shall not be responsible for the design, construction, or performance of the project. The architect shall not be responsible for the design, construction, or performance of the project. The architect shall not be responsible for the design, construction, or performance of the project.

DATE: 07/12/14

**MR.
SINGH**

**SHOP N GO
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92582**

VERIFICATION OF RECORD:

GREGORY'S MARKING, LLC
1184 WASHINGTON AVENUE
HEMET, CA 92543
TEL: 518-486-1400
FAX: 518-486-1445
E-MAIL: gmarking@earthlink.net



DATE: 07/12/14

PROJECT NO: EDCB280001

NO. 1-118 10T CUP COMMENT

REVISIONS:

REVISION NO: 01

DATE: 07/12/14

REVISIONS:

REVISION NO: 01

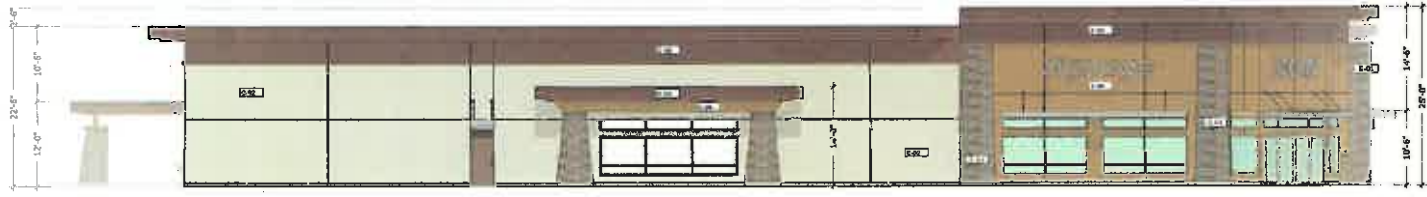
DATE: 07/12/14

REVISIONS:

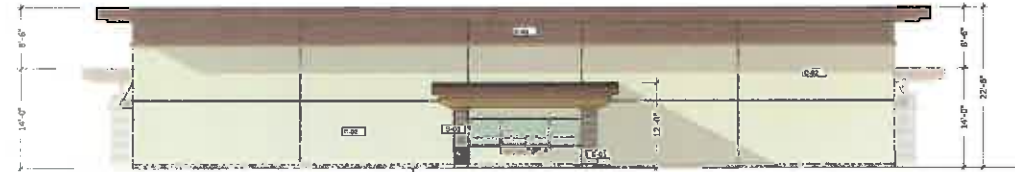
REVISION NO: 01

DATE: 07/12/14

**RETAIL
EXTERIOR
ELEVATIONS
PHASE 2**



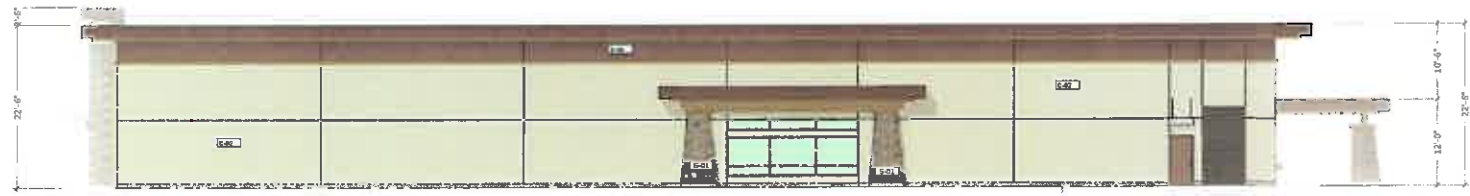
(FRONT) RETAIL-PHARMACY
SCALE: 1/8"=1'-0"



(LEFT) RETAIL-PHARMACY
SCALE: 1/16"=1'-0"



(RIGHT) RETAIL-PHARMACY
SCALE: 1/8"=1'-0"



(REAR) RETAIL-PHARMACY
SCALE: 1/8"=1'-0"

ELBORADO STONE GENERAL COORDINATION	11008	10/11/14
DIRECT APPLIED FINISH SYSTEM 3000 GEMINI FINISH PAINT TOP 317000 ALABAMA CONCRETE PLASTER OVER METAL LATH FINISH CONTROL JOINTS AS SHOWN COLOR: SPECTRY BROWN 200P 10 ANGLE: "SOUTHWEST BROWN"	11009	10/11/14
DIRECT APPLIED FINISH SYSTEM 3000 GEMINI FINISH PAINT TOP 317000 ALABAMA CONCRETE PLASTER OVER METAL LATH FINISH CONTROL JOINTS AS SHOWN COLOR: SPECTRY BROWN 200P 10 ANGLE: "SOUTHWEST BROWN"	11010	10/11/14
DIRECT APPLIED FINISH SYSTEM 3000 GEMINI FINISH PAINT TOP 317000 ALABAMA CONCRETE PLASTER OVER METAL LATH FINISH CONTROL JOINTS AS SHOWN COLOR: SPECTRY BROWN 200P 10 ANGLE: "SOUTHWEST BROWN"	11011	10/11/14
PAINT GEMINI FINISH OVER METAL SURFACES COLOR: SPECTRY BROWN 200P 10 ANGLE: "SOUTHWEST BROWN"	11012	10/11/14



All other documents prepared by Empire Design Group, Inc. are the property of Empire Design Group, Inc. and shall remain the property of Empire Design Group, Inc. until such time as they are returned to Empire Design Group, Inc. in their original form. Empire Design Group, Inc. shall not be held responsible for any errors or omissions in this document. Empire Design Group, Inc. shall not be held responsible for any errors or omissions in this document. Empire Design Group, Inc. shall not be held responsible for any errors or omissions in this document.

CR-011

**MR.
SINGH**

**SHOP N 60
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMENET, CA 92582**

ALL RIGHTS RESERVED
ARCHITECT: J. LAMINA, AIA
5000 W. SANDERSON AVENUE
MENLO PARK, CA 94025
TEL: 650-326-1500
FAX: 650-326-1443
E-MAIL: jlamina@empiredesign.com



DATE: 03/03/2016

11/15/15 10:30 AM: REVISIONS

DATE: 03/03/2016

1-1-16 10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

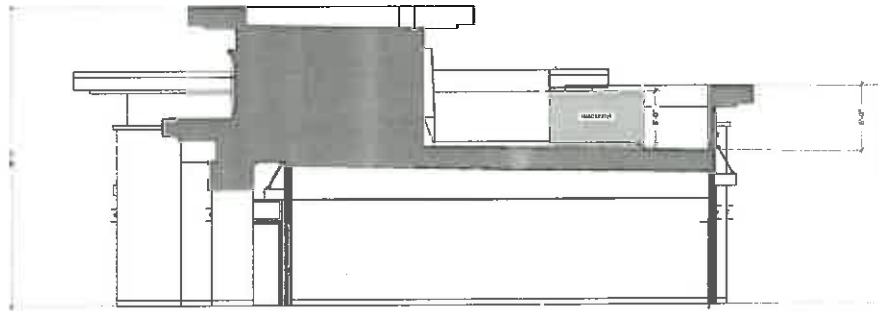
10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

10:30 AM: 10:30 AM

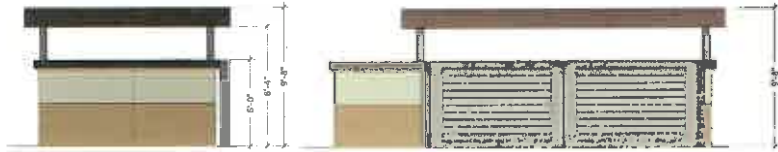
10:30 AM: 10:30 AM

10:30 AM: 10:30 AM



(CROSS SECTION) C-STORE
SCALE: 3/16"=1'-0"

A

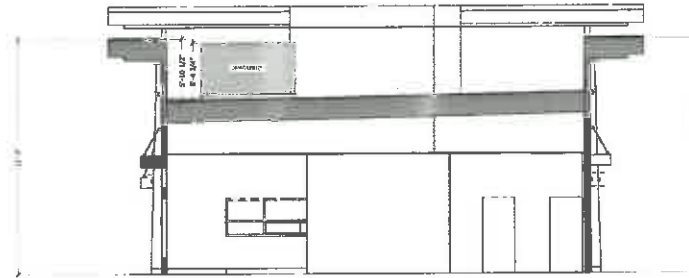


(SIDE) TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

1

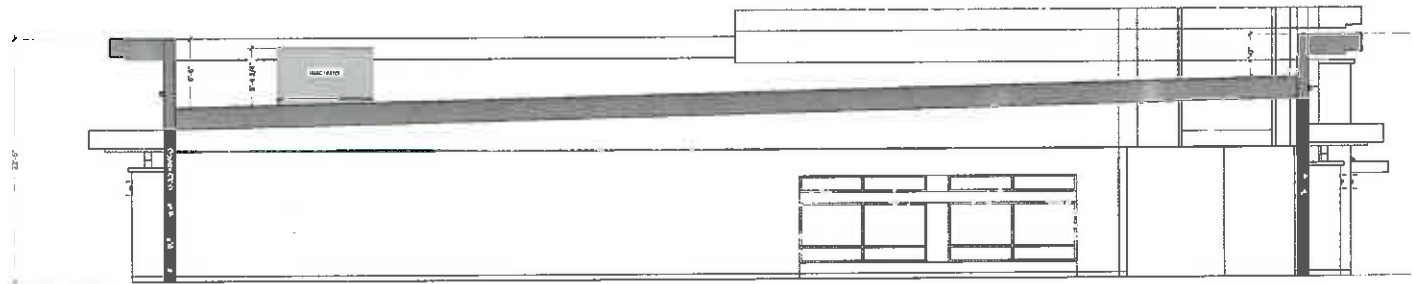
(FRONT) TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

2



(CROSS SECTION) DRIVE-THRU RESTAURANT
SCALE: 3/16"=1'-0"

C



(CROSS SECTION) RETAIL-PHARMACY
SCALE: 3/16"=1'-0"

D

**BUILDING
CROSS
SECTIONS & TRASH
ENCLOSURE
ELEVATIONS**

A 3.0

**EMPIRE
DESIGN
GROUP Inc.**



24881 Redwood Ave.
Mariposa, Calif. 95303
Tel: 520-99-1400 Fax: 520-99-1400

Our design services are subject to the terms and conditions of our standard contract documents, including but not limited to: 1. Payment of fees, 2. Client's responsibility for providing accurate information, 3. Client's responsibility for obtaining all necessary permits, 4. Client's responsibility for obtaining all necessary approvals, 5. Client's responsibility for obtaining all necessary clearances, 6. Client's responsibility for obtaining all necessary approvals, and 7. Client's responsibility for obtaining all necessary approvals. The design process is an iterative process and may require several revisions. All rights reserved.

CLEVER
**MR.
SINGH**

**SHOP N 60
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92582**

Architect of Record:
GREGORY S. HAN, AIA
24881 REDWOOD AVE.
MARIPOSA, CA 95303
TEL: 520-99-1400
CELL: 520-99-1400
FAX: 520-99-1400
E-MAIL: gsh@empiredesign.com



Date: **JUNE 2, 2008**

Project Number: **EDG04380.01**

NO. DATE REVISION DESCRIPTION
1-0-07 BY GREGORY S. HAN
1-1-08 BY GREGORY S. HAN

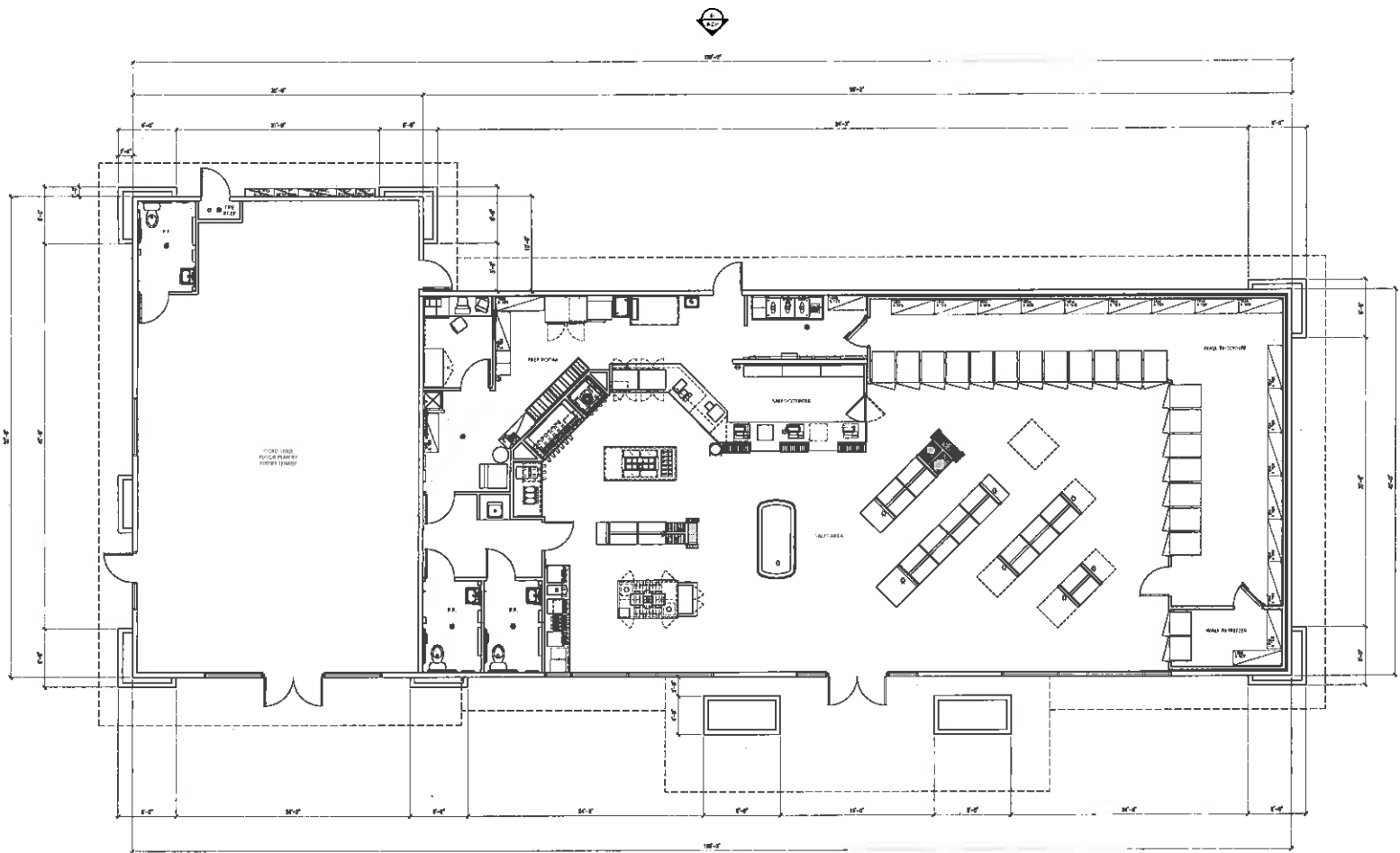
DESIGNED BY	GH
DRAWN BY	GH
CHECKED BY	GH
DATE	06/02/08

DATE: **JUN 2 2008**

**C-STORE AND
QSR FLOOR PLAN
PHASE 1**

DATE: **JUN 2 2008**

A 1.0



A C-STORE AND QSR FLOOR PLAN
SCALE: 3/8"=1'-0"

**EMPIRE
DESIGN
GROUP Inc.**



24841 Washington Ave.
Hemet, Calif. 92343
951-988-1800 Fax 951-988-1800

EMPIRE DESIGN GROUP INC. shall remain responsible for the design of the project and shall not be held responsible for any errors or omissions in the drawings or specifications. The client shall be responsible for the accuracy of the information provided to the architect. The architect shall not be held responsible for any errors or omissions in the drawings or specifications. The architect shall not be held responsible for any errors or omissions in the drawings or specifications. The architect shall not be held responsible for any errors or omissions in the drawings or specifications.

CLIENT:

MR.
SINGH

SHOP N 60
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92382

Architect of Record
CREGORY S. HARR, AIA
24841 WASHINGTON AVE.
HEMET, CA 92343
TEL: 951-988-1800
CELL: 951-988-7881
FAX: 951-988-1842
E-MAIL: gcharr@empdesign.com



Date: JULY 2, 2019

Project Number: EDG0433B.01

NO. DATE: REVISION DESCRIPTION

1-20-17 BY: JPC/CM/STP

3-3-19 BY: JPC/CM/STP

REVISION BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

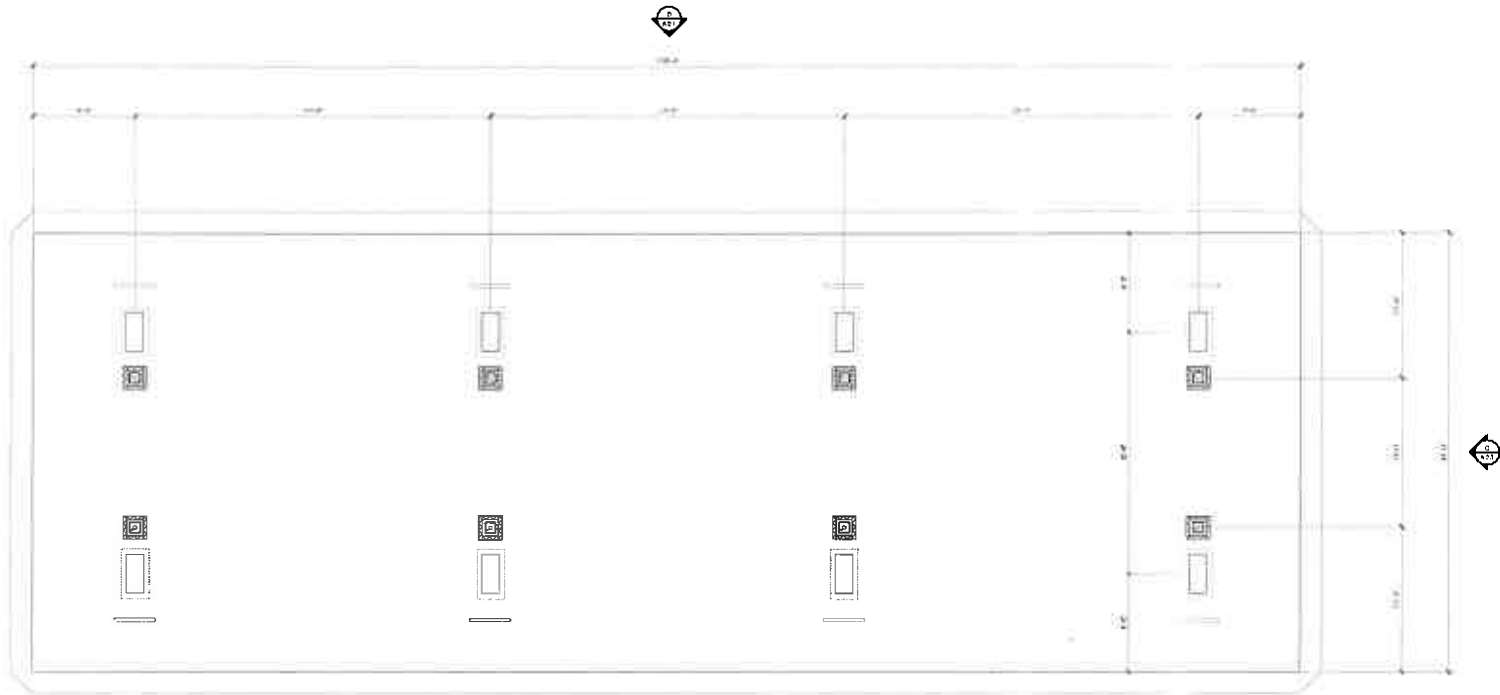
DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

DATE BY: NO.

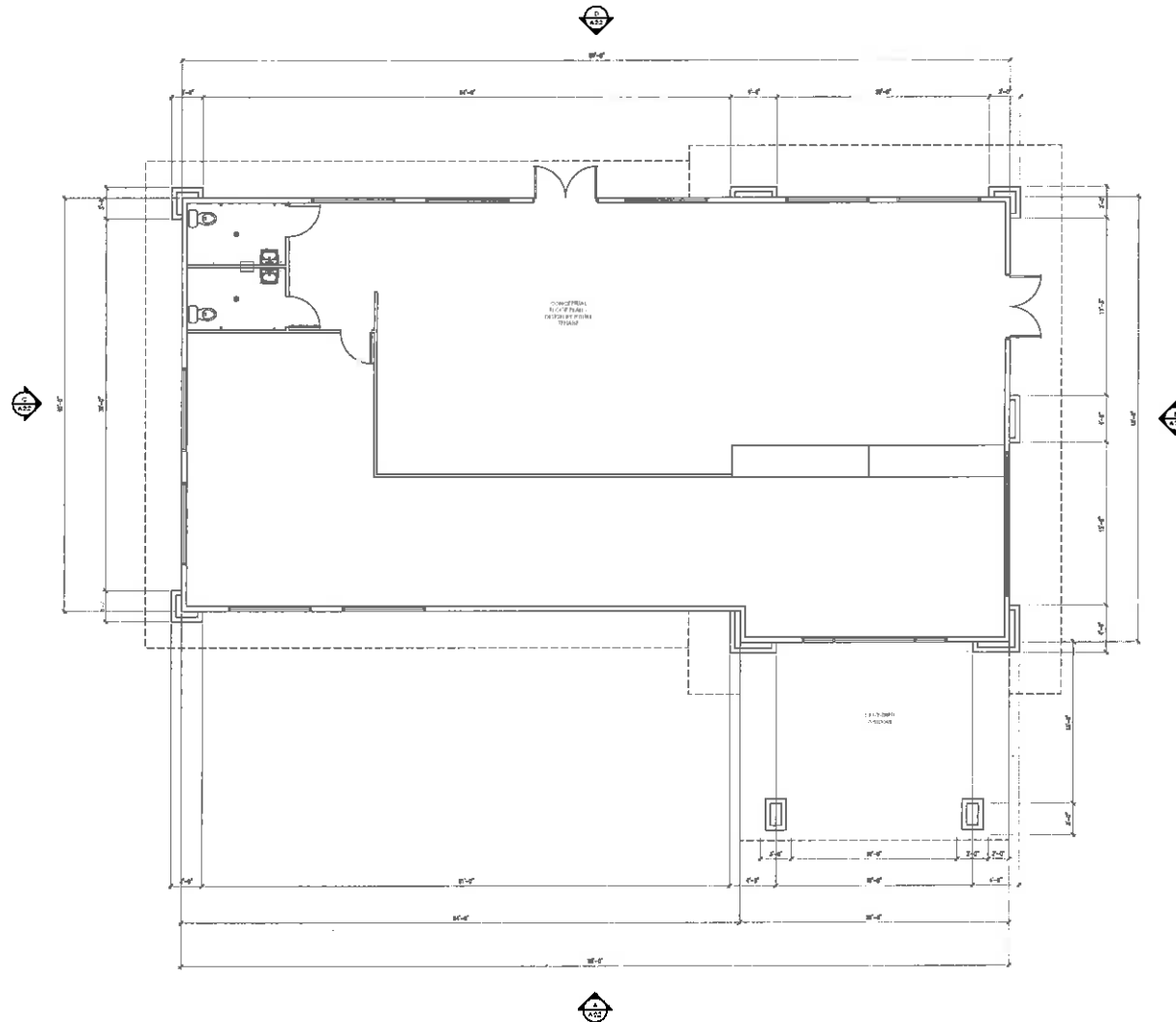


A CANOPY FLOOR PLAN
SCALE: 3/16"=1'-0"

CANOPY
FLOOR PLAN
P18B1

SHEET NO.

A1.1



A DRIVE-THRU FLOOR PLAN
SCALE: 3/16"=1'-0"

**EMPIRE
DESIGN
GROUP, INC.**



24801 Rockledge Ave.
Berkeley, Calif. 94705
415-861-1000 FAX 415-861-1001

EMPIRE DESIGN GROUP, INC. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE ARE AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE ARE AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER.

CLIENT:

**MR.
SINGH**

**SHOP N GO
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92582**

Architect of Record:
SHRODIN S. HAN, M.A.
24801 ROCKLEDGE AVE.
BERKELEY, CA 94705
TEL: 415-861-1000
FAX: 415-861-1001
E-MAIL: shro@empiregroup.com



Date: **JUNE 2, 2006**

Project Number: **EOG04350.01**

NO.	DATE	REVISION DESCRIPTION
1	6-2-06	100 PER COMPLETE
2	6-2-06	100 PER COMPLETE

DESIGNED BY: **AK**

DRAWN BY: **AK**

CHECKED BY: **AK**

SCALE: **AS SHOWN**

DATE: **6/2/06**

PROJECT: **SHOP N GO**

SHEET NO: **1**

**DRIVE-THRU
FLOOR PLAN
PHASE 2**

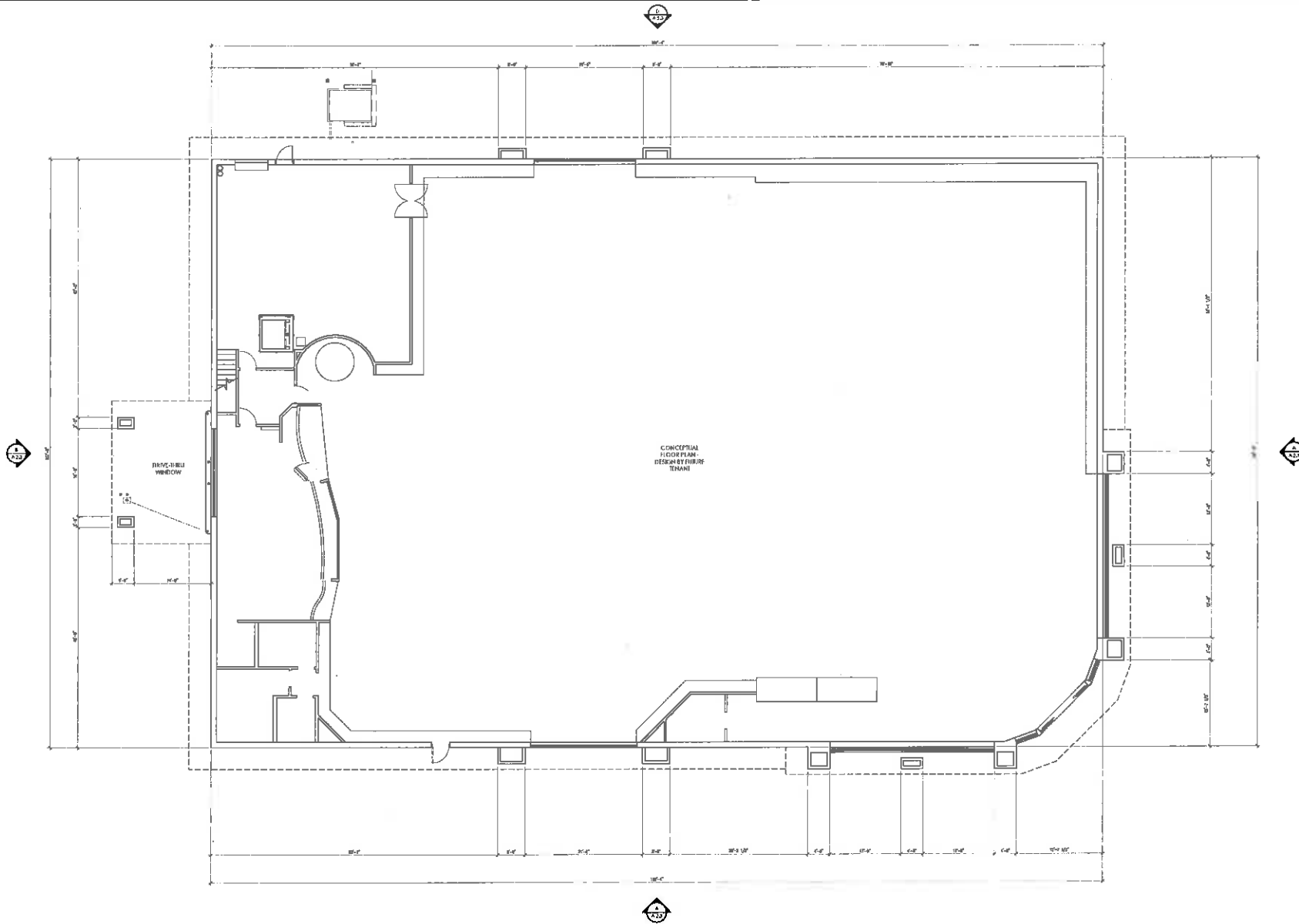
SCALE: **AS SHOWN**

DATE: **6/2/06**

PROJECT: **SHOP N GO**

SHEET NO: **1**

A 1.2



A

RETAIL FLOOR PLAN

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



EMPIRE DESIGN GROUP, INC.



24001 SANDERSON AVE.
HEMET, CALIF. 92343
951-924-0000 FAX 951-924-0000

THIS DOCUMENT IS THE PROPERTY OF EMPIRE DESIGN GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EMPIRE DESIGN GROUP, INC.

DATE: 06/20/08

MR. SINGH

**SHOP N GO
SWC SANDERSON AVENUE &
FRUITVALE AVENUE
HEMET, CA 92382**

Architect of Record:
GREGORY E. HARR, AIA
24001 SANDERSON AVE.
HEMET, CA 92343
TEL: 951-924-1500
CELL: 951-809-7821
FAX: 951-924-1443
E-MAIL: greg@emdesigngroup.com



Date: JUNE 3, 2008

Project Number: EDG04250.01

No. 0476 REVISION DESCRIPTION

1-1-08 1st SET ISSUES

1-1-08 1st SET ISSUES

DRAWN BY: GH

CHECKED BY: GH

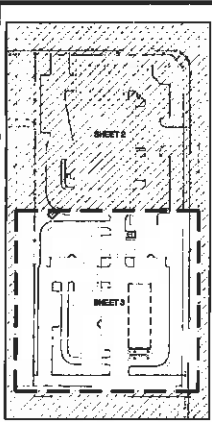
DATE: 06/20/08

SCALE: AS SHOWN

RETAIL FLOOR PLAN
PM8E2

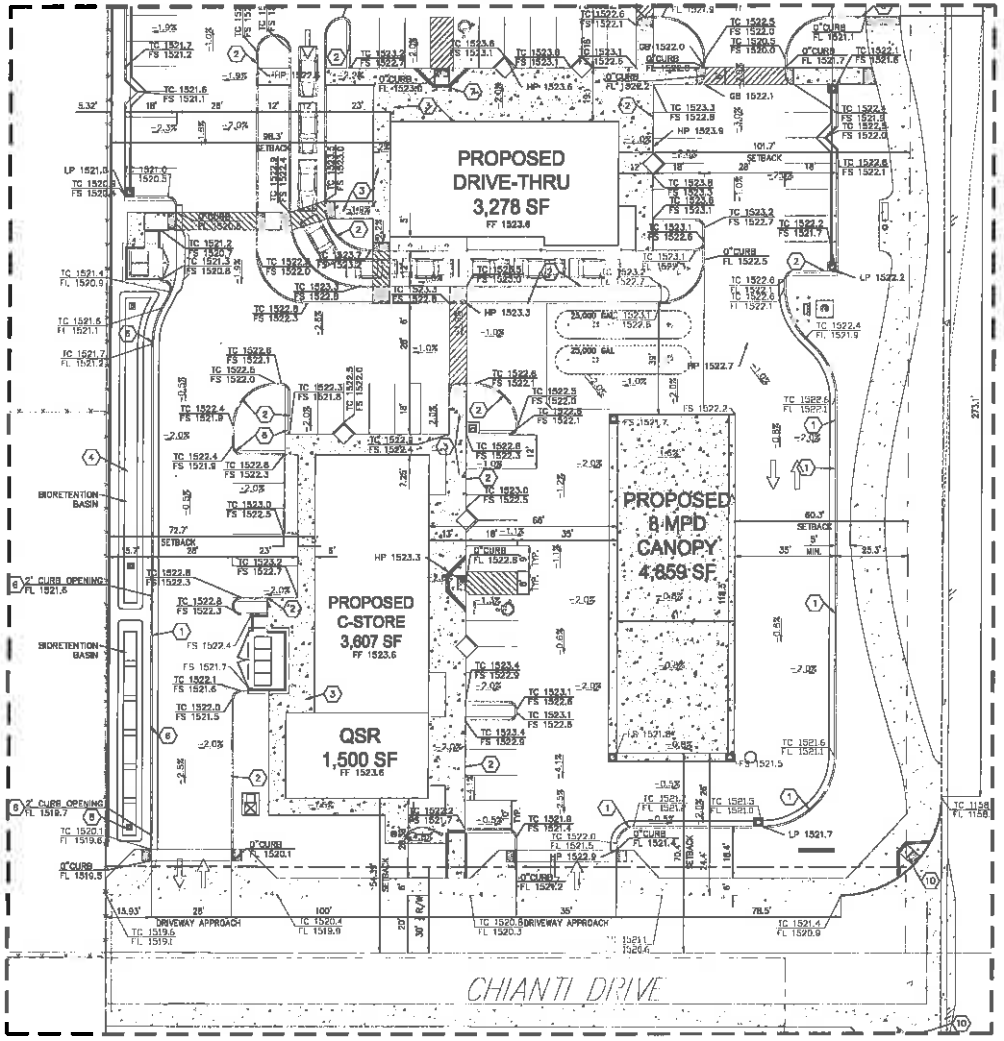
SHEET NO.

A 1.3



KEY PLAN
N.T.S.

MATCH LINE SHEET 2

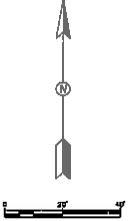


CONSTRUCTION NOTES

- 1) CONSTRUCT NEW CURB AND OUTER PER CITY OF HEMET NO. C-200
- 2) CONSTRUCT NEW CURB PER CITY OF HEMET NO. C-203
- 3) CONSTRUCT NEW SIDEWALK PER CITY OF HEMET NO. D-215
- 4) CONSTRUCT BIORETENTION BASIN PER DETAIL ON THE COVER SHEET
- 5) CONSTRUCT 2' CURB OPENING PER DETAIL ON THE COVER SHEET
- 6) CONSTRUCT HANDICAP RAMP
- 10) CONSTRUCT PROPOSED CURB RAMP PER CITY OF HEMET C-218

NOTICE:
CONTRACTOR TO VERIFY THE PRECISE LOCATION OF ALL EXISTING FACILITIES TO BE JOINED, CROSSED OR DISTURBED AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY AHEAD OF TIME TO MAKE NECESSARY CHANGES.

PRELIMINARY
NOT FOR
CONSTRUCTION



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NO.	DATE	BY	APPROVED

DESIGNED BY: LOP
DRAWN BY: ASH
CHECKED BY: LPP



SALEM
engineering group, inc.
11650 MISSION PARK DRIVE, STE 108
RANCHO CUCUMON, CA 91730
OFFICE: (909) 680-6455

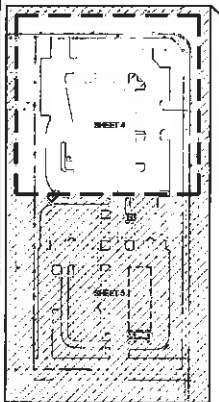
PREPARED UNDER THE SUPERVISION OF:
GERARDO BOCAN-FERNANDEZ
DATE: 08-19-2018
SCALE: 1"=20'
BENCHMARK NUMBER: 4-10-2, ALUMINUM RISK ON TOP OF CONCRETE POST 5-C CORNER OF WORLD AVE. & SANDERSON AVE. ELEV. 1522.728 FT.
DATE:

APPROVED BY:
JORDAN ABAGCING, CITY ENGINEER
PCE NO. 53761 - EXP. 6-30-18
DATE:

City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
2024 Peach Ave.
HEMET, CA 91801
(909) 756-0300

City of Hemet
PROPOSED SHOPPING CENTER
GRADING PLAN SOUTH

3
OF 6 SHEETS
FILE NO.



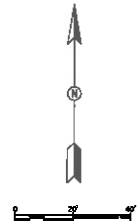
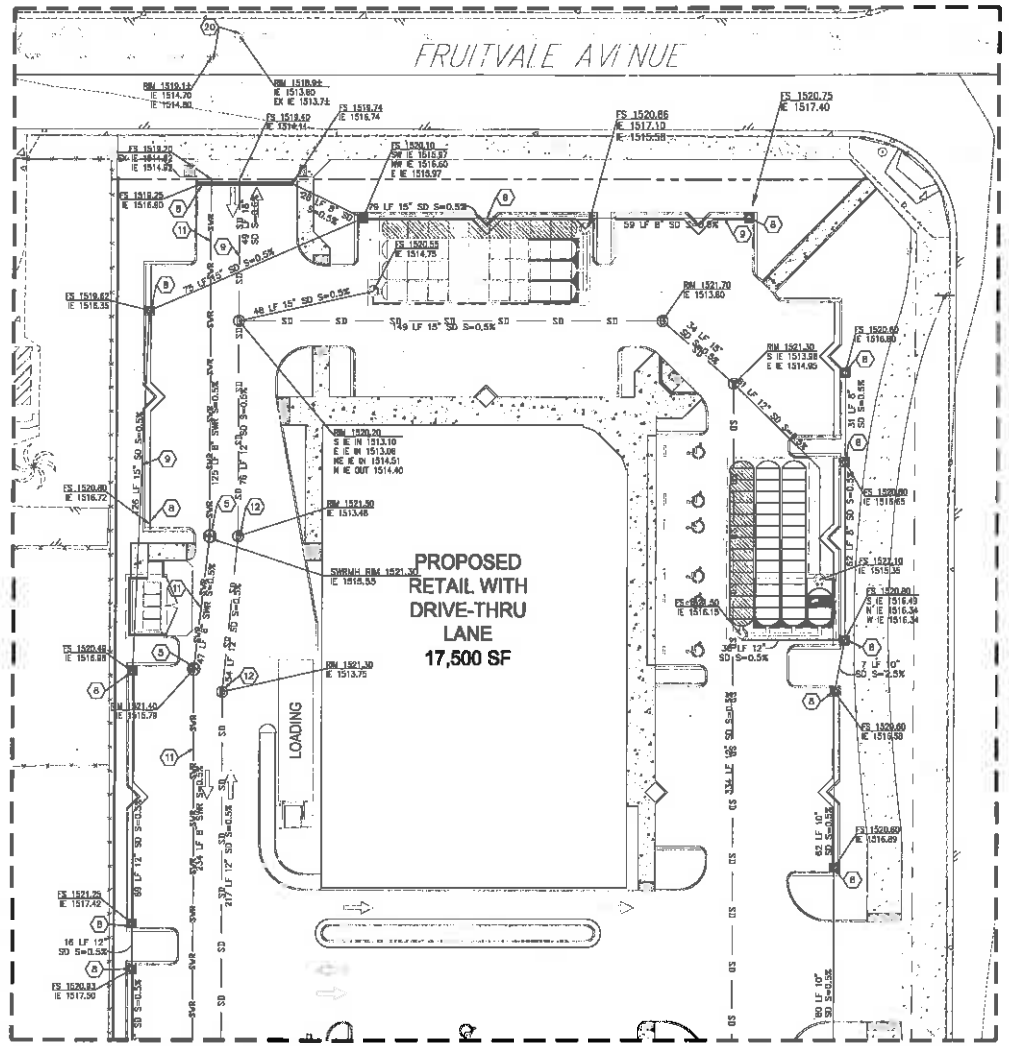
KEY PLAN
N.T.S.

CONSTRUCTION NOTES

- (5) CONSTRUCT SEWER MANHOLE PER CITY OF HEMET NO. S-601
- (6) CONSTRUCT 16"x18" CATCH BASIN, BROOKS 1818 CB
- (7) PROPOSED PVC STORM DRAIN LINE
- (11) CONSTRUCT PVC SEWER LINE
- (12) CONSTRUCT STORM DRAIN MANHOLE PER CITY OF HEMET STD DWG NO. 0-305A
- (13) GAS TANK BY OTHERS
- (14) PROPOSED ODS PRETREATMENT UNIT PER CONTECH
- (15) CONSTRUCT FIRE HYDRANT PER CITY OF HEMET STD DWG NO. W-700 & W-700A
- (16) CONSTRUCT BFP PER CITY STD DWG NO. W-711 & W-713
- (17) CONSTRUCT THRUST BLOCKS PER CITY STD DWG NO. W-708
- (18) CONSTRUCT FIRE LINE PER CITY STD DWG NO. W-708
- (19) CONSTRUCT WATER LINE PER CITY STD DWG NO. W-708
- (20) UTILITY CONSTRUCTED PER OFF-SITE IMPROVEMENT PLANS

NOTICE:
CONTRACTOR TO VERIFY THE PRECISE LOCATION OF ALL EXISTING FACILITIES TO BE JOINED, CROSSED OR DISTURBED AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY AHEAD OF TIME TO MAKE NECESSARY CHANGES.

PRELIMINARY
NOT FOR
CONSTRUCTION



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NO.	DATE	BY	APPROVED

DESIGNED BY: LOP
DRAWN BY: AH
CHECKED BY: PUM



SALEM
engineering group, inc.
11450 ANDREW PARK DRIVE, STE 108
RANCHO CUCAMONCA, CA 91730
OFFICE: (909) 880-6435

PREPARED UNDER THE SUPERVISION OF:
DEBARAO BOGUM-JERNAKOWICZ
DATE: 02-20-2018
SCALE: 1"=20'
DATE:

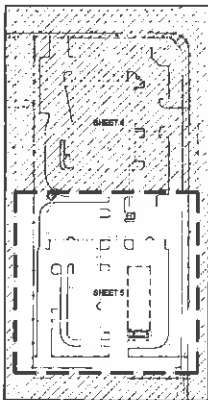
APPROVED BY:
JORGE BILGADO, CITY ENGINEER
BOE NO. 28751 - EXP. 8-30-18
DATE:



City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
813 E. Fourth Ave
HEMET, CA 91848
(909) 766-6266

City of Hemet
PROPOSED SHOPPING CENTER
UTILITY PLAN NORTH

4
OF 6 SHEETS
FILE NO.



KEY PLAN
M.T.G.

CONSTRUCTION NOTES

- 5) CONSTRUCT SEWER MANHOLE PER CITY OF HEMET NO. S-601
- 6) CONSTRUCT 18"x18" CATCH BASIN, BROOKS 1918 CB
- 9) PROPOSED PVC STORM DRAIN LINE
- 11) CONSTRUCT PVC SEWER LINE
- 12) CONSTRUCT STORM DRAIN MANHOLE PER CITY OF HEMET STD DWG NO. D-3354
- 13) GAS TANK BY OTHERS
- 14) PROPOSED CDS PRETREATMENT UNIT PER CONTECH
- 15) CONSTRUCT FIRE HYDRANT PER CITY OF HEMET STD DWG NO. S-700 & W-700A
- 16) CONSTRUCT 8"PP PER CITY STD DWG NO. W-711 & W-713
- 17) CONSTRUCT THRUST BLOCKS PER CITY STD DWG NO. W-708
- 18) CONSTRUCT 6" FIRE LINE PER CITY STD DWG NO. W-708
- 19) CONSTRUCT 8" WATER LINE PER CITY STD DWG NO. W-709
- 20) UTILITY CONSTRUCTED PER OFF-SITE IMPROVEMENT PLANS

NOTICE:
CONTRACTOR TO VERIFY THE PRECISE LOCATION OF ALL EXISTING FACILITIES TO BE JOINED, CROSSED OR DISTURBED AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY AHEAD OF TIME TO MAKE NECESSARY CHANGES.

PRELIMINARY
NOT FOR
CONSTRUCTION

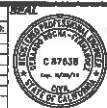
Underground Service Alert

Call: TOLL FREE
811



TWO WORKING DAYS BEFORE YOU DIG

REVISIONS:			APPROVED:
NO.	DATE	BY:	



SALEM
engineering group, inc.
11650 ARDEN PARK DRIVE, STE 108
SANJOSE, CALIFORNIA, CA 95135
OFFICE: (509) 980-0455

PREPARED UNDER THE SUPERVISION OF:
GERARDO ROCHA-FERNANDEZ
DATE: 02-07-2018
SCALE: 1"=20'
BENCHMARK: NUMBER 14-10-Z, ALUMINUM DISK ON TOP OF CONCRETE FOOT 3/8" CORNER OF METAL ANG. & SANDERSON AVE. N.W. 1342.728 FT.

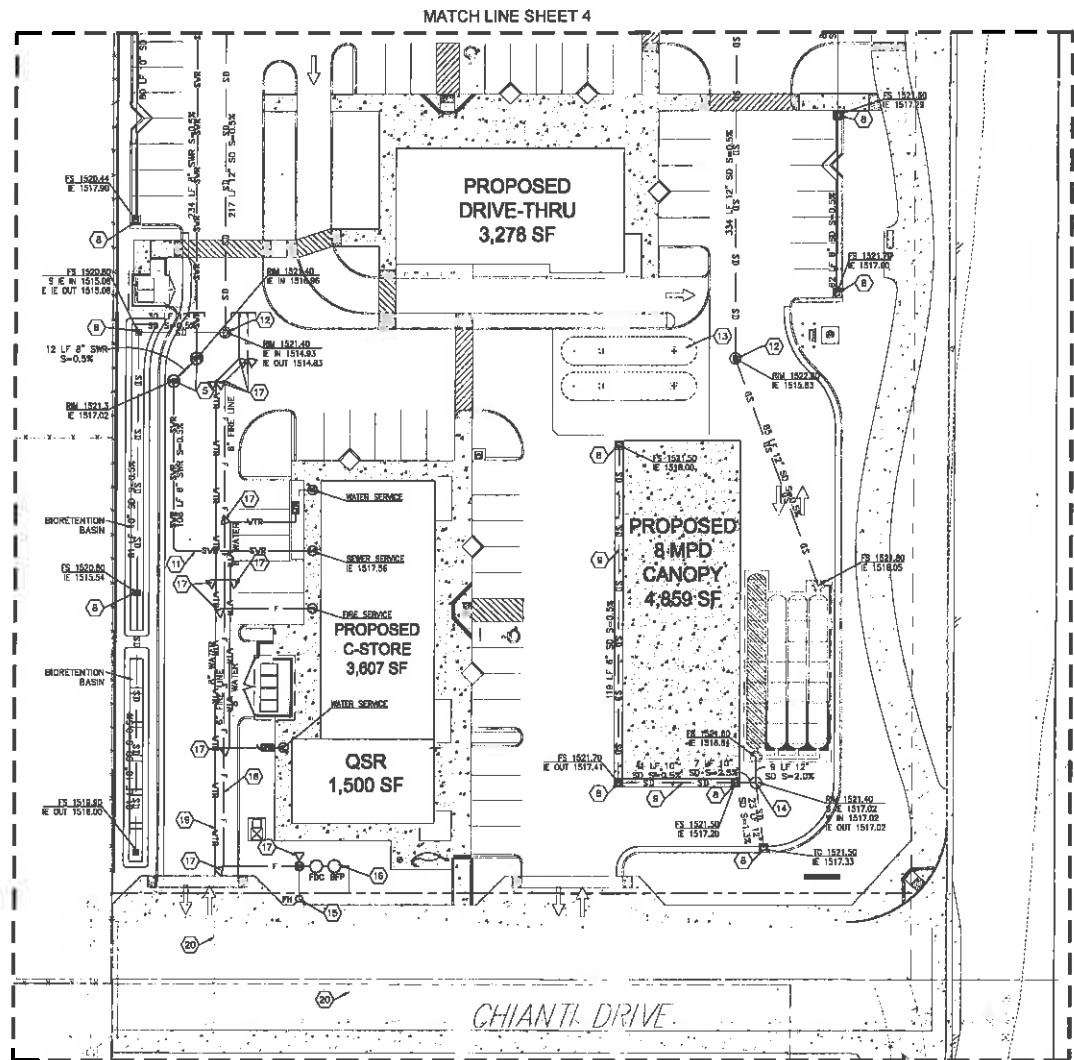
APPROVED BY:
JORGE BACALON, CITY ENGINEER
PCE NO. 28791 - EXP. 6-30-18
DATE:



City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
410 E. Main Ave.
HEMET, CA 94341
(973) 766-2800

City of Hemet
PROPOSED SHOPPING CENTER
UTILITY PLAN SOUTH

5
OF 8 SHEETS
FILE NO.



1/27/2018 10:31 AM C:\Users\jordan\OneDrive\Documents\Projects\2018\180201\180201.dwg

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The City of Hemet will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: March 8, 2018

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1050HR18 – Gurpreet Sing Khakh/Mobil Shop N Go Food Store (Representative: Empire Design Group) – City of Hemet Case Nos. ZC 16-005 (Zone Change) and CUP 16-008 (Conditional Use Permit). A proposal for a commercial development to be located at 855 N. Sanderson Avenue (on the southwest corner of Sanderson and Fruitvale Avenues – Assessor's Parcel Number 444-100-007). Phase I would include a 3,607 square foot convenience store, 1,500 square foot quick service restaurant, and a 16-pump service station with 4,859 square foot fuel canopy. Phase II would include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive thru. ZC 16-005 is a proposal to change the zoning of this 4.34-acre property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial). (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area)

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



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1050HR18 DATE SUBMITTED: January 19, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Henry
E

Applicant	Gurpreet Singh Khakh	Phone Number 951 654-7548
Mailing Address	697 South State Street San Jacinto, CA 92583	Email babausa1@yahoo.com

Representative	Empire Design Group, Inc.	Phone Number 951 696-1490
Mailing Address	PO BOX 944 Murrieta, CA 92564	Email ghann@empiregr.biz

Property Owner	Same as Applicant	Phone Number
Mailing Address		Email

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Hemet Planning Department	Phone Number 951/765-2373
Staff Contact	Carole Kendrick	Email CKendrick@cityofhemet.org
Mailing Address	445 E. Florida Ave. Hemet, CA 92545	Case Type Conditional Use Permit

Local Agency Project No CUP16-008; ZC 16-005

- General Plan / Specific Plan Amendment
- Zoning Ordinance Amendment
- Subdivision Parcel Map / Tentative Tract
- Use Permit
- Site Plan Review/Plot Plan
- Other

PROJECT LOCATION

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

Street Address SWC Sanderson Avenue and Fruitvale Avenue, Hemet, CA 9

Assessor's Parcel No.	444-100-007	Gross Parcel Size	176,109 s.f.
Subdivision Name		Nearest Airport	
Lot Number		and distance from Airport	Hemet Ryan Airport

PROJECT DESCRIPTION

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

Existing Land Use (describe)	Vacant
	North: Residential Neighborhood / South: Vacant
	East: Vacant / West: Residence

Proposed Land Use (describe)	Retail / Commercial use		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	N/A	
For Other Land Uses (See Appendix C)	Hours of Operation	gasoline station 24 hours 365 days / Other uses time may vary	
	Number of People on Site	Maximum Number	
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	1523.6 (C-store building area)	ft.
	Height of buildings or structures (from the ground)	See attached Details	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	
	If yes, describe	<input checked="" type="checkbox"/> No	

- 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, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, 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**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.

1/18/18

ALUC Application - DETAILS for "Height of Buildings"

CUP16-008 /SWC Sanderson Ave. & Fruitvale Ave. Hemet, CA

C-STORE: 28'-0"

QSR: 22'-0"

DRIVE-THRU: 25'-0"

CANOPY: 23'-0"

TRASH ENCLOSURES: 9'-8"

RETAIL: 25'-0"

EMPIRE DESIGN GROUP, INC.



24861 Washington Ave, Murrieta CA 92562
MAILING ADDRESS: P.O. Box 944 Murrieta CA, 92564
Ph (951) 696-1490 Fax (951) 696-1443
ghann@empiregr.biz

Detailed Project Description

Re: Plan Check No. ZC 16-005 & CUP 16-008 (Shop N Go)
SWC Sanderson Avenue & Fruitvale Avenue
Hemet, CA 92582
EDG#04350.01

1. Proposed two phase project, the first phase consists of a 3,600 s.f. c-store with an attached 1,500 s.f. Quick Serve Restaurant and an associated 4,859 s.f. 8 MPD fueling canopy. The second phase consists of a 3,278 s.f. drive thru restaurant, a 17,500 s.f. retail building, and additional site improvements.
2. Off-site street improvements consisting of updating the signalized intersection, Hemet Scenic Highway Design Standards, Chianti drive alignment, and undergrounding of all power poles and overhead utilities along project street frontages.
3. Rough grading and water quality management of the entire 4.04 acre site, phase 2 areas are then to be hydro seeded for future improvements.
4. New wet and dry public utilities to proposed project site.
5. Project is to be rezoned to C-1 neighborhood commercial, consistent with the City of Hemet General plan.

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: March 8, 2018

CASE NUMBER: ZAP1298MA18 – Phelan Development Co., LLC
(Representative: Taylor Gerry)

APPROVING JURISDICTION: City of Moreno Valley

JURISDICTION CASE NO: PEN17-0036 (Site Plan Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed Site Plan Review CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to develop a 98,395 square foot industrial building on 4.83 acres. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet at the mezzanine level.

PROJECT LOCATION: The site is located at the southeast corner of Indian Street and Nandina Avenue in the City of Moreno Valley, approximately 4,100 feet easterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone C1
- c. Noise Levels: 60-65 and below 60 CNEL from aircraft

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C1. Non-residential intensity is limited to an average of 100 persons per acre and single-acre intensity to a maximum of 250 persons in any given acre.

Pursuant to Appendix C, Table C-1, of the 2004 Riverside County Airport Land Use Compatibility Plan, the following rates were used to calculate the occupancy of the proposed building:

- Office – 1 person/200 square feet (with 50% reduction)
- Manufacturing – 1 person/200 square feet
- Warehousing – 1 person/500 square feet (building size smaller than 200,000 square feet)

The floor plan provides for 90,395 square feet of warehouse area, which would accommodate up to 181 persons, and 8,000 square feet of office space, which would be expected to accommodate 40 persons, for a total anticipated occupancy of 221 persons. Given the site area of 4.83 acres, this results in an average intensity of 46 persons per acre, which is consistent with the Compatibility Zone C1 maximum permissible intensity of 100 persons per acre.

In the event that all of the floor area were to be utilized for office or manufacturing uses, the building would accommodate 492 persons, resulting in an average intensity of 102 persons per acre. This would exceed the maximum permissible intensity of 100 persons per acre. Therefore, it will be necessary to require that at least some portion of the building be limited to warehousing uses.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy. The applicant is proposing 76 parking spaces, plus 9 trailer parking spaces. Based on 1.5 persons per passenger vehicle and one person per truck-trailer, the total occupancy would be estimated at 123 persons, resulting in an average intensity of 25 persons per acre, which is also consistent with the Compatibility Zone C1 maximum permissible intensity of 100 persons per acre.

Non-Residential Single-Acre Land Use Intensity: Based on the site plan provided and the occupancies as proposed, the most intense single acre would include 36,628 square feet of warehouse area and 4,000 square feet of office area, resulting in a single-acre occupancy of 93 persons. (The amount of square footage is less than 43,560 because the building design is such that any square single-acre area inclusive of either office includes some land not within the building.) This is consistent with the Compatibility Zone C1 maximum permissible intensity of 250 persons in any given acre. (In fact, with this design, even an all-office or all-manufacturing use would be consistent with the single-acre intensity limit here.)

Prohibited and Discouraged Uses: In addition to hazards to flight (which are prohibited throughout Airport Influence Areas), prohibited uses in Airport Compatibility Zone C1 within the March Air

Reserve Base/Inland Port Airport Influence Area include the following uses: children's schools; day care centers; libraries; hospitals; skilled nursing and care facilities; congregate care facilities; places of assembly such as churches and theaters; and highly noise-sensitive outdoor nonresidential uses. Critical community infrastructure facilities and aboveground bulk storage of hazardous materials are discouraged uses. The applicant does not propose any of these prohibited or discouraged uses.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being crossed by the 60 CNEL contour, such that a portion would be subject to average aircraft noise levels in the 60-65 CNEL range and a portion would be subject to average aircraft noise levels lower than 60 CNEL. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building, as provided for in Table MA-2 ("Basic Compatibility Criteria") of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 4,100 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,529 feet AMSL. The site's elevation is 1,476 feet AMSL and the proposed building height is 43 feet, for a top point elevation of 1,519 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service was not required. A condition is included limiting top point elevation of the structure so as not to exceed 1,529 feet above mean sea level.

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

CONDITIONS:

1. Any outdoor lighting 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, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly such as churches and theaters, critical community infrastructure facilities, and highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 4. Any proposed detention basins on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around detention basins or bioswales that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping in and around detention basins or bioswales shall not include trees that produce seeds, fruits, or berries.
 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. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 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

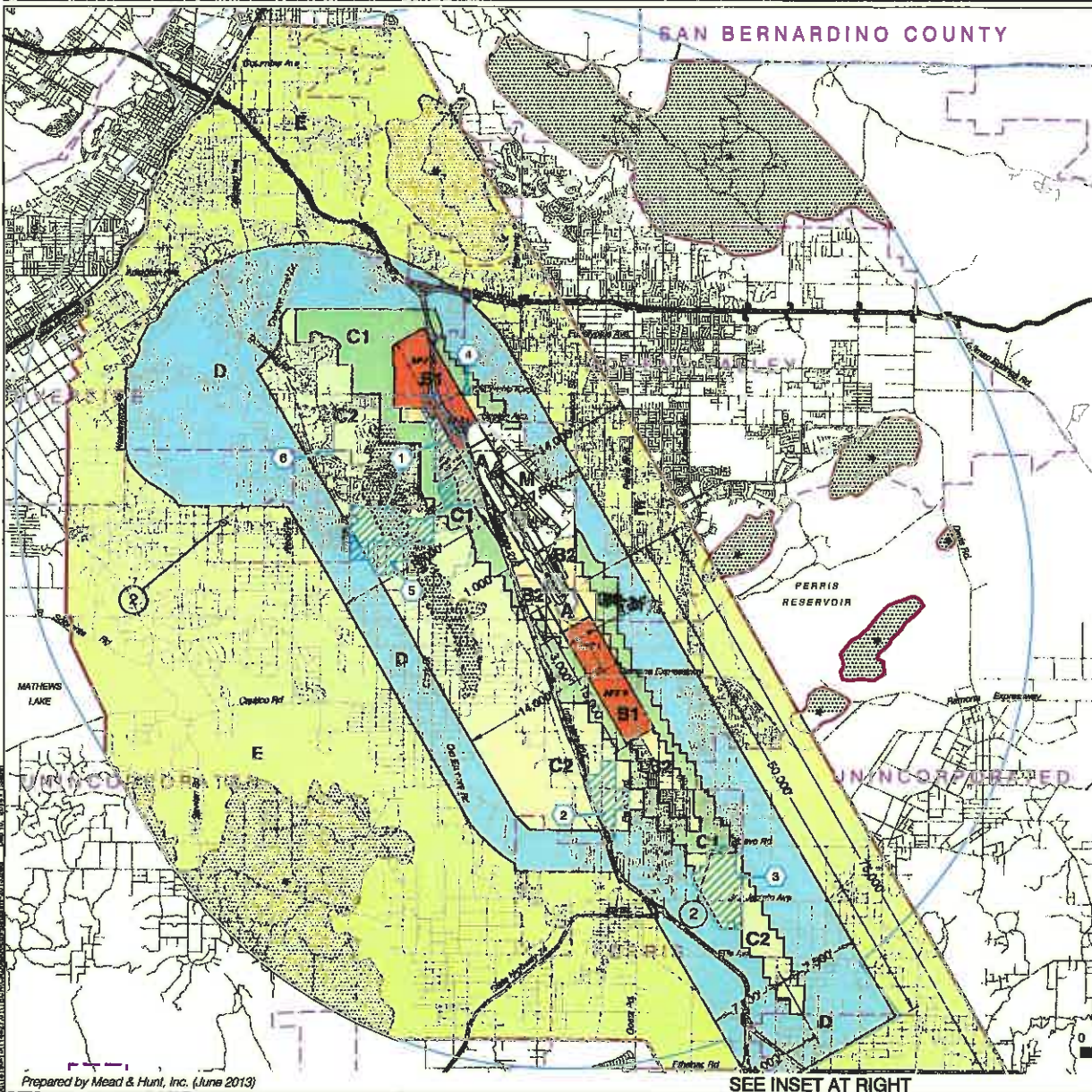
Use Commission and March Air Reserve Base.

8. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature, and shall not exceed a maximum height of 53 feet.
9. No structure, tree, or pole on-site shall exceed a maximum elevation at top point of 1,529 feet above mean sea level, unless a Determination of No Hazard to Air Navigation letter authorizing a higher top elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.
10. This project has been evaluated for airport land use compatibility based on the proposal for 90,395 square feet of warehouse area and 8,000 square feet of office area. No uses more intense in number of persons per acre than office, manufacturing, or warehousing uses is authorized without further review and approval by the Airport Land Use Commission. Not less than 50 percent of the floor area of the structure shall be limited to warehousing uses.
11. No processing or manufacturing of hazardous materials shall be permitted at this location, and aboveground storage of such materials shall be limited to a maximum of 6,000 gallons, unless a larger amount is determined acceptable by the Airport Land Use Commission through a subsequent review.

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)

SAN BERNARDINO COUNTY



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

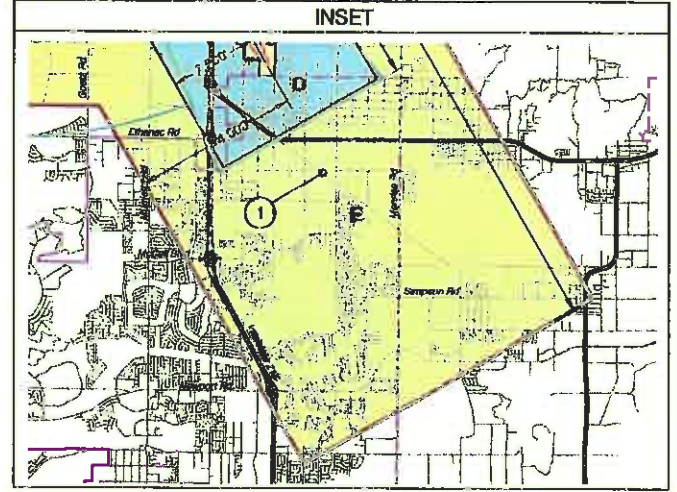
Boundary Lines

- 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.

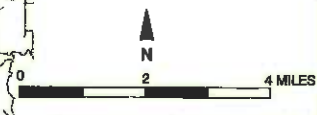
- 1 March JPA: March Business Center/Maridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

INSET



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

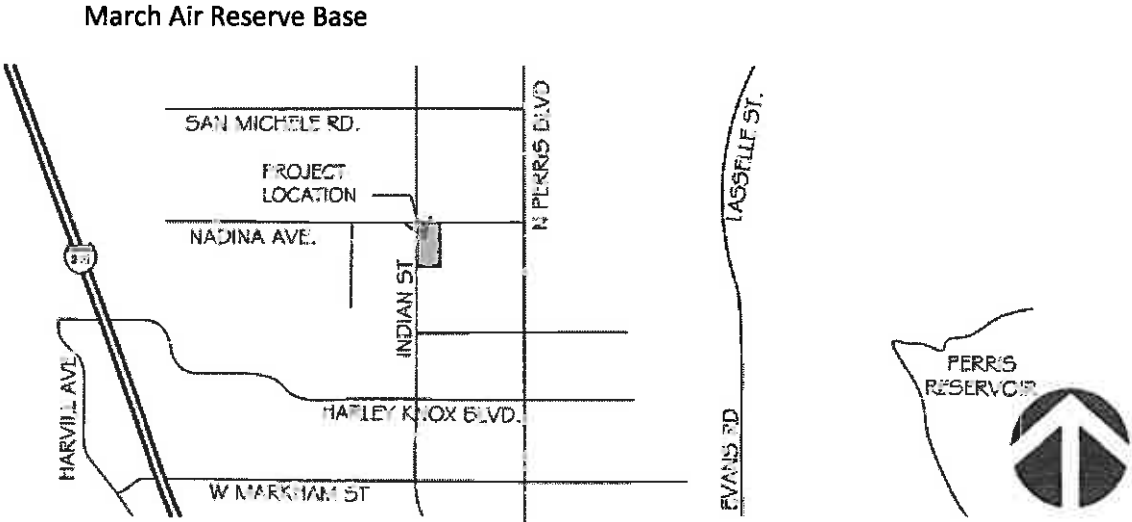
SEE INSET AT RIGHT

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

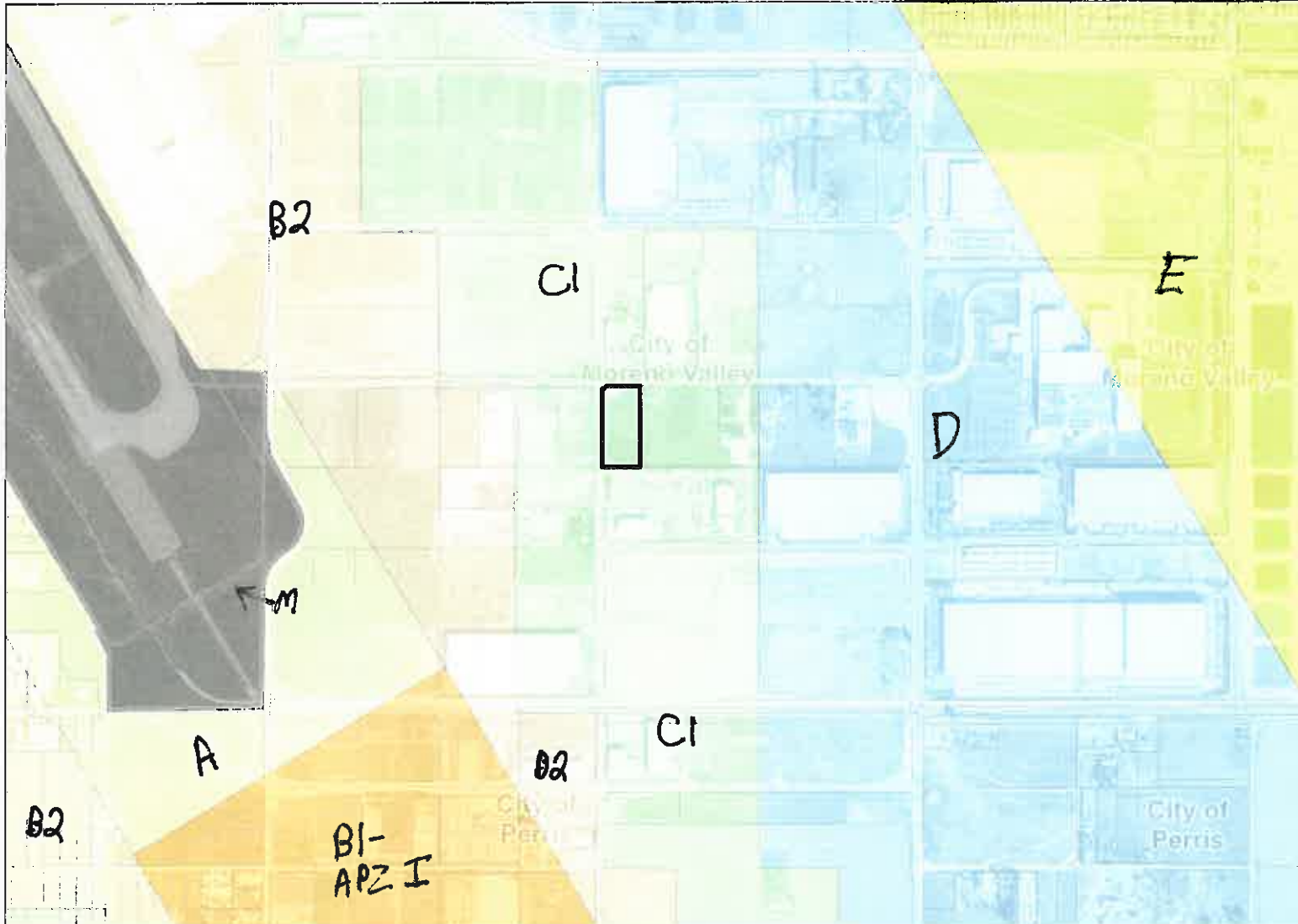
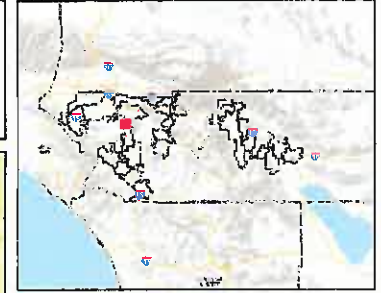
Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Project: Proposed Warehouse Facility
Location: Corner of Indian Street and Nandina Avenue
Applican: Phelan Development Company
450 Newport Center Drive, Suite 230
Newport Beach, CA 92660
Attention: Taylor Gerry

Vicinity Map



My Map



Legend

Airport Compatibility

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



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 1,551 3,103 Feet

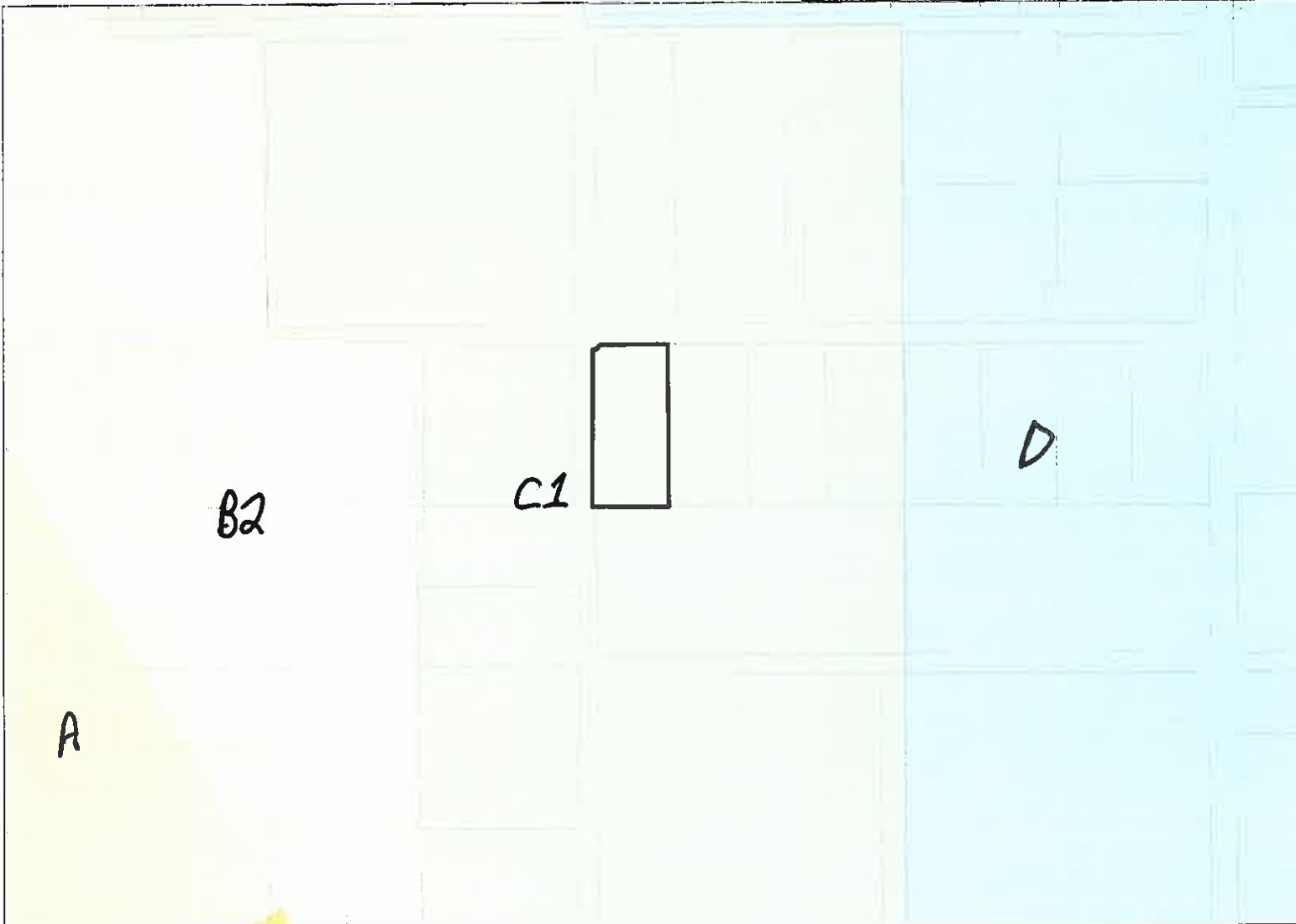
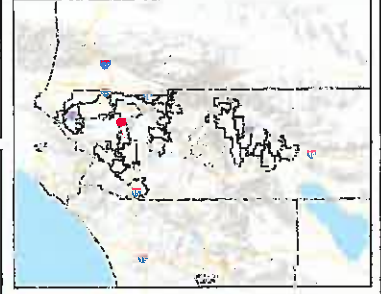


REPORT PRINTED ON... 2/8/2018 4:59:58 PM

© Riverside County RCIT GIS

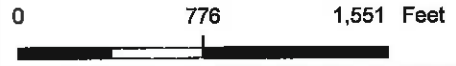
Notes

My Map



Legend

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



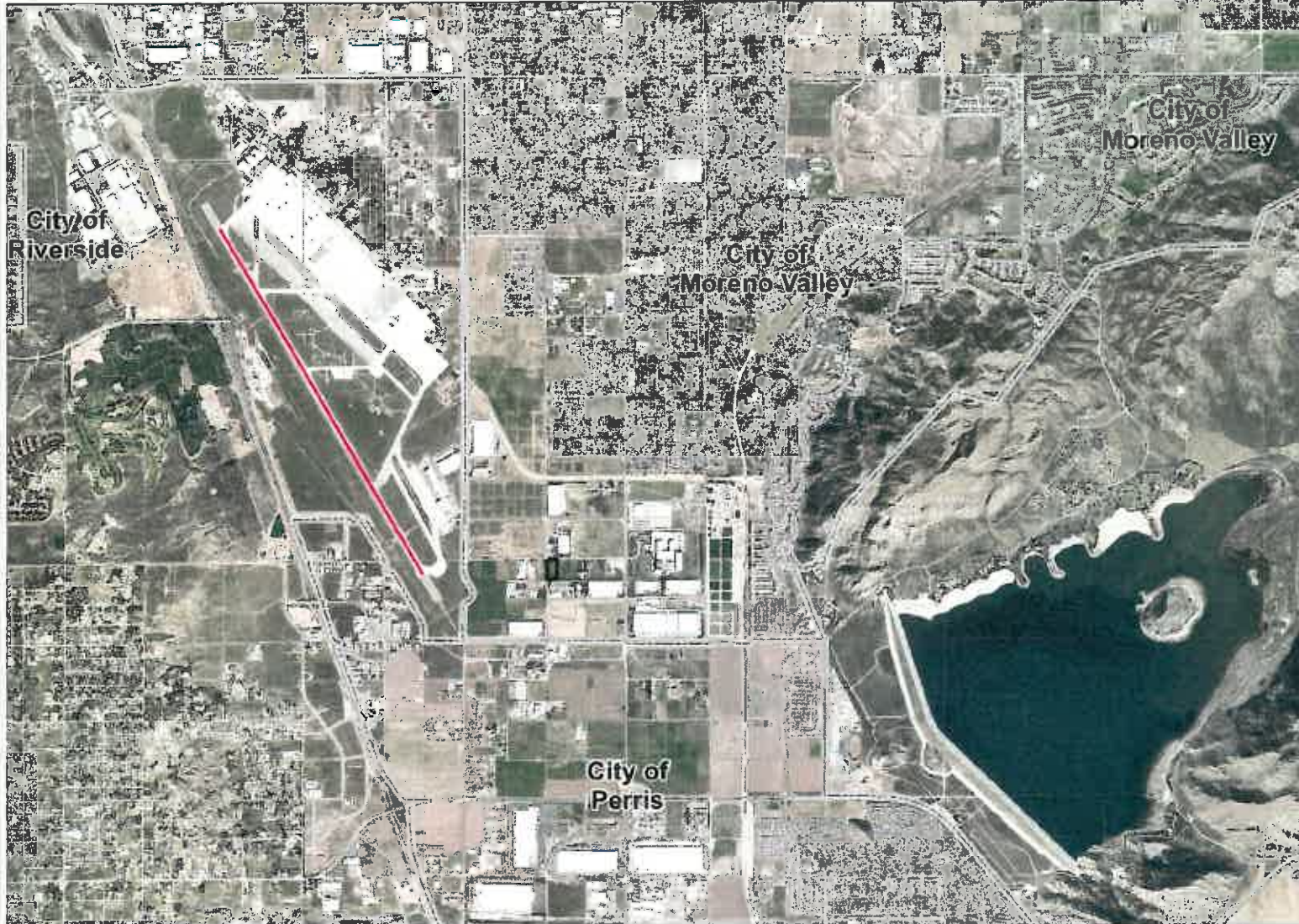
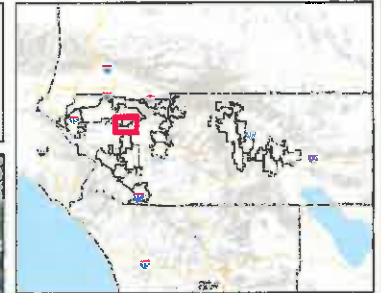
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 2/8/2018 5:03:24 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Runways
- Historic Preservation Districts I
- City Boundaries
- highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines**
- waterbodies**
 - Lakes
 - Rivers



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

0 6,205 12,411 Feet

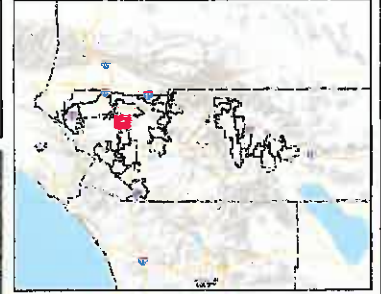


REPORT PRINTED ON... 2/8/2018 5:06:17 PM

© Riverside County RCIT GIS

Notes

My Map



- Legend**
- Runways
 - Historic Preservation Districts
 - City Boundaries
 - roads**
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - roads**
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography**
 - waterbodies**
 - Lakes
 - Rivers



0 3,103 6,205 Feet



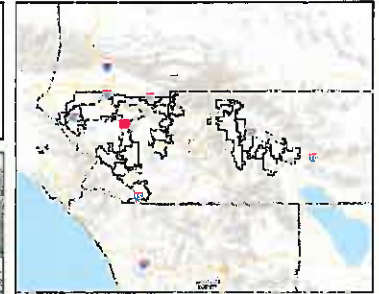
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 2/8/2018 5:07:26 PM

© Riverside County RCIT GIS

Notes

My Map



- Legend**
- Runways
 - Historic Preservation Districts I
 - City Boundaries
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



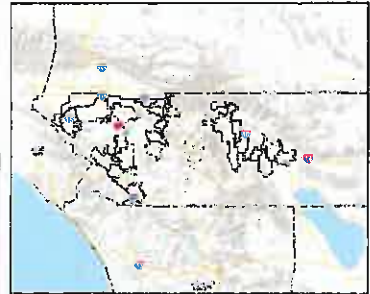
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 2/8/2018 5:08:39 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Runways
- Historic Preservation Districts
- City Boundaries
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers



0 776 1,551 Feet



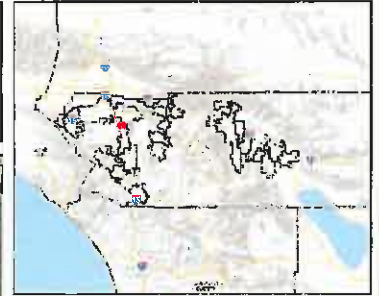
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 2/8/2018 5:10:01 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Runways
- Historic Preservation Districts I
- City Boundaries
- roads**
 - anno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- counties
- cities
- hydrography**
 - lines
 - waterbodies**
 - Lakes
 - Rivers



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

Notes

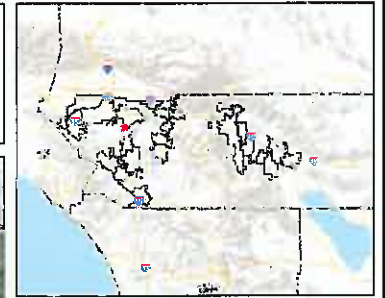
0 388 776 Feet



REPORT PRINTED ON... 2/8/2018 5:11:06 PM

© Riverside County RCIT GIS

My Map



- Legend**
- Runways
 - Historic Preservation Districts
 - City Boundaries
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



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

0 194 388 Feet



REPORT PRINTED ON... 2/8/2018 5:12:12 PM

© Riverside County RCIT GIS

Notes

- | | | | |
|--|------------------------|----------------------------|--------------------------|
| 1 TRUCK PARKING - 80' x 10' | 11 MEZZANINE | 12 WALLS - 2" THICK | 13 G.L. |
| 2 BY-MEANS OF STAIRS | 12 L. ARCHES - 8" DIA. | 13 EXTERIOR WALLS - 4" CMU | 14 SEWER LINE - 12" DIA. |
| 3 ACCESSIBLE TOY ROOM | 13 TRUCK DOORS | 14 EXTERIOR WALLS - 4" CMU | 15 6" DIA. JOIST |
| 4 BY MEANS OF STAIRS | 14 TRUCK DOORS | 15 EXTERIOR WALLS - 4" CMU | 16 TRUCK TRAILER |
| 5 SPECIAL ACCESSIBLE TOY ROOM - 14' x 10' x 10' ROOM, MAY BE REQUIRED TO BE PROVIDED | 15 G.L. | 16 EXTERIOR WALLS - 4" CMU | 17 LEGEND |

KEY NOTES

LEGEND

SITE DATA

PROJECT SUMMARY:
THE DEVELOPMENT CONSISTS OF ONE SINGLE-STORY AND MEZZANINE, CONCRETE FILL-UP BUILDING.

LEGAL DESCRIPTION:
THE WEST ONE QUARTER OF LOT 1 (D. BLOCK 1, REVERSE) ALPINE ACRES AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE PORTION CONVEYED TO MARCH JONES POWER AUTHORITY, A BODY POLITICAL, BY GRANT DEED RECORDED OCTOBER 23, 2003 AS INSTRUMENT NO. 20030415551 OF OFFICIAL RECORDS.
APN: 316-210-052-4

	(SF-200) INDUSTRIAL
GROSS LOT AREA:	209,310 SF (4.805 ACRES)
NET LOT AREA:	199,832 SF (4.574 ACRES)
BUILDING AREA:	90,895 SF
FIRST FLOOR (OFFICE):	9,000 SF
MEZZANINE FLOOR (OFFICE):	3,000 SF
WAREHOUSE:	90,895 SF
FLOOR AREA RATIO:	47.7%
BUILDING CLASSIFICATION	
OCCUPANCY GROUP: S-1, B	
CONSTRUCTION TYPE: 1-B	
SPRINKLERED: YES	
NUMBER OF STORIES: ONE	
OCCUPANCY	
OFFICE (S-1) + MEZZANINE (B)	8,000 / 11,000 SF
WAREHOUSE (S-1)	90,810 / 1,800 SF
	- 60 OCCUPANTS
	- 160 OCCUPANTS
	- 800 OCCUPANTS

PARKING REQUIRED PER M.V.M.C. CHAPTER 9.11.040 TABLE B-12 + TABLE C-12:

OFFICE (1/250)	18,000/950 =	19 STALLS
WAREHOUSE (1/1,000 + 20,000/1,000)	=	20
WAREHOUSE (1/2,000 + 50,000/2,000)	=	10
WAREHOUSE (1/4,000 + 90,000/4,000)	=	13
		75 STALLS
PARKING PROVIDED:		76 STALLS
STANDARD (9/1 (247))		72 STALLS
ACCESSIBLE (9/1 (247))		4 STALLS

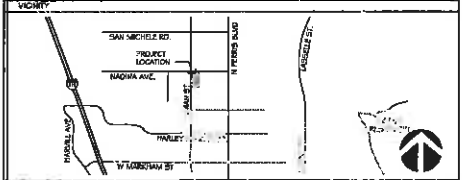
LANDSCAPE AREA:
LANDSCAPE PROVIDED: 28,610 SF

APPLICANT:
DANIELA PUGLISI

ARCHITECTS:
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 230
NEWPORT BEACH, CA 92660
TAYLOR GORRY
949-700-0000
taylor@phelandev.com

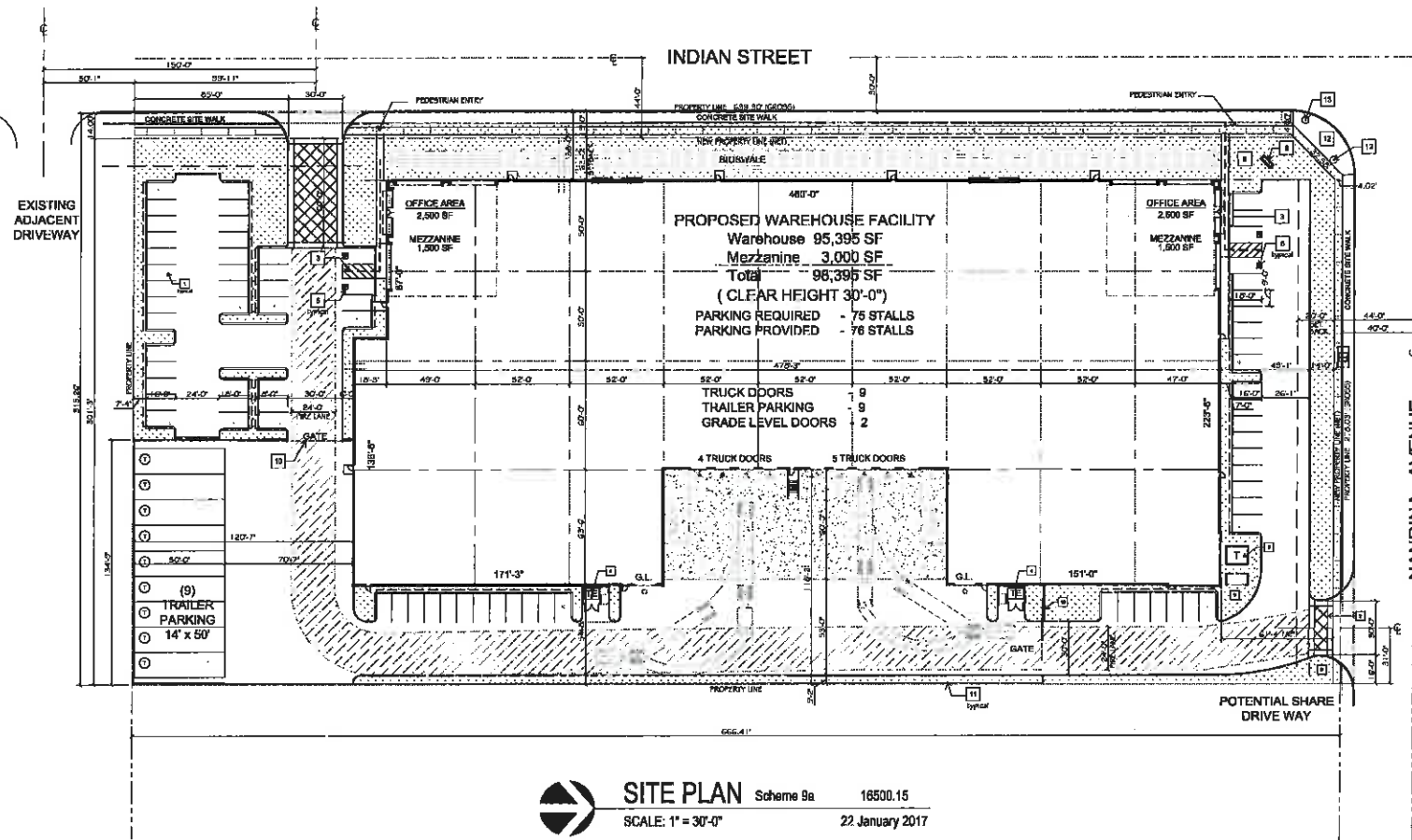
CIVIL ENGINEER:
VALLEY ENGINEERING, INC.
180 W. BEVERLY AVENUE, SUITE A
UPLAND, CA 91786
JOYI MOTTRE
909-986-4601

REVISIONS:



SHEET A-1

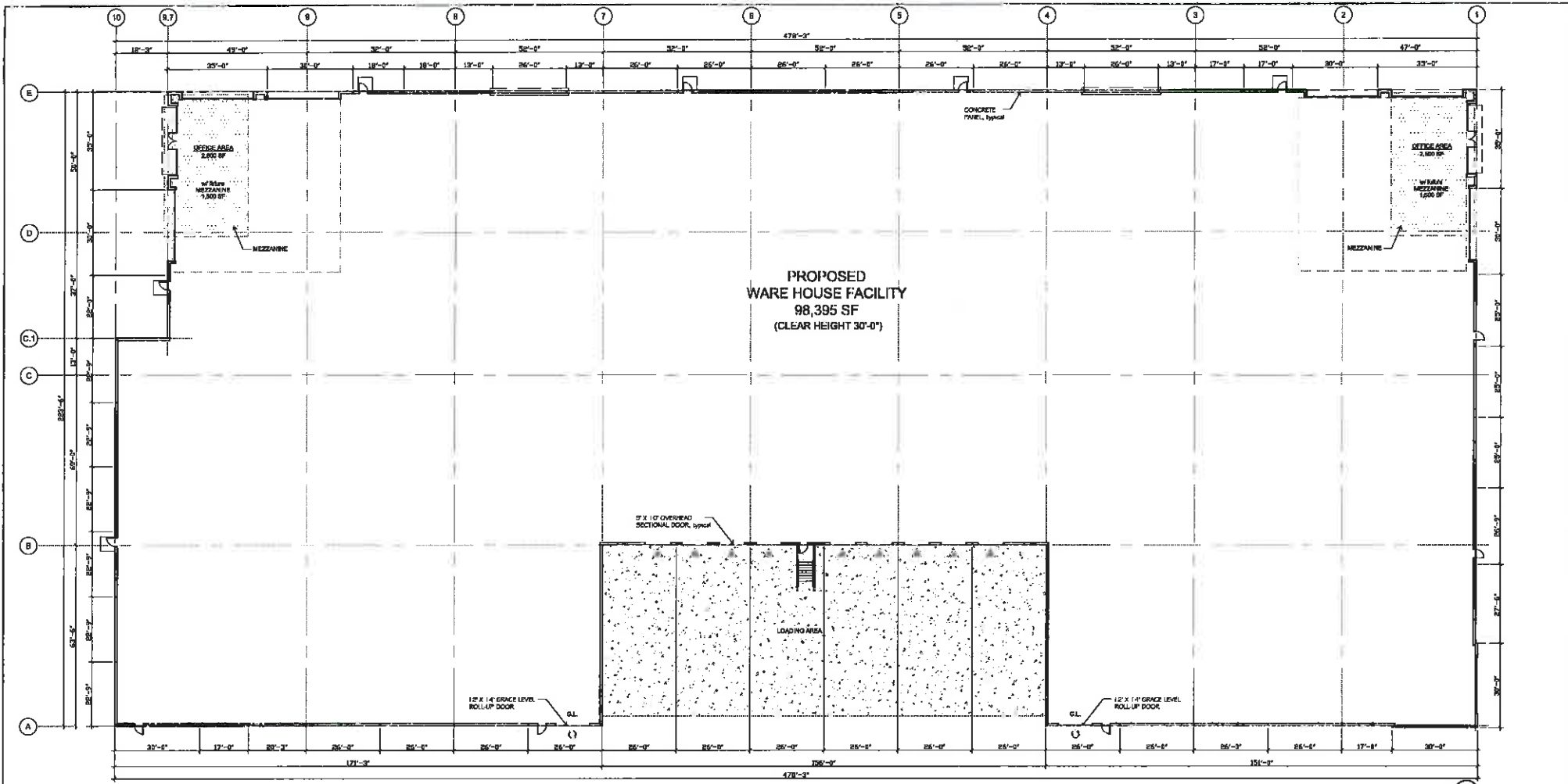
SCALE 1" = 30'-0"



SITE PLAN Scheme 9a 16500.15
SCALE: 1" = 30'-0" 22 January 2017

PROPOSED WAREHOUSE FACILITY
INDIAN STREET and NANDINA AVENUE
MORENO VALLEY, CALIFORNIA

PEN17-0036



FLOOR PLAN

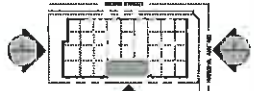
SCALE: 1/16" = 1'-0"

16600.15

22 January 2018

**PROPOSED WAREHOUSE FACILITY
INDIAN STREET and NANDINA AVENUE
MORENO VALLEY, CALIFORNIA**

- KEY NOTES**
- 12' X 14' GRADE LEVEL ROLL-UP DOOR
 - 9' X 10' DOCK HIGH OVERHEAD SECTIONAL DOOR

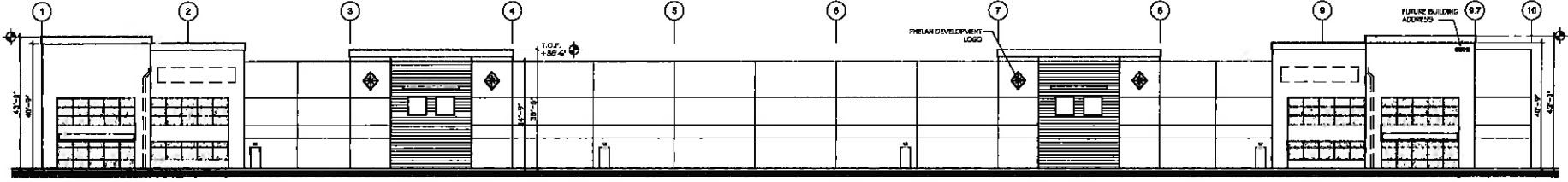


KEYPLAN (NOT TO SCALE)

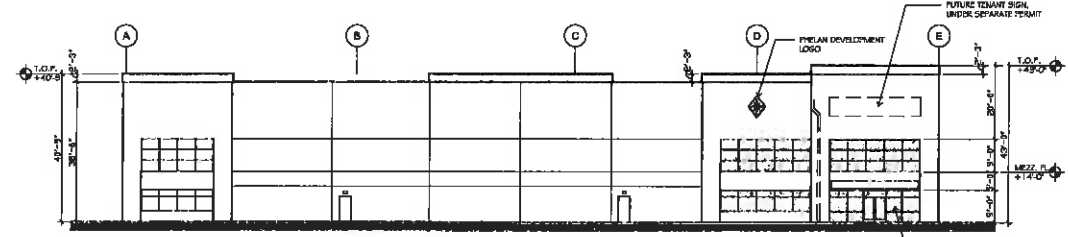
SCALE 1/16" = 1'-0" **SHEET A-2**

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 200
Newport Beach, CA 92660

Carille Coatsworth Architects, Inc.
3850 Canyon Blvd., Suite 100 • Vista, CA 92083 • Phone: 619.444.1111 • Fax: 619.444.1112



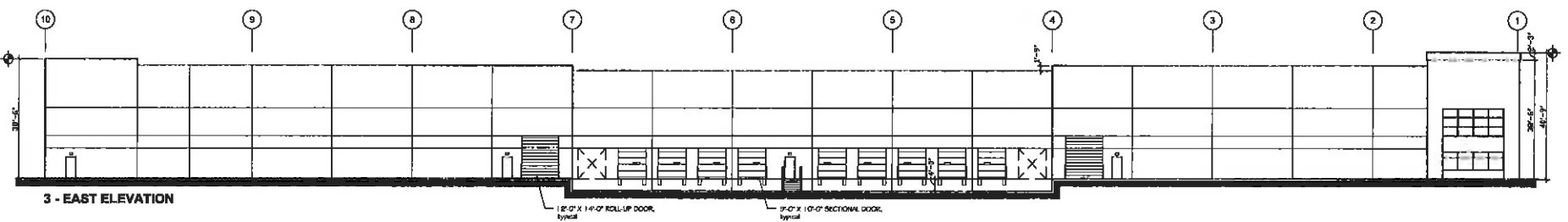
1 - WEST ELEVATION (INDIAN STREET)



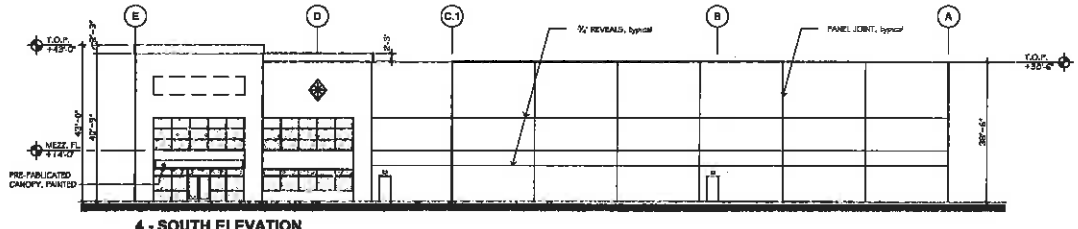
2 - NORTH ELEVATION (NANDINA AVENUE)

LEGEND

	TILT-UP CONCRETE WALL PANEL WALL PANEL TYPICAL COLOR: U.O.A. COLOR: SHERWIN WILLIAMS - 6102 ETHERIAL WHITE
	TILT-UP CONCRETE WALL PANEL ACCENT COLOR COLOR: SHERWIN WILLIAMS 7049 WORLDLY GRAY
	TILT-UP CONCRETE WALL PANEL, CORNER ACCENT CORNER ACCENT SANDBLASTED
	TILT-UP CONCRETE WALL PANEL W/ 3/4" HORIZONTAL REVEAL COLOR: SHERWIN WILLIAMS 7056 GRAY MATTERS
	1" INSULATED DINE PANEL MEDIUM PERFORMANCE PACIFICA GLASSING WITH CLEAR ANODIZED ALUMINUM MULLIONS
	1/4" MEDIUM PERFORMANCE PPS VISTAZOOL PACIFICA GLASSING WITH CLEAR ANODIZED ALUMINUM MULLIONS

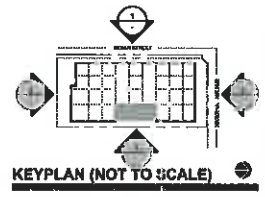


3 - EAST ELEVATION



4 - SOUTH ELEVATION

ELEVATIONS 16500.15
SCALE: 1/16" = 1'-0" 22 January 2018



KEYPLAN (NOT TO SCALE)
SHEET A-3
SCALE 1/16" = 1'-0"

Carille Coatsworth Architects, Inc.
2885 Central Expressway - Suite 200 - Irvine, CA 92614 - Phone: 949.261.1144 - Fax: 949.261.1146

PROPOSED WAREHOUSE FACILITY
INDIAN STREET and NANDINA AVENUE
MORENO VALLEY, CALIFORNIA

PHELAN
DEVELOPMENT
450 Newport Center Drive, Suite 230
Newport Beach, CA 92660


Zone	Locations	Density / Intensity Standards			Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²		Req'd Open Land	Prohibited Uses ³	Other Development Conditions ⁴
			Average ⁵	Single Acre ⁶			
M	Military					> No ALUC authority	
A	Clear Zone ⁷	No new dwellings allowed	0	0	All Remaining	> All non-aeronautical structures > Assemblages of people > Objects exceeding FAR Part 77 height limits > All storage of hazardous materials > Hazards to flight ⁸	> Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ^{4,7}
B1	Inner Approach/Departure Zone	No new dwellings allowed ¹⁰	25 (APZ I) 50 (APZ II and outside APZs) ¹¹	100	Max. 50% coverage within APZs ¹²	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly > Bldgs with > 1 aboveground habitable floor in APZ I or > 2 floors in APZ II and outside of APZs ¹³ > Hazardous materials manufacture/storage ¹⁴ > Noise sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸ > Uses listed in AICUZ as not compatible in APZ I or APZ II ¹⁷	> Locate structures maximum distance from extended runway centerline > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Zoned fire sprinkler systems required > Airspace review req'd for objects > 35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
B2	High Noise Zone	No new dwellings allowed ¹⁰	100	250	No Req't	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, places of assembly > Bldgs with > 3 aboveground habitable floors > Noise-sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸	> Locate structures max. distance from runway > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Airspace review req'd for objects > 35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
C1	Primary Approach/Departure Zone	≤ 3.0	100	250	No Req't	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, places of assembly > Noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸	> Critical community infrastructure facilities discouraged ^{16,20} > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Airspace review req'd for objects > 70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
C2	Flight Corridor Zone	≤ 6.0	200	500	No Req't	> Highly noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸	> Children's schools discouraged ²⁰ > Airspace review req'd for objects > 70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
D	Flight Corridor Buffer	No Limit	No restriction ²¹	No Restriction	No Req't	> Hazards to flight ⁸	> Major spectator-oriented sports stadium, amphitheaters, concert halls discouraged ²¹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
E	Other Airport Environs	No Limit	No Restriction ²¹	No Restriction	No Req't	> Hazards to flight ⁸	> Disclosure only ⁴
	High Terrain	Same as Underlying Compatibility Zone			Not Applicable	> Hazards to flight ⁸ > Other uses restricted in accordance with criteria for underlying zone	> Airspace review req'd for objects > 35 ft. tall ¹⁹ > Avigation easement dedication and disclosure ⁴

Table MA-2

Basic Compatibility Criteria

March Air Reserve Base / Inland Port Airport

Methods for Determining Concentrations of People

One criterion used in the *Riverside County Airport Land Use Compatibility Plan* is the maximum number of people per acre that can be present in a given area at any one time. If a proposed use exceeds the maximum density, it is considered inconsistent with compatibility planning policies. This appendix provides some guidance on how the people-per-acre determination can be made.

The most difficult part about making a people-per-acre determination is estimating the number of people likely to use a particular facility. There are several methods which can be utilized, depending upon the nature of the proposed use:

- ▶ **Parking Ordinance**—The number of people present in a given area can be calculated based upon the number of parking spaces provided. Some assumption regarding the number of people per vehicle needs to be developed to calculate the number of people on-site. The number of people per acre can then be calculated by dividing the number of people on-site by the size of the parcel in acres. This approach is appropriate where the use is expected to be dependent upon access by vehicles. Depending upon the specific assumptions utilized, this methodology typically results in a number in the low end of the likely intensity for a given land use.
- ▶ **Maximum Occupancy**—The Uniform or California Building Code can be used as a standard for determining the maximum occupancy of certain uses. The chart provided as Table C1 indicates the required number of square feet per occupant. The number of people on the site can be calculated by dividing the total floor area of a proposed use by the minimum square feet per occupant requirement listed in the table. The maximum occupancy can then be divided by the size of the parcel in acres to determine the people per acre. Surveys of actual occupancy levels conducted by various agencies have indicated that many retail and office uses are generally occupied at no more than 50% of their maximum occupancy levels, even at the busiest times of day. Therefore, the number of people calculated for office and retail uses should usually be adjusted (50%) to reflect the actual occupancy levels before making the final people per acre determination. Even with this adjustment, the UBC-based methodology typically produces intensities at the high end of the likely range.
- ▶ **Survey of Similar Uses**—Certain uses may require an estimate based upon a survey of similar uses. This approach is more difficult, but is appropriate for uses which because of the nature of the use, cannot be reasonably estimated based upon parking or square footage.

Table C2 shows sample calculations.

<u>Use</u>	<u>Minimum Square Feet per Occupant</u>
1. Aircraft Hangars (no repair)	500
2. Auction Rooms	7
3. Assembly Areas, Concentrated Use (without fixed seats)	7
Auditoriums	
Churches and Chapels	
Dance Floors	
Lobby Accessory to Assembly Occupancy	
Lodge Rooms	
Reviewing Stands	
Stadiums	
Waiting Areas	3
4. Assembly Areas, Less Concentrated Use	15
Conference Rooms	
Dining Rooms	
Drinking Establishments	
Exhibit Rooms	
Gymnasiums	
Lounges	
Stages	
Gaming	11
5. Bowling Alley (assume no occupant load for bowling lanes)	4
6. Children's Homes and Homes for the Aged	80
7. Classrooms	20
8. Congregate Residences	200
9. Courtrooms	40
10. Dormitories	50
11. Dwellings	300
12. Exercising Rooms	50
13. Garage, Parking	200
14. Health-Care Facilities	80
Sleeping Rooms	120
Treatment Rooms	240
15. Hotels and Apartments	200
16. Kitchen – Commercial	200
17. Library Reading Room	50
Stack Areas	100
18. Locker Rooms	50
19. Malls	Varies
20. Manufacturing Areas	200
21. Mechanical Equipment Room	300
22. Nurseries for Children (Daycare)	35
23. Offices	100
24. School Shops and Vocational Rooms	50
25. Skating Rinks	50 on the skating area; 15 on the deck
26. Storage and Stock Rooms	300
27. Stores — Retail Sales Rooms	
Basements and Ground Floors	30
Upper Floors	60
28. Swimming Pools	50 for the pool area; 15 on the deck
29. Warehouses	500
30. All Others	100

Source: California Building Code (1998), Table 10-A

Table C1

Occupancy Levels—California Building Code

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The City of Moreno Valley may hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: March 8, 2018

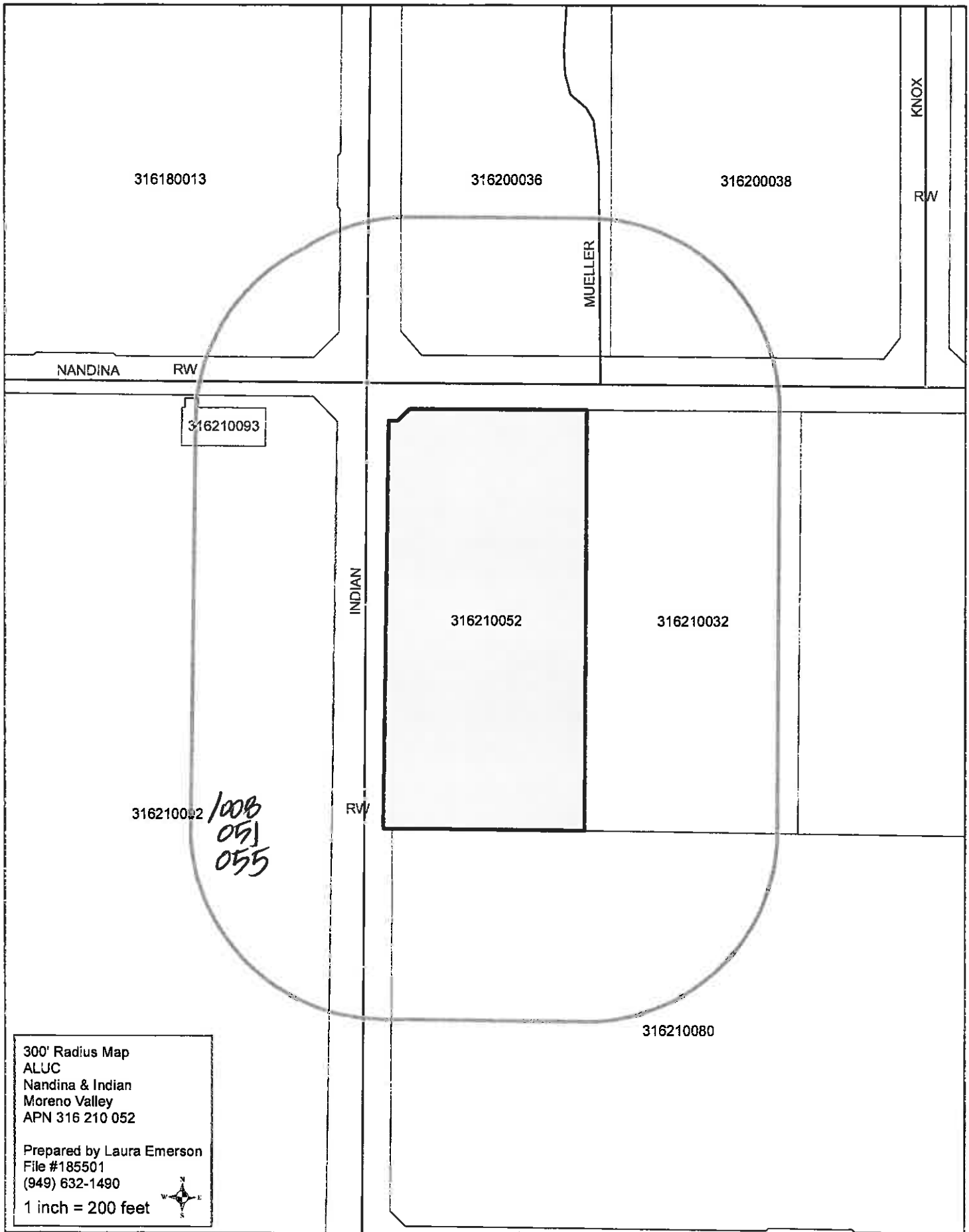
TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1298MA18 – Phelan Development Co., LLC (Representative: Taylor Gerry) – City of Moreno Valley Case No. PEN 17-0036 (Site Plan Review). The applicant is proposing to develop a 98,395 square foot industrial facility at the southeast corner of Indian Street and Nandina Avenue. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet on the mezzanine level. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Summer Looy of the City of Moreno Valley Planning Department at (951) 413-3210.

Nandina & Indian, Moreno Valley





RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1298MAL8 DATE SUBMITTED: 1-23-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

March
CA

Applicant	Phelan Development Company, LLC	Phone Number (949) 720-8050
Mailing Address	450 Newport Center Drive, Suite 405	Email cyun@phelandevco.com
	Newport Beach, CA 92660	

Representative	Taylor Gerry	Phone Number (949) 463-4123
Mailing Address	450 Newport Center Drive, Suite 405	Email tgerry@phelandevco.com
	Newport Beach, CA 92660	

Property Owner	Phelan Development Company, LLC	Phone Number (949) 720-8050
Mailing Address	450 Newport Center Drive, Suite 405	Email
	Newport Beach, CA 92660	

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Moreno Valley	Phone Number (951) 413-3210
Staff Contact	Summer Looy, Project Planner	Email summerl@moval.org
Mailing Address	14177 Frederick Street	Case Type
	Moreno Valley, CA 92553	<input type="checkbox"/> General Plan / Specific Plan Amendment
		<input type="checkbox"/> Zoning Ordinance Amendment
		<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/> Use Permit
Local Agency Project No	PEN 17-0036	<input checked="" 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	N/A	
Assessor's Parcel No.	316-210-052	Gross Parcel Size 4.81 acres
Subdivision Name	N/A	Nearest Airport
Lot Number	N/A	and distance from Airport

PROJECT DESCRIPTION

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

Existing Land Use (describe)	Vacant land-flat with existing streets along north and west parcel boundaries. There are no structures, trees or water bodies on the site.
---------------------------------	---

Proposed Land Use (describe)	Development of a 95,395 s.f. warehouse building including approximately 8,000 s.f. of office space.		
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)	1,476	ft.
	Height of buildings or structures (from the ground)	43	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
	If yes, describe _____		

- 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, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, 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**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.



April 24, 2017

City of Moreno Valley
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552

Subject Properties: SE of Nandina Avenue and Indian Street intersection, Moreno Valley (Parcel Numbers: 316-210-052) – Notarized Owner's Authorization Letter

To Whom It May Concern:

This letter is written regarding the entitlement process for the property referenced above.

I/we, Yu Tsen Wu and The Chung Han Wu 2011 Irrevocable Trust, hereby certify that I/we am/are the legal owner(s) of the Property. I/we hereby authorize Phelan Development Company, LLC to act on behalf of the property owner(s) on matters pertaining to the project application for development of 97,110 sq.ft. industrial project. They shall be the principal contact with the City of Moreno Valley in processing this application.

Yu Tsen Wu

Property Owner's Signature

4-25-2017

Date

YU TSEN WU

Property Owner's Printed Name

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

S.S.

On APRIL 25, 2017 before me, YVETTE CARREON, NOTARY PUBLIC

personally appeared YU TSEN WU

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]
Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prove helpful in the event of a challenge to the validity of the instrument to which this certificate is attached and may prove useful to persons relying on the instrument.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of NOTARIZED OWNER'S AUTHORIZATION LETTER containing 01 pages, and dated 04/24/2017

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other:

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3
HEARING DATE: March 8, 2018
CASE NUMBER: ZAP1041TH18 – Palm Silage, Inc. (Representatives: Gary Green and Scott Baugh)
APPROVING JURISDICTION: County of Riverside
JURISDICTION CASE NO: PPT180007 (Plot Plan)

MAJOR ISSUES: Staff's initial major concern was whether the use would be a wildlife (bird) attractant. A second concern is that the project as submitted does not meet the open area requirements of Compatibility Zone D.

RECOMMENDATION: At this time, Staff recommends that the proposed project be **CONTINUED** to the April 12, 2018 hearing agenda to allow time for the applicant to amend the site plan to depict at least 1.95 acres of ALUC-qualifying open area. However, should an amended site plan be submitted prior to the hearing, staff would recommend a finding of consistency with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006.

PROJECT DESCRIPTION: The applicant proposes to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031).

PROJECT LOCATION: The project site is located at the northwest corner of Airport Boulevard and Tyler Street in the unincorporated community of Thermal, approximately 2,530 feet northwesterly of the northerly terminus of Runway 17-35 at Jacqueline Cochran Regional Airport.

LAND USE PLAN: 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (last amended in 2006)

- a. Airport Influence Area: Jacqueline Cochran Regional Airport
- b. Land Use Policy: Airport Compatibility Zone D
- c. Noise Levels: Below 55 CNEL

BACKGROUND:

Average Intensity: The project site is located within Airport Compatibility Zone D. Non-Residential intensity in Airport Compatibility Zone D is limited to 100 people per average acre. There is an existing 7,500 square foot building on the site, and no additional buildings are proposed. Even if the entire building were utilized as office space, it would not be expected to accommodate more than 38 people, resulting in an average of two persons per acre. Much of the work would be

Staff Report

Page 2 of 3

conducted outdoors. However, the applicant does not anticipate the number of on-site employees to exceed 11.

The site plan provides for a break room, but it is anticipated that this would be for employees' use, such that it would not increase the number of persons on-site.

A total occupancy of 38 persons on a 19.5-acre site results in an average occupancy of 2 persons per acre, which is consistent with the maximum average intensity of 100 persons per acre within Airport Compatibility Zone D.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 person per truck parking or dock). The site plan provided to staff indicates that there will be "4 parking spaces, 1 handicap." Based on the number of parking spaces provided, the total occupancy would be estimated at 6 to 8 persons for an average acre intensity less than one person per acre.

Single-Acre Intensity: The project is located within Airport Compatibility Zone D. Non-Residential intensity in Airport Compatibility Zone D is restricted to 300 persons in any given acre. Based on the size of the building and the information provided, the project is clearly consistent with this criterion.

Prohibited Uses: The only prohibited nonresidential uses within Compatibility Zone D are highly noise-sensitive outdoor nonresidential uses and hazards to flight. Uses that attract wildlife located within the traffic pattern of a general aviation airport are considered problematic.

Noise: The project area is located outside the area subject to average aircraft noise above 55 CNEL. As such, no special measures to mitigate aircraft-generated noise are required.

PART 77: The elevation at the northerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is -114 feet above mean sea level (AMSL). At a distance of approximately 2,530 feet from the runway to the property line, a building elevation at top of roof exceeding -89 feet AMSL would require FAA notice and review through the Form 7460-1 process. The project has an existing grade elevation of approximately -104 to -108 feet AMSL. The applicant has indicated that no new buildings are proposed, and any new equipment or stockpiles will not exceed a height of 15 feet. Therefore, review pursuant to the Federal Aviation Administration Obstruction Evaluation Service Form 7460-1 process for height/elevation reasons was not required.

Open Area: Compatibility Zone D requires that 10% of area within major projects (10 acres or larger) to be set aside as open land that could potentially serve as emergency landing areas. The site is 19.5 acres in area. Therefore, 1.95 acres will need to be set aside as open area.

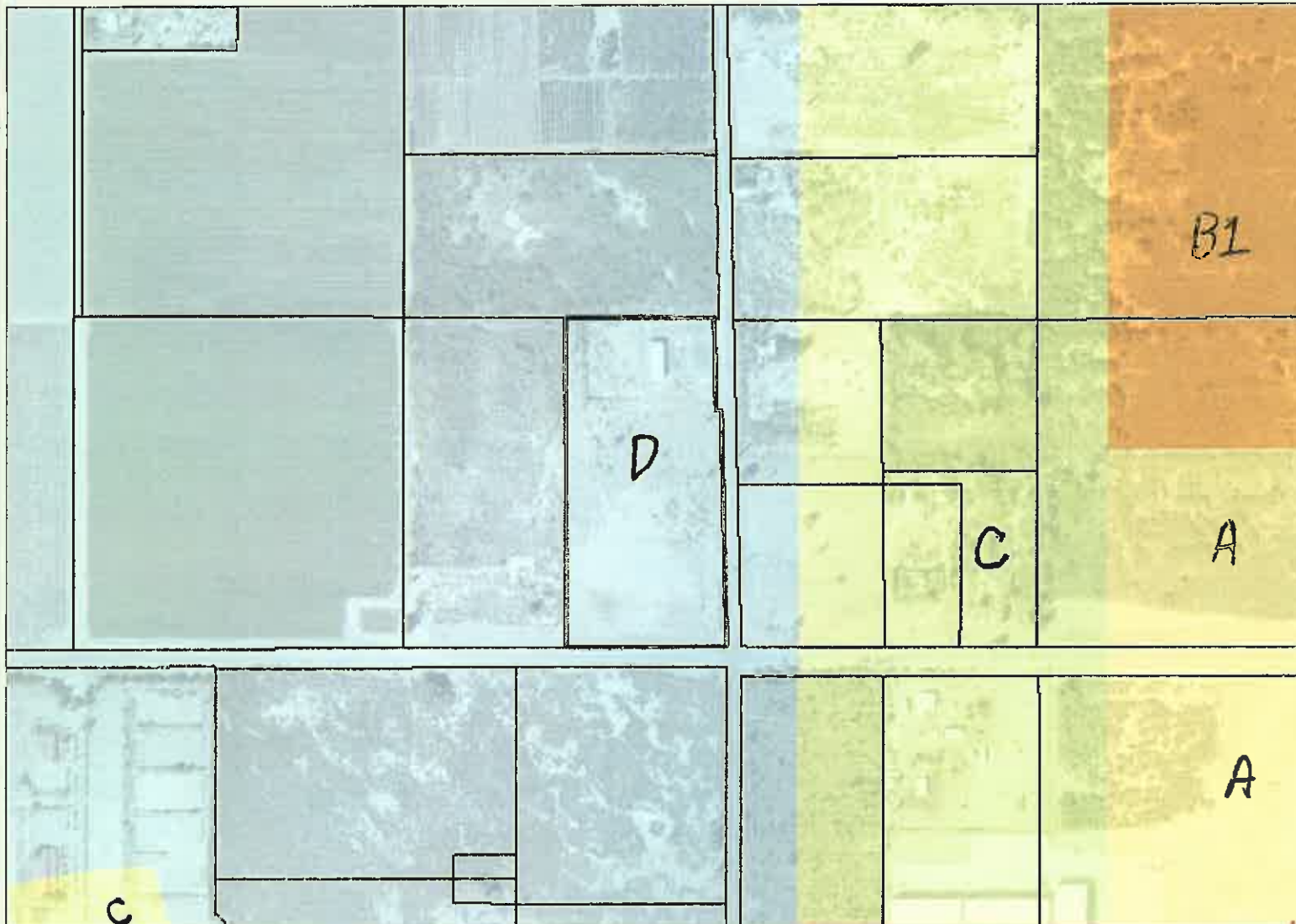
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor non-residential uses and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and shall be recorded as a deed notice.
4. Any new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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)

Map My County Map



Legend

- Parcels
- Runways
- 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.

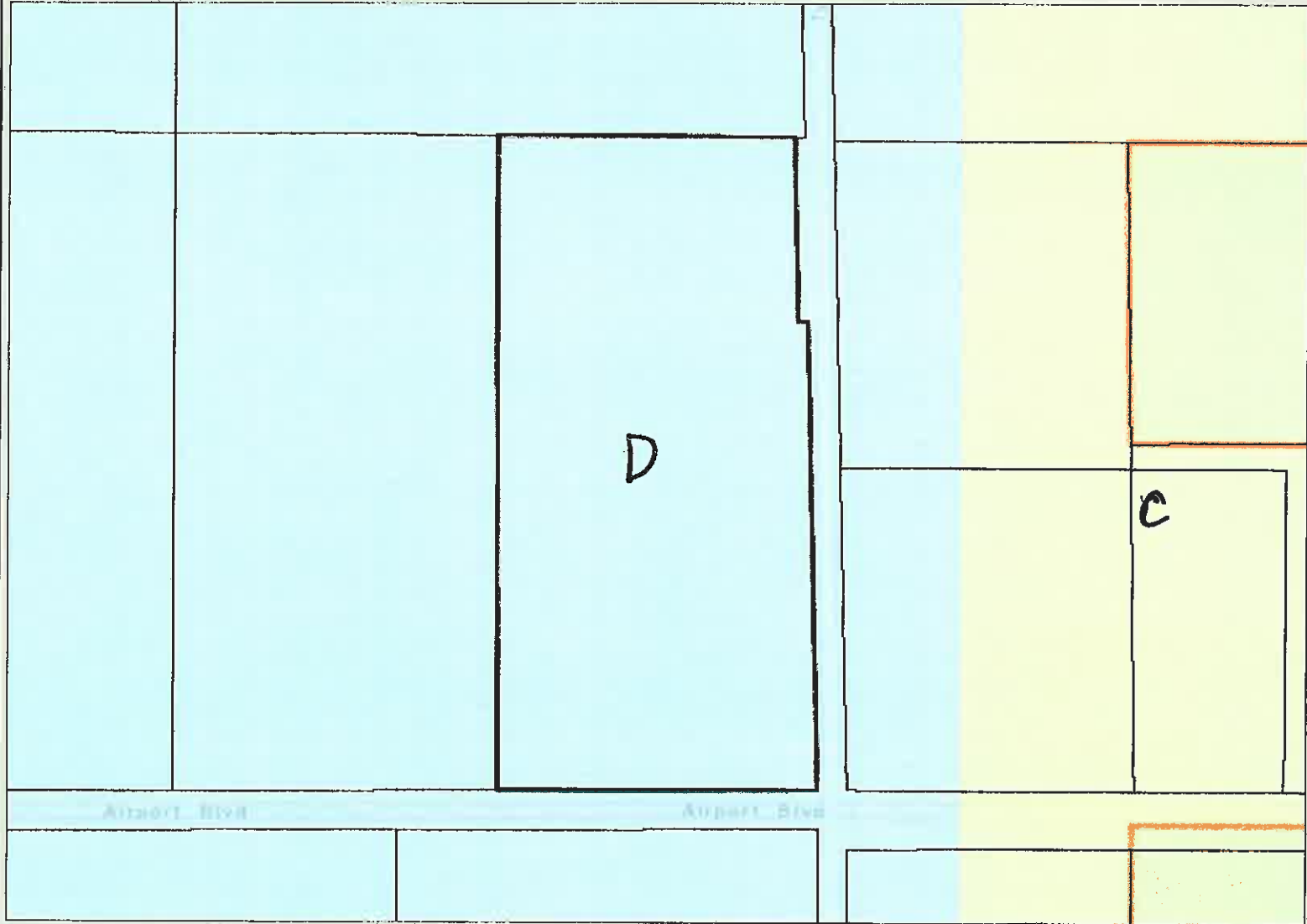
Notes

0 752 1,505 Feet

REPORT PRINTED ON... 2/13/2018 3:30:38 PM

© Riverside County GIS

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



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.

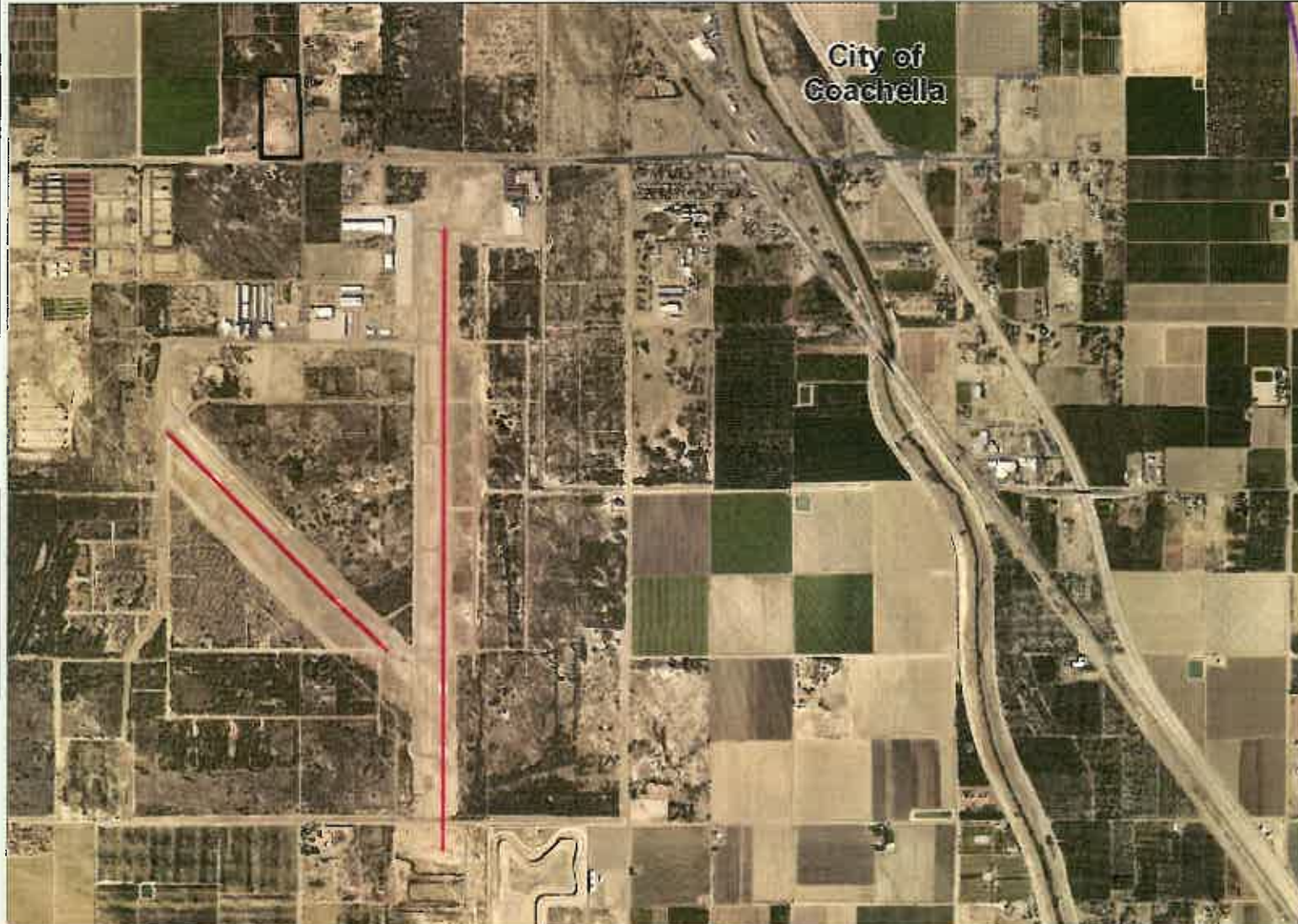


REPORT PRINTED ON... 1/19/2018 10:31:37 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Runways
- Airport Influence Areas
- 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.



REPORT PRINTED ON... 2/13/2018 3:22:51 PM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Runways
-  Airport Influence Areas
-  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 1 3,009 Feet
500

REPORT PRINTED ON... 2/13/2018 3:25:01 PM

© Riverside County GIS

Map My County Map



Legend

-  Parcels
-  Runways
-  Airport Influence Areas
-  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.

0 752 1,505 Feet

REPORT PRINTED ON... 2/13/2018 3:26:29 PM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Parcels
-  Runways
-  Airport Influence Areas
-  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

0 376 752 Feet

A horizontal scale bar with markings at 0, 376, and 752 feet.

REPORT PRINTED ON... 2/13/2018 3:28:11 PM

© Riverside County GIS

CONDITIONAL USE PERMIT

PROPERTY DATA

TOTAL LAND: 13.45 ACRES

ACREAGE

PAVEMENT: 28,800 SF

BUILDING: 7,500 SF

WATER: CIVID

SEWER: SEPTIC SYSTEM

ELEC: IMPERIAL IRRIGATION

FARM OPERATIONS: CIVID-CAROL ACCESS

C.V. SCHOOL DISTRICT

APN: 70228021

THOMAS GUIDE: PL 25M 20M

HIGH POTENTIAL LIQUORIFICATION

NO FLOOD PLAIN AREA

DRAIN NOTES: ASPHALT TO DRAIN INTO EXISTING PLANTERS

Legal description

In the unincorporated area of the State of California, County of Riverside, according to the following:

The east half of lot 16 of Concordia land and water Company, subdivision of section 17, township 8 north, range 6 west, San Bernardino Meridian, State and Mexican, as shown by map on file in book 4, page 53 of record books of Riverside County, California. Excepting therefrom the westerly 400 feet, 40 ft, and 40 ft being measured from the southerly line as shown in the County of Riverside at book 1835 page 458 of official records of Riverside County, California.

Also excepting therefrom any portion contained within Tyler Street.

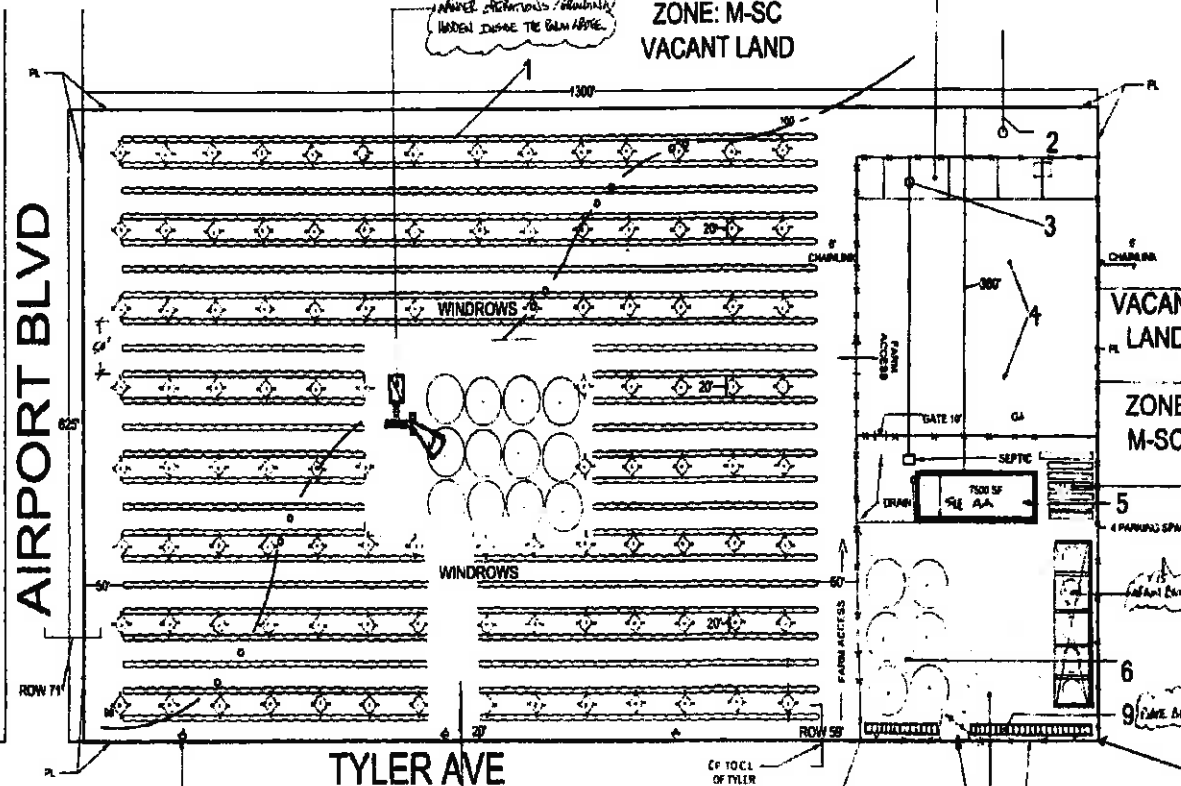
Also excepting therefrom the east 80 ft of the north 275 ft of the east half of lot 16 of Concordia land and water Company, subdivision of section 17, township 8 north, range 6 west, San Bernardino Meridian, State and Mexican, as shown in the County of Riverside at book 1835 page 458 of official records of Riverside County, California.

SPECIAL NOTE

THERE DOES NOT EXIST A FACILITY LIKE THIS IN THE US. WE ARE THE FIRST CORPORATION TO INVENT THIS PROCESS AND FEED. WE ARE NOT A MALCH OR CHIP AND GRIND OPERATION. THERE IS NO DUST OR BAD ODOR COMING FROM DRIED PALMS. NO WATER OR CYPRUSIAN NOR OTHER ORGANIC MATERIAL IS ADDED TO OUR WINDROWS. WE ARE FOLLOWING THE TECHNOLOGY AND 150 YEAR OLD SCIENCE AND TRADITIONS OF AN ALFA. OPERATION ON AN OPEN AIR FARM. PALM WASTE EXIST ALL THROUGHOUT OUR VALLEY IN THE PALM GROVES.

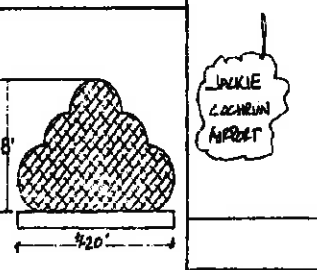
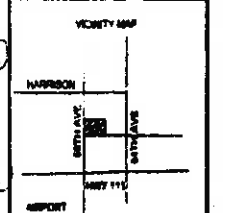
OWNER: AIRPORT BLVD PROPERTIES (858) 354-7353
1570 LINDA LUISA DRIVE
SAN MARCOS, CALIFORNIA 92378

TEENY APPLICANT: PALM SILAGE INC. - HEADQUARTERS
1840 BROOKHURST ST. STE. 320A
FOUNTAIN VALLEY, CALIFORNIA 92708
(714) 578-5314 JAMES PARKS

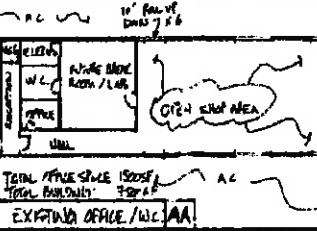


- 1 PALM DRY DOWN + WINDROW (SIMILAR TO ALFA'S OPERATIONS), WINDROWS TO DRY DOWN PALM WASTE. AFTER 7-10 DAYS FOR 1 DAY'S + PALM WASTE WINDROW. WINDROW HEIGHT 30" AT 4 APPROX. 7 WIDE. 5' WINDROW APPROX. 1/2
- 2 CIVID CANAL WATER ACCESS
- 3 SEPTIC LEACH LINE
- 4 PENCED IN AREA. FUTURE EXPANSION AND STORAGE
- 5 BUILDING EXISTING WAREHOUSE USED FOR DRY FEED STORAGE, OFFICES AND RECEPTION
- 6 STOCK PILE 10' DIA PALM DATE POWDER READY TO LOAD TRANSPORT TO MILL. (PALM DATE POWDER - 1000 LBS)
- 7 TUB GRINDER LOCATION LOCATED
- 8 EXISTING APRON AREA IN 200 SF
- 9 DATE BANK - 20' DIA
- 10 HOSE BIBS
- 11 PARKING 4 SPACES + 1 TRUCKCAP

DATE: PALM DATE ON AREA. PALM WASTE & 1/2



STOCK PILE PALM DATE "POWDER"



REVISION
REV 001: CORRECT LAYOUT OF CANOPY AREA AND TRUCK CAP
REV 002: OFFICE CHAIR - BRISTOL (N.C.) SHIP AREA

SUBMISSION
MAKING THE CONCHELLA VALLEY A TRULY SUSTAINABLE AGRICULTURAL LEADER. WORLDWIDE. PSI HAS DISCOVERED A PATENTED PROCESS TO CONVERT PALM FROND WASTE AND DATE CULMS INTO AN ALL NATURAL, HIGHLY NUTRITIOUS LIVESTOCK FEED. THAT RECYCLES WASTE INTO A COST EFFECTIVE ALL NATURAL FEED. WITH THE DROUGHT RAISING FEED PRICES NATIONWIDE, WE CAN PROVIDE A MUCH NEEDED PRODUCT AND SAVE AMERICA'S FARMERS.

PALM ABOVE
PROVIDING CALIFORNIANS WITH DATE PALM - FOR FEED PRODUCTION.
PALM WINDROWS WILL NEVER EXCEED 12" F. x 10-12" HEIGHT - 100% FLAMABLE - NON COMBUSTIBLE FEED STOCK.

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS TO BUILD A RECYCLING AND PROCESSING FACILITY THAT CONVERTS CLEAN PALM FROND WASTE INTO VALUABLE LIVESTOCK FEED. PALMS ARE BROUGHT TO THE SITE ALREADY MALCHED UP. THEY ARE LAD OUT IN WINDROWS APPROX 1000 FT X 3 FT HIGH AND 8 FT WIDE TO DRY DOWN EXACTLY AS A NAT FARMER CUTS AND WINDROWS HIS AN ALFA. SINCE DRIED DOWN APPROX 7 DAYS, A BALZAR IS DRAGGED BEHIND A JOHN DEERE TRACTOR TO SHRED THE WINDROWS AND FLIP THE MATERIAL NEXT. A FORAGE HARVESTER PICKS UP THE WINDROWS, CUTS IT AGAIN AND MECHANICALLY LOADS IT INTO A SLACK TRAILER. FOLLOWING THE STEPS OF AN AN ALFA PALMA SILAGE OPERATION THE TYLERER CLUMPS THE PALM SILAGE AT THE GRINDER AND IT IS PULSED AND AGAIN LADDED WITH A SMALL PORTION OF APPROX 1000 LBS OF CULLED DATE. THE STOCK PILE IS PREPARED TO TRANSPORT TO WESTERN MILLS IN TULARE, CALIFORNIA TO BE PELLETTED AT THE MILL. WHEAT AND RICE BRAN ARE ADDED AND FINISHED PRODUCT IS THEN SHIPPED TO FEED LOTS THROUGHOUT CALIFORNIA AND THE US. THIS PROCESS AND PRODUCT IS PATENT PENDING.

PALM SILAGE INC	
DATE: 11/17/21	APPROVED BY: JAMES PARKS
DATE: 11/17/21	APPROVED BY: JAMES PARKS
55755 TYLER ST THE RIVERA, CA 92374	
LIVESTOCK FEED FACILITY	1A

Employee Base

Please see below the forecasted amounts of employees required to meet production requirements from our two proposed locations in Thermal, CA.

Staffing Inputs

	Year 1	Year 2
Admin		
CEO	1.0	1.0
COO	1.0	1.0
Controller	1.0	1.0
Site Manager	1.0	1.0
Operations Manager	-	-
Total Count	4.0	4.0
Sales/Marketing	Year 1	Year 2
Retail Outlets - Salesperson	1.0	1.0
Agriculture Direct - Salesperson	-	1.0
Total Count	1.0	2.0
Manufacturing	Year 1	Year 2
Gate Operator / Cashier	1.0	1.0
Inspector	-	-
Loader Operator	1.0	1.0
Grinder Operator	1.0	1.0
Pelletizer Operator	-	-
Bagging Processor(s)	-	-
Warehouse operator(s)	2.0	2.0
Total Count	5.0	5.0
TOTAL STAFFING	10.0	11.0

REVISED
NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The County of Riverside may hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: March 8, 2018

TIME OF HEARING: 9:00 A.M.

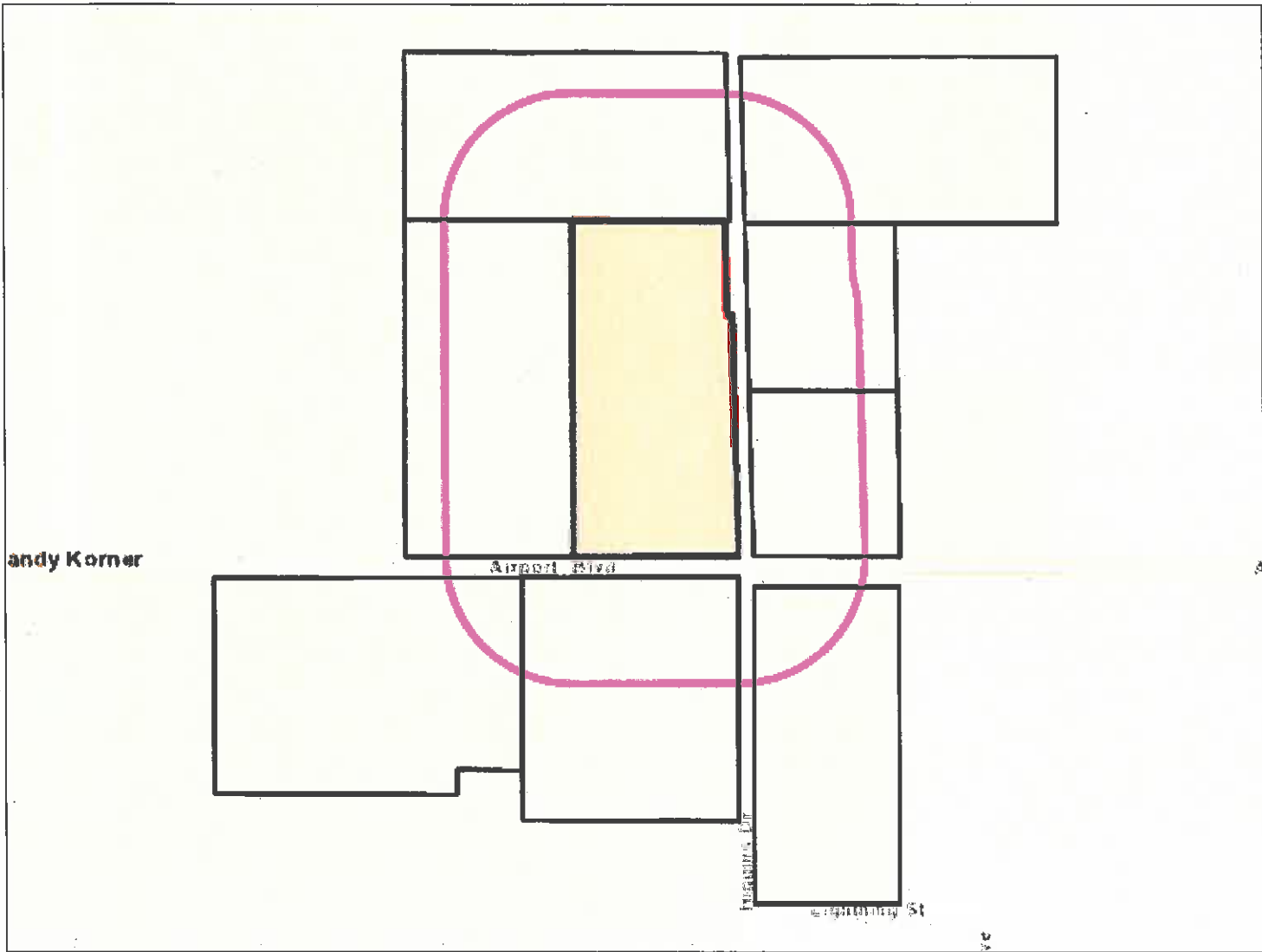
CASE DESCRIPTION:

ZAP1041TH18 – Palm Silage, Inc. (Representatives: Gary Green and Scott Baugh) – County of Riverside Case No. PPT180007 (Plot Plan). A proposal to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031) located on the northwest corner of Airport Boulevard and Tyler Street in the unincorporated community of Thermal (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area)

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Jay Olivas of the County of Riverside Planning Department at (760) 863-7050.

Riverside County GIS

APN: 763-250-031 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/13/2018 4:09:20 PM

© Riverside County RCIT



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP 1041 TH 18 DATE SUBMITTED: January 19, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

JC
Zone
D

Applicant	PALM SILAGE, INC.	Phone Number 714-887-4247
Mailing Address	9270 LILY AVENUE	Email GGREEN@PALMSILAGE.COM
	FOUNTAIN VALLEY, CA 92708	

Representative	GARY GREEN	Phone Number 714-887-4247
Mailing Address	9270 LILY AVENUE	Email GGREEN@PALMSILAGE.COM
	FOUNTAIN VALLEY, CA 92708	

Property Owner	LUSARDI CONSTRUCTION COMPANY	Phone Number 858-354-7353
Mailing Address	1570 LINDA VISTA DR.	Email
	SAN MARCOS, CA 92078	

LOCAL JURISDICTION AGENCY

Local Agency Name	RIVERSIDE COUNTY PLANNING DEPT.	Phone Number 951-955-1811
Staff Contact	STEVE WEISS, AICP PLANNING DIRECTOR	Email RVICTORIA@RIVCO.ORG
Mailing Address	4080 LEMON STREET	Case Type
	RIVERSIDE, CA 92502	<input type="checkbox"/> General Plan / Specific Plan Amendment
		<input type="checkbox"/> Zoning Ordinance Amendment
		<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Site Plan Review/Plot Plan
		<input type="checkbox"/> Other

Local Agency Project No CHA03713- PPT180007

PROJECT LOCATION

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

Street Address	5575 TYLER ST.	
	THERMAL, CA 92274	
Assessor's Parcel No.	763250031	Gross Parcel Size 19.45 ACRES
Subdivision Name		Nearest Airport and distance from Airport
Lot Number		TRM, 2.6 MILES

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)	CURRENTLY USED TO GATHER PALM FROMDS AND DATES AND MIX INTO A BLENDED ANIMAL FEED COMPONENT TO BE SENT TO OUTSIDE FEED MILLS FOR PROCESSING OF ANIMAL FEED PELLETS FOR USE AS LIVESTOCK FEED.
------------------------------	---

Proposed Land Use (describe)	TO CONTINUE CURRENT OPERATION OF STAGING, GRINDING AND MIXING PALM FRONDS, DA AND OTHER NATURAL INGREDIENTS, AND TO ADD MANUFACTURING AND DISTRIBUTION OF ANIMAL FEED PELLETS FOR USE AS LIVESTOCK FEED. PLEASE SEE BUSINESS PLAN DESCRIP FOR MORE DETAIL, AS WELL AS SITE LAYOUT PLANS.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	7 AM - 3 PM	
	Number of People on Site	8	Maximum Number 16
	Method of Calculation	STAFF PLUS OCCASIONAL CUSTOMERS AND VENDORS	
Height Data	Site Elevation (above mean sea level)	-138.1	ft.
	Height of buildings or structures (from the ground)	30.0	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
	If yes, describe		

- 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, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, 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**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: March 8, 2017

CASE NUMBER: ZAP1078FV17 – Londen Land Company, LLC
(Representative: NV5, Inc., Bill Warner)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NOS: GPA1187 (General Plan Amendment, CZ170001 (Change of Zone), TR37418 (Tentative Tract Map)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: Tentative Tract Map No. 37418 is a proposal to divide 15.6 gross acres into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R:RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2).

PROJECT LOCATION: The site is located on the southwest corner of Auld Road and Maddalena Road within the unincorporated community of French Valley, approximately 9,650 feet easterly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Airport Compatibility Zone E
- c. Noise Levels: Below 55 CNEL

BACKGROUND:

Residential Density: The site is located in Compatibility Zone E of the French Valley Airport Influence Area. Compatibility Zone E does not restrict residential density.

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

Noise: The French Valley Compatibility Plan depicts the site as being located outside the 55 CNEL contour range from aircraft noise. Therefore, no special noise attenuation measures are required for this residential land use.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 9,650 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,443 feet AMSL. The site elevation ranges from 1,371 feet to 1,387 feet AMSL. With a maximum building height of 40 feet, the top point elevation would be 1,427 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

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

General Plan Amendment/Change of Zone: The proposed General Plan Amendment and Change of Zone would allow for the proposed development. Given the location of the site within Compatibility Zone E, the proposed intermediate density is not prohibited at this location.

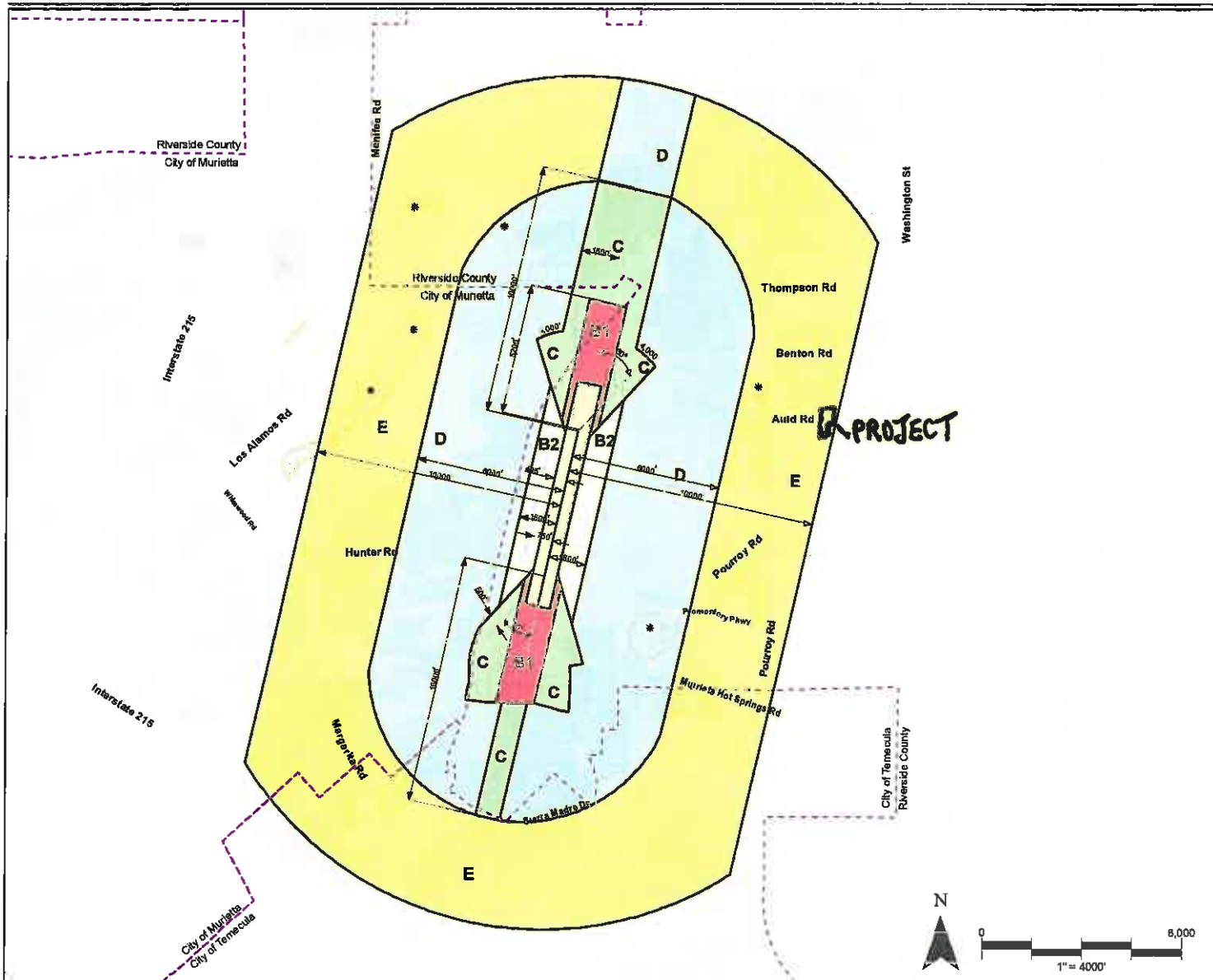
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.
 - (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 (such as incinerators) or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the lots and to tenants of any homes thereon.
 4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.
 5. Any proposed detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

NOTICE OF AIRPORT IN VICINITY

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

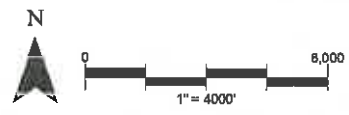


Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - * Height Review Overlay Zone

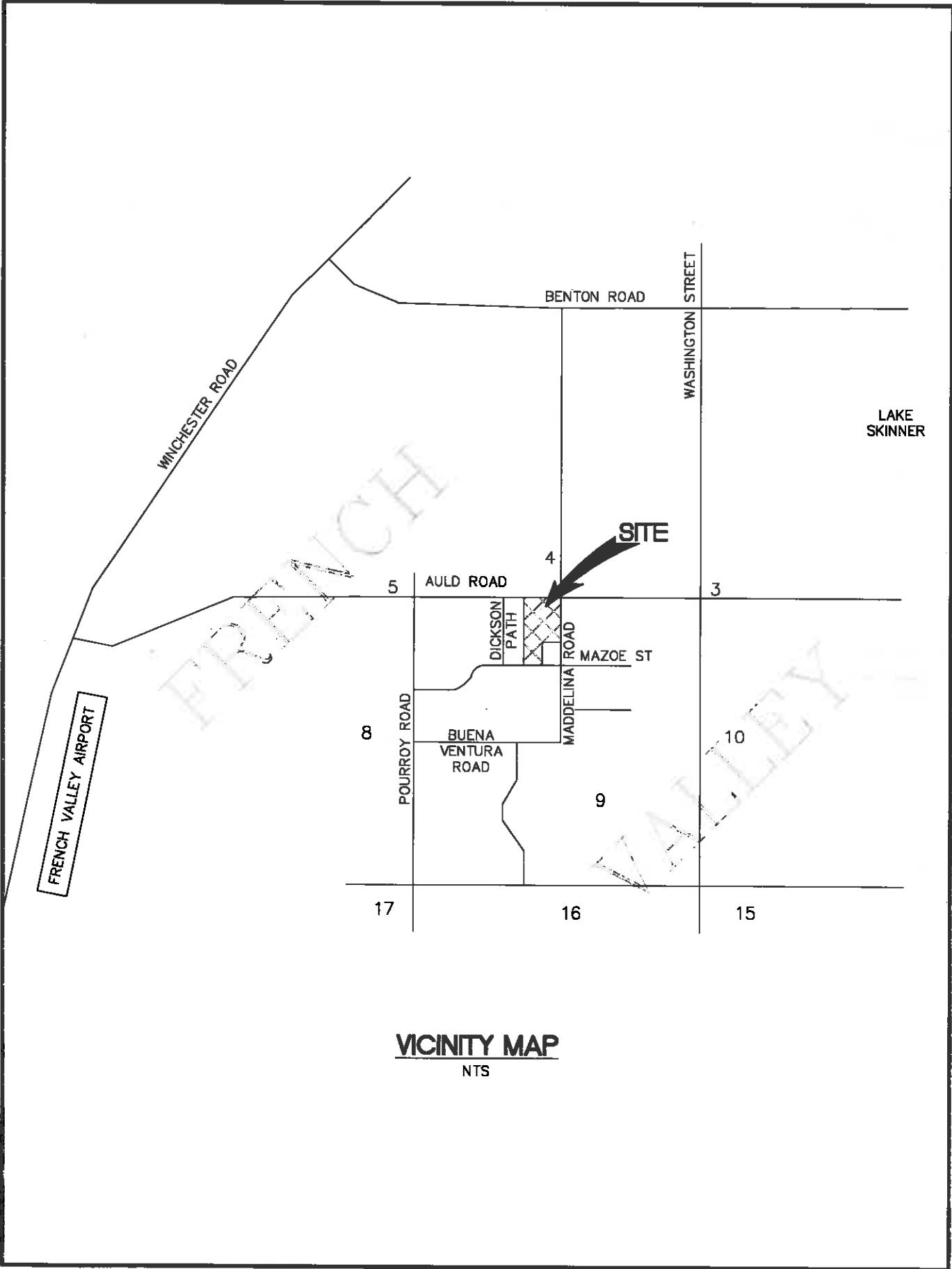
Note
 Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.
 See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (April 2010)



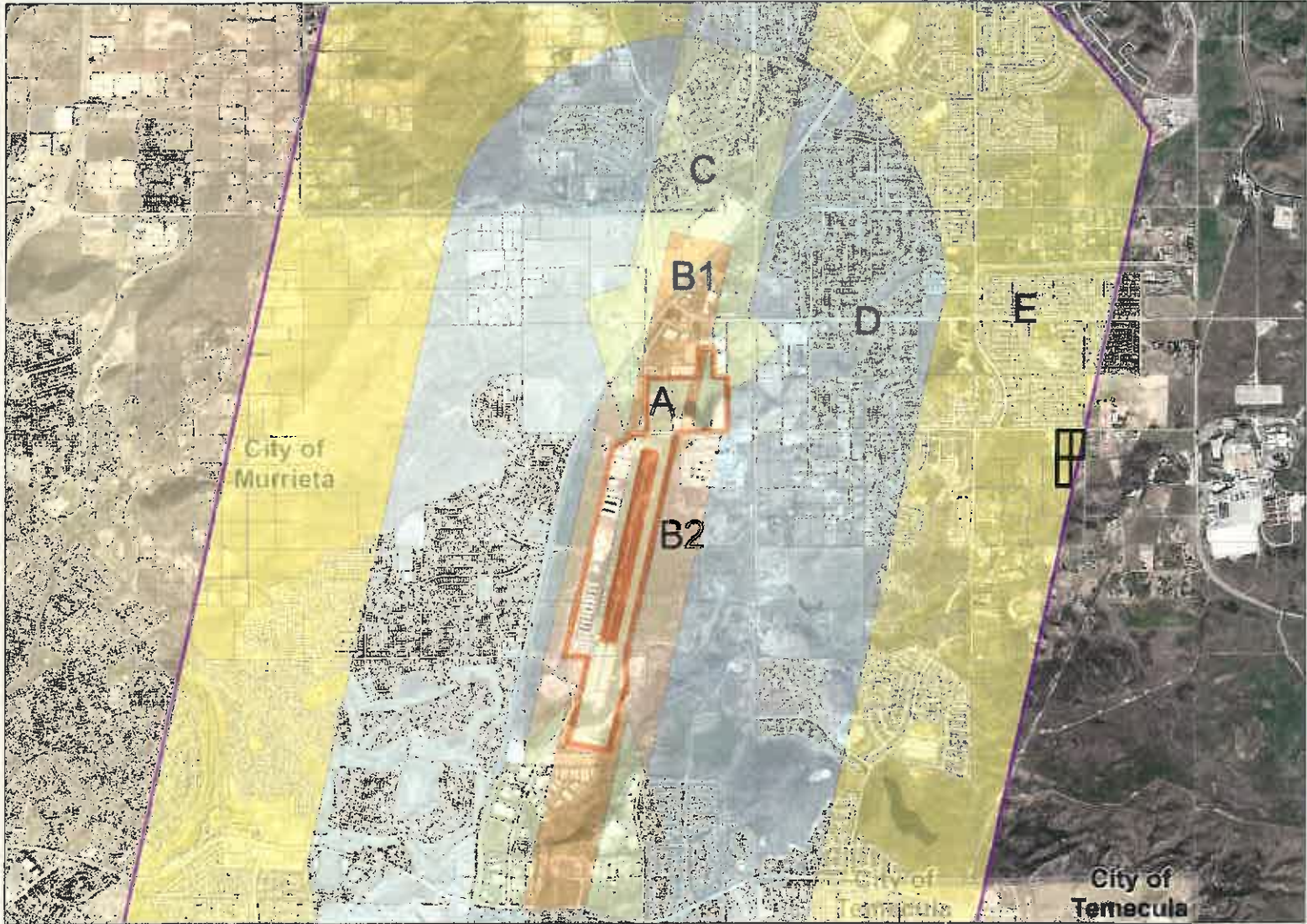
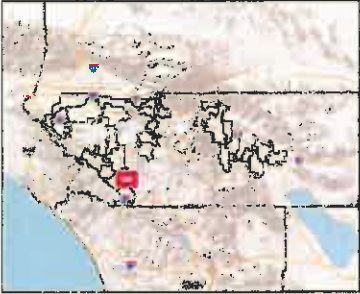
Map FV-1

Compatibility Map
 French Valley Airport



VICINITY MAP
NTS

My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-FXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT



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.

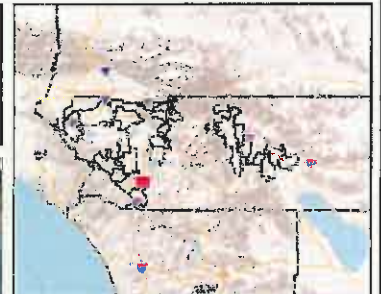
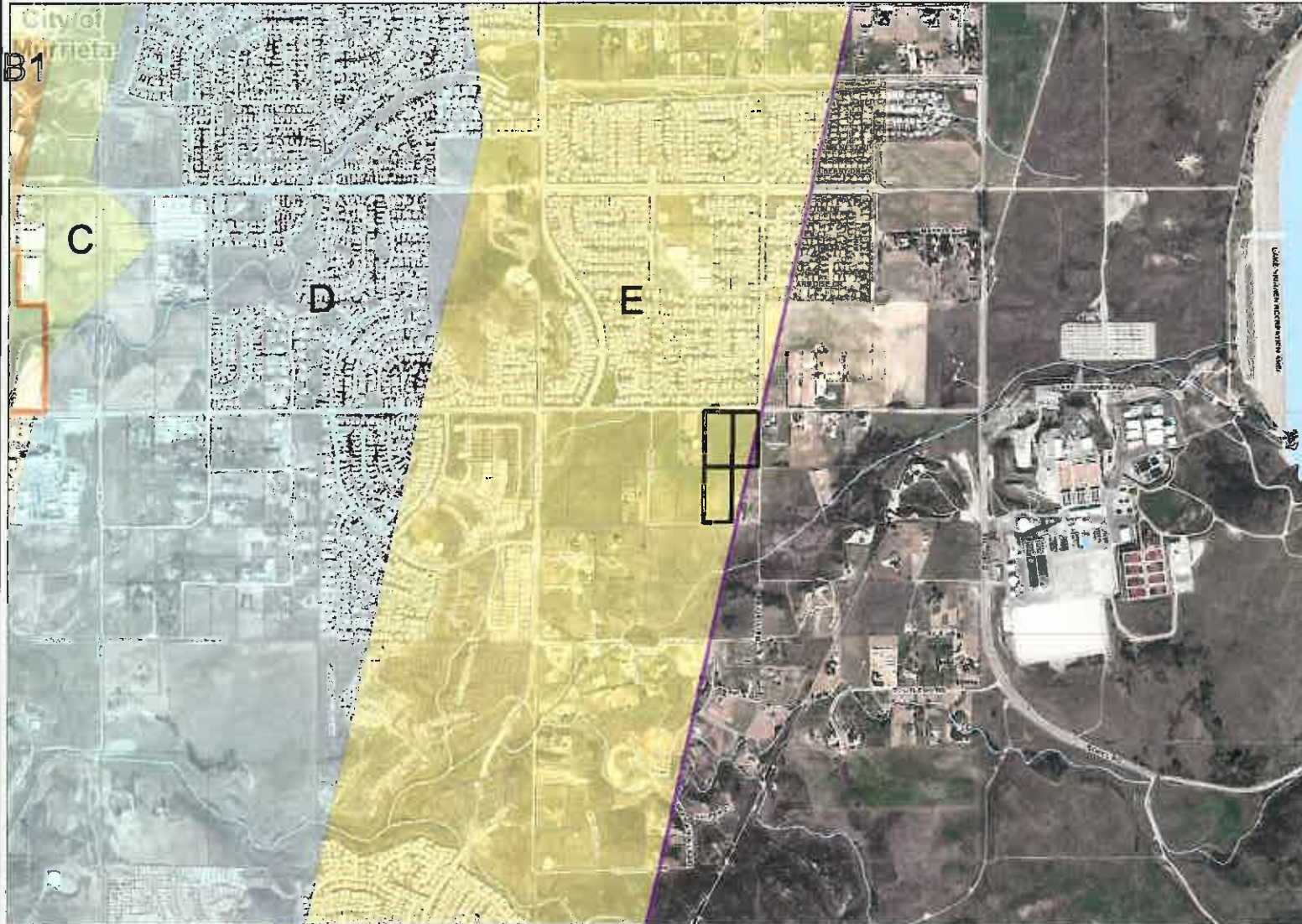


REPORT PRINTED ON... 1/2/2018 8:39:29 AM



























© Riverside County RCIT GIS

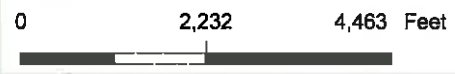
Notes

My Map



Legend

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



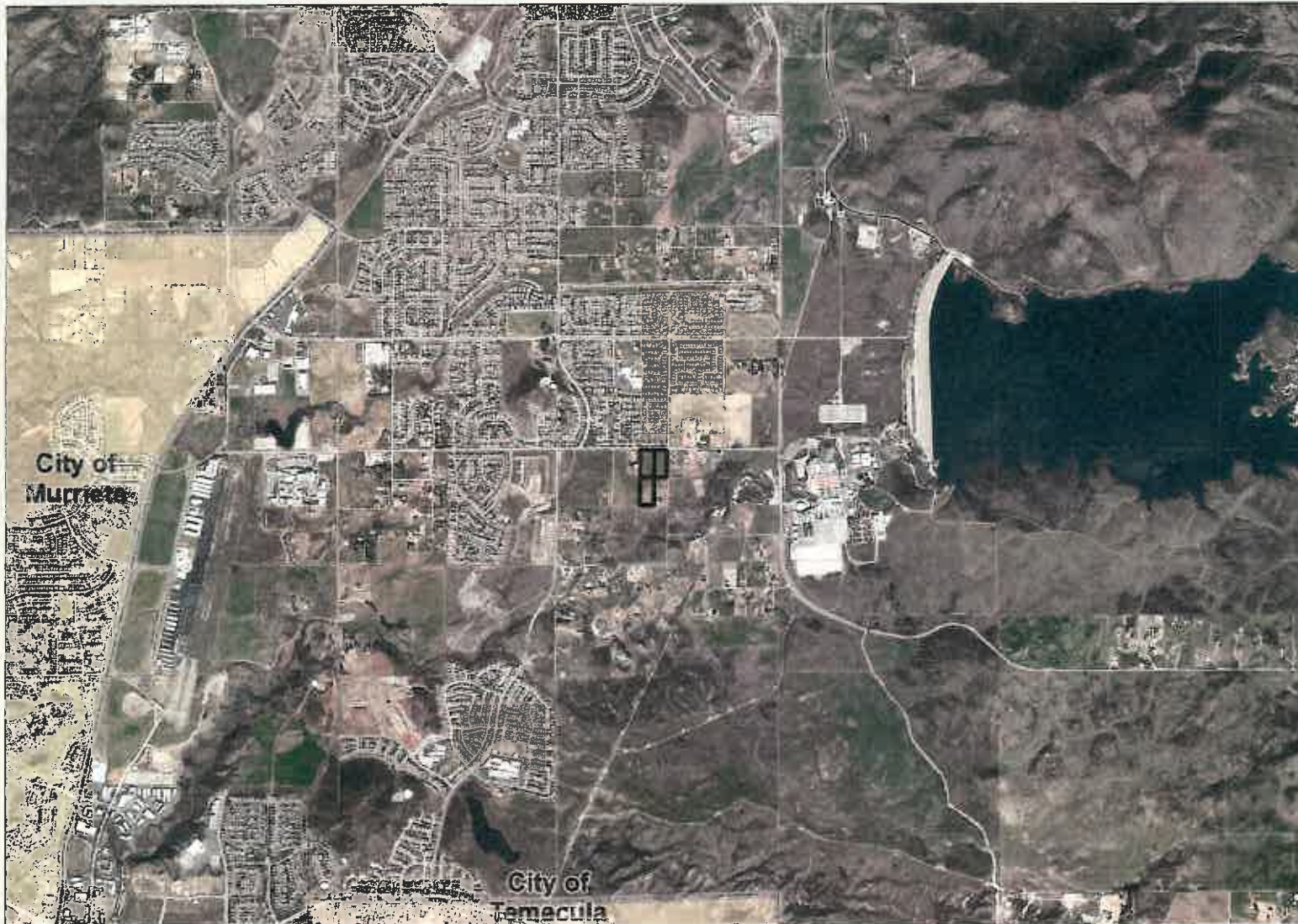
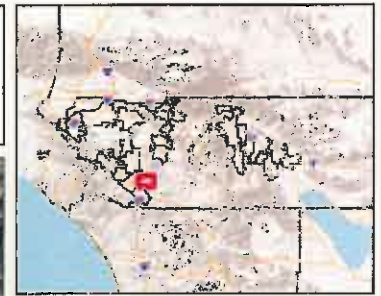
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/2/2018 8:37:38 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 4,463 8,927 Feet



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

REPORT PRINTED ON... 1/2/2018 8:40:58 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 2,232 4,463 Feet



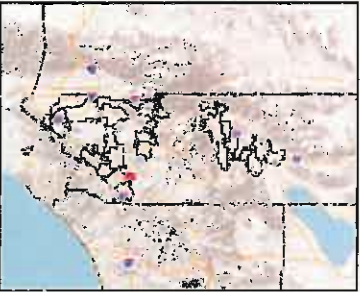
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/2/2018 8:41:33 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,116 2,232 Feet



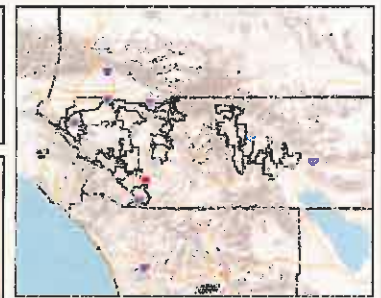
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/2/2018 8:42:09 AM

© Riverside County RCIT GIS

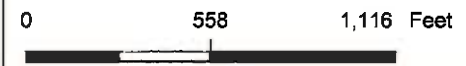
Notes

My Map



Legend

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



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

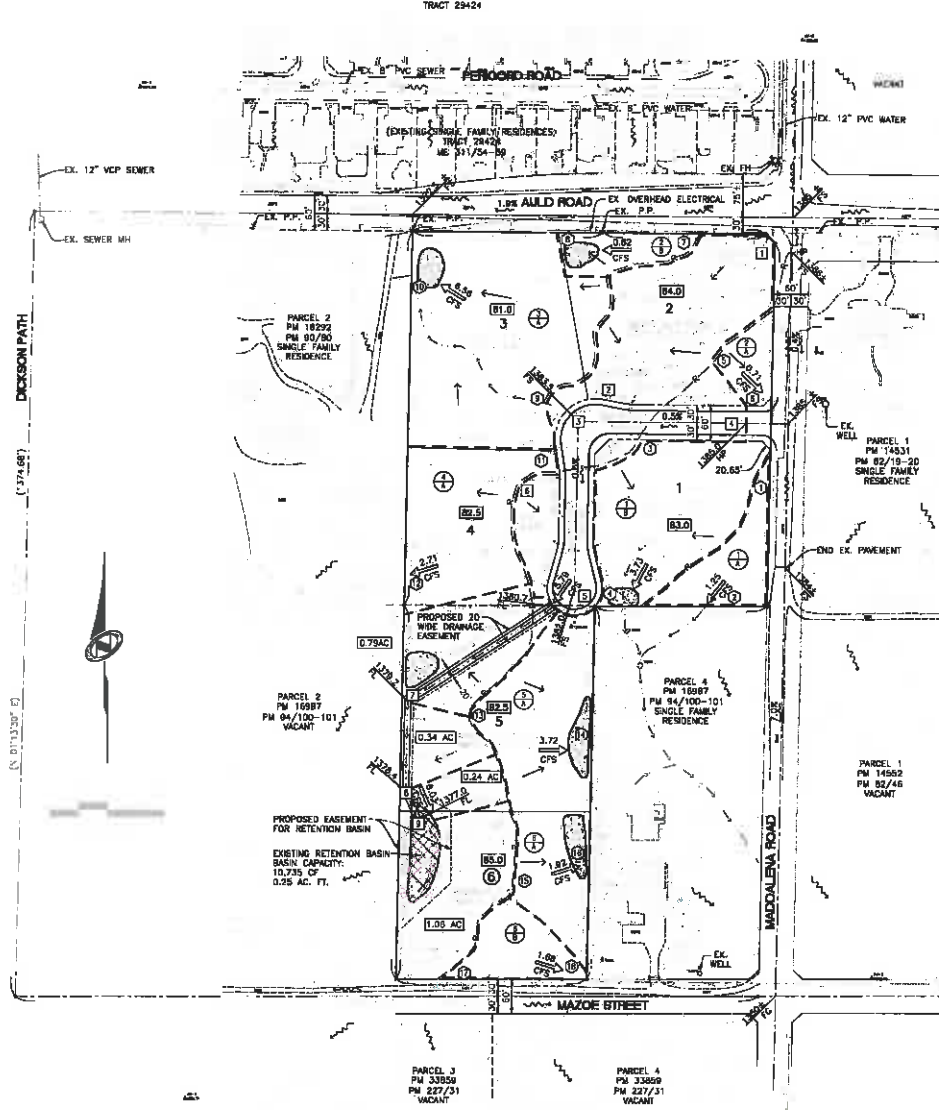
REPORT PRINTED ON... 1/2/2018 8:42:47 AM

© Riverside County RCIT GIS

Notes

CONCEPTUAL GRADING & DRAINAGE PLAN TENTATIVE TRACT MAP 37418

PARCELS 3 AND 4, PARCEL MAP No. 18292, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 88, AND PARCEL 3 OF PARCEL MAP 18887, PMB 94, PAGES 100-101, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SBM DECEMBER, 2017



APPLICANT/OWNER

LONDON LAND COMPANY, LLC
ASHLEE LEWIS
4343 S. CAVALLBACK RD.
PALM DESERT, AZ 85018
TEL: 760.341.5990
EMAIL: ASHLEE.LEWIS@LONDONLAND.COM

MAP PREPARER

NIVS
WIKIE BRODENTINE, PE LEED AP
42-828 COOK STREET, SUITE 104
PALM DESERT, CA 92211
TEL: 760.341.3101
EMAIL: WIKIE.BRODENTINE@NIVS.COM

ASSESSOR'S PARCEL No.:

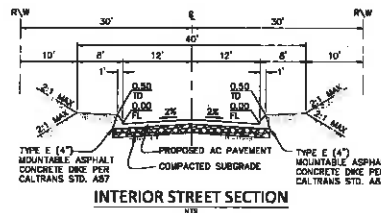
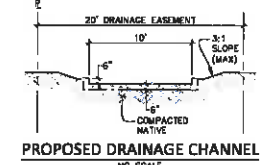
964-050-008,009 & 012
GROSS ACREAGE: 18.64 ACRES
NET ACREAGE: 14.48 ACRES

LEGEND

- FLOWLINE
- HOURLINE
- ← DIRECTION OF ONSITE FLOW
- DIRECTION OF OFFSITE FLOW
- ⊕ POTENTIAL ON-SITE RETENTION
- ⊖ EXISTING RETENTION BASIN
- ▭ PROPOSED DRAINAGE CHANNEL
- STREET DRAINAGE BOUNDARY
- POTENTIAL PAD ELEVATION
- ① MAIN DRAINAGE COURSE NODE #
- ② ONSITE LOT DRAINAGE COURSE NODE #
- ⊙ STORM WATER RUNOFF
- ⊕ DRAINAGE AREA DESIGNATION
- ⊖ DRAINAGE AREA

RETENTION BASIN VOLUME		
100 YEAR 24 HOUR STORM		
DES	PEAK Q	STORMWATER VOLUME
	AC. FT.	CF
PRE-CONSTRUCTION	2.73	1,087.1
POST-CONSTRUCTION	2.74	1,179.2

INCREMENTAL INCREASE IN STORMWATER VOLUME BETWEEN PRE & POST CONSTRUCTION IS 4,912 CF.
DISTING RETENTION BASIN VOLUME IS 10,735 CF



NOTES:

1. THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE APPLICANT/OWNER
2. EXISTING ZONING CLASSIFICATION: A-1-5
3. PROPOSED ZONING CLASSIFICATION: EDH (ESTATES DENSITY RESIDENTIAL)
4. FEMA: THERE IS NO FLOOD MAP PRINTED FOR THIS PROPERTY
5. SPECIAL STUDIES ZONE: PROJECT IS NOT IN A SPECIAL STUDY ZONE
6. LIQUEFACTION POTENTIAL IS LOW
7. COUNTY SERVICE AREA: PROJECT IS NOT IN A COUNTY SERVICE AREA
8. CUSTOM BUILDING SITES ARE PROPOSED. NO STRUCTURES ARE PROPOSED AT THIS TIME
9. AIRPORT COMPATIBILITY ZONE: FRENCH VALLEY, ZONE E
10. MINIMUM SETBACKS: FRONT-20', SIDE-5', 10' ON CORNER LOTS; REAR-10'
11. MAXIMUM STRUCTURE HEIGHT: 40' (3 STORES)
12. THIS PROJECT IS A SCHEDULE "D" SUBDIVISION
13. IT IS ANTICIPATED THAT THESE WILL BE CUSTOM HOME LOTS, THEREFORE NO PAD LIMITS ARE SHOWN

BENCHMARK:

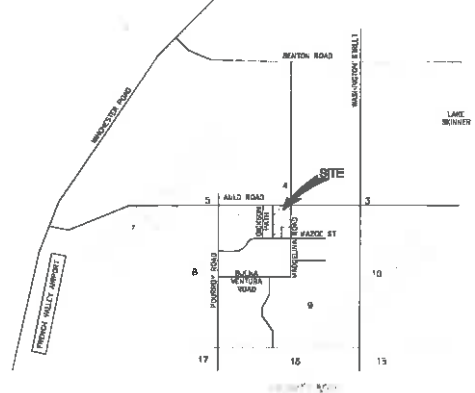
BM 12 DJM 1988, ELEV. = 1388.70
0.60 SOUTHWEST OF LAKE BURNER DAM, FROM THE INTERSECTION AULD ROAD AND WASHINGTON STREET, 83 FEET NORTH OF THE CENTERLINE OF AULD ROAD, 29 FEET EAST OF THE CENTERLINE OF WASHINGTON STREET, 58 FEET NORTHEAST OF POWER POLE NUMBER 42741302, A 1" STANDARD UNIVERS BRASS DISK, SET FLUSH, IN TOP OF A 6 INCH DIAMETER CONCRETE POST, 0.5 FEET BELOW THE GROUND. MONUMENT IS BETWEEN TWO 3 INCH DIAMETER IRON PIPE WITNESS POSTS, ONE POST 3 FEET NORTH AND ONE 3 FEET SOUTH OF MONUMENT.

BASIS OF BEARING:

CENTERLINE OF AULD ROAD PER PARCEL MAP No. 18292, PMB 90/98, D.R. AS N 89°34'03" W

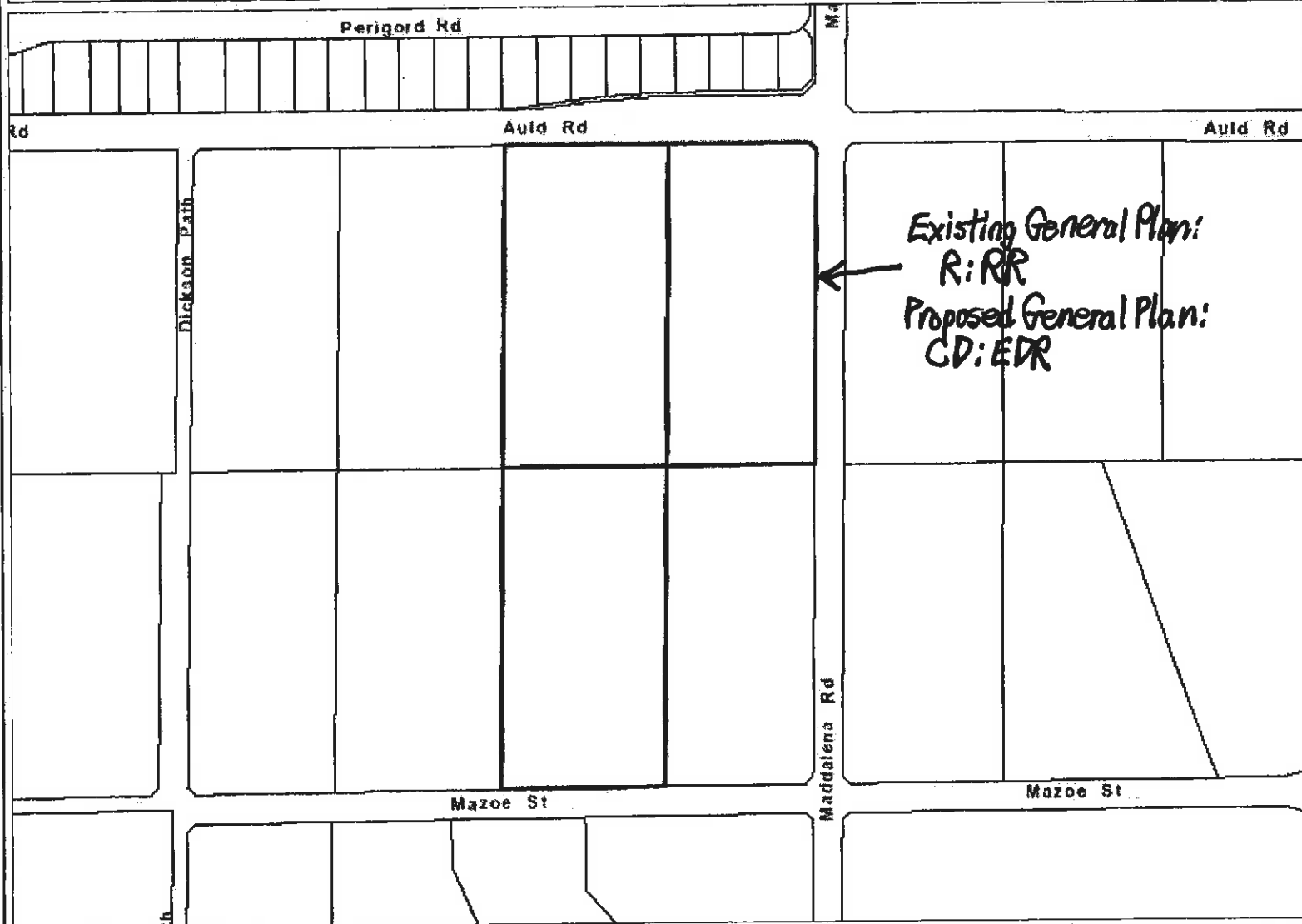
TOPO SOURCE:

NIV ASSOCIATES SCALE 1" = 40'
1' CONTIGUOUS INTERVAL
PHOTO DATE: 1-10-08
DRAWING DATE: 1-25-08
TOPOGRAPHY MAP WAS COMPILED USING PHOTOGRAMMETRIC METHODS AND COMPLY WITH NATIONAL MAP ACCURACY STANDARDS, EXCEPT WHERE GROUND IS NOT VISIBLE.



DATE BY MARK		REVISIONS	APPROVAL DATE	FOR:	42-828 COOK STREET, SUITE 104 PALM DESERT, CA 92211 760.341.3101 TEL. 760.341.5990 FAX	8.0	DATE/TIME FILE NO.	SHEET No. 1 of 1 SHEETS FILE NO.
DESIGNED BY:	DRAWN BY:	CHECKED BY:	FOR:	LONDON COMPANIES, LLC				

Map My County Map



Legend

- Parcels
- Runways
- Airports
- City Areas
- World Street Map

Notes



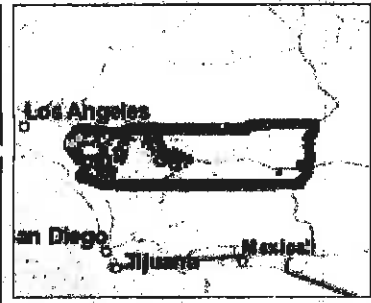
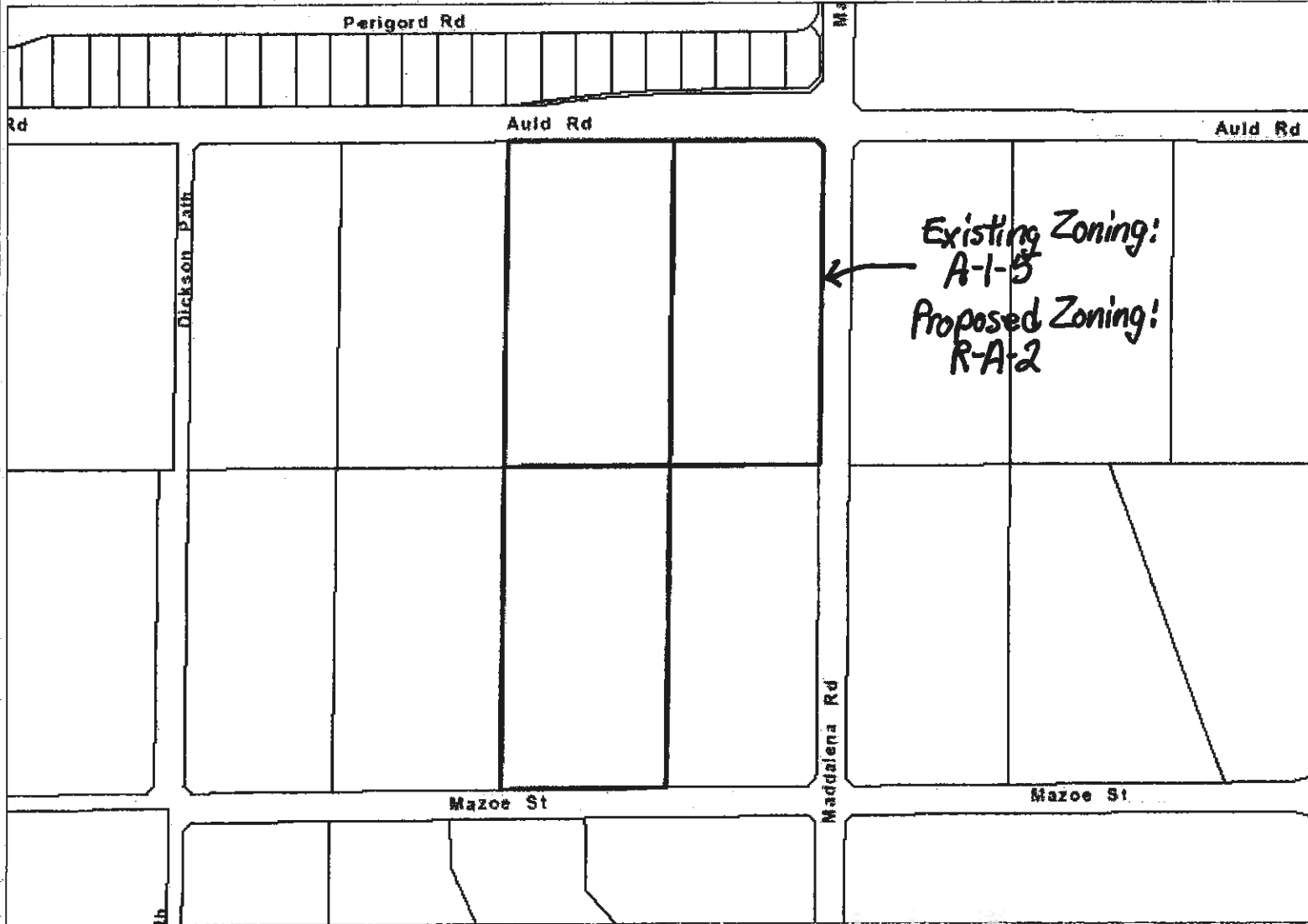
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



REPORT PRINTED ON... 2/14/2018 9:36:18 AM

© Riverside County GIS

Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - 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

0 376 752 Feet

REPORT PRINTED ON... 2/14/2018 9:36:18 AM

© Riverside County GIS

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The County of Riverside will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: March 8, 2018

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1078FV17 – Londen Land Company, LLC (Representative: NV5, Inc., Bill Warner) – County of Riverside Planning Case Nos. GPA1187 (General Plan Amendment), CZ170001 (Change of Zone), and TR37418 (Tentative Tract Map). The applicant is proposing to divide 15.6 gross acres located on the southwest corner of Auld Road and Maddalena Road into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R;RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2). (Airport Compatibility Zone E of the French Valley Airport Influence Area).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982 or Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Tim Wheeler of the County of Riverside Planning Department at (951) 955-6060.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1078FV17 DATE SUBMITTED: December 22, 2017

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Londen Land Company, LLC	Phone Number 602.957.1650
Mailing Address	4343 E. Camelback Road Phoenix, AZ 85018	Email ashlee.lewis@londen-insurance.com
Representative	NV5, Inc. / Bill Warner	Phone Number 760.341.3101
Mailing Address	42-829 Cook St., #104 Palm Desert, CA 92211	Email bill.warner@nv5.com
Property Owner	Same as applicant	Phone Number
Mailing Address		Email

LOCAL JURISDICTION AGENCY

Local Agency Name	Riverside County Planning Department	Phone Number 951.955.1888
Staff Contact	John Hildebrand / Russel Brady	Email JHildebr@rivco.org
Mailing Address	PO Box 1409 Riverside, CA 92502-1409	Case Type GPA 1187
Local Agency Project No	GPA 1187, <u>C27743, TTM37418</u>	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input checked="" type="checkbox"/> Zoning Ordinance Amendment <input checked="" type="checkbox"/> Subdivision Parcel Map / Tentative Tract <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	North of Mazoe Street, South of Auld Road, East of Dickson Path and West of Maddalena Road		
Assessor's Parcel No.	964-050-008, 964-050-009 & 964-050-012	Gross Parcel Size	15.6 ac
Subdivision Name	PM 16292 & PM 16987	Nearest Airport and distance from Airport	French Valley Airport / 1.75 miles
Lot Number	16292 = 3 & 4 16987 = 3		

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)	Currently vacant

FV ZONE E

Proposed Land Use (describe)	Six single-family residences on six proposed lots on 15 acre site		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	six	
For Other Land Uses (See Appendix C)	Hours of Operation		
	Number of People on Site	Maximum Number	30
	Method of Calculation	1-family = 5± people	
Height Data	Site Elevation (above mean sea level)	1,385	ft.
	Height of buildings or structures (from the ground)	40 ft. max	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" 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, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, 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**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.



Londen Land Company, L.L.C.

4343 E. Camelback Rd. Ste. 400 Phoenix, AZ 85018 ph. (602) 957-1650 f. (602) 840-9765

January 18, 2018

Riverside County Airport Land Use Commission
Attn: John Guerin
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Re: ZAP1078FV17 GPA & CZ

Dear Mr. Guerin:

As the applicant for the project referenced above, we hereby agree to waive the customary 60-day determination requirement for the General Plan Amendments and Zone Change on this project.

Please let me know if there is anything else you need from me.

Sincerely,

Ashlee Lewis

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.5

HEARING DATE: March 8, 2018

CASE NUMBER: ZAP1079FV18 – W. Development Partners of Temecula
(Representative: Michael Schweitzer, SWS Engineering)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: CUP03777 (Conditional Use Permit) and PM37399
(Tentative Parcel Map)

MAJOR ISSUES: The applicant team thought that this project complied with nonresidential intensity criteria, but was using the single-acre intensity criteria in determining potential occupancy for the proposed buildings. Hence, the total occupancy for some of the buildings is almost twice the allowable level, when considering on a lot-by-lot basis. This will require a revised submittal with either greatly reduced square footages of building area or allocation of less intense uses. The most glaring exceedances occur in the row of buildings along Benton Road that were proposed to include restaurant dining area.

RECOMMENDATION: Staff would be amenable to a continuance to allow for a redesign or revised allocation of uses, but, based on the current proposal, staff must recommend a finding that the proposed Conditional Use Permit and Tentative Parcel Map, considered together, are INCONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

PROJECT DESCRIPTION: Conditional Use Permit No. 3777 is a proposal to construct fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.5 acres in size, providing individual lots for most of the proposed buildings.

PROJECT LOCATION: The site is located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road, approximately 3,500 feet northeasterly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Airport Compatibility Zones C, B1, and D
- c. Noise Levels: 55-60 CNEL from aircraft in westerly portion of site; easterly portion below 55 CNEL

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan (ALUCP), the site is located within Compatibility Zones C, B1, and D. At the time of the adoption of the 2011 Amendment, the site was listed as having a total area of 14.68 acres, including 11.74 acres in Zone C, 2.29 acres in Zone B1, and 0.65 acre in Zone D. The French Valley ALUCP permits 40 persons per acre in Zone B1, 80 persons per acre in Zone C, and 150 persons per acre in Zone D. Based on the above numbers, a total occupancy of 1,128 persons is permissible at this site.

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

- Office – 1 person per 200 square feet (with 50% reduction),
- Manufacturing – 1 person per 200 square feet,
- Warehousing – 1 person per 500 square feet
- Restaurant – 1 person per 15 square feet (dining area), 1 person per 200 square feet (commercial kitchen),
- Retail (may include sales of food) – 1 person per 115 square feet,
- Non-Food Retail (home improvement, furniture, cell phones, shoes, etc.) – 1 person per 170 square feet

The project proposes a total of 143,565 square feet of building area, which includes 40,281 square feet of retail area, 35,200 square feet of office area, 54,195 square feet of industrial/warehouse area, and 14,639 square feet of restaurant area. If the retail area is unrestricted in terms of type of goods sold and the restaurant area consisted entirely of dining area, the proposed buildings would accommodate 1,610 people. However, if we assume that the restaurants are split 60 percent dining area and 40 percent kitchen area, the restaurant occupancy is reduced from 976 to 615 persons, reducing the total occupancy to 1,249 persons. This would be within the realm of potential overall consistency if the applicant team were to incorporate risk-reduction measures into the site design sufficient to obtain a 12 percent bonus.

On an overall basis, the intensity would be considered consistent using the Parking Space Method.

The project proposes 544 parking spaces. If we assume 1.5 persons per vehicle, this would translate into an overall occupancy of 816 persons, which would be clearly within the allowable range.

However, the applicant is also proposing a parcel map that would divide the property so as to establish separate lots for most of the buildings. Thus, each building would have to meet the intensity criteria for its individual lot. The majority of the buildings would accommodate more persons than the criteria would allow.

Building R1 is located within a lot listed on the spreadsheet provided by the applicant team as including 0.17 acre in Zone B1 and 0.65 acre in Zone C. The prorated person allowance, then, is 58 persons $[(.17 \times 40) + (.65 \times 80)]$. The spreadsheet indicates that 71% of the building would be devoted to non-food retail and 29% to restaurant use, of which seating area would account for 3/5 of the restaurant. Within a 7,225 square foot building, this translates as 5,130 square feet of non-food retail, 1,257 square feet of restaurant seating area, and 838 square feet of restaurant kitchen area, resulting in a total estimated occupancy of 119 persons – a little more than twice the allowable level for the lot. If this building were entirely allocated to non-food retail use, ALUC's formula would indicate an occupancy of 43, which would be consistent. If undifferentiated retail, the building would have an occupancy of 63 persons, which would still exceed the allowable level, but would be within 10% of the allowable limit, such that the overage would be able to be addressed through risk-reduction design measures.

Building R2 is located within a proposed 1.02-acre lot entirely in Zone C. Thus, the total occupancy allowance is 82 persons. A 7,000 square foot building is proposed. The spreadsheet indicates that 57% of the building would be allocated to non-food retail and 43% to restaurant use, of which seating area would account for 3/5 of the restaurant. Within a 7,000 square foot building, this translates as 3,990 square feet of non-food retail, 1,806 square feet of restaurant seating area, and 1,204 square feet of restaurant kitchen area, resulting in a total estimated building occupancy of 149 persons. The drive-thru with a 12-car queue would add an additional 18 persons, raising the site total to 167 – a little more than twice the allowable level. If this building were entirely allocated to undifferentiated retail use, with no restaurant dining or other assembly area, ALUC's formula would indicate a building occupancy of 61 persons. Adding the 18 persons in the queue would increase the total to 79, which would still be consistent.

Building R3 is located within a proposed 0.7-acre lot entirely in Zone C. Thus, the total occupancy allowance is 56 persons. A 2,600 square foot restaurant is proposed, consisting of 1,560 square feet of seating area and 1,040 square feet of kitchen area (using the same 3:2 ratio of seating area to kitchen area), resulting in a total estimated building occupancy of 109 persons. The drive-thru with an 8-car queue would add an additional 12 persons, raising the site total to 121 – a little more than twice the allowable level.

The common problem is that restaurant seating area has a potential intensity of one person per 15 square feet. At that rate, one reaches a potential occupancy of 60 at 900 square feet, 80 at 1200 square feet, and 100 at 1500 square feet.

Buildings R4 and R5 share a 1.79-acre lot listed on the spreadsheet provided by the applicant team as including 1.58 acres in Zone C and 0.21 acre in Zone D. The prorated person allowance, then, is 157 persons $[(1.58 \times 80) + (.21 \times 150)]$. The spreadsheet indicates that 62% of the building area would be devoted to retail (including food retail) and 38% to restaurant use, of which seating area would account for 3/5 of the restaurant. With a combined floor area of 13,000 square feet, this translates as 8,060 square feet of undifferentiated retail, 2,964 square feet of restaurant seating area, and 1,976 square feet of restaurant kitchen area, resulting in a total occupancy of 278 persons. This exceeds allowable intensity levels. If the buildings were entirely undifferentiated retail, ALUC's formula would indicate an occupancy of 113 persons, which would be consistent.

Building S2 is located within a proposed 0.72-acre lot entirely in Zone C. Thus, the total occupancy allowance is 57 persons. The spreadsheet indicates that 70% of the building would be devoted to non-food retail and 30% to restaurant use, of which seating area would account for 3/5 of the restaurant. Within a 6,670 square foot building, this translates as 4,669 square feet of non-food retail, 1,201 square feet of restaurant seating area, and 800 square feet of restaurant kitchen area, resulting in a total estimated occupancy of 112 persons – just less than twice the allowable level for the lot. If this building were entirely allocated to undifferentiated retail use, with no restaurant dining or other assembly area, ALUC's formula would indicate a building occupancy of 58 persons, which would slightly exceed the allowable level, but would be within 10% of the allowable limit, such that the overage would be able to be addressed through risk-reduction design measures.

Building S1 is located within a lot listed on the spreadsheet provided by the applicant team as including 0.44 acre in Zone B1 and 0.53 acre in Zone C. The prorated person allowance, then, is 60 persons $[(0.44 \times 40) + (.53 \times 80)]$. The spreadsheet indicates that this building would be for retail use. ALUC's formula would indicate a building occupancy of 73 persons within an 8,450 square foot building allocated to undifferentiated retail use. If limited to non-food retail, the building would accommodate 50 persons pursuant to ALUC's formula, which would be consistent. An examination of the floor plan for this building indicates that it is planned to consist of one 4,780 square foot suite and two 1,830 square foot suites. If the 4,790 square foot suite is limited to non-food retail, while the two smaller suites are permitted undifferentiated retail use, with no restaurant dining or other assembly area, ALUC's formula would indicate an occupancy of 60 persons, which would be consistent.

Building M1 is located within a lot listed on the spreadsheet provided by the applicant team as 0.53 acres, but listed on the site plan as 0.7 acres. Provided that the latter is the correct figure, the total occupancy allowance is 56 persons. A 10,000 square foot retail building is proposed. Pursuant to ALUC's formula, undifferentiated retail use would result in a building occupancy of 87 persons, while limiting the use to non-food retail would reduce the occupancy to 59 persons, which would still exceed the allowable level, but would be within 10% of the allowable limit, such that the overage would be able to be addressed through risk-reduction design measures.

Building B3 is located within a proposed 1.27-acre lot that is split between Compatibility Zones B1 and C. Most of the lot is located within Zone B1. If the site were entirely in Zone B1, the total

occupancy allowance would be 50 persons. (The actual allowance is greater, since the remaining portion of the property is in Zone C.) A 13,917 square foot building is proposed, consisting of 2,600 square feet of office area and 11,317 square feet of warehousing area. Pursuant to ALUC's formula, this would result in a building occupancy of 36 persons, which would be consistent. In fact, the office/manufacturing area in this building could be increased to 7,000 square feet without exceeding the intensity limits.

Building B1 is located within a lot listed on the spreadsheet provided by the applicant team as including 1.52 acres in Zone C and 0.23 acre in Zone B1. The prorated person allowance, then, is 130 persons. A 22,925 square foot building is proposed, consisting of 12,800 square feet of office area and 10,125 square feet of warehousing area. Pursuant to ALUC's formula, this would result in a building occupancy of 85 persons, which would be consistent.

Buildings B2, B4, B5, B6, and B7 are each located in Compatibility Zone C and are consistent on a lot-by-lot basis. These lots would allow occupancies of 98, 72, 48, 56, and 46, respectively, while ALUC's formula indicates that the buildings, as proposed, would accommodate 41, 34, 26, 33, and 31 persons, respectively. In each case, the buildings could be used entirely as offices and/or manufacturing without exceeding the lot-by-lot average intensity limitations.

In summary, lot-by-lot average intensities exceed allowable levels on seven of the fifteen lots (8 buildings).

Non-Residential Single-Acre Land Use Intensity: Pursuant to the French Valley ALUCP, single-acre intensities are limited to 80 persons in any given acre area within Zone B1, 160 within Zone C, and 450 in Zone D. While average intensity considers the intensity in comparison to the overall acreage of a project site or of a specific parcel, single-acre intensity is measured by determining how many people would be present within any given 210-foot-by-210-foot area within a site. So this is affected not simply by the occupancy of any individual building, but also by the distance between buildings and building orientation.

For example, as noted above, Building R1 is not consistent as proposed on a lot-by-lot basis because its intensity, at 119 persons, exceeds the allowable intensity for a lot in Zone C or Zone B1. However, because there are no other buildings located partially within the single-acre area that includes all of Building R1, the intensity of that single-acre area, at 119, would be consistent with the allowable single-acre intensity if it were entirely within Zone C.

Farther east in the row of buildings fronting on Benton Road, the single-acre intensities climb, with intensities as high as 272 persons in the single-acre area that includes all of Building R3, and 4500 square feet of Building R2, and their associated drive-through lanes. Other single-acre intensities in the first row range from 230 to 270 persons.

Single-acre intensities in the second row in the vicinity of Buildings M1 and S2 range as high as 211 if M1 is developed as undifferentiated retail use (183 if limited to non-food retail).

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones B1, C, and D.

Noise: The French Valley ALUCP depicts the westerly portion of the site as being in an area within the 55-60 CNEL range from aircraft noise. As a primarily industrial and commercial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the industrial and commercial areas would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the proposed buildings.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1,347 feet AMSL). At a distance of approximately 3,500 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,382 feet AMSL. The finished floor elevation for the site ranges from 1,348 feet to 1,358 feet AMSL. With a maximum building height of 23 feet, the top point elevation would be 1,381 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service was not required. A condition has been included limiting building heights to 23 feet and top point elevation to 1,381 feet above mean sea level unless a “Determination of No Hazard to Air Navigation” is issued for a higher top point elevation.

Open Area: Compatibility Zone B1 requires 30% open area, Compatibility Zone C requires 20% open area, and Compatibility Zone D requires 10% open area. For the site as a whole, this translates as 3.1 acres of required open area. The applicant team has not specifically delineated open areas on the site plan. There is a possibility that parking areas, if left unobstructed, could provide the necessary open area, but the County’s parking lot shading requirements may not allow for the unobstructed area needed.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

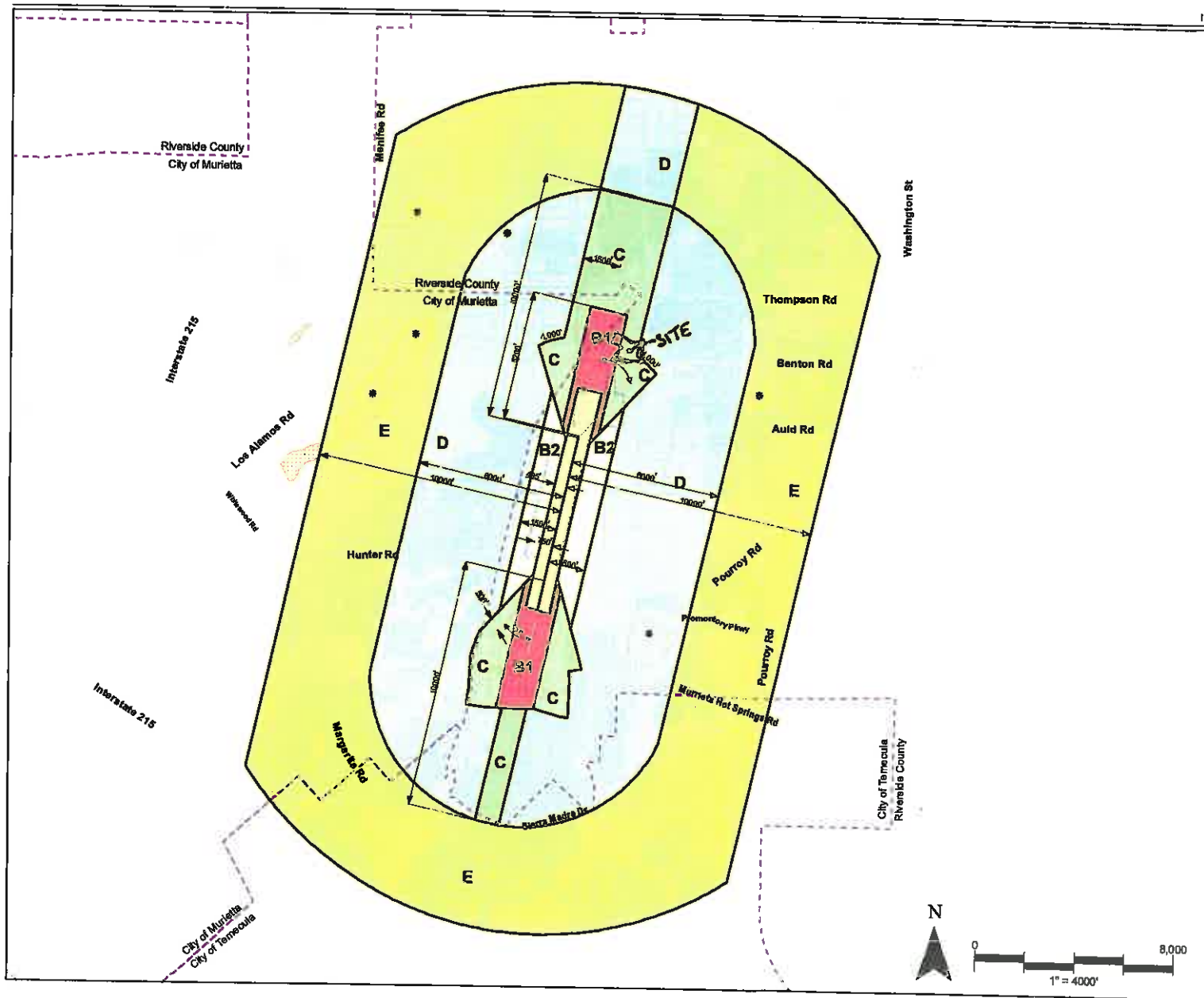
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, places of worship, critical community infrastructure facilities, aboveground bulk storage of more than 6,000 gallons of hazardous or flammable materials, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings.
 4. Prior to recordation of a final map or issuance of building permits, whichever comes first, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
 4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruit, or berries.
 5. Buildings shall be limited to a maximum height of 23 feet and a maximum top point elevation of 1,381 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.
 6. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise

levels from aircraft operations are at or below 45 CNEL.

Y:\AIRPORT CASE FILES\French Valley\ZAP1079FV18\ZAP1079FV18sr.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - ☉ Height Review Overlay Zone

Note

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

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

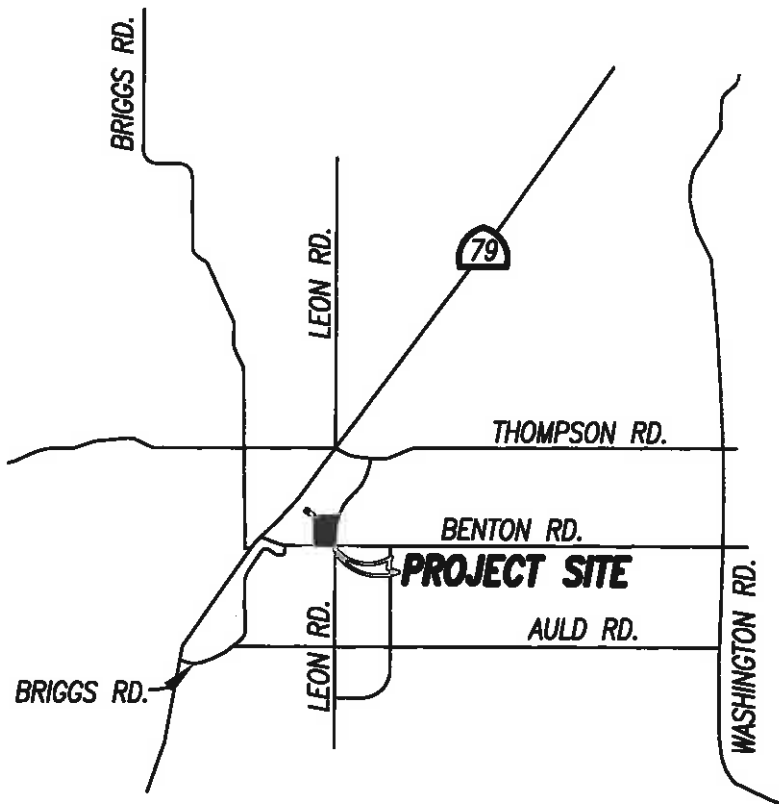
Riverside County
 Airport Land Use Commission

Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

(April 2010)

Map FV-1

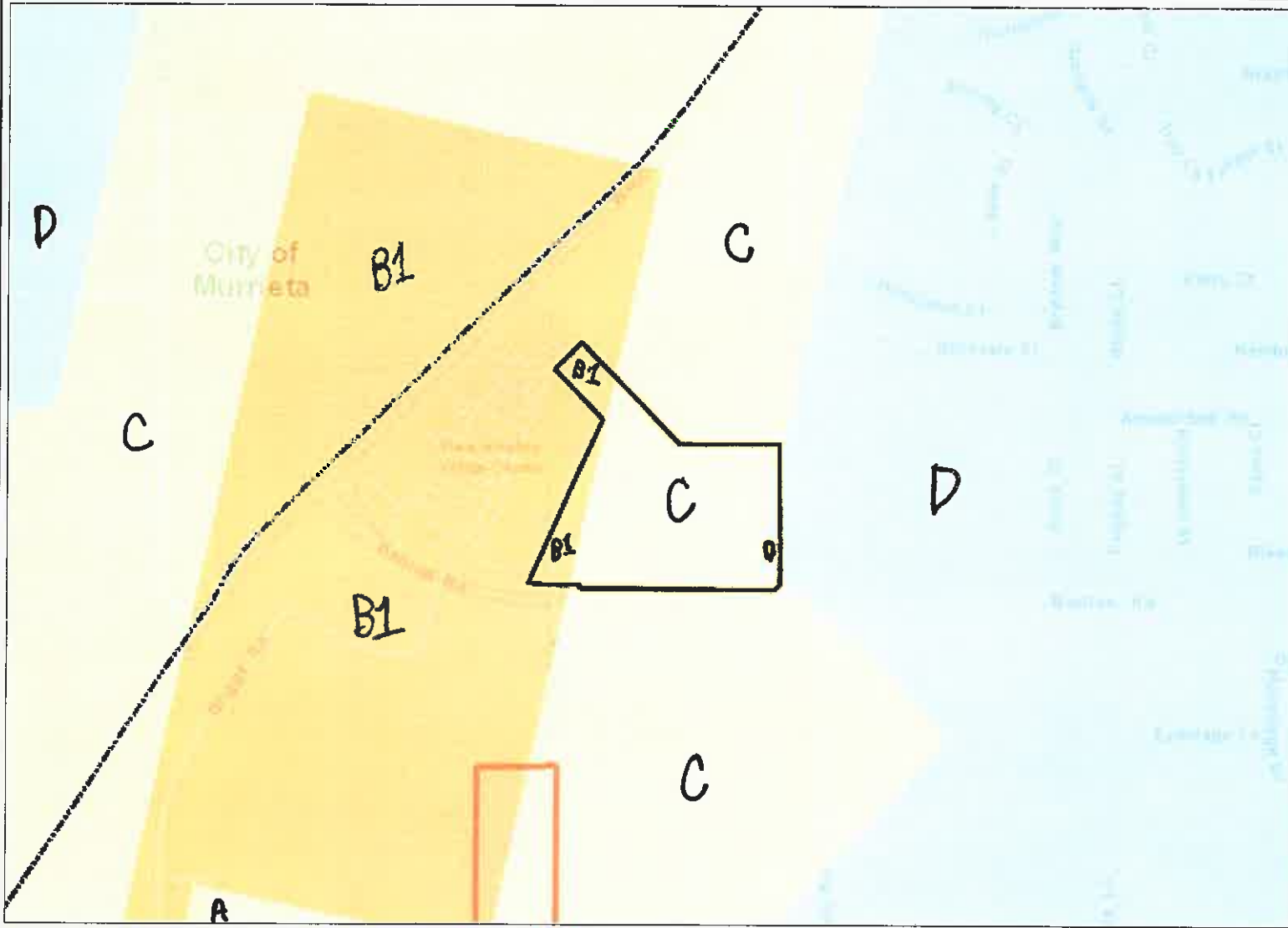
Compatibility Map
 French Valley Airport



VICINITY MAP

NOT TO SCALE

Map My County Map



Legend

- Runways
- Airports
- 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
- C2-HIGHT



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.

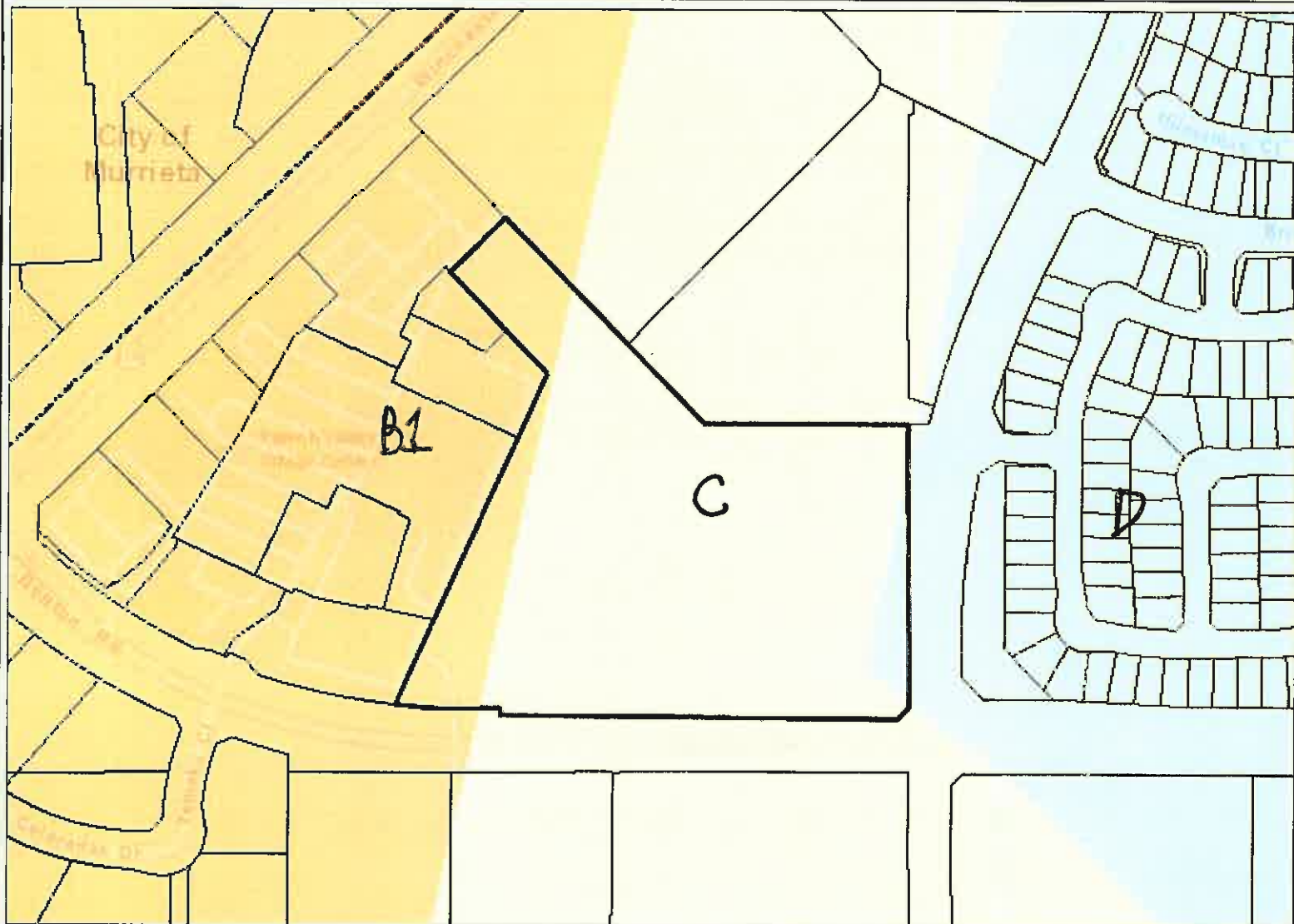
Notes



REPORT PRINTED ON...2/15/2018 12:35:44 PM

© Riverside County GIS

Map My County Map



Legend

- Parcels
- Runways
- Airports
- 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.

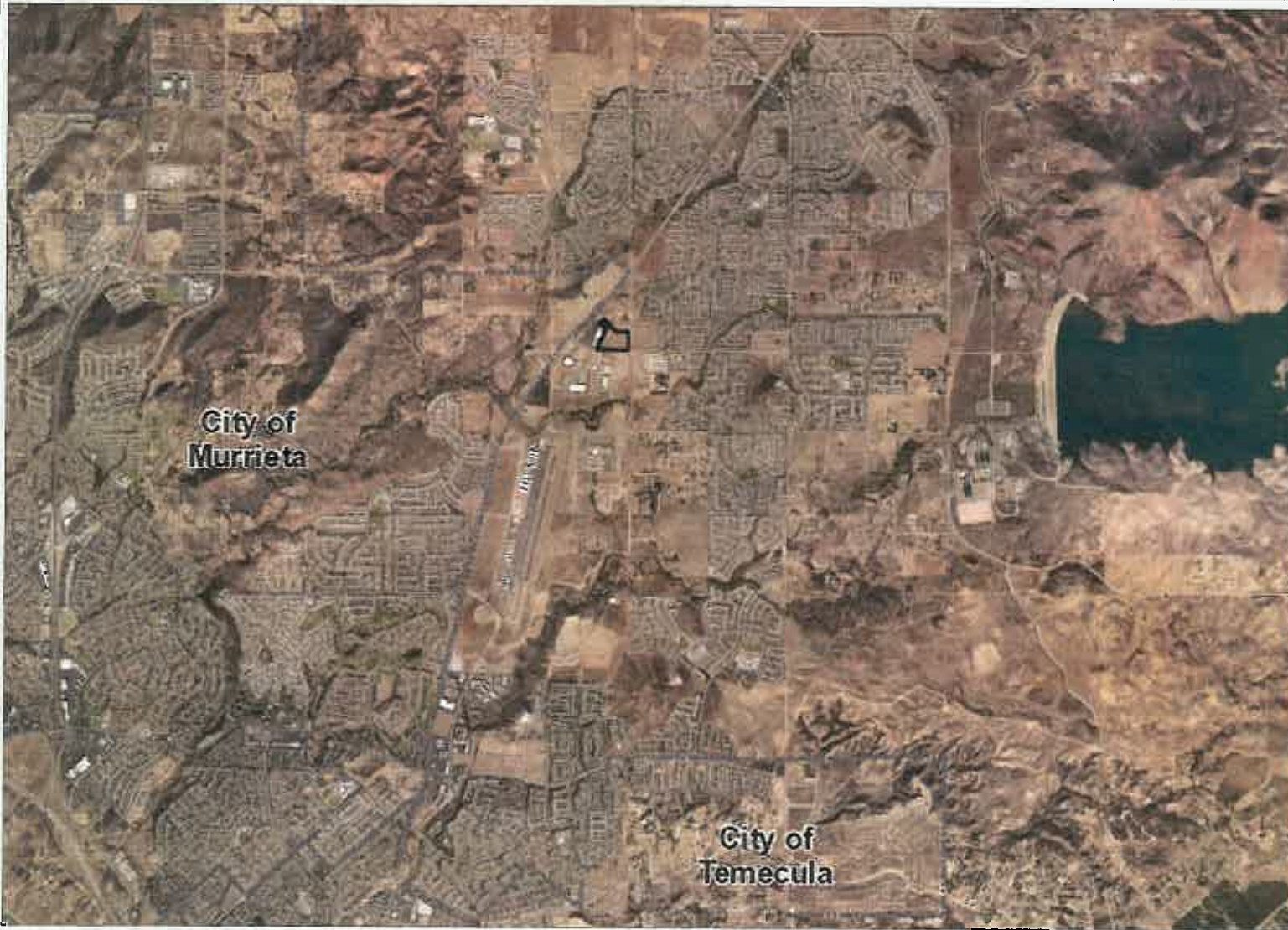


REPORT PRINTED ON... 2/15/2018 12:36:28 PM

© Riverside County GIS

Notes

Map My County Map



Legend

- City Areas
- World Street Map

Notes



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



REPORT PRINTED ON... 2/15/2018 12:40:24 PM

© Riverside County GIS

Map My County Map



Legend

- Runways
- Airports
- ⋮ City Areas
- World Street Map

Notes



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



REPORT PRINTED ON... 2/15/2018 12:42:43 PM

© Riverside County GIS

Map My County Map



Legend

- Runways
- Airports
- 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

REPORT PRINTED ON...2/15/2018 12:43:46 PM

© Riverside County GIS

Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- City Areas
- World Street Map

Notes



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



REPORT PRINTED ON... 2/15/2018 12:46:05 PM

© Riverside County GIS

Analysis - Per Parcel at the Maximum per Acre

Parcel / Building	Parcel Size (Ac.)	Building SF	Building Use	Total Occupants	Ac. Zone B1	Allowable Occupancy -		Allowable Occupancy -		Total Allowable Occupancy	
						Zone B1	Ac. Zone C	Zone C	Ac. Zone D		
2 - R1 - 29% Restaurant/71% Non-Food Retail	0.82	7200	1	117	0.17	14	0.65	104	0	0	118
3 - R2 - 43% Restaurant/57% Non-Food Retail	1.02	7000	1	161	0	0	1.02	163	0	0	163
4 - R3 - 100% Restaurant	0.7	2600	1	109	0	0	0.7	112	0	0	112
5 - R5 & R6 - 38% Restaurant/62% Food Retail	1.79	19000	1	278	0	0	1.58	253	0.21	32	284
11 - B1	1.75	22925	3	73	0.03	2	0.97	155	0	0	158
12 - B2	1.23	13690	3	44	0.21	17	0.55	88	0	0	105
13 - B3	1.27	13917	3	45	0	0	1.23	197	0	0	197
13 - B4	0.9	11980	3	38	0.36	29	1.27	203	0	0	232
9 - B5	0.60	8543	3	27	0	0	0.9	144	0	0	144
14 - B6	0.71	9170	3	29	0	0	0.62	99	0.09	14	113
10 - B7	0.58	9170	3	29	0	0	0.5	80	0.08	12	92
7 - M1	0.53	10000	4	59	0	0	0.53	85	0	0	85
6 - S1	0.87	8450	4	50	0.44	35	0.53	85	0	0	120
8 - S2 - 30% Restaurant/70% Non-Food Retail	0.72	6670	1	112	0	0	0.72	115	0	0	115
				1171	1.21	97	11.77	1883	0.38	57	

Building Use

- 1 - Retail Food and non-food
- 2 - 100% Food
- 3 - 15% Office, 85% Warehouse

60% seating / 40% Kitchen



VICINITY MAP
NOT TO SCALE

APPLICANT / ENGINEER

SWS ENGINEERING, INC.
MICHAEL D. SCHNEIDER, P.E.
281 AUTUMN DRIVE, SUITE 116
SAN MARCOS, CA 92069
PHONE: 760.744.0111
FAX: 760.744.0044

OWNER

W DEVELOPMENT PARTNERS, LLC
PROPERTY ADDRESS:
100 SANSOME STREET, SUITE 1400 SAN
FRANCISCO, CA 94111 PHONE: (415) 990-3378
FAX:

ASSESSOR'S PARCEL NUMBER

APN: 963-080-032
PROPERTY ADDRESS:
NW INTERSECTION OF BENTON ROAD & LEON ROAD
RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE MAP DATE

DATE PREPARED: AUGUST 5, 2017

ACREAGE

PARCEL 1:	0.5 ACRES
PARCEL 2:	0.8 ACRES
PARCEL 3:	0.8 ACRES
PARCEL 4:	0.7 ACRES
PARCEL 5:	1.8 ACRES
PARCEL 6:	1.0 ACRES
PARCEL 7:	0.7 ACRES
PARCEL 8:	0.7 ACRES
PARCEL 9:	0.8 ACRES
PARCEL 10:	1.8 ACRES
PARCEL 11:	0.8 ACRES
PARCEL 12:	1.8 ACRES
PARCEL 13:	0.8 ACRES
PARCEL 14:	0.7 ACRES
PARCEL 15:	1.3 ACRES
TOTAL GROSS ACREAGE:	14.1 ACRES

THOMAS BROTHERS MAP

EDITION: 2008
PAGE NUMBER: 829
COORDINATES: A-1

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL
EXISTING ZONING:	C-2-S
PROPOSED ZONING:	C-P-2



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
PLANNING DEPARTMENT

TENTATIVE PARCEL MAP

TPM 37399
APN: 963-080-032

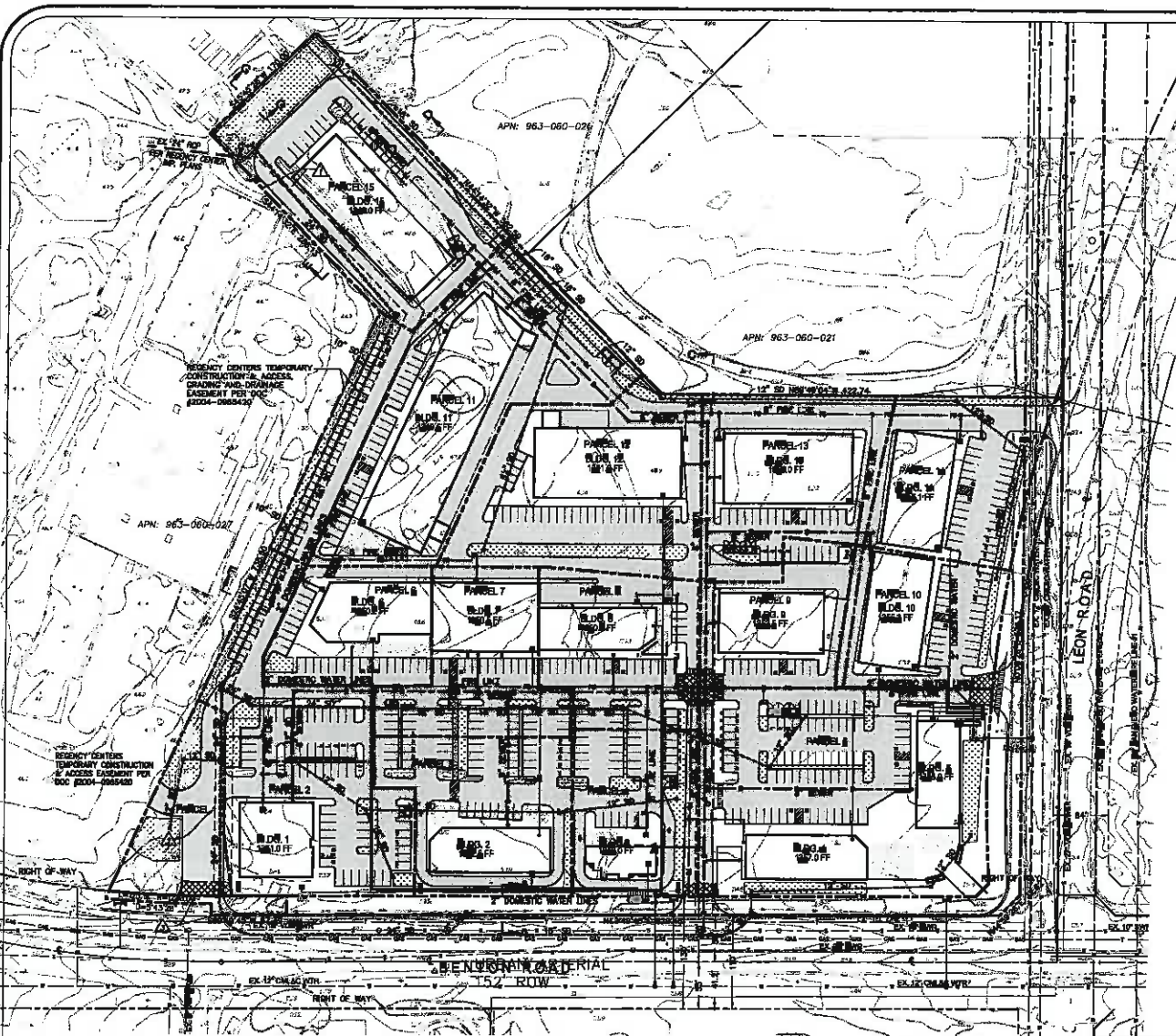
WINCHESTER CROSSROADS

NOTES

1. IMPROVEMENTS SHALL BE CONSTRUCTED TO COUNTY STANDARD NO. 207A.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF PARCEL A AND PARCEL B IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON THAT CERTAIN LOT LINE AGREEMENT NO. 4418 RECORDED SUCCESSOR TO S101 OF COUNTY OF RIVERSIDE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY REFERRED AS FOLLOWS:
ACCORDING TO THE MOST NORTHERLY CORNER OF SAID PARCEL A, SAID POINT BEING IN THE SUBSEQUENTIALLY LINE OF SAID INTERSECTION ROAD:
THENCE SOUTH 44° 00' 00" WEST, A DISTANCE OF 22.83 FEET, TO THE NORTHERLY BOUNDARY-CORNER OF BENTON ROAD;
THENCE SOUTH 89° 00' 00" WEST, A DISTANCE OF 12.60 FEET, TO THE BEGINNING OF A 90°-TURNED CORNER NORTHERLY AND HAVING A BEARING OF 12.60 FEET;
THENCE NORTHERLY ALONG SAID OLYMPIC BEARING A CENTRAL ANGLE OF 95° 47' 30", A RADIUS FEET TO A POINT, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS SOUTH 89° 00' 00" WEST, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING OF THE SUBSEQUENTIALLY LINE OF SAID PARCEL A, WITH A LINE THAT IS PARALLEL WITH AND SUBSEQUENTIALLY 12.60 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SUBSEQUENTIALLY LINE OF PARCEL A;
THENCE NORTH 00° 00' 00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 22.83 FEET;
THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 17.00 FEET TO THE TRUE POINT OF SAID LAND IS ALSO REFERRED AS "PARCEL 1" OF THAT CERTAIN LOT LINE AGREEMENT NO. 4418 RECORDED MARCH 14, 2008 AS INSTRUMENT NO. 2008-00086 OFFICIAL RECORDS 776, THIS SECTION 1



UTILITIES
WATERS: EASTERN MUNICIPAL WATER DISTRICT
SEWERS: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE / CABLE: VERIZON
INDIVIDUAL RECEPTION / CABLE

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS MAP AS SHOWN ON PARCEL MAP 17079-76 OF RIVERSIDE COUNTY RECORDS, SAID BEARING BEING INDICATED.
SCHOOL DISTRICT
VENEZIA VALLEY UNIFIED SCHOOL DISTRICT

PRELIMINARY EARTHWORK
CUT 11,738 CY
FILL 10,759 CY
IMPORT 8,620 CY

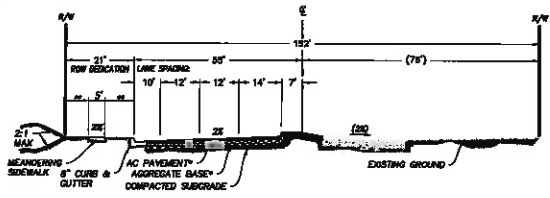
SWS ENGINEERING, INC.
27000 Via Arroyo, Suite 111, San Marcos, CA 92069
P: 760-744-0111 F: 760-744-0044

NOTE:
1. THERE ARE CURRENTLY NO STREET LIGHTS ALONG BENTON ROAD ADJACENT TO THE PROJECT SITE.

APPROVED
PLANNING DEPARTMENT

PLANNING DIRECTOR DATE

NO.	DATE	DESCRIPTION	DRAWN BY

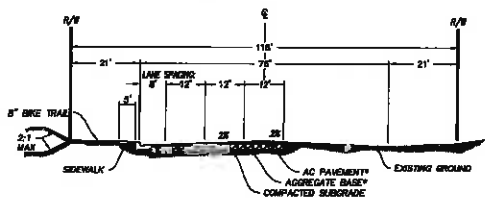


*THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING. DISTANCE FROM SIDEWALK TO R/W VARIES.

BENTON ROAD SECTION

A.T.S.

NOTE: BENTON ROAD WILL BE CONDITIONED TO BE CONSTRUCTED.



*THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING. DISTANCE FROM SIDEWALK TO R/W VARIES.

LEON ROAD SECTION

A.T.S.

NOTE: LEON ROAD WILL BE CONDITIONED TO BE CONSTRUCTED.

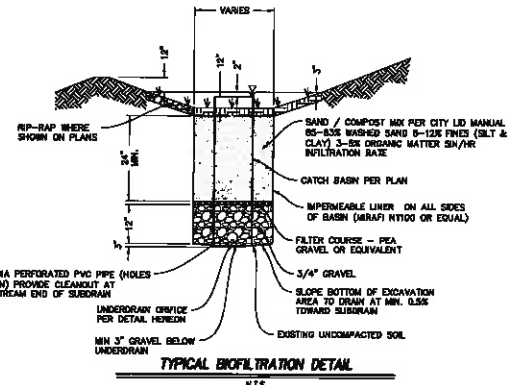
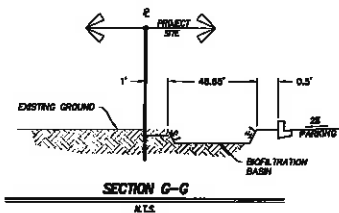
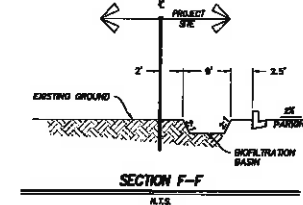
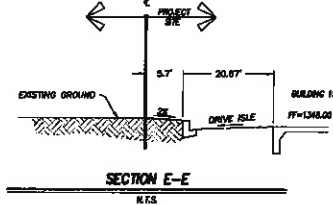
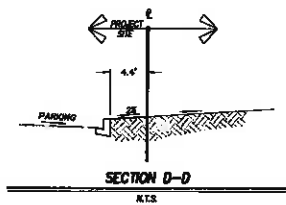
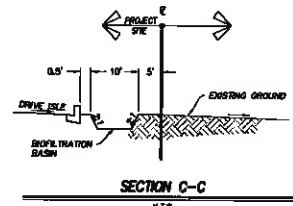
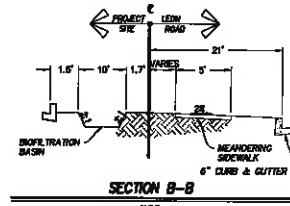
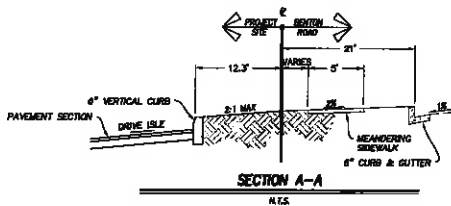
LEGEND

DESCRIPTION	SYMBOL
PROPOSED PROJECT BOUNDARY	---
PROPOSED RIGHT OF WAY	---
EXISTING STREET CENTERLINE	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED STORM DRAIN CURB INLET	□
PROPOSED STORM DRAIN JUNCTION STRUCTURE	□
EXISTING SANITARY SEWER PIPE	○
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED SANITARY SEWER PIPE	○
PROPOSED SANITARY SEWER MANHOLE	○
EXISTING WATER PIPE	---
PROPOSED DOMESTIC WATER PIPE	---
PROPOSED FIRE LINE	---
PROPOSED FIRE HYDRANT	+
EXISTING GAS LINE	---
EXISTING TELEPHONE LINE	---
PROPOSED INFILTRATION BASIN	▨

EXISTING EASEMENTS

- NEIGHBOR CENTER'S TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. #2004-0803420
- NEIGHBOR CENTER'S TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. # 2004-0805490
- R/W DEDICATION PER DOC. # 2007-0728764

NOTE: THERE ARE CURRENTLY NO STREET LIGHTS ALONG BENTON ROAD ADJACENT TO THE PROJECT SITE.



SYSTEMS ENGINEERING, INC.
 2300 West 15th Street, Suite 115
 Des Moines, IA 50319
 P: 515-281-1111 F: 515-281-1111

APPROVED
 PLANNING DEPARTMENT

REVISIONS

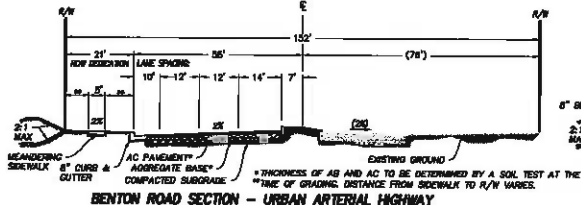
NO.	DATE	DESCRIPTION	DRAWN BY

SHEET 2 OF 2
 SWS ENG. JOB NO. 15-078
 COUNTY OF RIVERSIDE
 TRANSPORTATION AND LAND MANAGEMENT AGENCY
 PLANNING DEPARTMENT
TENTATIVE PARCEL MAP
 PM 37360
 APN: 063-00-032
WINCHESTER CROSSROADS

CONSTRUCTION NOTES

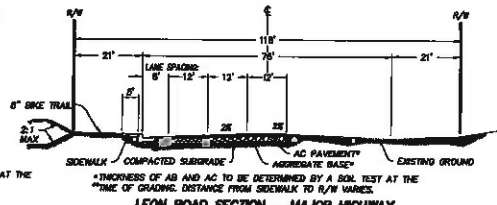
- ① 2'x2' PRE-CAST CONCRETE INLET
- ② CONCRETE HEADWALL
- ③ STORM DRAIN MANHOLE PER RFGS M1201
- ④ CATCH BASIN #6 PER RFGS C10102
- ⑤ 3'x3' PRE-CAST CONCRETE INLET
- ⑥ CONNECT TO EXISTING 36" R/WP
- ⑦ 4'x4' PRE-CAST CONCRETE INLET

PROPOSED BIOFILTRATION BASIN



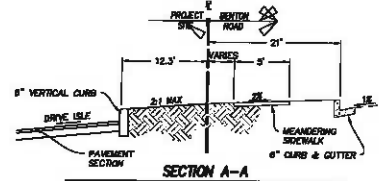
BENTON ROAD SECTION - URBAN ARTERIAL HIGHWAY

N.T.S. NOTE: LEON ROAD WILL BE CONSTRUCTED TO BE CONSTRUCTED.



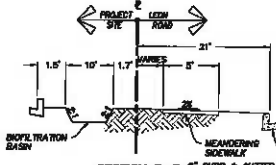
LEON ROAD SECTION - MAJOR HIGHWAY

N.T.S. NOTE: LEON ROAD WILL BE CONSTRUCTED TO BE CONSTRUCTED.



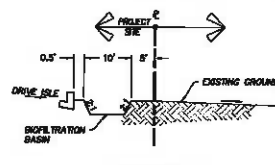
SECTION A-A

N.T.S.



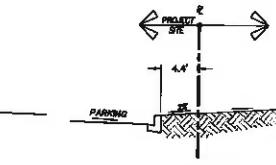
SECTION B-B

N.T.S. APN: 963-080-027



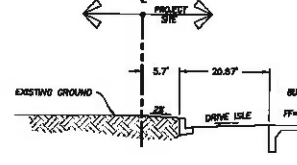
SECTION C-C

N.T.S.



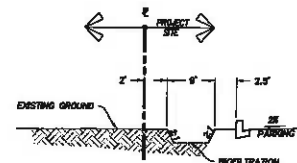
SECTION D-D

N.T.S.



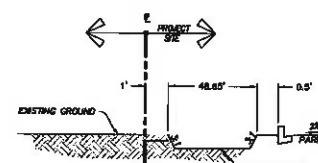
SECTION E-E

N.T.S.



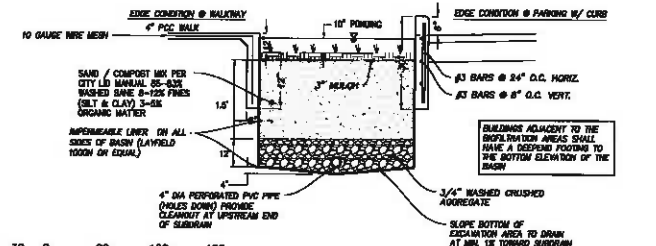
SECTION F-F

N.T.S.



SECTION G-G

N.T.S.



BIOFILTRATION BASIN DETAIL

N.T.S.



EXISTING EASEMENTS

- REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. # 2004-086340
- REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. # 2004-086340
- R/W DEDICATION PER DOC. # 2007-0708764

NOTES

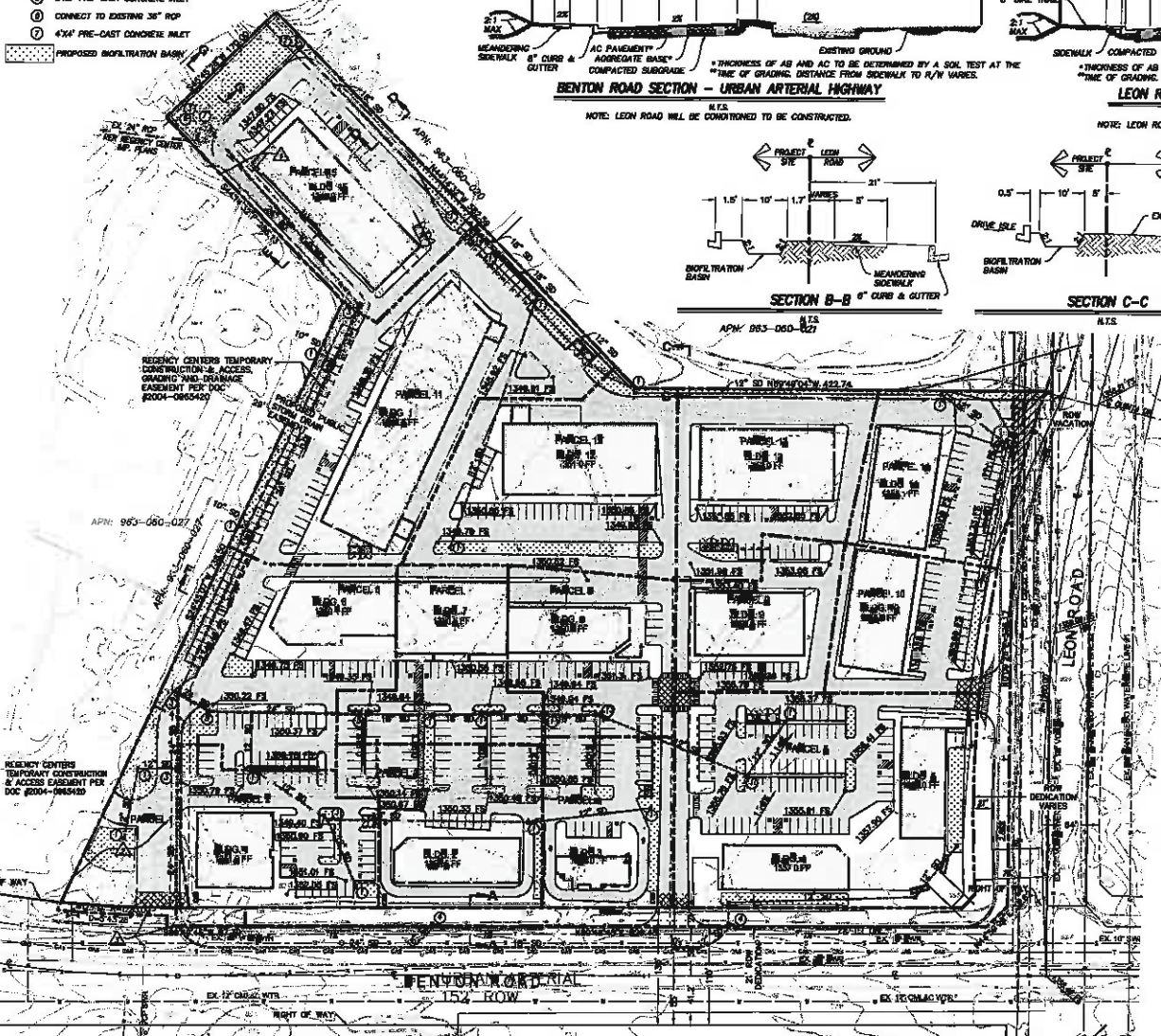
- 1. DRIVEWAYS SHALL BE CONSTRUCTED TO COUNTY STANDARD NO. 207A.
- 2. THERE ARE CURRENTLY NO STREET LIGHTS ON BENTON ROAD ADJACENT TO THE PROJECT SITE.

PRELIMINARY EARTHWORK

- CUT 11,726 CY
- FILL 10,780 CY
- IMPORT 6,020 CY



SYS ENGINEERING INC.
 21 Avenida...
 950-241-1111
 950-241-1111



FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA

PRELIMINARY GRADING PLAN - C1.0

CUP3777 W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 01 OF 03
 DATE: 11/11/2011
 SCALE: 1"=60'

C1.0

FRENCH VALLEY COMMONS

BENTON ROAD AND LEON ROAD, FRENCH VALLEY, CA

PLANNING REVIEW RESUBMITTAL
DECEMBER 01, 2017
APN 963-060-032
CUP 03777

PROJECT DIRECTORY

APPLICANT:

ROB MANN
W DEVELOPMENT PARTNERS OF TEMECULA, LLC
P.O. BOX 77564
SAN FRANCISCO, CA 94107
PHONE: (415) 990-8378

JIM ROACHELLE
MANN PROPERTY COMPANY
W DEVELOPMENT PARTNERS OF TEMECULA, LLC
P.O. BOX 77564
SAN FRANCISCO, CA 94107
PHONE: (925) 250-7118

ENTITLEMENTS AND PLANNING:

ERIN JACKSON
EJR GROUP
344 20TH STREET
OAKLAND, CA 94612
PHONE: (415) 254-6571

CIVIL ENGINEER/SURVEY:

MICHAEL SCHWEITZER
5WS ENGINEERING, INC.
261 ALTURIN DRIVE #115
SAN MARCOS, CA 92069
PHONE: (760) 444-0011

TRAFFIC ENGINEERING:

JOHN A. BOARMAN, P.E. (DC236)
CARA HILGESON (DC232)
LINSOTT, LAW & GREENSPAN, ENGINEERS
4542 RUFFNER STREET, SUITE 100
SAN DIEGO, CA 92111
PHONE: (658) 300-8800

BIOLOGICAL CONSULTANT:

PRINCE AND ASSOCIATES
29881 LOS NOGALES ROAD
TEMECULA, CALIFORNIA 92591
PHONE: (951) 699-3040

GEOTECHNICAL ENGINEER:

STEPHEN M. POOLE, PE, GE
EARTH-STRATA, INC.
25047 JEFFERSON AVENUE, SUITE C
MURRIETA, CA 92562
PHONE: (951) 461-4028

CULTURAL RESOURCES CONSULTANT:

JEAN A. KELLER, PH.D.
1042 N. EL CAMINO REAL, SUITE B244
ENCINITAS, CA 92024
PHONE: (760) 295-5909

PHOTOMETRICS:

KURT TOMASOVICH
IMPERIAL LIGHTING
41905 BOARDWALK SUITE G
PALM DESERT, CA 92211
PHONE: (760) 686-0762

NOISE, AIR QUALITY AND GREEN HOUSE GAS CONSULTANTS:

HASEEB QURESHI
URBAN CROSSROADS, INC.
240 BAKER ST E
COSTA MESA, CA 92626
PHONE: (949) 336-5987



VICINITY MAP

PROJECT DATA

Site Data: 612,405 SF (14.06 AC)
Jurisdiction: County of Riverside
Zoning: CPS Scenic Highway Commercial
Land Use Designation: Commercial Retail (CP- CR)

THIS PROJECT SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF CALIFORNIA CONSTRUCTION CODES AND ALL COUNTY OF RIVERSIDE ORDINANCES

SHEET INDEX

1	A0.0	TITLE SHEET
2	A1.0	PRELIMINARY SITE PLAN
3	A1.1	PHASING PLAN
4	CL0	PRELIMINARY GRADING PLAN
5	C2.0	PRELIMINARY UTILITY PLAN
6	C2.0	WATER TABLES
7	L1.0	PRELIMINARY LANDSCAPE PLAN
8	A2.0	PHOTOMETRIC STUDY
9	A3.0	M1 BUILDING ELEVATIONS
10	A3.1	S1 BUILDING ELEVATIONS
11	A3.2	S2 BUILDING ELEVATIONS
12	A3.3	R1 BUILDING ELEVATIONS
13	A3.4	R2 and R4 BUILDING ELEVATIONS
14	A3.5	R3 BUILDING ELEVATIONS
15	A3.6	R5 BUILDING ELEVATIONS
16	A3.7	B1 BUILDING ELEVATIONS
17	A3.8	B2 BUILDING ELEVATIONS
18	A3.9	B3 BUILDING ELEVATIONS
19	A3.10	B4 BUILDING ELEVATIONS
20	A3.11	B5 BUILDING ELEVATIONS
21	A3.12	B6 and B7 BUILDING ELEVATIONS
22	A4.0	SITE SIGNAGE/ TRASH ENCLOSURE
23	A4.1	COLOR AND MATERIALS BOARD
24	A5.0	M1 BUILDING FLOOR PLAN AND ROOF PLAN
25	A5.1	S1 BUILDING FLOOR PLAN AND ROOF PLAN
26	A5.2	S2 BUILDING FLOOR PLAN AND ROOF PLAN
27	A5.3	R1 BUILDING FLOOR PLAN AND ROOF PLAN
28	A5.4	R2 and R4 BUILDING FLOOR PLAN AND ROOF PLAN
29	A5.5	R3 BUILDING FLOOR PLAN AND ROOF PLAN
30	A5.6	B5 BUILDING FLOOR PLAN AND ROOF PLAN
31	A5.7	B1 BUILDING FLOOR PLAN AND ROOF PLAN
32	A5.8	B2 BUILDING FLOOR PLAN AND ROOF PLAN
33	A5.9	B3 BUILDING FLOOR PLAN AND ROOF PLAN
34	A5.10	B4 BUILDING FLOOR PLAN AND ROOF PLAN
35	A5.11	B5 BUILDING FLOOR PLAN AND ROOF PLAN
36	A5.12	B6 and B7 BUILDING FLOOR PLAN AND ROOF PLAN

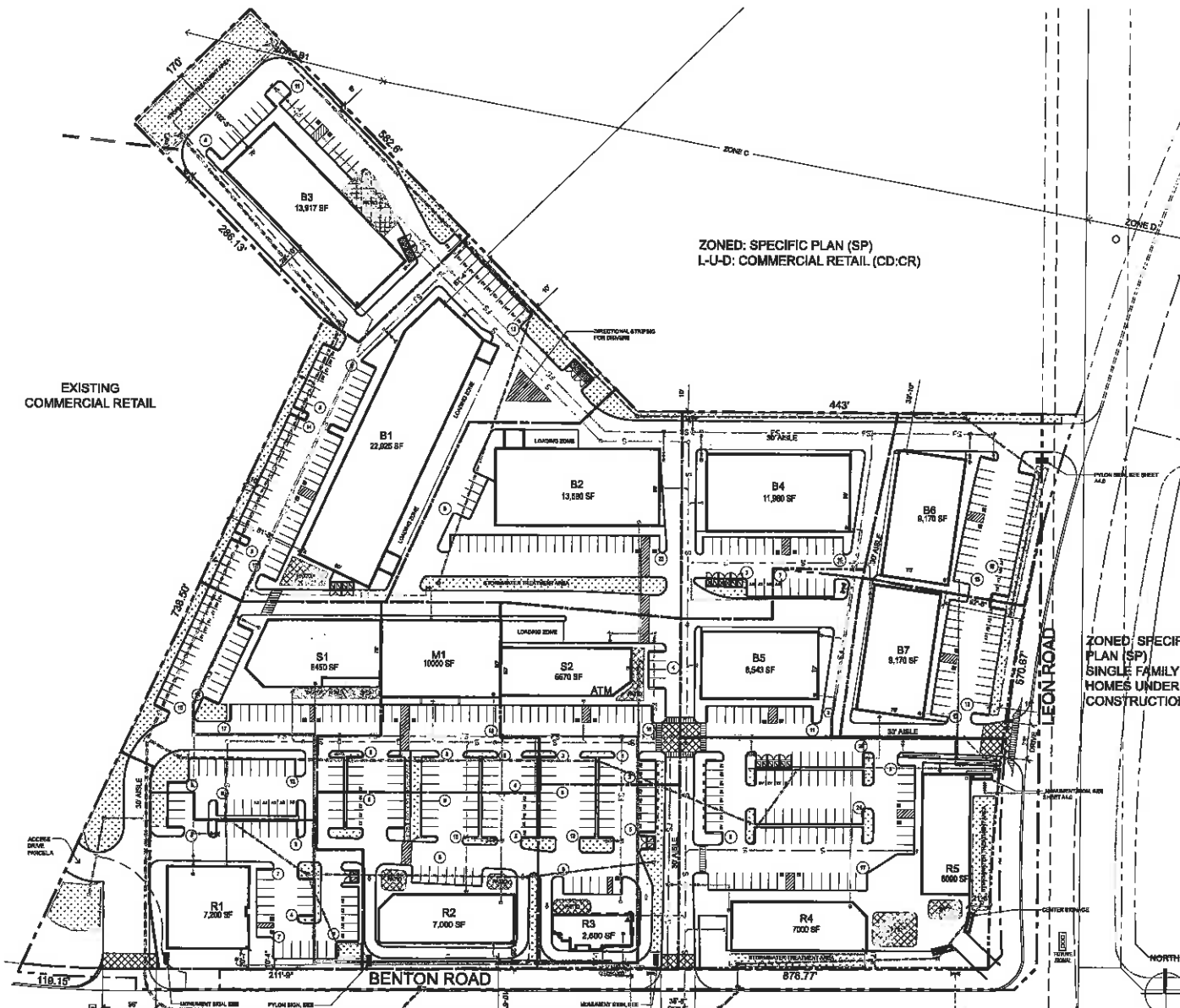
FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
TITLE SHEET

EJR
GROUP

W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 01
OF 36
DATE: December 01, 2017
SCALE: NTS

A0.0



Project Data

Project Address: Benton Road and Leon Road, French Valley, CA

Site Data

RETAIL PHASE 1	207,615 SF (4.75 AC)
RETAIL PHASE 2	78,116 SF (1.80 AC)
BUSINESS PARK PHASE 1	185,684 SF (4.27 AC)
BUSINESS PARK PHASE 2	121,828 SF (2.80 AC)
PARCELA ACCESS DRIVE	19,150 SF (0.44 AC)

Table: 612,406 SF (14.08 AC)

Jurisdiction: County of Riverside

Zoning: Scenic Highway Commercial (C-P-S)
Land Use Designation: Commercial Retail (C-P: CR)

Notes: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWG ENGINEERING INC.

Building/Parking Data

TOTAL GROSS FLOOR AREA: 143,882 SF

COUNTY PARCELS REQUIREMENTS:

Retail Gross Floor Area: 84,928 SF
RETAIL: 100-100 Special 1,000 SF Floor Area
 Required: 80 Spaces
 Provided: 337 Spaces

Business Park Gross Floor Area: 61,425 SF
WAREHOUSE 2 Special 1,000 SF Floor Area
OFFICE: 5,100 SF Floor Area
 Required: 43 Spaces
 Provided: 207 Spaces

RETAIL PHASE 1:

BUILDING AREA:	PARKING PROVIDED:	PARCEL:	DRIVE THRU QUEUE:
M1 = 10,000 SF	30,905		
S1 = 8,400 SF	48,200		
S2 = 6,070 SF	31,235		
R1 = 7,200 SF	32,448		12 CARS
R2 = 7,000 SF	34,597		7.5 CARS
R3 = 2,600 SF	30,432		
Total: 41,820 SF	288 CARS (8,81,800)	207,616 SF	

RETAIL PHASE 2:

BUILDING AREA:	PARKING PROVIDED:	PARCEL:
R4 = 7,000 SF		
R6 = 8,100 SF	78 CARS (8,81,000)	78,116 SF
Total: 15,100 SF		

BUSINESS PARK PHASE 1:

BUILDING AREA:	PARKING PROVIDED:	PARCEL:	MAX OFFICE:
B1 = 22,825 SF	86 (2,81,000)	78,400	12,800 SF
B2 = 13,680 SF	28 (2,01,000)	63,782	4,900 SF
B3 = 13,817 SF	19 (1,41,000)	55,492	2,800 SF
Total: 48,762 SF	113 CARS (2,21,800)	198,684 SF	10,490 SF

BUSINESS PARK PHASE 2:

BUILDING AREA:	PARKING PROVIDED:	PARCEL:	MAX OFFICE:
B4 = 11,900 SF	38 (2,81,000)	58,421	3,400 SF
B5 = 8,543 SF	17 (2,01,000)	26,023	2,800 SF
B6 = 8,178 SF	27 (2,81,000)	31,131	4,900 SF
B7 = 8,178 SF	24 (2,81,000)	28,244	4,200 SF
Total: 36,803 SF	86 CARS (2,81,000)	121,828 SF	16,100 SF

Additional Parking Data

Accessible Parking Stalls:	539 Stalls
Total Parking Stalls:	12 Stalls
Required:	34 Stalls (2 Van, x Standard)
Provided:	
Bicycle Parking:	28 Spaces (5% of Visitor Parking)
Required:	28 Spaces
Provided:	
Electric Vehicle Parking:	45 Stalls (per 2016 CAL Green Code Table 5.106.5.2)
Required:	45 Stalls
Provided:	
Electric Vehicle Charging Stations (EVCS):	34 Charging Stations
Required:	34 Charging Stations
Provided:	

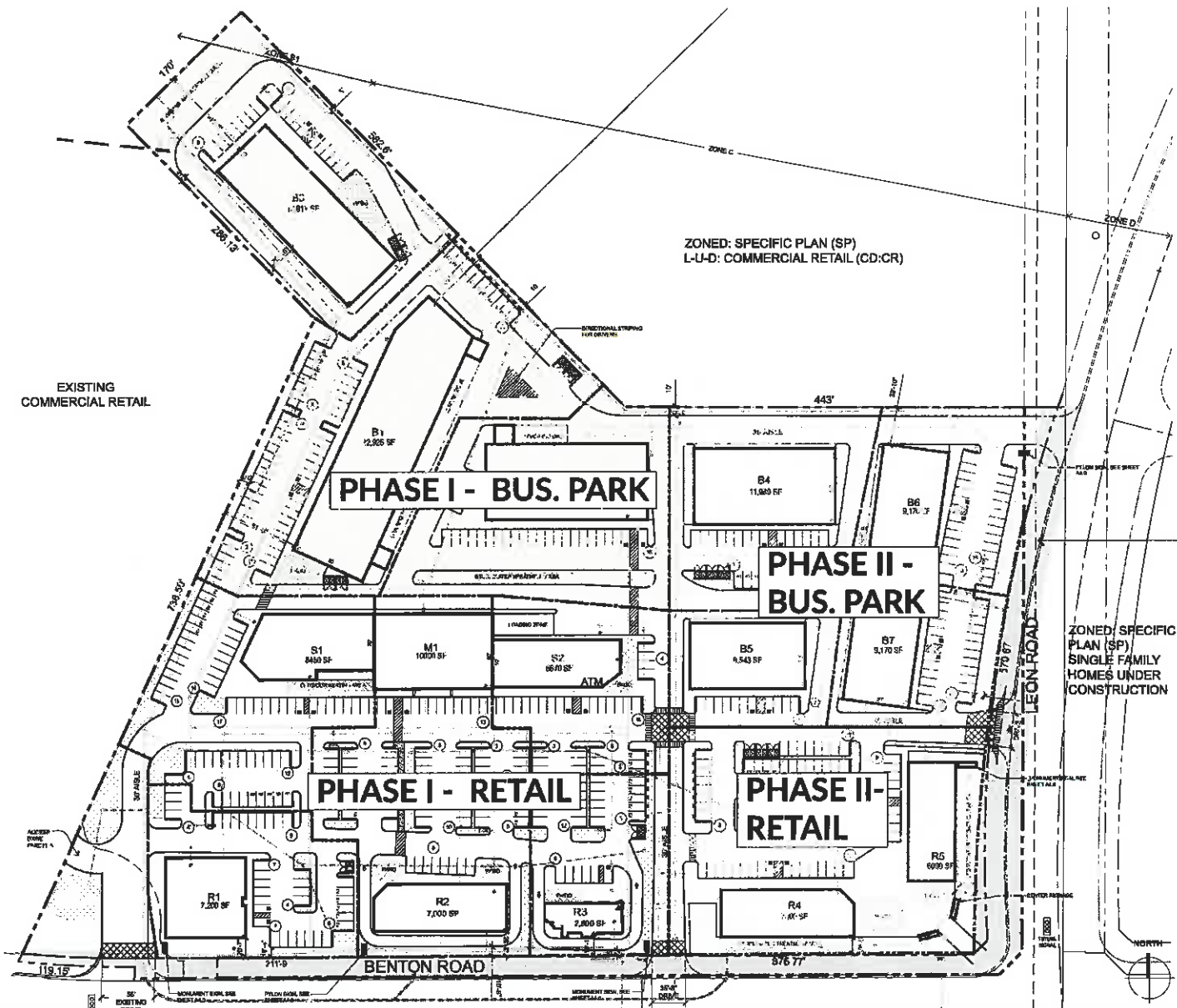
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 DEVELOPMENT SITE PLAN



W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 02
 OF 36
 DATE: December 01, 2017
 SCALE: 1"= 60'-0"

A1.0



Project Data

Project Address: Benton Road and Leon Road, French Valley, CA

Site Data

RETAIL PHASE 1	207,815 SF (4.76 AC)
RETAIL PHASE 2	75,118 SF (1.80 AC)
BUSINESS PARK PHASE 1	185,384 SF (4.27 AC)
BUSINESS PARK PHASE 2	121,828 SF (2.80 AC)
PARCELA ACCESS DRIVE	18,139 SF (0.44 AC)

Total: 612,488 SF (14.06 AC)

Jurisdiction: County of Riverside

Zoning: Specific Highway Commercial (C-P-S)

Land Use Designation: Commercial Retail (CD: CR)

Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWD ENGINEERING INC.

Building/ Parking Data

TOTAL GROSS FLOOR AREA: 143,888 SF

COUNTY PARKING REQUIREMENTS:

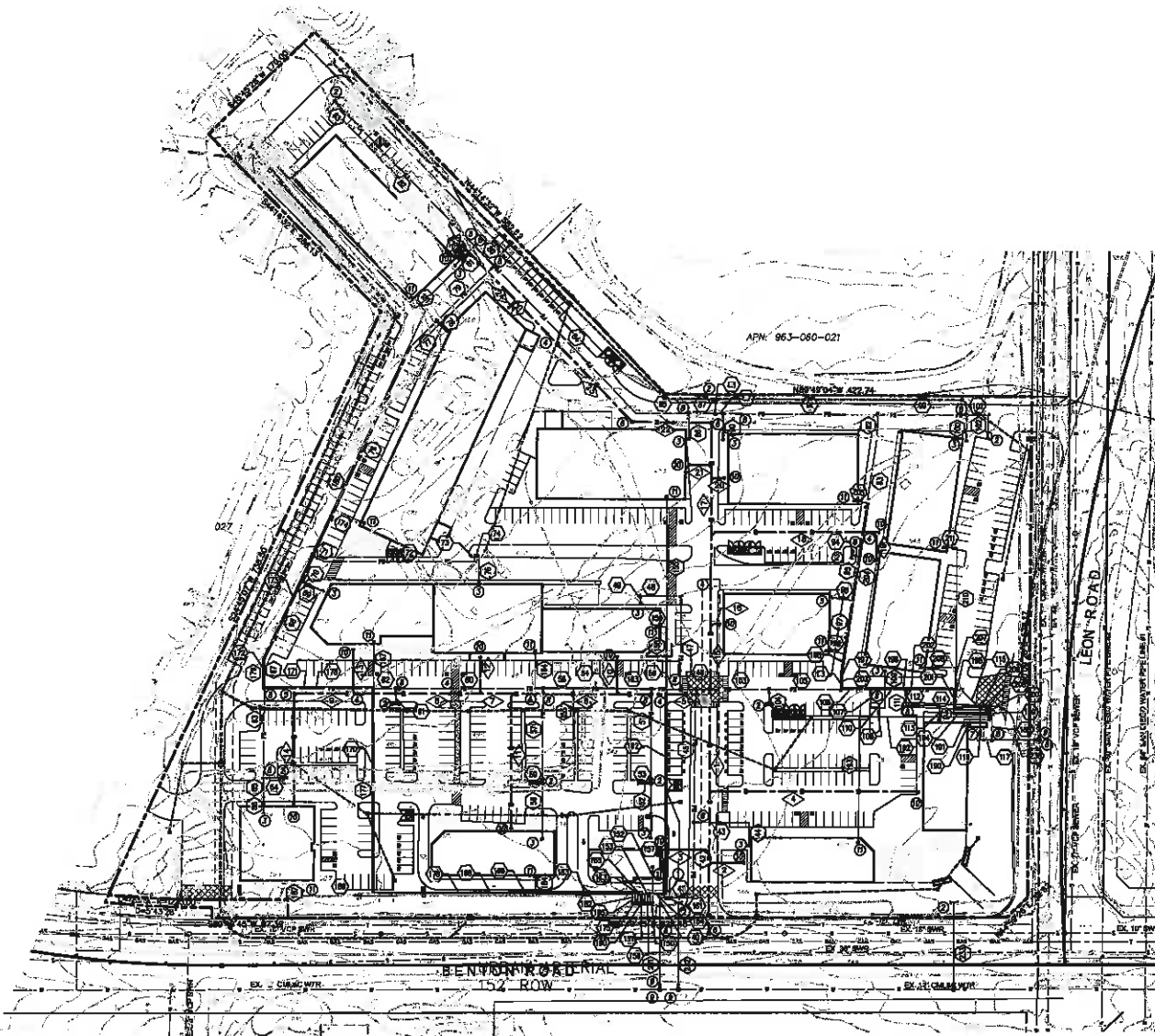
Retail Store: Floor Area: 84,880 SF
 RETAIL: 1:80 to 1:12 (Special: 1,000 SF Floor Area Required); 300 Spaces
 Provided: 307 Spaces

Business Park Open: Floor Area: 49,642 SF
 BUSINESS PARK: 1:200 to 1:250 SF Floor Area
 OFFICE: 6:1:00 SF Floor Area
 Required: 42 Spaces
 Provided: 207 Spaces

RETAIL PHASE 1:

BUILDING AREA:	PARKING PROVIDED:	PARCEL:	DRIVE THRU QUEUE
S1 = 10,000 SF	S5 (5,871,000)	30,826	
S1 = 6,480 SF	S3 (7,471,000)	46,200	
S2 = 6,870 SF	S7 (5,871,000)	31,235	
R1 = 7,200 SF	S7 (5,171,000)	32,448	
R2 = 7,000 SF	S4 (5,771,000)	34,697	12 CARS
R3 = 2,600 SF	S7 (18,411,000)	20,432	7.5 CARS
Total: 41,828 SF	256 CARS (8.27,410)	207,815 SF	

Right of Way Work and Drive Aisle to be Done by Developer



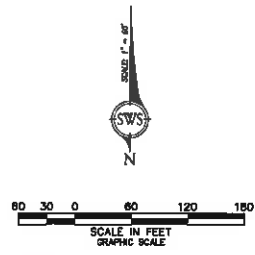
PUBLIC WATER DATA TABLE			
SYM	LENGTH	DELTA/BRG.	DESCRIPTION
23	84.86'	S89°46'10"W	10" SDI 40 PIG
23	97.38'	N00°18'00"W	10" SDI 40 PIG
23	101.06'	N00°11'07"W	8" C-800 PIG
23	101.06'	S00°11'07"E	8" C-800 PIG

SEWER DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
1	274.99'	S00°00'00"E	8" SBR-35
2	41.25'	N90°00'00"W	8" SBR-35
3	88.60'	S89°46'44"W	8" SBR-35
4	241.91'	N80°00'00"W	8" SBR-35
5	58.37'	N80°00'00"E	8" SBR-35
6	140.83'	N80°00'00"E	8" SBR-35
7	100.00'	N80°00'00"E	8" SBR-35
8	88.08'	N80°00'00"E	8" SBR-35
9	78.05'	N90°00'00"E	8" SBR-35
10	44.40'	S00°00'00"E	8" SBR-35
11	182.78'	S00°18'16"E	8" SBR-35
12	43.54'	S00°00'00"E	8" SBR-35
13	61.98'	S00°00'00"E	8" SBR-35
14	129.36'	N00°00'00"E	8" SBR-35
15	123.54'	S00°00'00"E	8" SBR-35
16	10.87'	N80°00'00"W	8" SBR-35
17	188.80'	N00°00'00"E	8" SBR-35
18	194.38'	N80°00'00"W	8" SBR-35
19	32.85'	N80°00'00"E	8" SBR-35
20	15.46'	N80°00'00"W	8" SBR-35
21	28.84'	S89°46'44"W	8" SBR-35
22	92.02'	N89°48'04"W	8" SBR-35
23	140.02'	N44°14'32"W	8" SBR-35
24	141.17'	N44°14'32"W	8" SBR-35
25	11.87'	N45°40'28"E	8" SBR-35
26	11.87'	N45°40'28"E	8" SBR-35

CONSTRUCTION NOTES

- 1 1" WATER METER & BACKFLOW PREVENTER
- 2 FIRE HYDRANT
- 3 PIG & PIV
- 4 8" SEWER CLEANOUT
- 5 8" SEWER CLEANOUT
- 6 SS MANHOLE
- 7 8" GATE VALVE
- 8 CONNECT TO EXISTING 12" GALVAC
- 9 4" SS P.O.C. TO BUILDING
- 10 1" DOMESTIC WATER P.O.C. TO BUILDING

NOTE: SEE SHEET 2 FOR WATER AND FIRE SERVICE DATA TABLES



SWS ENGINEERING, INC.
 Civil, Mechanical, Electrical, Sanitary, Structural, Surveying
 101 Avenida Delas, Suite 115 10154 Tremula Place, Suite 101
 San Marcos, CA 92078 Tremula, CA 92092
 P: 760-340-0171 F: 760-340-0494 P: 951-943-3897 F: 951-943-4901

FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 PRELIMINARY UTILITY PLAN

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 05 OF 96
 DATE: December 01, 2017
 SCALE: NTS **C2.0**

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(40)	9.18'	N0070'50"W	1" C-800 PVC
(41)	26.09'	N8070'00"E	1" C-800 PVC
(42)	86.17'	S00734'47"W	1" C-800 PVC
(43)	83.11'	N8070'00"W	1" C-800 PVC
(44)	26.18'	N0070'00"E	1" C-800 PVC
(45)	183.42'	N0025'47"E	1" C-800 PVC
(46)	17.88'	N8070'00"E	1" C-800 PVC
(47)	106.15'	S0070'00"E	1" C-800 PVC
(48)	46.26'	N8070'00"E	1" C-800 PVC
(49)	7.90'	N0070'00"E	1" C-800 PVC
(50)	33.40'	N8070'00"E	1" C-800 PVC
(51)	108.71'	N0070'00"E	1" C-800 PVC
(52)	82.89'	N0070'00"E	1" C-800 PVC
(53)	11.13'	N8070'00"E	1" C-800 PVC
(54)	86.18'	N8070'00"E	1" C-800 PVC
(55)	83.41'	N0070'00"E	1" C-800 PVC
(56)	148.26'	N8070'00"E	1" C-800 PVC
(57)	108.17'	N0070'00"E	1" C-800 PVC
(58)	83.82'	N0070'00"E	1" C-800 PVC
(59)	11.13'	N8070'00"E	1" C-800 PVC
(60)	188.94'	N8070'00"E	1" C-800 PVC
(61)	18.89'	N0070'00"E	1" C-800 PVC
(62)	151.31'	N8070'00"E	1" C-800 PVC
(63)	103.42'	N0070'00"E	1" C-800 PVC
(64)	24.85'	N8070'00"W	1" C-800 PVC
(65)	22.04'	N0070'00"E	1" C-800 PVC
(66)	20.13'	N0070'00"E	1" C-800 PVC
(67)	33.04'	S0070'00"E	1" C-800 PVC
(68)	106.88'	S24'43'07"W	1" C-800 PVC
(69)	27.22'	N85714'53"W	1" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(70)	31.87'	N24'45'07"E	1" C-800 PVC
(71)	14.17'	N8514'33"W	1" C-800 PVC
(72)	172.44'	S89'50'29"E	1" C-800 PVC
(73)	7.81'	S00704'31"W	1" C-800 PVC
(74)	5.53'	N8070'00"E	1" C-800 PVC
(75)	32.14'	S0070'00"E	1" C-800 PVC
(76)	284.81'	N24'45'07"E	1" C-800 PVC
(77)	41.91'	N49'45'28"E	1" C-800 PVC
(78)	18.04'	N4414'32"W	1" C-800 PVC
(79)	91.47'	N45'45'28"E	1" C-800 PVC
(80)	31.85'	N4414'32"W	1" C-800 PVC
(81)	31.83'	S45'45'28"W	1" C-800 PVC
(82)	216.78'	N4414'32"W	1" C-800 PVC
(83)	20.01'	N4414'32"W	1" C-800 PVC
(84)	235.50'	N4414'32"W	1" C-800 PVC
(85)	91.73'	S89'40'04"E	1" C-800 PVC
(86)	28.32'	N0070'50"E	1" C-800 PVC
(87)	30.01'	S89'40'04"E	1" C-800 PVC
(88)	16.18'	S0017'36"W	1" C-800 PVC
(89)	9.24'	S89'40'04"E	1" C-800 PVC
(90)	28.32'	N0070'50"E	1" C-800 PVC
(91)	177.88'	S89'40'04"E	1" C-800 PVC
(92)	24.83'	N0070'50"E	1" C-800 PVC
(93)	138.61'	S0026'39"W	1" C-800 PVC
(94)	8.83'	S78'24'51"E	1" C-800 PVC
(95)	51.92'	S0826'39"W	1" C-800 PVC
(96)	23.58'	S81'23'21"E	1" C-800 PVC
(97)	88.23'	S0826'39"W	1" C-800 PVC
(98)	18.45'	S0070'00"E	1" C-800 PVC
(99)	102.88'	S89'40'04"E	1" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(100)	29.32'	N0070'58"E	1" C-800 PVC
(101)	24.83'	S89'40'04"E	1" C-800 PVC
(102)	22.30'	N0070'58"E	1" C-800 PVC
(103)	84.30'	N8070'00"E	1" C-800 PVC
(104)	17.28'	S0070'00"E	1" C-800 PVC
(105)	82.59'	N8070'00"E	1" C-800 PVC
(106)	24.73'	N8070'00"E	1" C-800 PVC
(107)	21.11'	N0070'00"E	1" C-800 PVC
(108)	18.27'	N8070'00"W	1" C-800 PVC
(109)	44.80'	N8070'00"E	1" C-800 PVC
(110)	48.83'	N8070'00"E	1" C-800 PVC
(111)	18.28'	N8070'00"E	1" C-800 PVC
(112)	38.81'	N8070'00"W	1" C-800 PVC
(113)	18.18'	S0070'00"E	1" C-800 PVC
(114)	83.91'	N8070'00"E	1" C-800 PVC
(115)	31.08'	N48'00'00"W	1" C-800 PVC
(116)	35.75'	N0070'00"E	1" C-800 PVC
(117)	13.32'	N89'48'10"E	1" C-800 PVC
(118)	15.75'	S89'28'20"W	1" C-800 PVC
(119)	23.12'	S89'28'20"W	1" C-800 PVC
(120)	39.77'	N0070'00"E	1" C-800 PVC
(121)	8.50'	N0071'40"W	1" C-800 PVC
(122)	19.36'	S89'38'20"W	1" C-800 PVC
(123)	497.49'	S0021'40"E	1" C-800 PVC
(124)	9.50'	N0071'40"W	1" C-800 PVC
(125)	1.58'	S88'38'20"W	1" C-800 PVC
(126)	302.18'	S0021'40"E	1" C-800 PVC
(127)	10.28'	N89'38'20"E	1" C-800 PVC
(128)	10.50'	N0071'40"W	1" C-800 PVC
(129)	23.20'	S89'38'20"W	1" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(130)	234.97'	S0021'40"E	1" SCH 40 PVC
(131)	148.88'	N8070'00"E	1" SCH 40 PVC
(132)	43.14'	S0070'00"E	1" SCH 40 PVC
(133)	12.50'	N0071'40"W	1" SCH 40 PVC
(134)	308.39'	N89'38'20"E	1" SCH 40 PVC
(135)	288.68'	S0021'40"E	1" SCH 40 PVC
(136)	11.50'	N0071'40"W	1" SCH 40 PVC
(137)	307.43'	N89'38'20"E	1" SCH 40 PVC
(138)	237.10'	S0021'40"E	1" SCH 40 PVC
(139)	126.21'	N8070'00"E	1" SCH 40 PVC
(140)	31.20'	S0070'00"E	1" SCH 40 PVC
(141)	191.48'	S24'43'07"W	1" SCH 40 PVC
(142)	38.40'	N85714'53"W	1" SCH 40 PVC
(143)	10.90'	N0071'40"W	1" SCH 40 PVC
(144)	305.79'	N89'38'20"E	1" SCH 40 PVC
(145)	237.10'	S0021'40"E	1" SCH 40 PVC
(146)	128.22'	N8070'00"E	1" SCH 40 PVC
(147)	32.48'	S0070'00"E	1" SCH 40 PVC
(148)	441.00'	S24'43'07"W	1" SCH 40 PVC
(149)	22.80'	S44'12'33"E	1" SCH 40 PVC
(150)	9.50'	N0071'40"W	1" SCH 40 PVC
(151)	114.81'	N89'38'20"E	1" SCH 40 PVC
(152)	18.53'	S0010'48"E	1" SCH 40 PVC
(153)	8.50'	N0071'40"W	1" SCH 40 PVC
(154)	379.74'	N89'38'20"E	1" SCH 40 PVC
(155)	8.94'	N0070'00"E	1" SCH 40 PVC
(156)	27.25'	S80710'50"E	1" SCH 40 PVC
(157)	14.80'	N8070'00"E	1" SCH 40 PVC
(158)	28.13'	N8070'00"E	1" SCH 40 PVC
(159)	8.87'	N0070'00"E	1" SCH 40 PVC

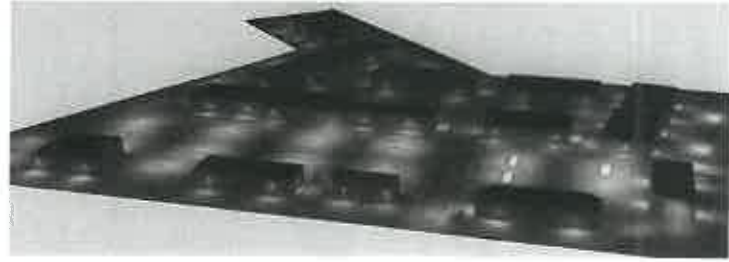
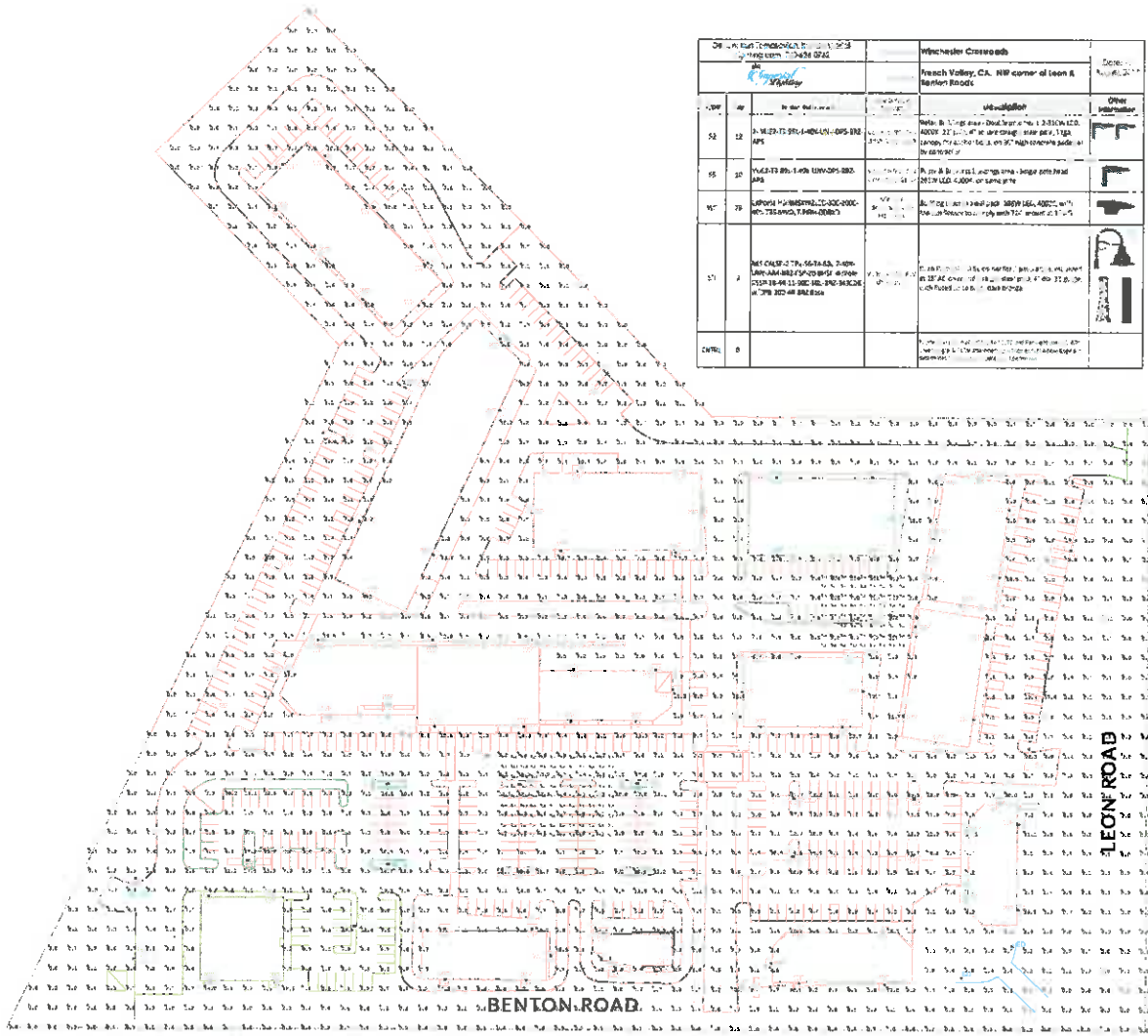
WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(160)	148.88'	N8070'00"E	1" SCH 40 PVC
(161)	143.43'	N0070'00"E	1" SCH 40 PVC
(162)	40.39'	N8070'00"W	1" SCH 40 PVC
(163)	28.84'	S0070'00"E	1" SCH 40 PVC
(164)	128.02'	N8070'00"E	1" SCH 40 PVC
(165)	17.38'	S0070'00"E	1" SCH 40 PVC
(166)	23.80'	S0826'39"W	1" SCH 40 PVC
(167)	21.37'	S81'33'21"E	1" SCH 40 PVC
(168)	26.39'	N8070'00"W	1" SCH 40 PVC
(169)	28.04'	S0826'39"W	1" SCH 40 PVC
(170)	128.02'	N8070'00"E	1" SCH 40 PVC
(171)	16.30'	S0070'00"E	1" SCH 40 PVC
(172)	188.81'	S0826'39"W	1" SCH 40 PVC
(173)	18.80'	S81'33'21"E	1" SCH 40 PVC
(174)	38.39'	N8070'00"W	1" SCH 40 PVC
(175)	48.27'	S0826'39"W	1" SCH 40 PVC
(176)	38.17'	N8070'00"E	1" SCH 40 PVC
(177)	37.58'	N8070'00"W	1" SCH 40 PVC
(178)	185.34'	S0070'00"E	1" SCH 40 PVC
(179)	14.88'	N8070'00"E	1" SCH 40 PVC

FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
PRELIMINARY WATER TABLE

W DEVELOPMENT PARTNERS OF TEMECULA, LLC



DWG: 06 OF 36
 DATE: December 01, 2017
 SCALE: NTS
 C3.0



Winchester Crossroads - French Valley, CA
 Topical Lighting Photometric Drawing
 01/04/2017

Code	Manufacturer	Model	Beam Spread	Notes
50	50	50	50	50
55	55	55	55	55
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	87
88	88	88	88	88
89	89	89	89	89
90	90	90	90	90
91	91	91	91	91
92	92	92	92	92
93	93	93	93	93
94	94	94	94	94
95	95	95	95	95
96	96	96	96	96
97	97	97	97	97
98	98	98	98	98
99	99	99	99	99
100	100	100	100	100

FRENCH VALLEY COMMONS

FRENCH VALLEY, CALIFORNIA

PHOTOMETRIC STUDY

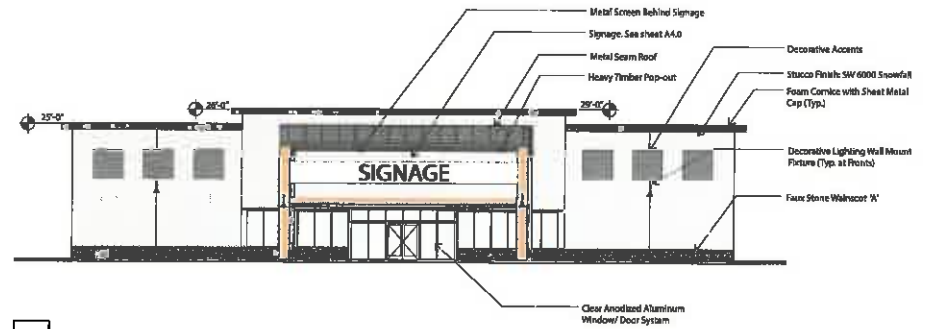
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 08
 OF 36
 DATE: December 01, 2017
 SCALE: NTS

A2.0



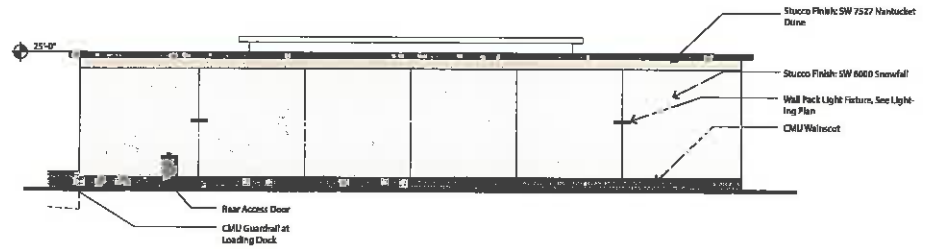
C Right Side Elevation



A Front Elevation



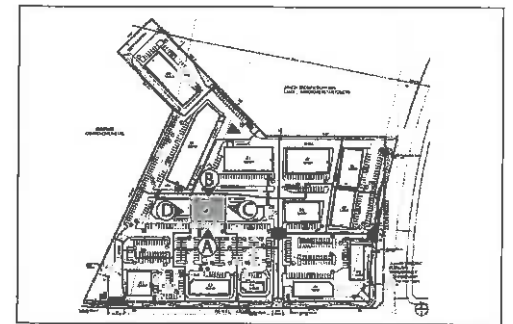
D Left Side Elevation



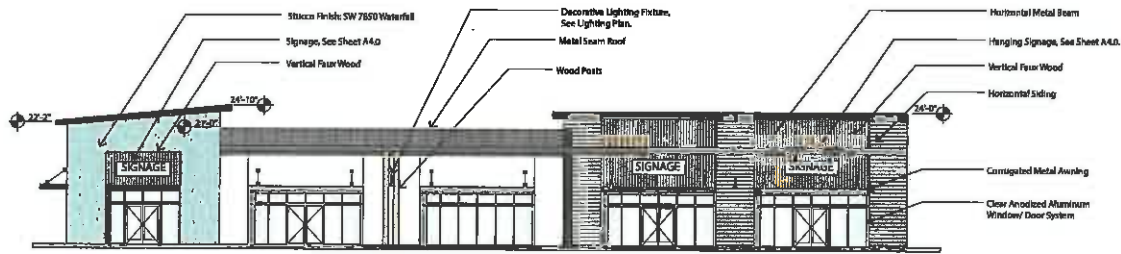
B Back Elevation

NOTES:

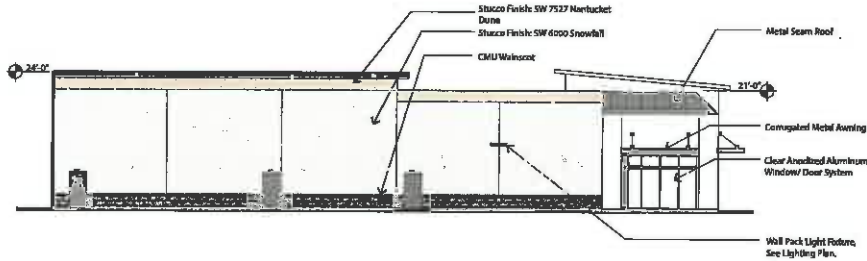
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



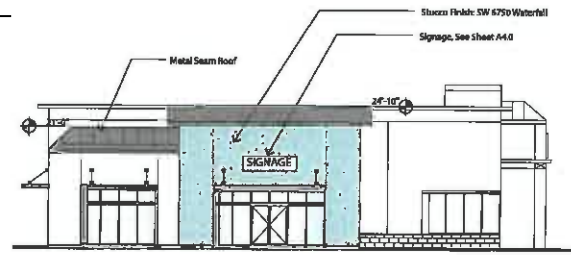
KEY MAP



A Front Elevation



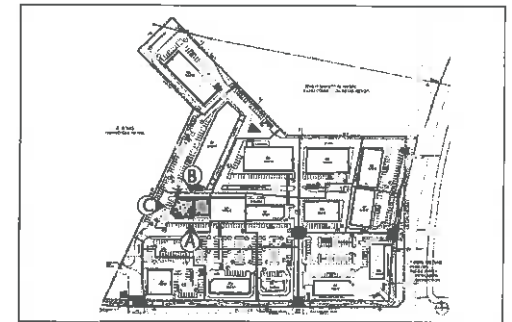
B Back Elevation



C Side Elevation

NOTES:

SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS
S 1 BUILDING ELEVATIONS

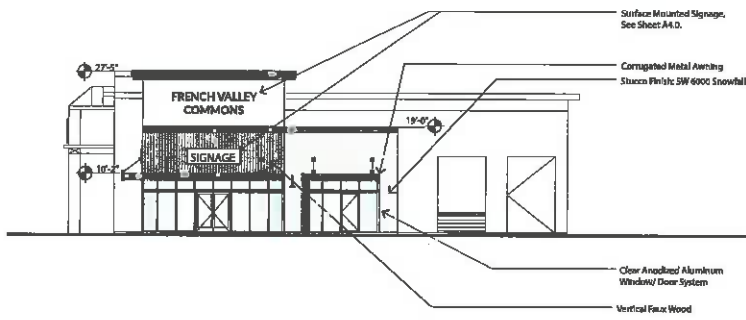
FRENCH VALLEY,
CALIFORNIA



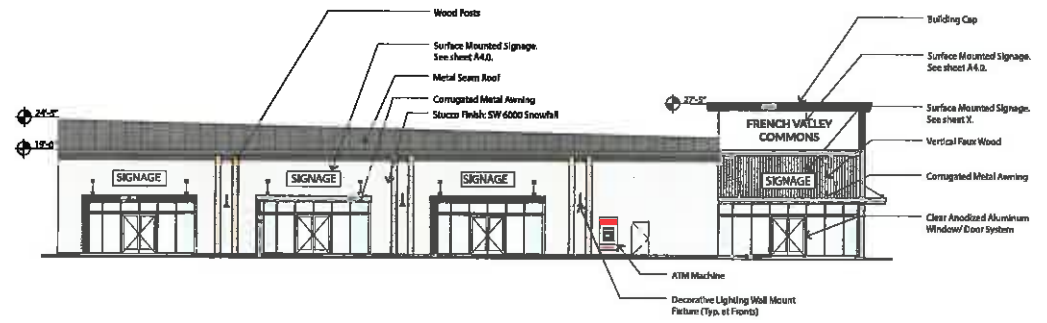
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 10
OF 38
DATE: December 01, 2017
SCALE: 1" = 10'-0"

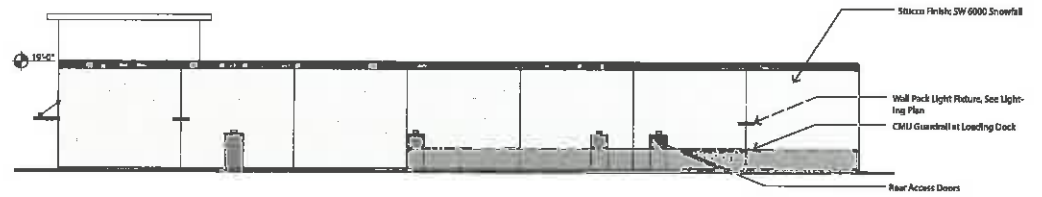
A3.1



C Side Elevation

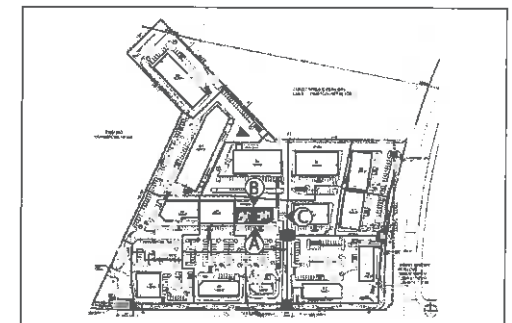


A Front Elevation



B Back Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS
S 2 BUILDING ELEVATIONS

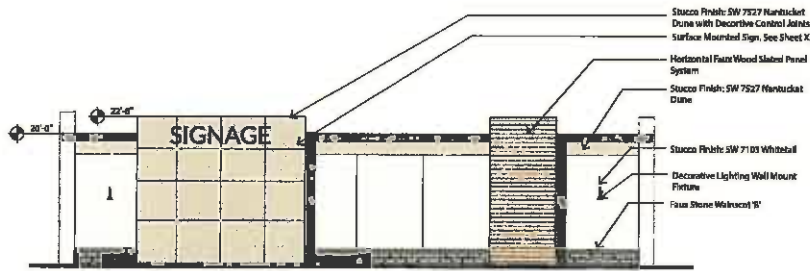
FRENCH VALLEY,
CALIFORNIA



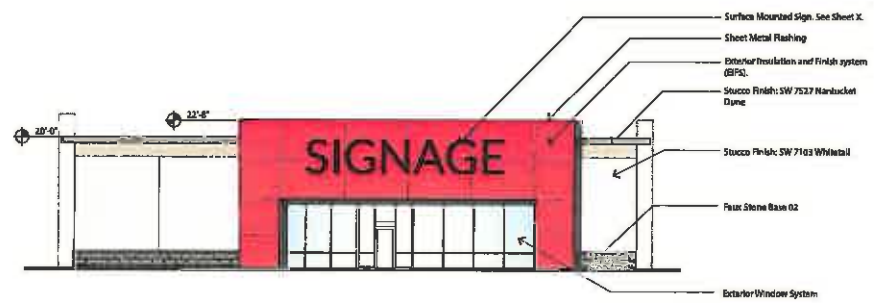
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 11
OF 36
DATE: December 01, 2017
SCALE: 1" = 10'-0"

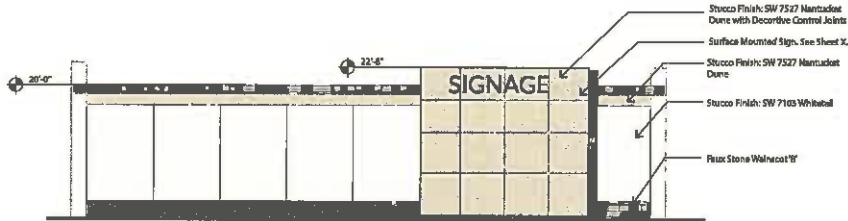
A3.2



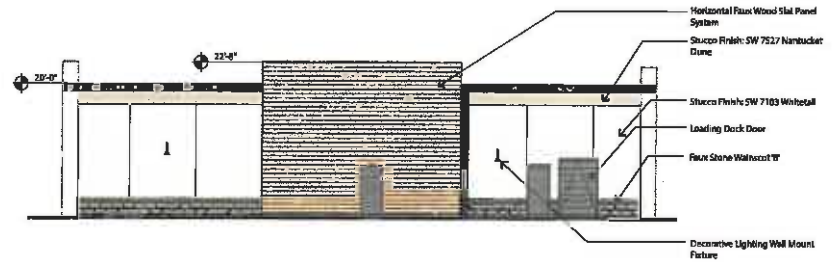
C Rear Elevation (Street)



A Front Elevation



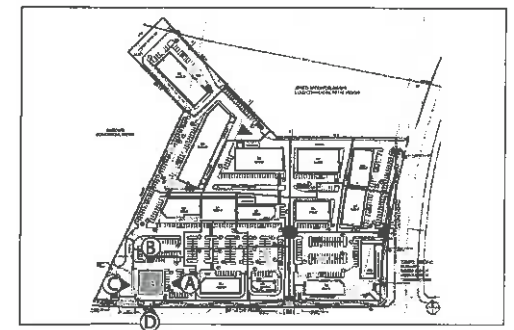
D Left Side Elevation



B Right Side Elevation

NOTES:

SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

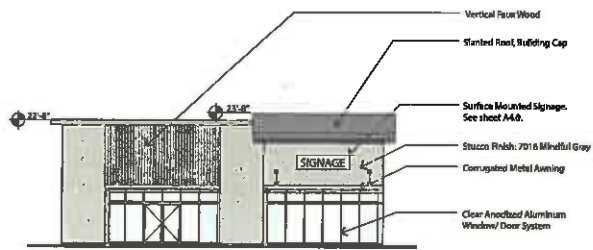
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
R 1 BUILDING ELEVATIONS



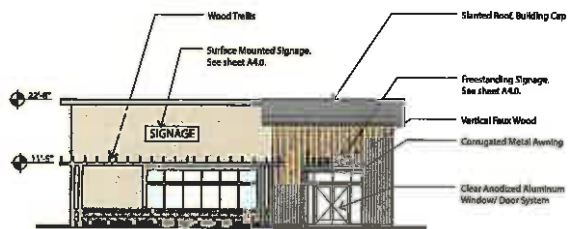
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 12
OF 36
DATE: December 01, 2017
SCALE: 1" = 10'-0"

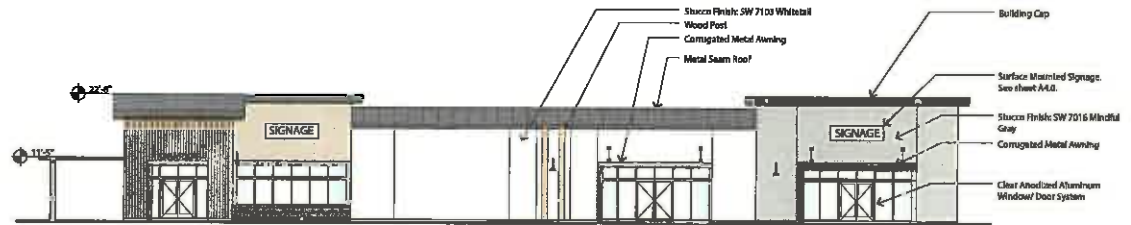
A3.3



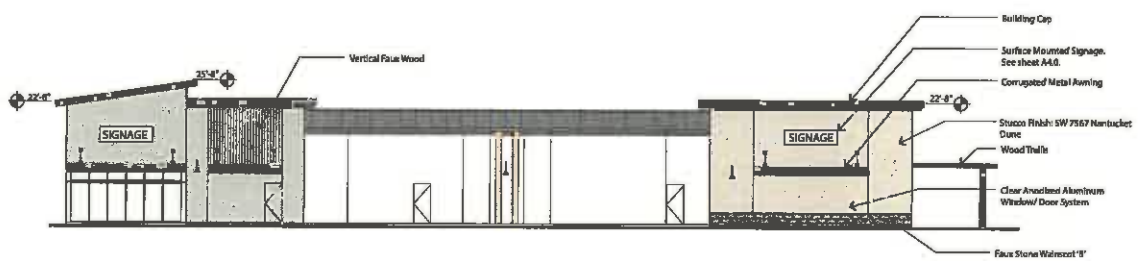
C Left Side Elevation



D Right Side Elevation



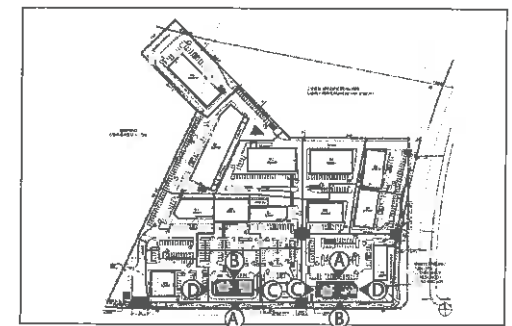
A Elevation



B Elevation

NOTES:

SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

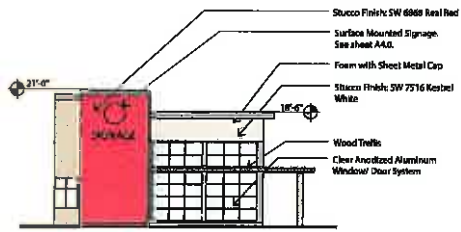
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
R 2 and R 4 BUILDING ELEVATIONS



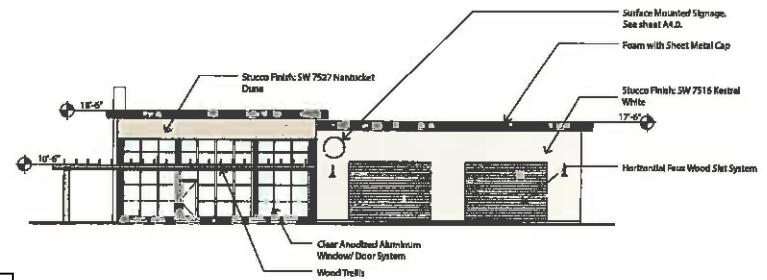
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 13
OF 36
DATE: December 01, 2017
SCALE: 1" = 10'-0"

A3.4



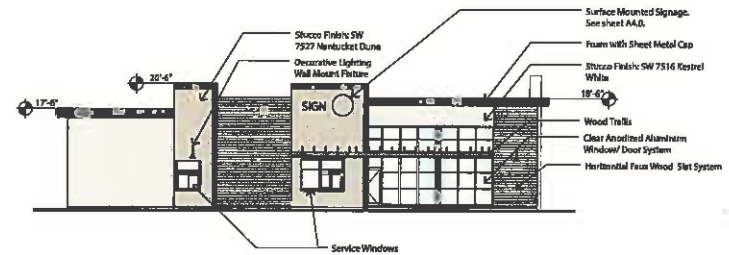
C Right Side Elevation



A Front Entry Elevation



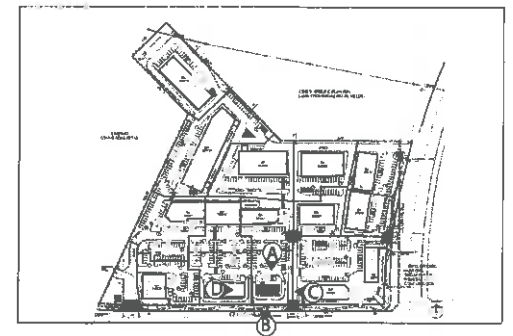
D Left Side Elevation



B Rear Elevation

NOTES:

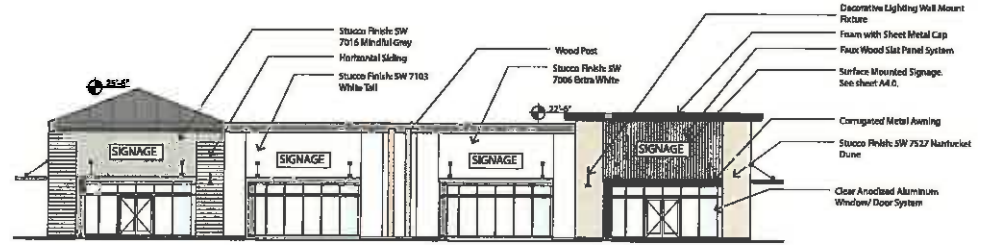
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



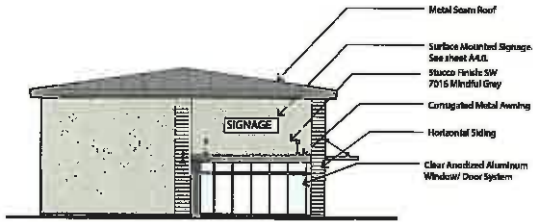
KEY MAP



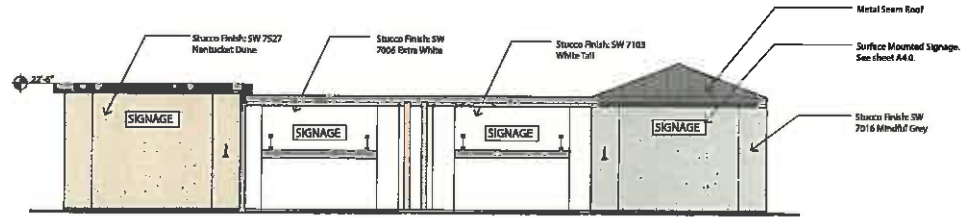
C Side Elevation



A Front Elevation



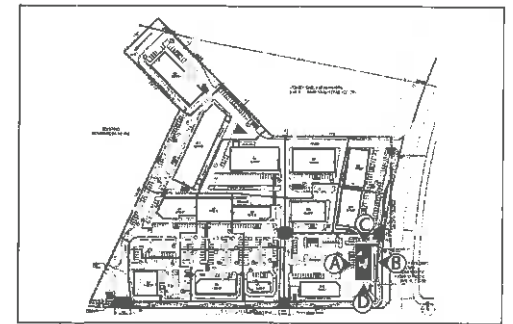
D Side Elevation



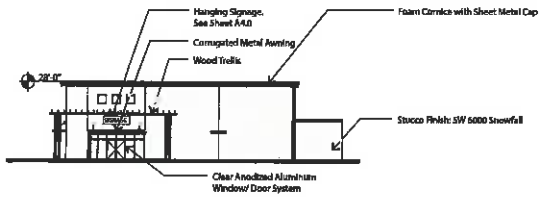
B Back Elevation

NOTES:

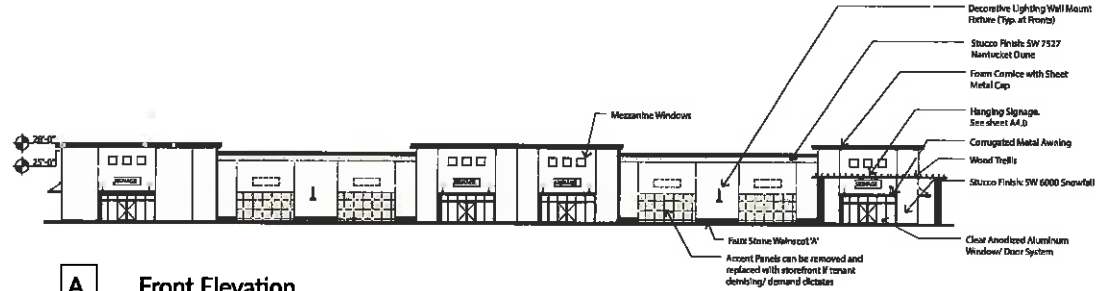
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



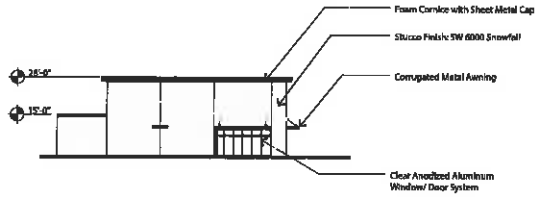
KEY MAP



C Right Side Elevation



A Front Elevation



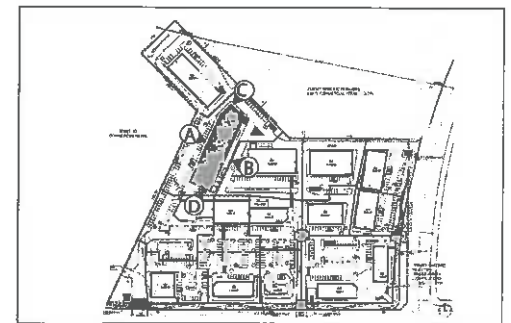
D Left Side Elevation



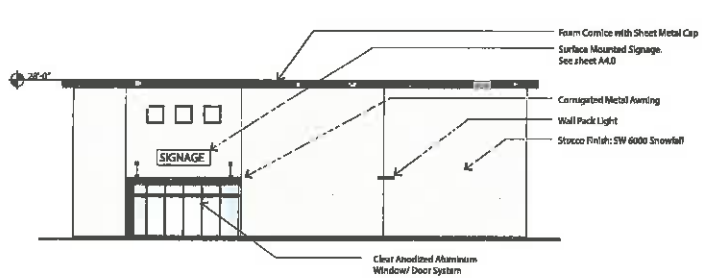
B Back Elevation

NOTES:

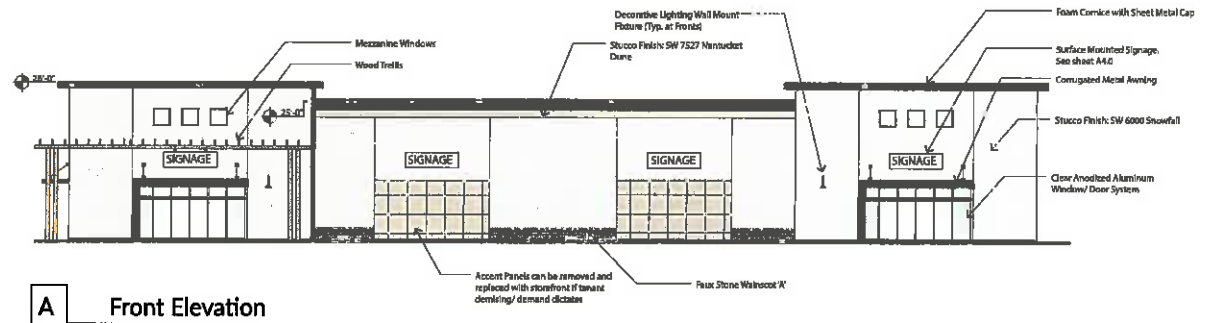
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



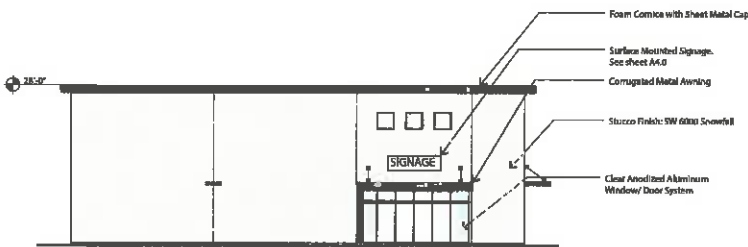
KEY MAP



C Right Side Elevation



A Front Elevation

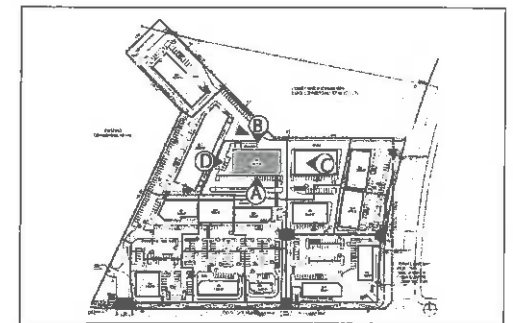


D Left Side Elevation



B Back Elevation

NOTES:
 SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR MORE INFORMATION.



KEY MAP

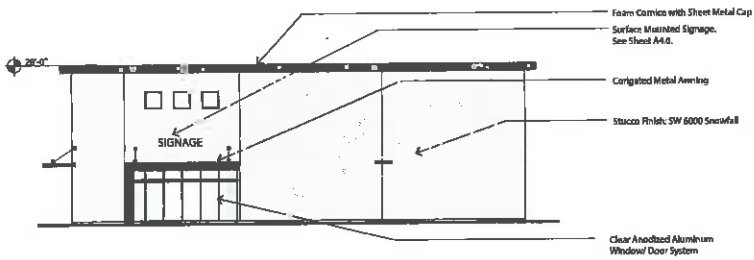
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 B 2 BUILDING ELEVATIONS



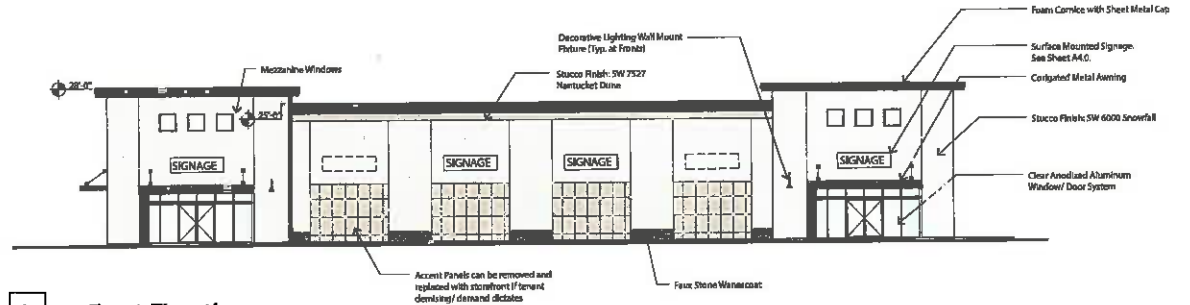
W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

DWG: 17
 OF 36
 DATE: December 01, 2017
 SCALE: 1" = 10'-0"

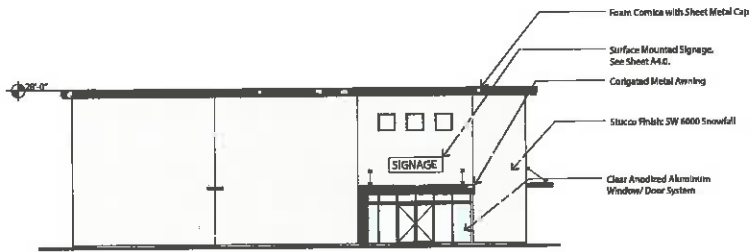
A3.8



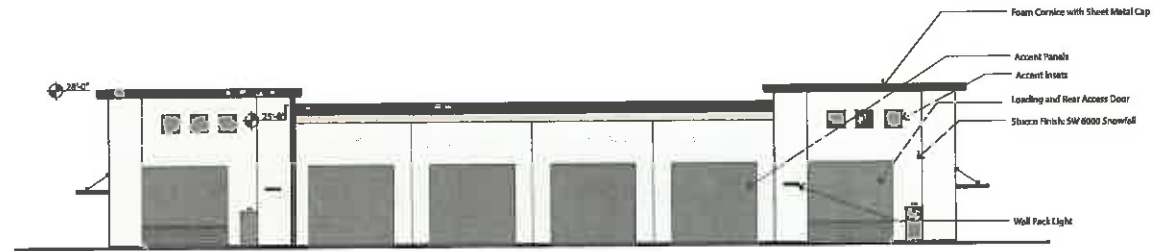
C Right Side Elevation



A Front Elevation

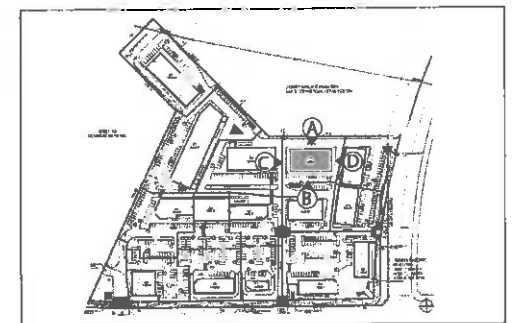


D Left Side Elevation



B Back Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

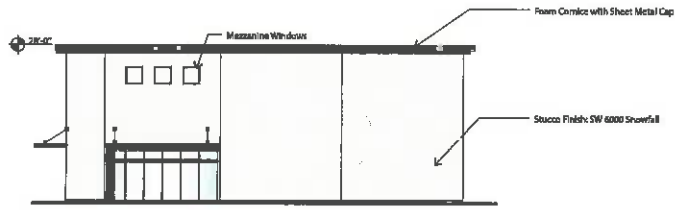
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
B 4 BUILDING ELEVATIONS



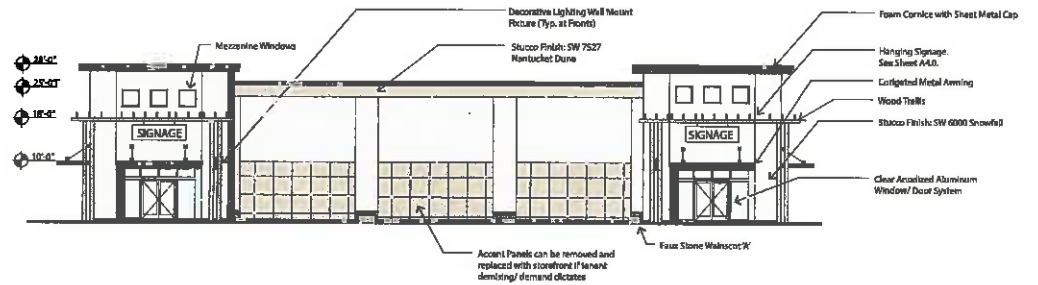
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG - 19 OF 86
DATE: December 01, 2017
SCALE: 1" = 10'-0"

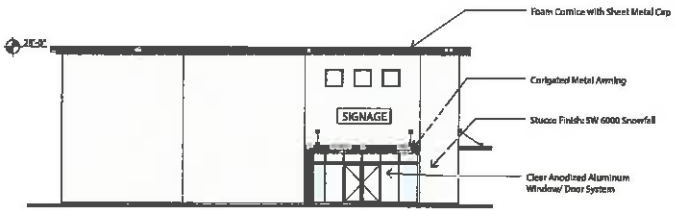
A3.10



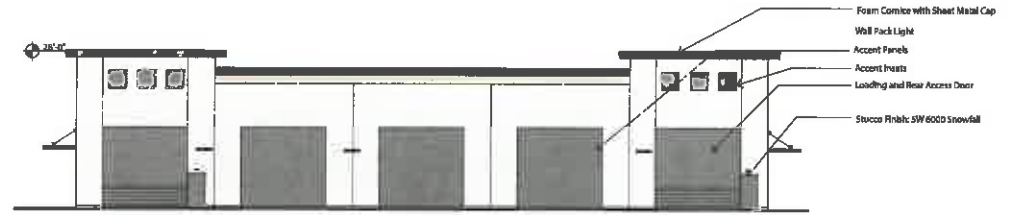
C Left Side Elevation



A Front Elevation



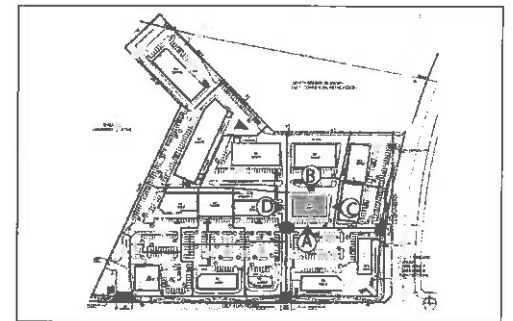
D Right Side Elevation



B Rear Elevation

NOTES:

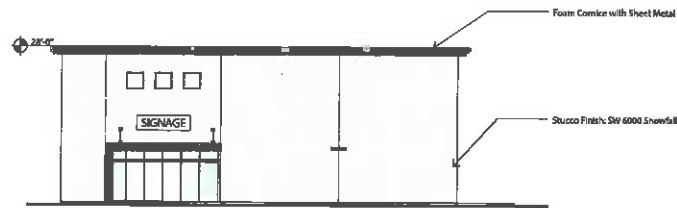
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



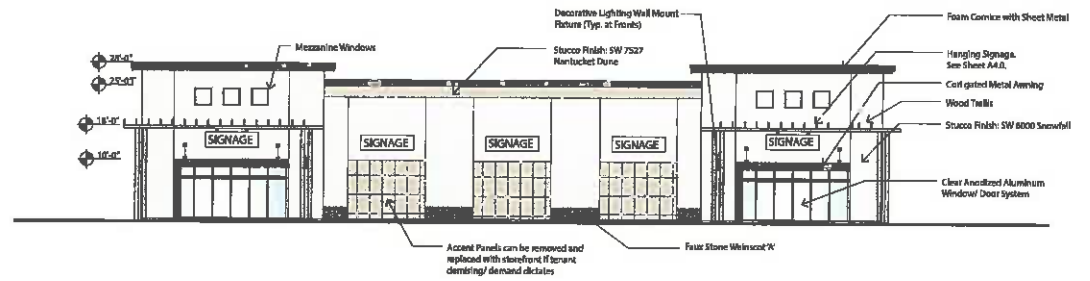
KEY MAP



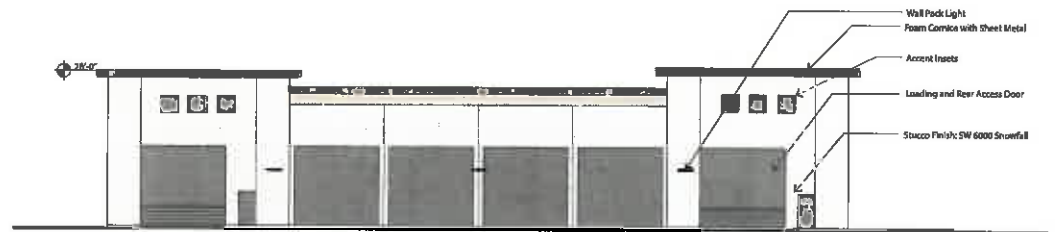
C Side Elevations



D Side Elevations

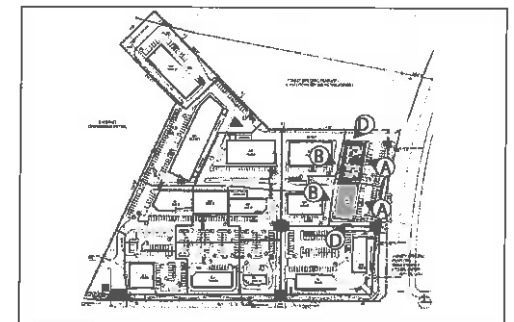


A Front Elevation

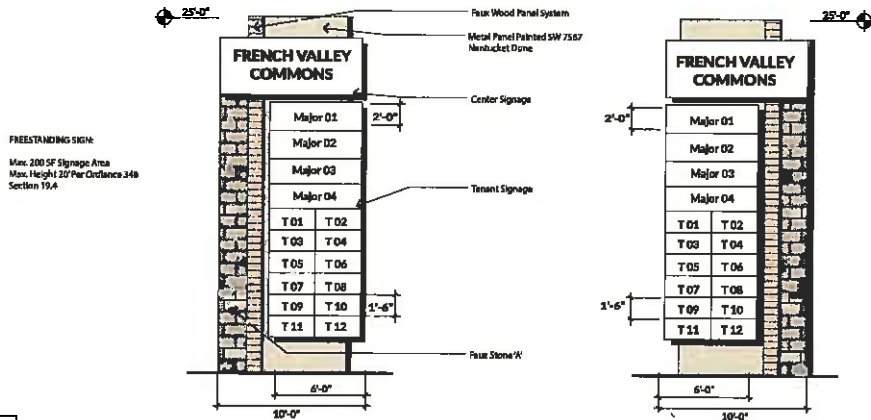


B Rear Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP



FREESTANDING SIGN
Max. 200 SF Signage Area
Max. Height 20' Per Ordinance 348
Section 19.A

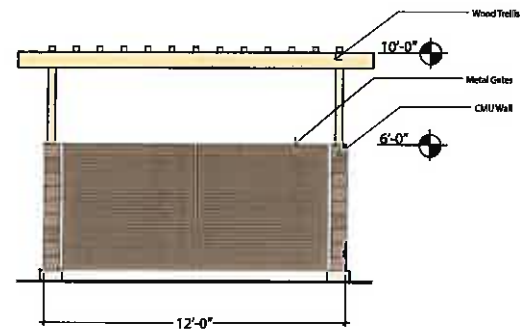
A Pylon Sign - Front and Back Elevations (2 Locations)

SIGNAGE MATRIX

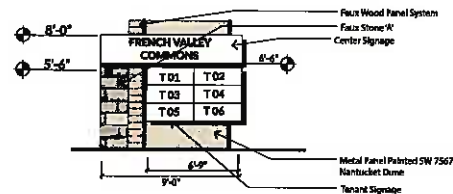
French Valley Commons Signage Fabrications	Total Proposed Signage	Building Wall Dimensions	Total Wall Square Footage	Total Signage Allowed
M1 - Front Sign A	174.7	18'x20'	274.4	274.4
Pat 53 - Front Sign A	54.3	8'0" x 7'11"	186.8	186.8
Pat 53 - Side Sign B	64.35	7'6" x 21"	155.4	155.4
Pat 52 - Front Sign A	54.3	8'0" x 7'11"	186.8	186.8
Pat 52 - Side Sign B	64.35	7'6" x 21"	155.4	155.4
Pat 81 - Front Sign A	111.85	6'7" x 12' 3"	158.7	158.7
Pat 82 - Street Side Sign B	71	8'0" x 20"	160.0	160.0
Pat 83 - Shopping Center Side Sign C	71	8'0" x 20"	160.0	160.0
Pat 85 - Entry Signage	94	12'0" x 12"	144.0	144.0
Pat 82 - West Side Signage	84	11'6" x 7"	128.0	128.0
Pat 84 - Street Side Signage	24	8'0" x 7"	56.0	56.0
Pat 83 - Wendy's Entry Transition Sign	11.25	18'6" x 6"	111.2	111.2
Pat 83 - Wendy's Side Sign	43.85	18'6" x 7"	130.0	130.0
Pat 83 - Wendy's Street Side Sign	25.8	18'6" x 7"	130.0	130.0
Pat 85 - Entry Signage	80	14'7" x 12"	176.4	176.4
Pat 84 - West Side Signage	30	20'6" x 9"	185.4	185.4
Pat 84 - Street Side Signage	80	14'7" x 12"	176.4	176.4
Pat 85 - Entry Signage	36	13'0" x 12"	156.0	156.0
Pat 85 - West Side Signage	14	17'6" x 7"	123.2	123.2
Pat 85 - Street Side Signage	14	17'6" x 7"	123.2	123.2
Pat 85 - Front Sign A	200	28'0" x 10'3"	716.0	716.0
Pat 85 - Rear Sign B	200	28'0" x 10'3"	716.0	716.0
Pat 85 - Right Side Sign C	25	8'0" x 8"	64.0	64.0
Pat 85 - Front Sign A	180	17.7' x 10.5"	427.8	427.8
Pat 85 - Rear Sign B	100	17.7' x 10.5"	427.8	427.8
Pat 85 - Left Side Sign C	15	8'0" x 8"	64.0	64.0
Pat 85 - Right Side Sign D	15	8'0" x 8"	64.0	64.0
Pat 85 - Front Sign A	125	28'0" x 10'3"	491.2	491.2
Pat 85 - Rear Sign B	125	28'0" x 10'3"	491.2	491.2
Pat 85 - Right Side Sign C	25	8'0" x 8"	64.0	64.0
Pat 84 - Front Sign A	100	14'0" x 12"	168.0	168.0
Pat 84 - Rear Sign B	100	14'0" x 12"	168.0	168.0
Pat 84 - Left Side Sign C	25	8'0" x 8"	64.0	64.0
Pat 84 - Right Side Sign D	25	8'0" x 8"	64.0	64.0
Pat 85 - Front Sign A	115	12'0" x 10'0"	360.0	360.0
Pat 85 - Rear Sign B	115	12'0" x 10'0"	360.0	360.0
Pat 85 - Left Side Sign C	15	7'0" x 7"	49.0	49.0
Pat 85 - Right Side Sign D	15	7'0" x 7"	49.0	49.0
Pat 86 - Front Sign A	125	15'0" x 12"	180.0	180.0
Pat 86 - Rear Sign B	125	15'0" x 12"	180.0	180.0
Pat 86 - Side Sign C	15	7'0" x 7"	49.0	49.0
Pat 87 - Front Sign A	125	15'0" x 12"	180.0	180.0
Pat 87 - Rear Sign B	125	15'0" x 12"	180.0	180.0
Pat 87 - Side Sign C	25	7'0" x 7"	49.0	49.0
Total	1,188.80		11,700.00	
Pylon Sign - Per Single Side	200		200	
Center ID Signage - Per Single Side	15		N/A	
Monument Sign - Per Single Side	71		100	

NOTES:

SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



D Trash Enclosure - Front Elevation



B Monument Sign - Front Elevation (3 Total)



C Center ID Singage

FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA



W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 22 OF 36
DATE: December 01, 2017
SCALE: 1/4" = 1'-0"

A4.0



Standing Seam Metal Roof
Manufacturer: Berridge
Manufacturing or Equal
Color Name: Charcoal Grey



A Metal Seam Roof



Heavy Timber/ Glu-lam
Beam 4x Timber
Color: Natural Stain

Precedent Image

B Heavy Timber Pop-out



Foam with Sheet Metal Cap
Paint:
Brand: Sherwin Williams
Brand Number: SW 2849
Color Name: Westchester
Gray

C Foam Cornice with Sheet Metal Cap



Precedent Imagery

D Corrugated Metal Awning



Faux Stone Wainscot 'A'
Manufacturer: Cultured
Stone by Boral
Product: Country Iedgestone
Color: Aspen

E Faux Stone Wainscot 'A'



Faux Stone Wainscot 'B'
Manufacturer: Cultured
Stone by Boral
Product: Country Iedgestone
Color: Chardonnay

F Faux Stone Wainscot 'B'



Faux Wood Slat Panel
System
Manufacturer: Nichiha
Product: Vintage Wood
Color: Cedar

Precedent Image

G Faux Wood Slat Panel System



Horizontal Siding
Manufacturer: Boral
Product: Channel Siding

Paint:
Brand: Sherwin Williams
Brand Number: SW 7641
Color Name: Colorado's Gray

Precedent Image

H Horizontal Siding



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 6000
Color Name: Snowfall

I Stucco Finish - SW 6000



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 6750
Color Name: Waterfall

J Stucco Finish - SW 6750



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 6868
Color Name: Real Red

K Stucco Finish - SW 6868



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 7006
Color Name: Extra White

L Stucco Finish - SW 7006



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 7016
Color Name: Mindful Gray

L Stucco Finish - SW 7016



Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 7103
Color Name: Whitefall

M Stucco Finish - SW 7103



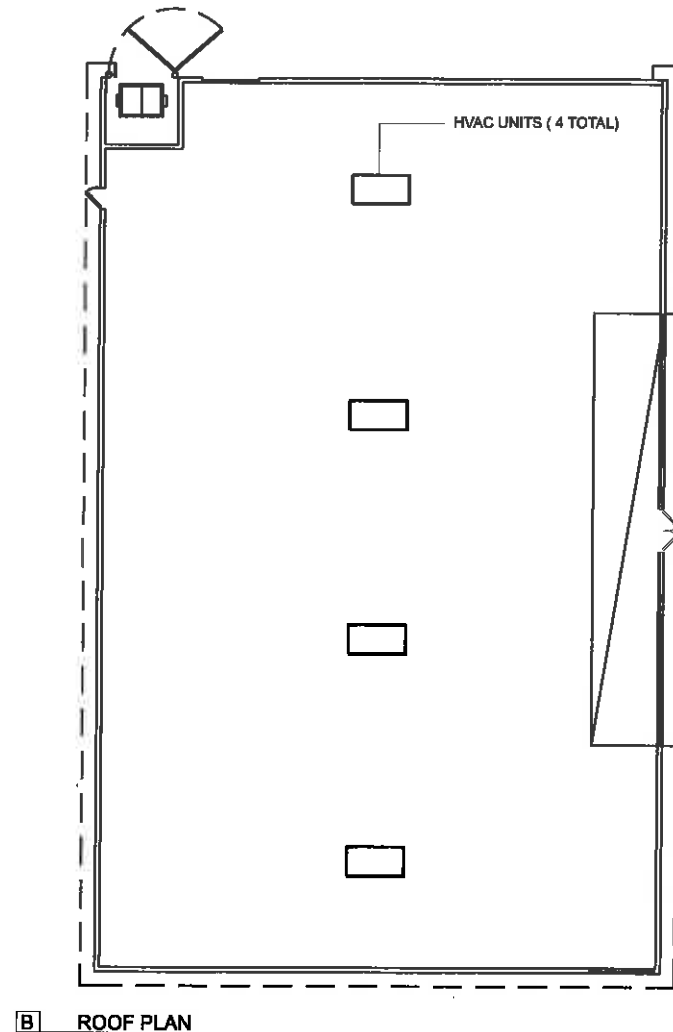
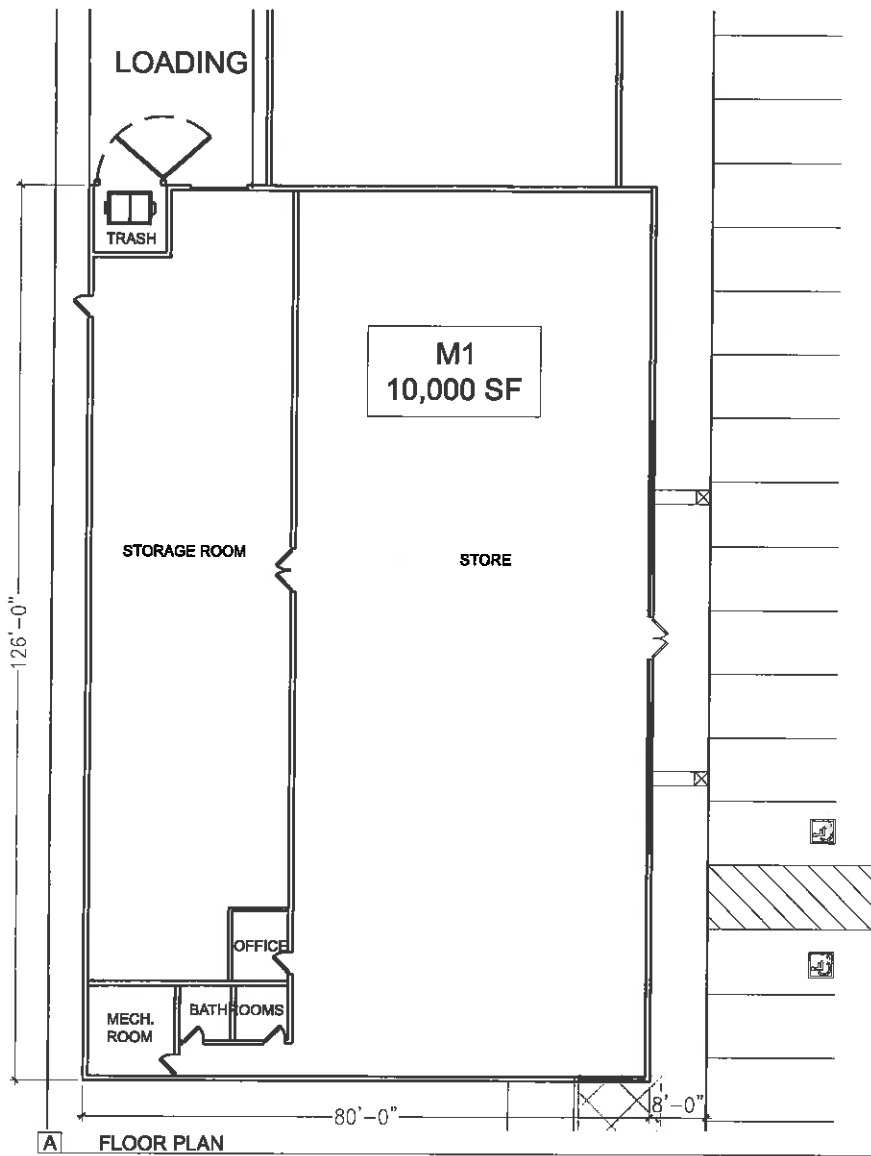
Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 7516
Color Name: Kestrel White

N Stucco Finish - SW 7516



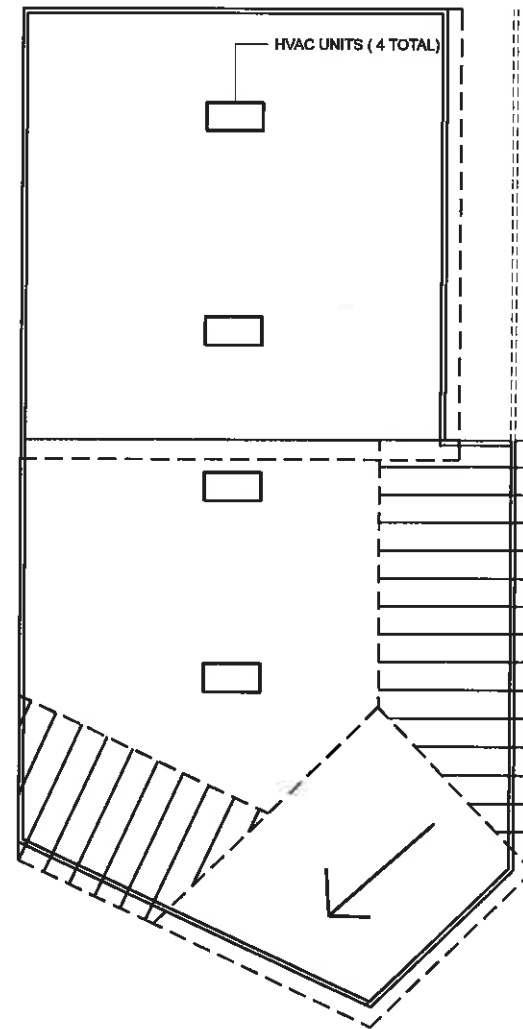
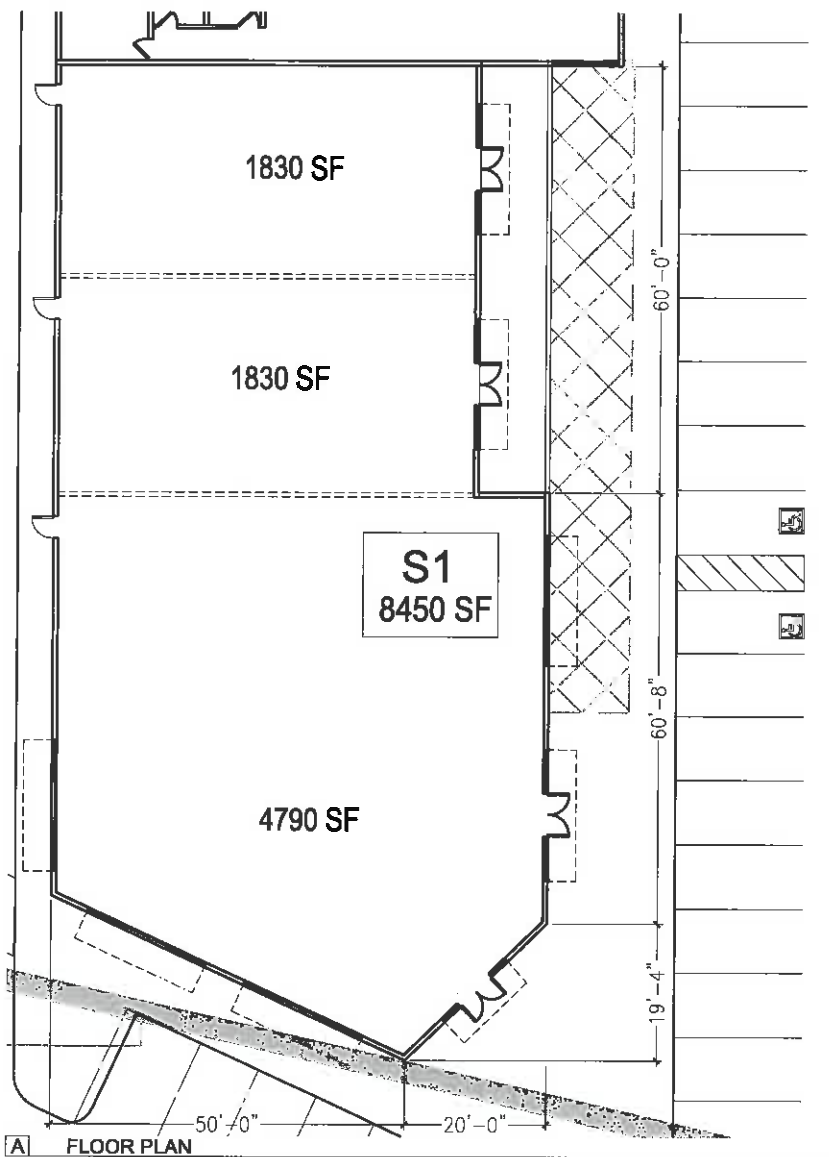
Stucco Finish
Paint:
Brand: Sherwin Williams
Brand Number: SW 7567
Color Name: Nantucket Dune

O Stucco Finish - SW 7567



NOTES:
1. SINGLE TENANT - NON FOOD/ RETAIL





NOTES:
 1. MULTIPLE TENANT - NON FOOD/RETAIL



FRENCH VALLEY COMMONS
 S1 BUILDING FLOOR AND ROOF PLANS

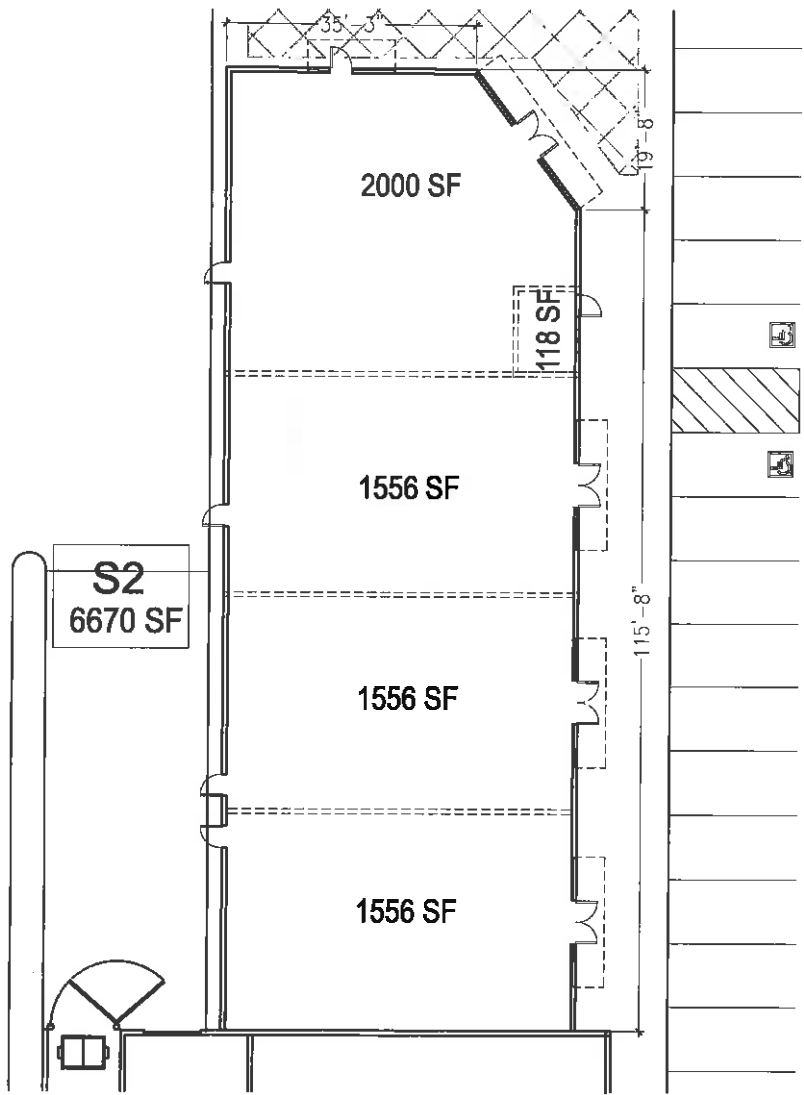
FRENCH VALLEY, CALIFORNIA



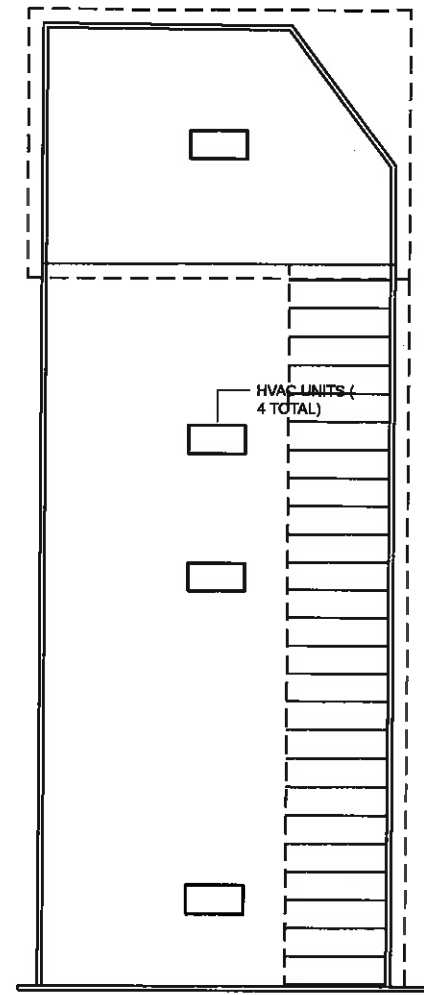
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 25 OF 36
 DATE: December 01, 2017
 SCALE: 1/4" = 1'-0"

A5.1



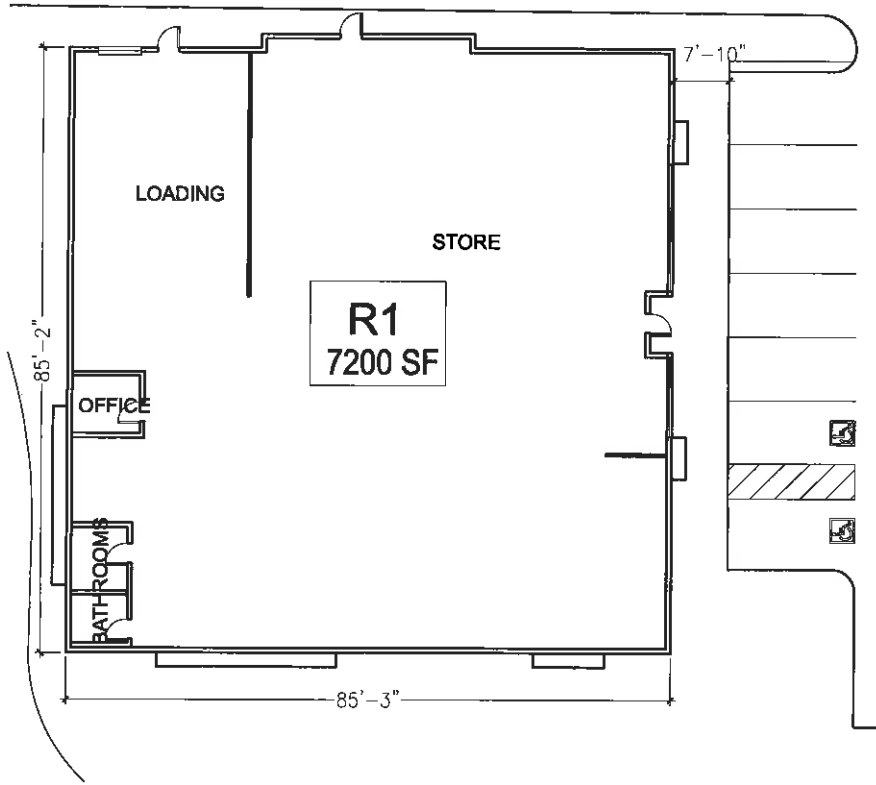
A FLOOR PLAN



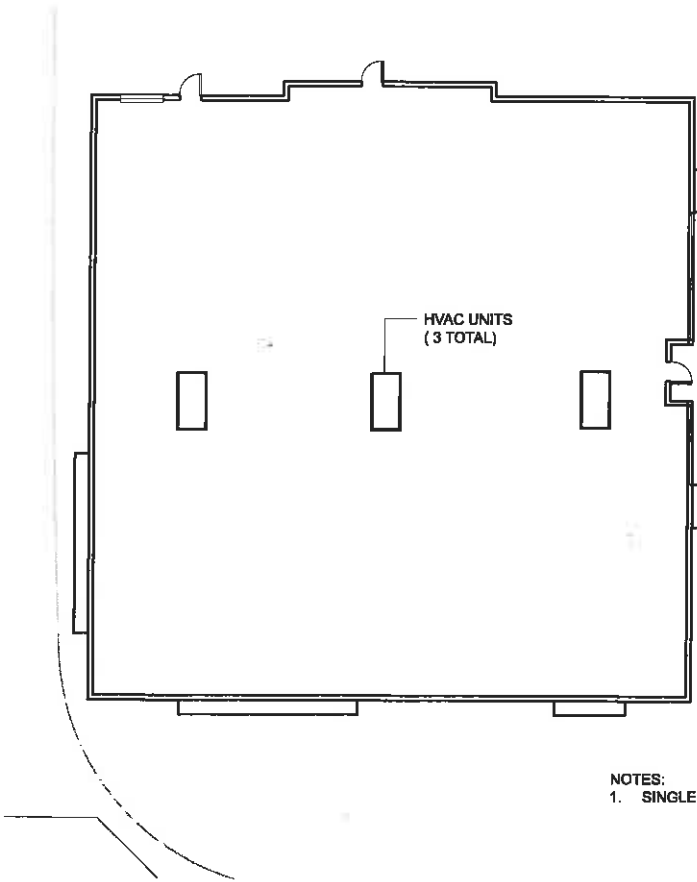
B ROOF PLAN

NOTES:
 1. MULTIPLE TENANTS:
 30% FOOD (2,000 SF MAX)
 70% NON-FOOD/RETAIL (4,670 SF MAX)





A FLOOR PLAN



NOTES:
1. SINGLE TENANT - NON-FOOD/RETAIL

B ROOF PLAN



FRENCH VALLEY COMMONS
R1 BUILDING FLOOR AND ROOF PLANS

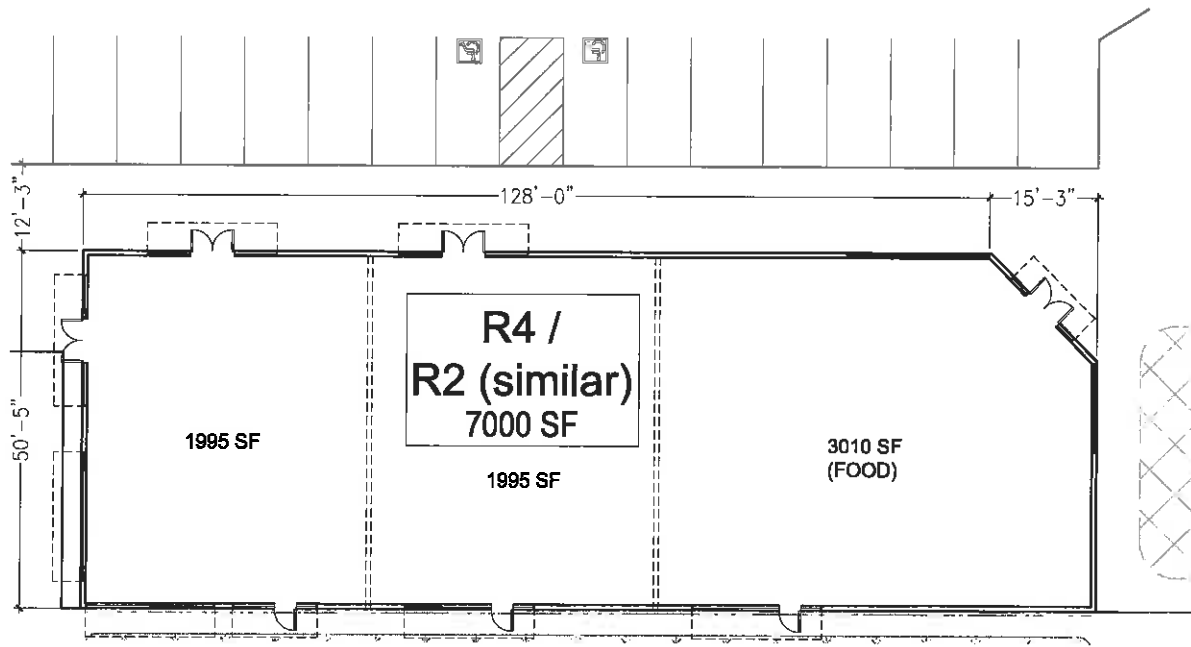
FRENCH VALLEY,
CALIFORNIA



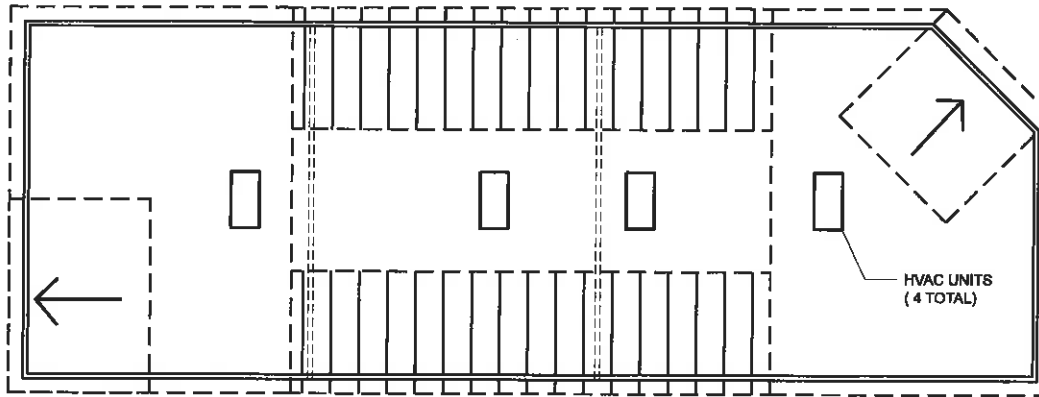
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 27
OF 36
DATE: December 01, 2017
SCALE: 1/8" = 1'-0"

A5.3



A FLOOR PLAN



B ROOF PLAN

- NOTES:**
- R2 - MULTIPLE TENANTS:
43% FOOD (3,010 SF MAX)
57% NON-FOOD/RETAIL (3,990 SF MIN)
 - R4 - MULTIPLE TENANTS (FLEX WITH R5):
38% FOOD (2,660 SF MAX)
62% NON-FOOD/RETAIL (4,340 SF MIN)



FRENCH VALLEY COMMONS
R2 and R4 BUILDING FLOOR AND ROOF PLANS

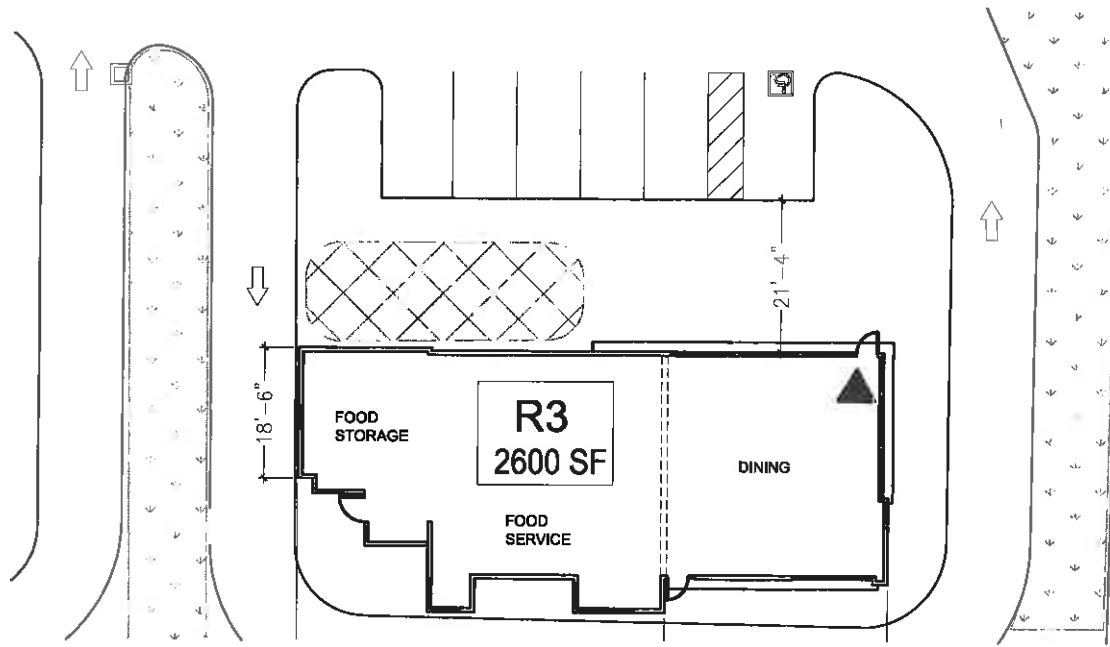
FRENCH VALLEY,
CALIFORNIA



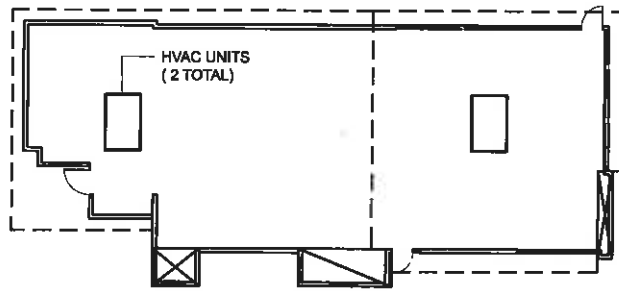
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 28
OF 36
DATE: December 01, 2017
SCALE: 1/8" = 1'-0"

A5.4



[A] FLOOR PLAN



[B] ROOF PLAN



FRENCH VALLEY COMMONS
R3 BUILDING FLOOR AND ROOF PLANS

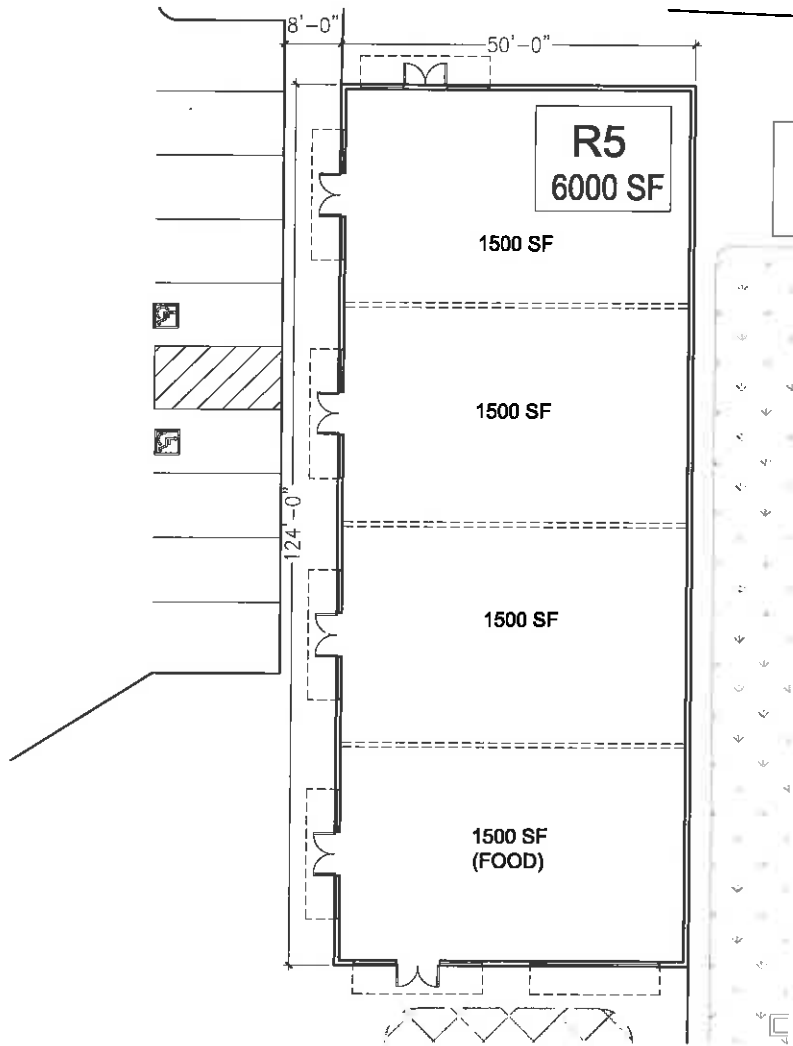
FRENCH VALLEY,
CALIFORNIA



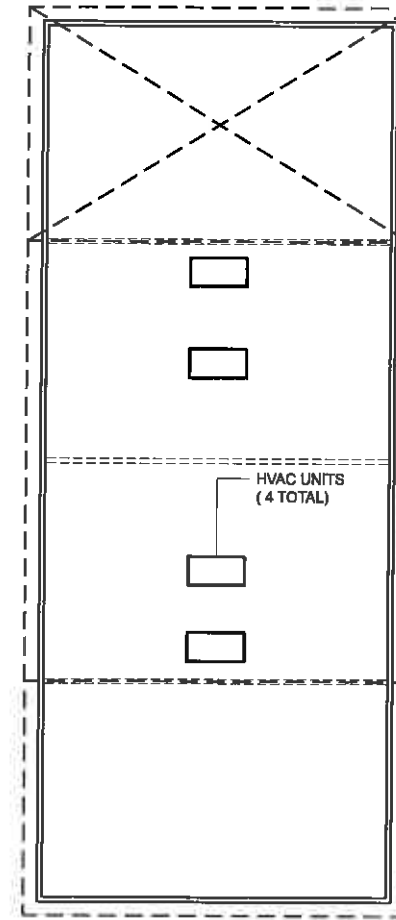
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 29
OF 38
DATE: December 01, 2017
SCALE: 1" = 1'-0"

A5.5

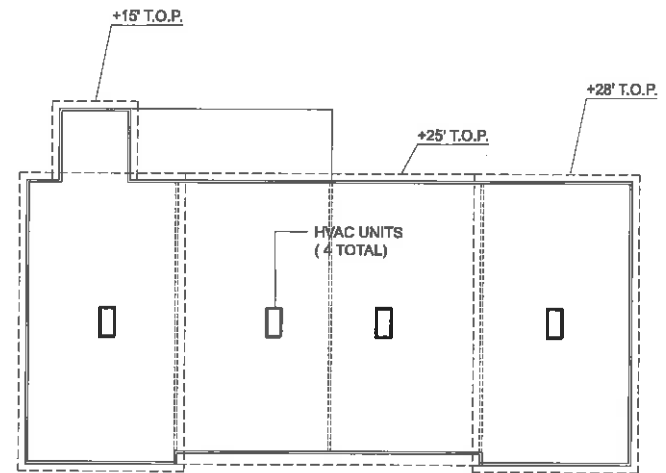
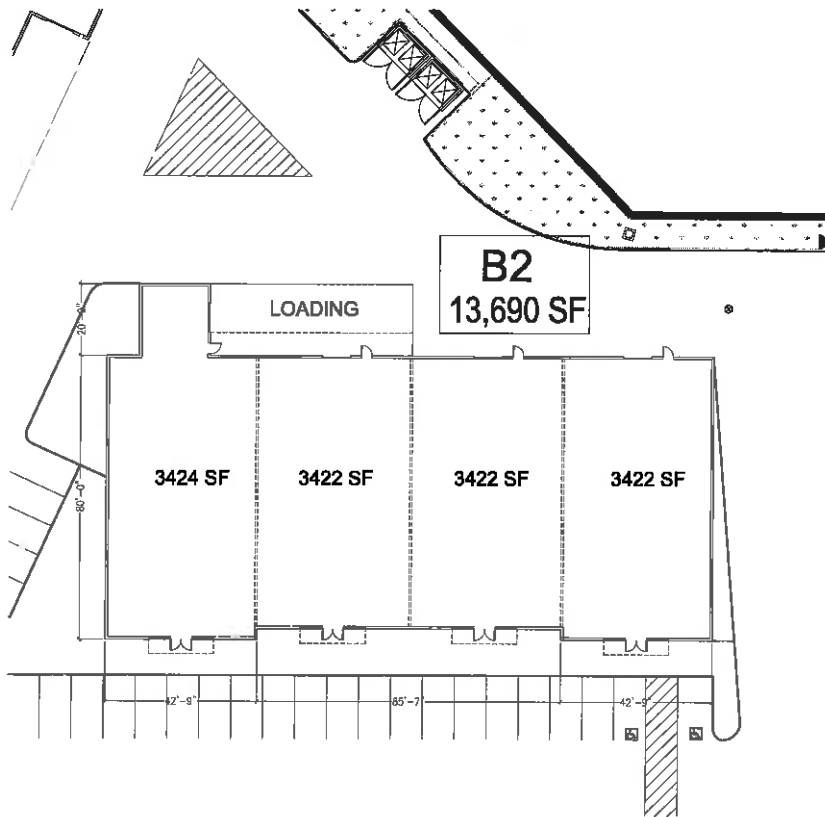


- NOTES:**
- R5 - MULTIPLE TENANTS (FLEX WITH R4):
38% FOOD (2,660 SF MAX)
62% NON-FOOD/RETAIL (4,340 SF MIN)



A FLOOR PLAN

B ROOF PLAN



A FLOOR PLAN

B ROOF PLAN



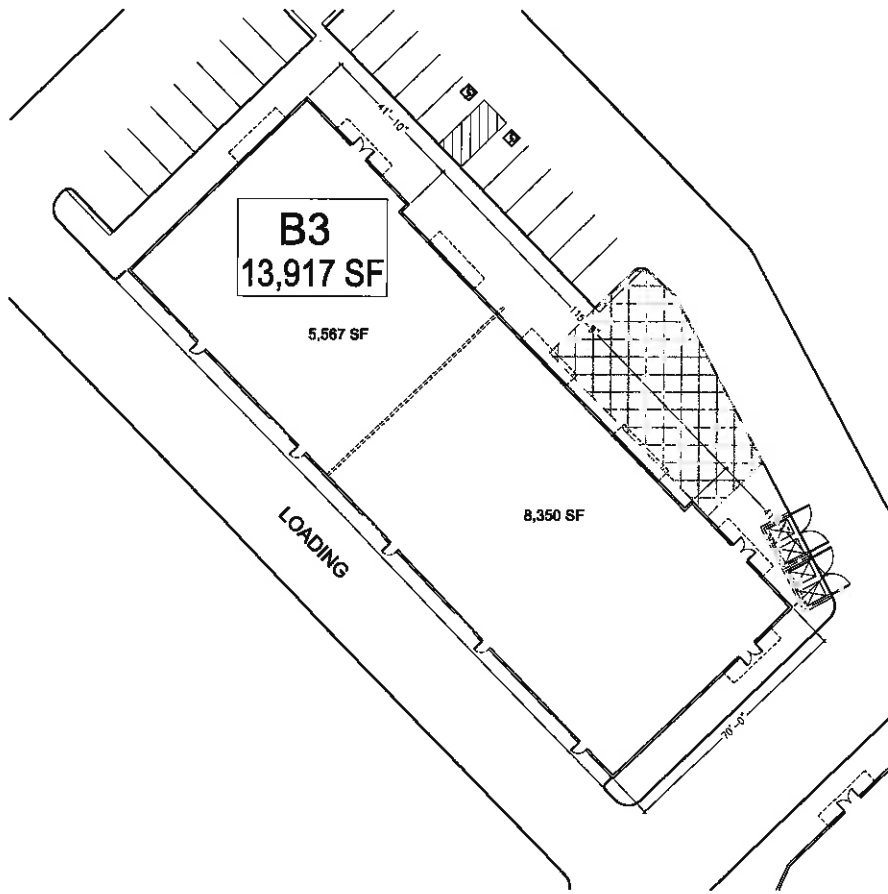
FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
B2 BUILDING FLOOR AND ROOF PLANS



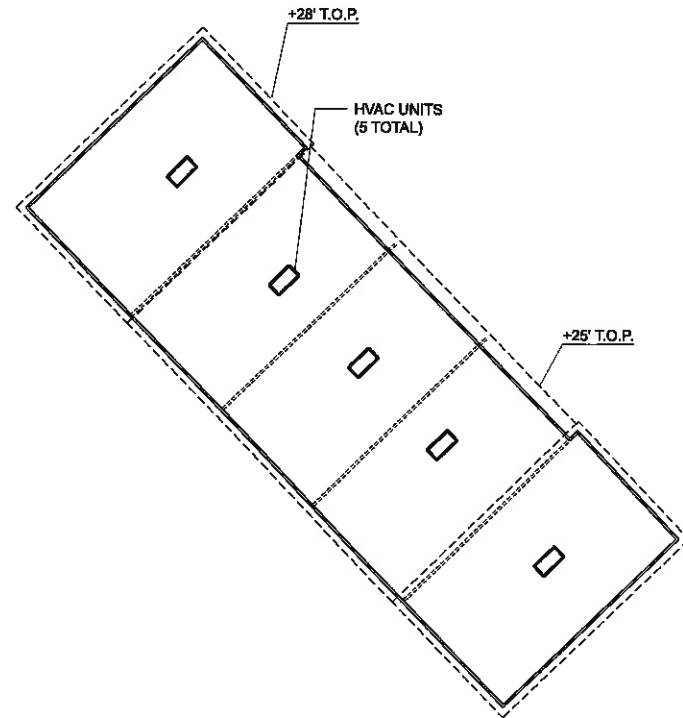
W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

DWG: 32
 OF 36
 DATE: December 01, 2017
 SCALE: 1/8" = 1'-0"

A5.8



A FLOOR PLAN



B ROOF PLAN



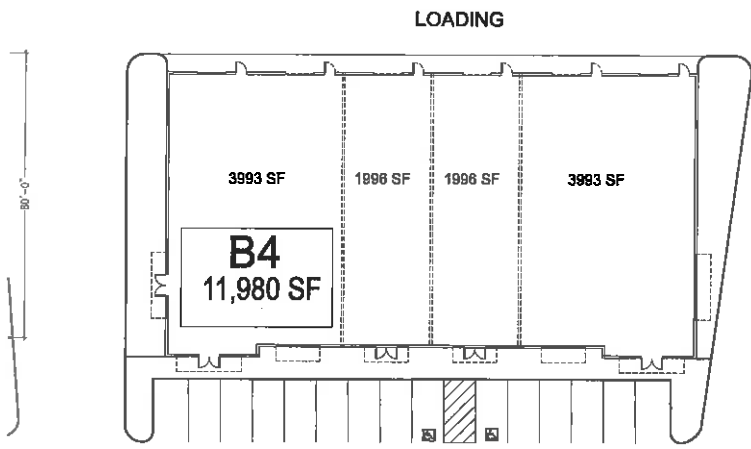
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
B3 BUILDING FLOOR AND ROOF PLANS



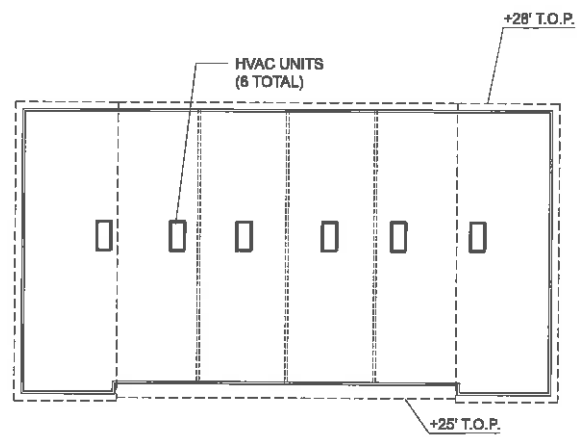
W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

DWG: 33
 OF 36
 DATE: December 01, 2017
 SCALE: 1/16" = 1'-0"

A5.9



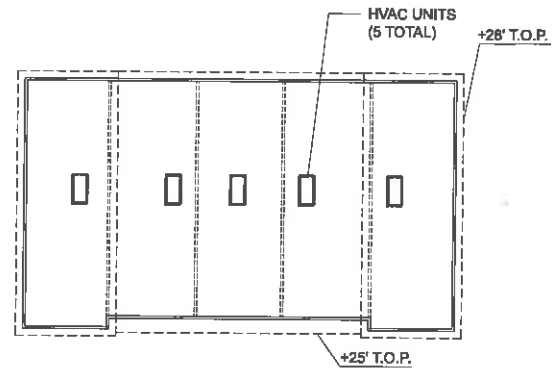
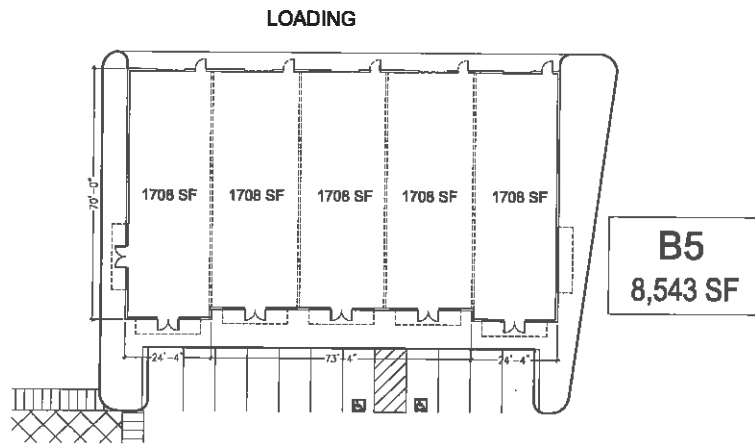
A FLOOR PLAN



B ROOF PLAN



<p>FRENCH VALLEY COMMONS</p> <p>B4 BUILDING FLOOR AND ROOF PLANS</p>	<p>FRENCH VALLEY, CALIFORNIA</p>		<p>W DEVELOPMENT PARTNERS OF TEMECULA, LLC</p>	<p>DWG: 34 OF 36</p> <p>DATE: December 01, 2017</p> <p>SCALE: 1/16" = 1'-0"</p>	<p>A5.10</p>
---	--------------------------------------	---	--	--	---------------------



A FLOOR PLAN

B ROOF PLAN



FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA

B5 BUILDING FLOOR AND ROOF PLANS



W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG 35
OF 38
DATE: December 01, 2017
SCALE: 1/16" = 1'-0"

A5.11

FV. FRENCH VALLEY AIRPORT

FV.1 Compatibility Map Delineation

- 1.1 *Airport Master Plan Status:* The Master Plan adopted by the Riverside County Board of Supervisors on September 28, 2010 provides the basis for the French Valley Airport Compatibility Map. The Airport Layout Plan drawing was updated in April 2010.
- 1.2 *Airfield Configuration:* There are no planned changes to the present 6,000-foot runway.
- 1.3 *Airport Activity:* Updated projections completed for this *Compatibility Plan* indicate that airport activity will increase from approximately 97,700 annual operations in 2008 to 149,200 in 2030. The overall mix and character of use of the airport will be very similar in the future.
- 1.4 *Airport Influence Area:* The airport influence area boundary coincides with the outer edge of the Federal Aviation Regulations (FAR) Part 77 conical surface for the airport to the north and south. To the east and west, the airport influence area encompasses the normal aircraft traffic patterns.

FV.2 Additional Compatibility Policies

- 2.1 *Zone B2 Building Height:* Notwithstanding the limitation of two aboveground habitable floors indicated in Table 2A of Chapter 2, any nonresidential building in *Compatibility Zone B2* at French Valley Airport may have up to three aboveground habitable floors, provided that no such building or attachments thereto shall penetrate the airspace protection surfaces defined for the airport in accordance with FAR Part 77.
- 2.2 *Calculation of Zone D Residential Densities:* Residential densities in Zone D shall be calculated on a “net” rather than “gross” basis. For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

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

(a) In *Compatibility Zone B1:*

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

(b) In *Compatibility Zone C:*

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

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

CHAPTER 3 INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAPS

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

<u>Use</u>	<u>Minimum Square Feet per Occupant</u>
1. Aircraft Hangars (no repair)	500
2. Auction Rooms	7
3. Assembly Areas, Concentrated Use (without fixed seats)	7
Auditoriums	
Churches and Chapels	
Dance Floors	
Lobby Accessory to Assembly Occupancy	
Lodge Rooms	
Reviewing Stands	
Stadiums	
Waiting Areas	3
4. Assembly Areas, Less Concentrated Use	15
Conference Rooms	
Dining Rooms	
Drinking Establishments	
Exhibit Rooms	
Gymnasiums	
Lounges	
Stages	
Gaming	11
5. Bowling Alley (assume no occupant load for bowling lanes)	4
6. Children's Homes and Homes for the Aged	80
7. Classrooms	20
8. Congregate Residences	200
9. Courtrooms	40
10. Dormitories	50
11. Dwellings	300
12. Exercising Rooms	50
13. Garage, Parking	200
14. Health-Care Facilities	80
Sleeping Rooms	120
Treatment Rooms	240
15. Hotels and Apartments	200
16. Kitchen – Commercial	200
17. Library Reading Room	50
Stack Areas	100
18. Locker Rooms	50
19. Malls	Varies
20. Manufacturing Areas	200
21. Mechanical Equipment Room	300
22. Nurseries for Children (Daycare)	35
23. Offices	100
24. School Shops and Vocational Rooms	50
25. Skating Rinks	50 on the skating area; 15 on the deck
26. Storage and Stock Rooms	300
27. Stores — Retail Sales Rooms	
Basements and Ground Floors	30
Upper Floors	60
28. Swimming Pools	50 for the pool area; 15 on the deck
29. Warehouses	500
30. All Others	100

Source: California Building Code (1998), Table 10-A

Table C1

Occupancy Levels—California Building Code

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The County of Riverside may hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: March 8, 2018

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1079FV18 – W. Development Partners of Temecula (Representative: Michael Schweitzer, SWS Engineering) - County Planning Case Nos. CUP03777 (Conditional Use Permit) and PM 37399 (Tentative Parcel Map). The applicant proposes to develop fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.8 acres in size, providing individual lots for most of the proposed buildings. (Airport Compatibility Zones C, B1, and D of the French Valley Airport Influence Area)

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

FV
B1, C, D



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1079FV18 DATE SUBMITTED: 1/19/18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant Jim ROACHELLE Phone Number 925.250.7118
Mailing Address 344 20th Street Email jroachelle@gmail.com
Oakland, CA 94612

Representative SWS ENGINEERING Phone Number 760.744.0011
Mailing Address 261 Autumn Dr #115 Email michael@sws-engr.com
San Marcos CA 92069

Property Owner Applicant Phone Number _____
Mailing Address _____ Email _____

LOCAL JURISDICTION AGENCY

Local Agency Name County of Riverside Phone Number 951.955.3220
Staff Contact Dave Alvarez Email _____
Mailing Address 4080 Lemon Ave Case Type _____
Riverside, CA 92502
Local Agency Project No CUP 03777; PM 37399
 General Plan / Specific Plan Amendment
 Zoning Ordinance Amendment
 Subdivision Parcel Map / Tentative Tract Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address NW Corner Leon & Benton
Assessor's Parcel No. 963-060-032 Gross Parcel Size 14.1
Subdivision Name Winchester Crossroads Nearest Airport and distance from Airport French Valley 0.71 miles
Lot Number _____

PROJECT DESCRIPTION

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

Existing Land Use (describe) Vacant

Proposed Land Use (describe)	<i>Mixed Use - retail, office, industrial</i>		
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)	<i>1357 ±</i>	ft.
	Height of buildings or structures (from the ground)	<i>22' - 8"</i>	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	
	If yes, describe	<input checked="" type="checkbox"/> No	

- 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, landscaping plans, grading plans, subdivision maps)
 - ✓ 1..... Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, 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
 - ✓ 6..... 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**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.



January 19, 2018

Proj. No. 15-078

John Guerin
ALUC
County of Riverside
4080 Lemon Street, 14th Floor
Riverside, CA 92501

RE: WINCHESTER CROSSINGS

Dear John,

The proposed project is located at the NW corner of Leon and Benton Roads in the County of Riverside. The project is approximately 0.71 miles NE of the French Valley Airport. The project is just over 14 acres in size and will construct 15 buildings. These buildings will be a mixture of retail, office and industrial. The breakdown is represented on the project spreadsheet which describes the occupancy levels per the requirements of ALUC.

The project is within three (3) airport zones; B1, C and D. A majority of the site is within the C Zone. The project is adjacent to an existing retail center located to the west of the proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is written over the word "Sincerely,".

Michael D. Schweitzer, P.E.
CEO / President



SWS ENGINEERING, INC.

Civil Engineering | Land Surveying | Land Planning

TRANSMITTAL

Recipient: County of Riverside
4080 Lemon Street
Riverside, CA 92501
Attn: John Guerin - 14th Floor
Phone #:
Date: 01/19/18

PN: 15-078
Project Name: Winchester
Submittal Type: 1st
BGR/Plan Ref #:
Submitted by: Mike S

We are providing you with the following documents:

Quantity	Type	Description
1	Original	Check # 1409 - \$2,662.00
1	Original	Application
1	Copy	ALUC Exhibit
1	Copy	Tentative Map - full size and 8x11
1	Copy	Preliminary Grading and Utility Plan - full size and 8x11
1	Copy	Architectural Package - full size and 8x11

Comments:

Sent Via: US Mail UPS Delivery

Delivered by: Latoya **Picked-up by:** _____ **Received by:** _____

✓

**RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION**

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of December 15, 2017 through February 13, 2018, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed two non-legislative cases within Zone E of the March Air Reserve Base/Inland Port Airport Influence Area and one non-legislative case within Zone D of the Hemet-Ryan Airport Influence Area and issued determinations of consistency.

ZAP1296MA17 (March, Zone E) pertains to City of Menifee Case No. 2017-339 (Tentative Parcel Map No. 37379), a proposal to reconfigure 175.05 acres located easterly of Encanto Drive and Interstate 215, southerly of Rouse Road, and westerly of Antelope Road (presently in seven Assessor's parcels and inclusive of five legal lots) into four parcels, so as to separate areas with existing commercial and industrial buildings (Parcels 1, 3, and 4) from the area to be developed with residential uses pursuant to the Fleming Ranch Specific Plan (Parcel 2). The site is located within Compatibility Zone E, where neither residential density nor nonresidential intensity is restricted. Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 13,825 feet from the project site. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures exceeding 1,553 feet AMSL. The site has an existing maximum elevation of approximately 1,430 feet AMSL. With a maximum structure height of 45 feet, the top point elevation would be 1,475 feet AMSL. Therefore, FAA OES obstruction evaluation review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on December 28, 2017.

ZAP1297MA18 (March, Zone E) pertains to City of Riverside Case No. PM37166 (Tentative Parcel Map), a proposal to divide 1.1 acres (currently two Assessor's parcels) located along the westerly side of Cedarhill Drive, easterly of Melogold Avenue, into three lots. The site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where residential density is not restricted. The elevation of the project site is more than 500 feet lower than the elevation at the northerly terminus of the runway at March Air Reserve Base/Inland Port Airport. While the elevation of the site is higher than the elevations of the runways at Riverside Municipal Airport and Flabob Airport (which are closer to the site than March), these runways are more than 20,000 feet from the project site. Therefore, notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) was not required. ALUC Director Simon Housman issued a determination of consistency for this project on January 25, 2018.

ZAP1049HR17 (Hemet-Ryan, Zone D) pertains to City of Hemet Case No. CUP17-003 (Conditional Use Permit), a proposal to construct a 60 foot tall wireless telecommunication monopine facility with a 138 square foot equipment shelter within a 760 square foot lease area on an 8.4-acre parcel owned by the Hemet Unified School District located at 435 S. Lyon Avenue (on the westerly side of Lyon Avenue, southerly of Acacia Avenue, and northerly of the rail line. The site is located within Compatibility Zone D of the Hemet-Ryan Airport Influence Area. Within the portion of Compatibility Zone D easterly of Cawston Avenue, non-residential intensity is limited to 300 persons per average acre and 1,200 persons per single acre. This project does not increase existing occupancy at the site. The elevation of Hemet-Ryan's Runway 15-23 at its existing northeasterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 7,651 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) notice and review would be required for any structures with top point exceeding 1,584 feet AMSL. The elevation of the project site is 1,551 feet AMSL, and the proposed structure is 60 feet, for a maximum top point elevation of 1,611 feet AMSL. Therefore, FAA OES review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the FAA OES in 2017. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2018-AWP-55-OE was issued on January 26, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Those FAA OES conditions were incorporated into ALUC's recommended conditions. ALUC Director Simon Housman issued a determination of consistency for this project on February 1, 2018.

4.2 Election of Successor Chairman for the Remaining Term

With the resignation of Chairman Rod Ballance due to his move to New Hampshire, the Commission may at this time choose to appoint a successor to the Chairmanship until the next regularly scheduled election of Commission officers.

4.3 Consideration and Adoption of Revised ALUC Bylaws

ALUC Counsel Raymond Mistica has prepared revisions to ALUC bylaws. This item has been placed on the agenda to allow the Commission an opportunity to consider and potentially adopt the revised bylaws. A "redline" copy specifying the added and deleted text is attached hereto.

4.4 2018 AICUZ Released

On February 21, 2018, the United States Air Force released the 2018 Air Installation Compatible Use Zone Study for March Air Reserve Base. As this is a "study," it does not require environmental analysis and, as such, there is no related public review period or adoption process. However, your staff will analyze the document and report back in April as to its implications for future ALUC action.

4.5 Authorization for the ALUC Director to Render Consistency Determinations for Legislative Items in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area: Resolution No. 2016-02

In August, 2015, ALUC adopted Resolution No. 2015-01 authorizing the ALUC Director to render consistency determinations for legislative items (such as general plan amendments, specific plans, specific plan amendments, changes of zoning, and ordinance amendments) applicable only to sites located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (and not also within the Perris Valley Airport Influence Area) for a one-year period. In 2016, ALUC adopted Resolution No. 2016-02 extending this authorization to August 31, 2018. This item has been placed on the

agenda to allow the Commission an opportunity to decide whether it intends to grant an additional extension this year, given that the identities of the ALUC Director and the ALUC Chairman have changed.

Y:\ALUC\ALUC Administrative Items\ADmin Item 03-08-18.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

4.1

December 28, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Lisa Gordon, Planning Manager
City of Menifee Community Development Department
29714 Haun Road
Menifee CA 92586

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

File No.: ZAP1296MA17
Related File No.: 2017-339 (Tentative Parcel Map No. 37379)
APNs: 333-020-010; 333-030-007; 330-030-008; 333-030-012; 333-030-013; 333-030-021; 333-030-022

Dear Mr. Gordon:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Menifee Case No. 2017-339 (Tentative Parcel Map No. 37379), a proposal to reconfigure 175.05 acres located easterly of Encanto Drive and Interstate 215, southerly of Rouse Road, and westerly of Antelope Road (presently in seven Assessor's parcels and inclusive of five legal lots) into four parcels, so as to separate areas with existing commercial and industrial buildings (Parcels 1, 3, and 4) from the area to be developed with residential uses pursuant to the Fleming Ranch Specific Plan (Parcel 2).

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, neither non-residential intensity nor residential density are restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 13,825 feet from the project site. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,553 feet AMSL. The site has an existing maximum elevation of approximately 1,430 feet above mean sea level. With a maximum structure height of 45 feet, the top point elevation would be 1,475 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Parcel Map **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Menifee applies the following recommended conditions:

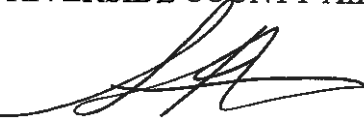
AIRPORT LAND USE COMMISSION

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 shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

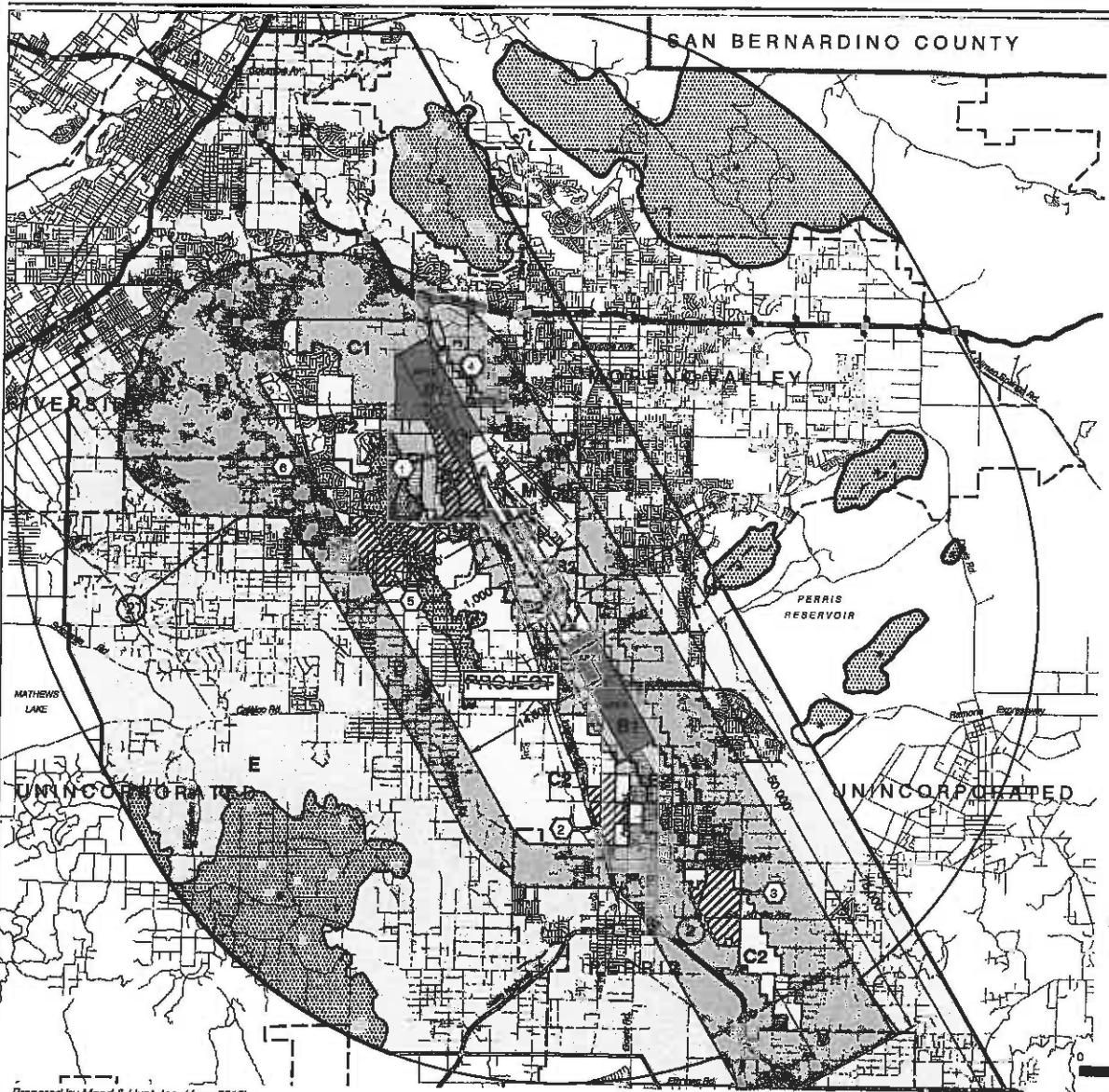
Attachments: Notice of Airport in Vicinity

cc: Noah Shih, BLC Fleming LLC/Bristol Land Company, LLC (applicant/property owner)
K&A Engineering, Inc. (representative)
The Fleming Family Limited Partnership (property owner)
Fred Fleming (property owner – Oak View Drive address)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1296MA17\ZAP1296MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

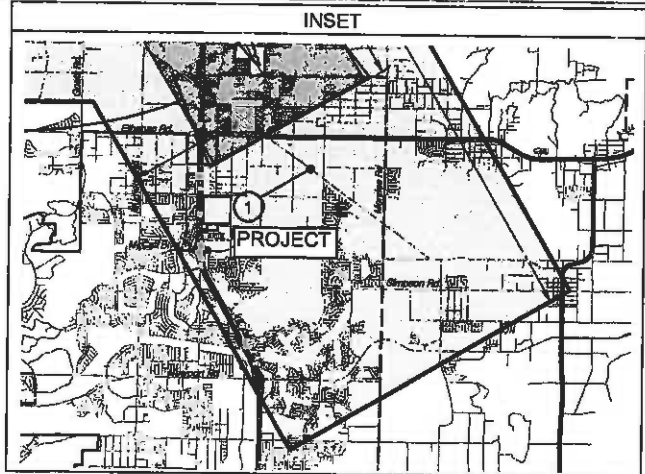
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



Riverside County
Airport Land Use Commission

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

(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

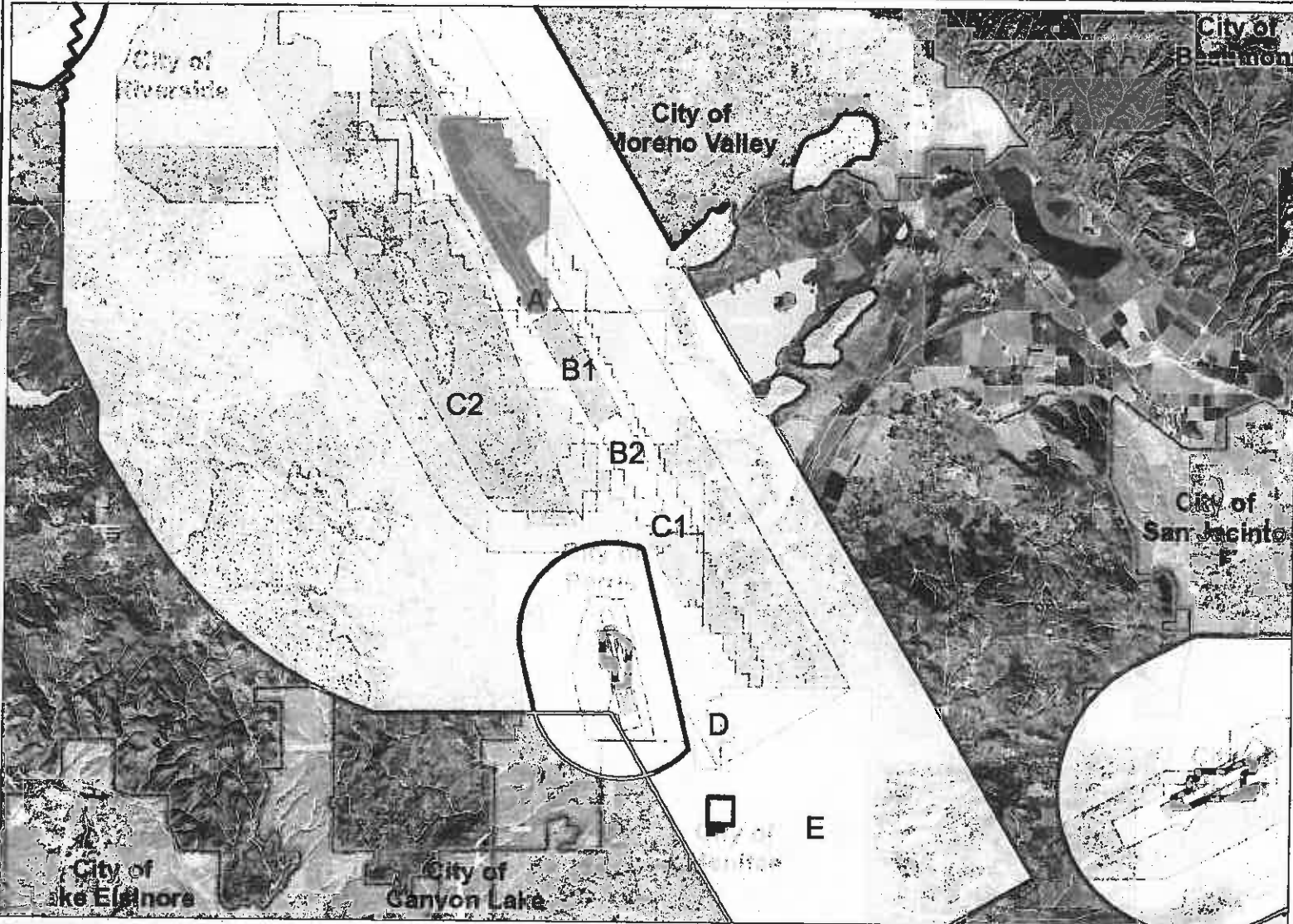
Note:
All dimensions are measured from
runway ends and centerlines.





























Base map source: County of Riverside 2013

SEE INSET AT RIGHT

My Map



Legend

-  Airports
-  AIA
- Airport Compatibility**
-  OTHER ZONE
-  A
-  A-EXC1
-  B1
-  B1-APZ I
-  B1-APZ I-EXC1
-  B1-APZ II
-  B1-APZ II-EXC1
-  B1-EXC1
-  B2
-  B2-EXC1
-  C
-  C1
-  C1-EXC1
-  C1-EXC3
-  C1-EXC4
-  C1-HIGHT
-  C2
-  C2-EXC1
-  C2-EXC2
-  C2-EXC3
-  C2-EXC5
-  C2-EXC8
-  C2-HIGHT



0 18,194 36,388 Feet



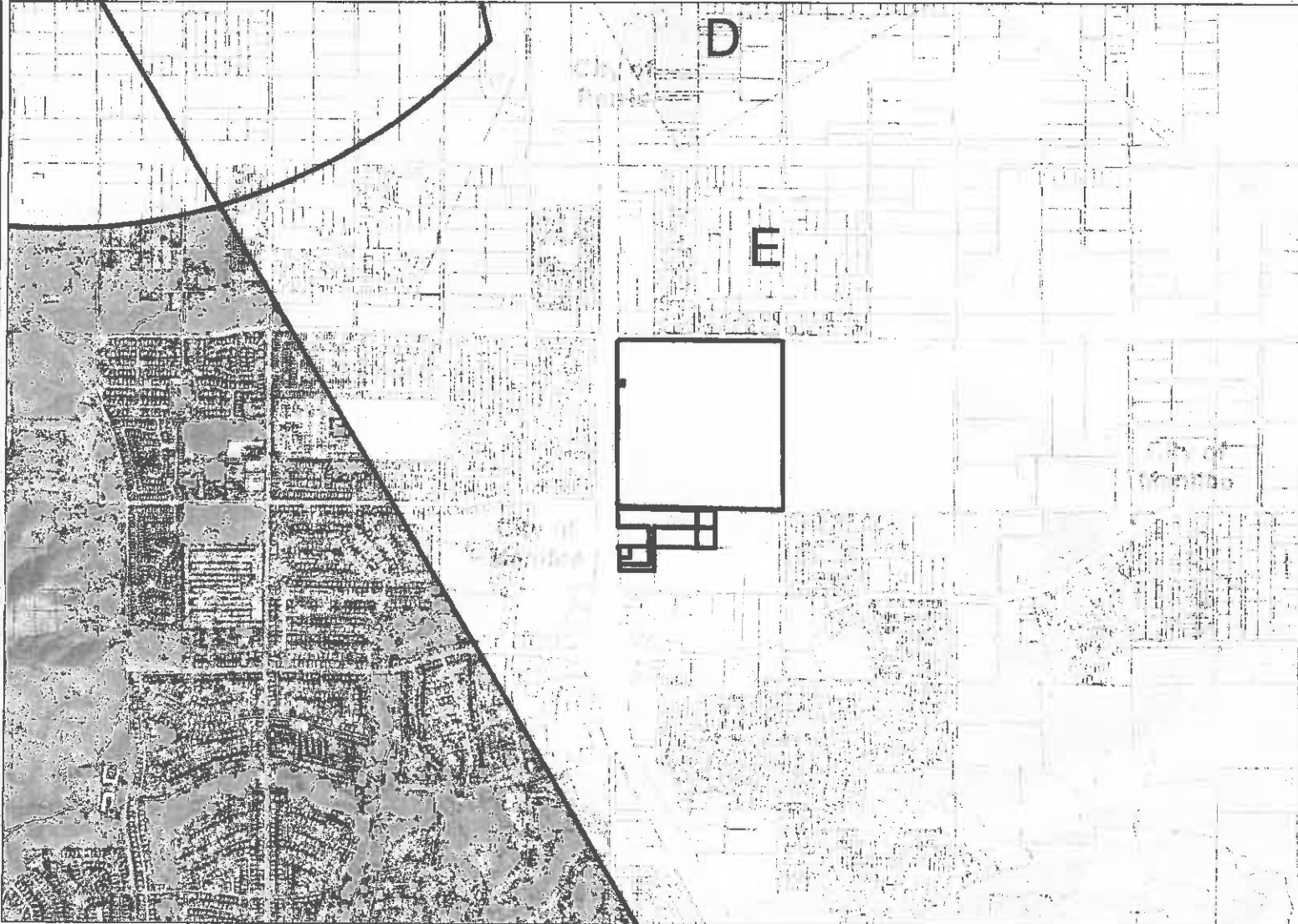
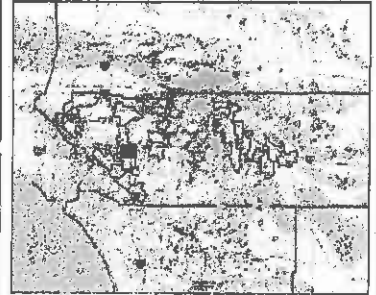
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:09:51 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 2,860 5,721 Feet



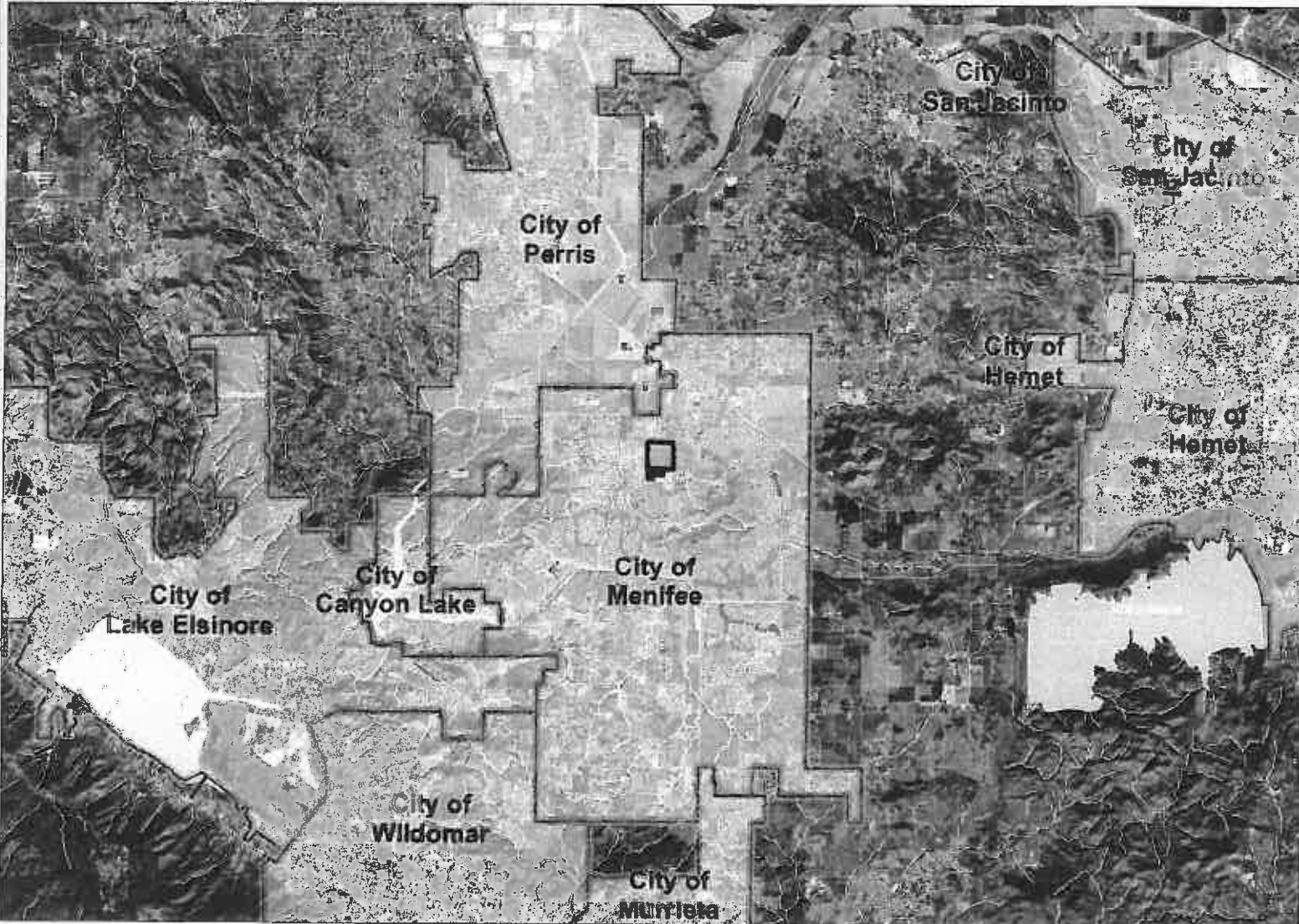
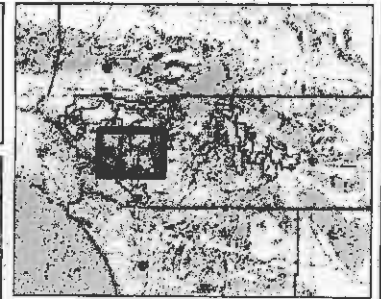
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:08:14 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities**
- adjacent_highways**
- Interstate
- Interstate 3
- State Highways; 60
- State Highways 3
- US HWY
- OUT
- highways_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities



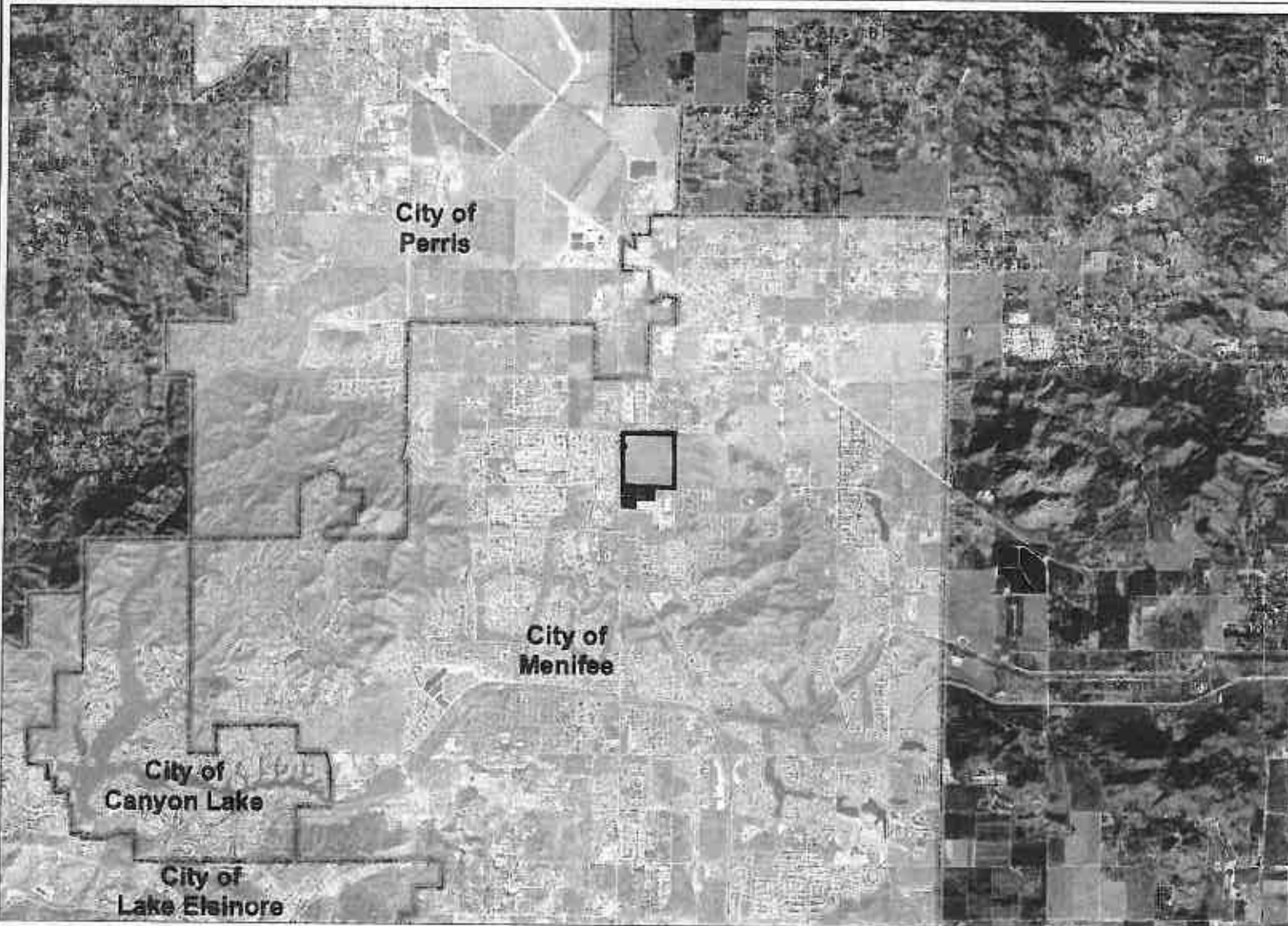
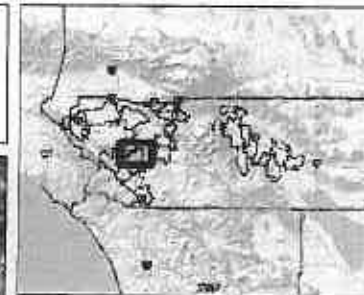
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:11:27 PM




© Riverside County RCIT GIS

Notes

My Map



Legend

-  City Boundaries
- Cities**
- adjacent_highways**
- Interstate
- Interstate 3
- State Highways; 60
- State Highways 3
- US HWY
- OUT
- highways_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
-  counties
-  cities



0 9,097 18,194 Feet



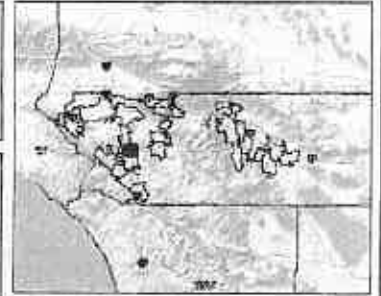
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:12:00 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 2,860 5,721 Feet



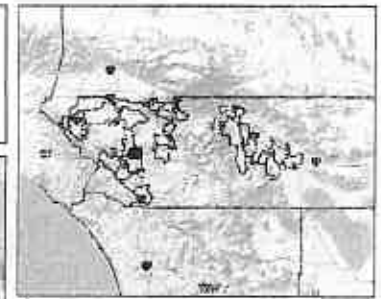
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:08:47 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 2,274 4,548 Feet



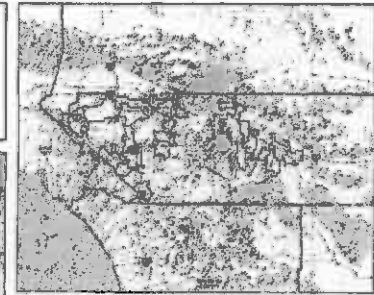
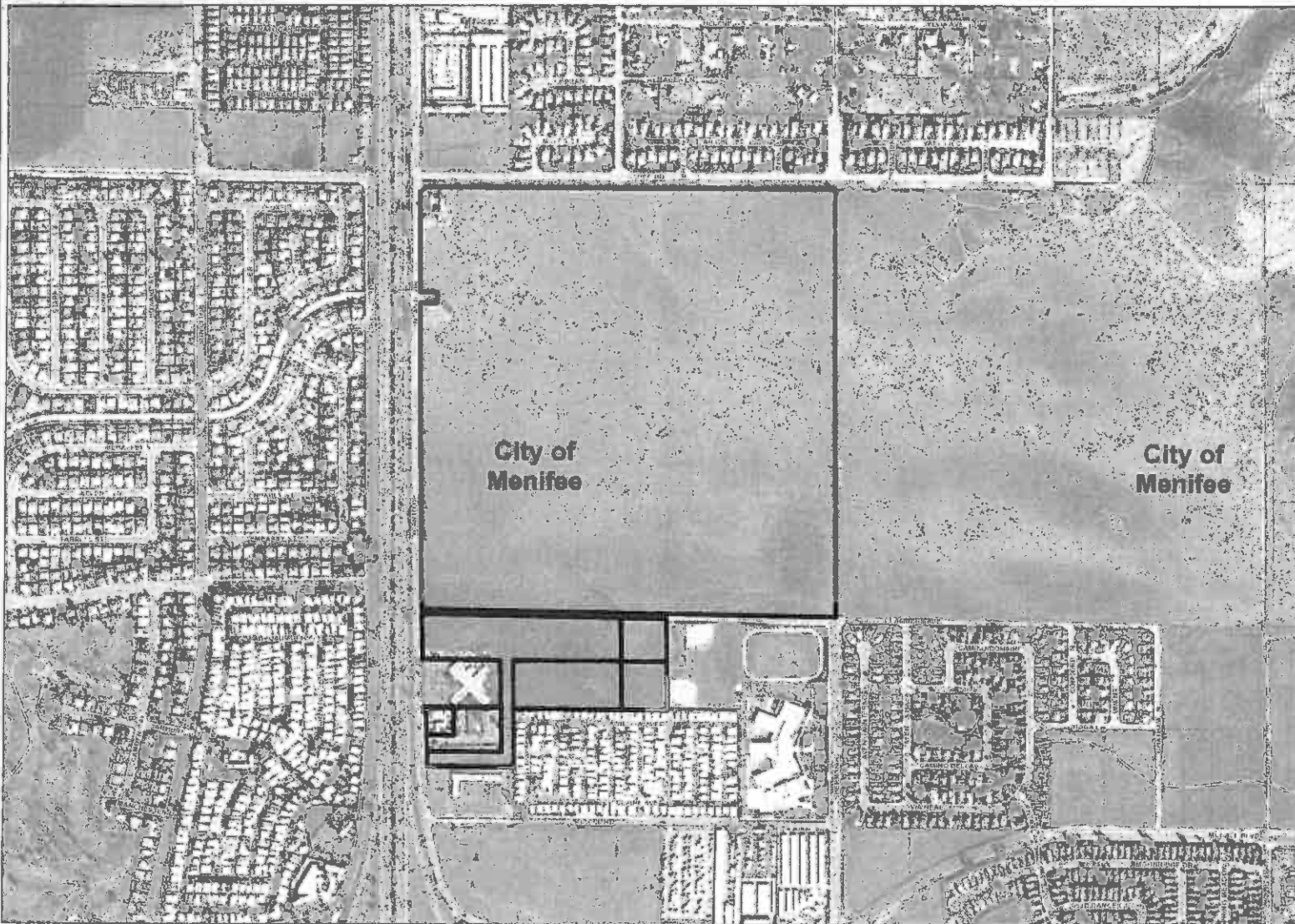
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/21/2017 12:13:12 PM












© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,137 2,274 Feet



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

REPORT PRINTED ON... 12/21/2017 12:13:50 PM

© Riverside County RCIT GIS

Notes

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

4.1

CHAIR
Rod Ballance
Riverside

January 25, 2018

VICE CHAIRMAN
Steve Manos
Lake Esinore

Ms. Alyssa Berlino, Project Planner
City of Riverside Community and Economic Development Department
Planning Division

COMMISSIONERS

3900 Main Street, 3rd Floor
Riverside CA 92522

Arthur Butler
Riverside

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

John Lyon
Riverside

Glen Holmes
Hemet

File No.: ZAP1297MA18
Related File No.: PM37166 (Tentative Parcel Map)
APNs: 254-321-026; 254-321-031

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

Dear Ms. Berlino:

STAFF

Director
Simon A. Housman

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PM37166 (Tentative Parcel Map No. 37166), a proposal to divide 1.1 acres (currently two Assessor's parcels, as referenced above) located along the westerly side of Cedarhill Drive, easterly of Melogold Avenue, into three lots.

John Guerin
Paul Rull
Barbara Santos

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

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.

www.rcaluc.org

The elevation of the project site is more than 500 feet lower than the elevation of the northerly terminus of the runway at March Air Reserve Base/Inland Port Airport. Although the elevation of the site is higher than the elevations of the runways at Riverside Municipal Airport and Flabob Airport (which are closer to the site than March), these runways are more than 20,000 feet from the project site. Therefore, notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) was not required for this project.

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 City 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

AIRPORT LAND USE COMMISSION

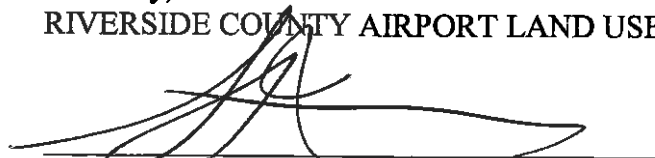
downward facing.

2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

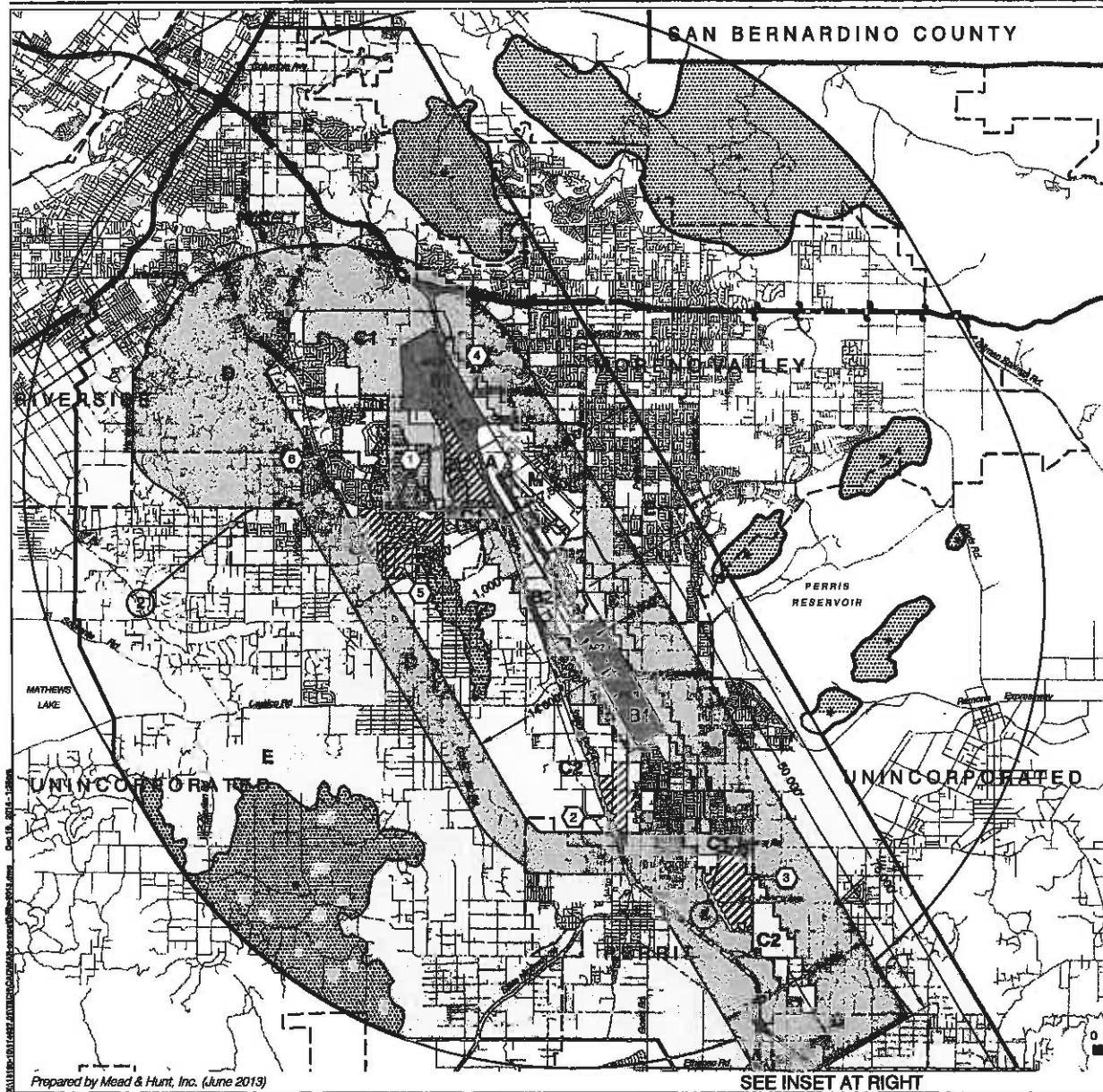
AIRPORT LAND USE COMMISSION

cc: Omaha Irvine Investments, LLC (applicant/landowner)
The Prizm Group (representative/fee-payer)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1297MA18\ZAP1297MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

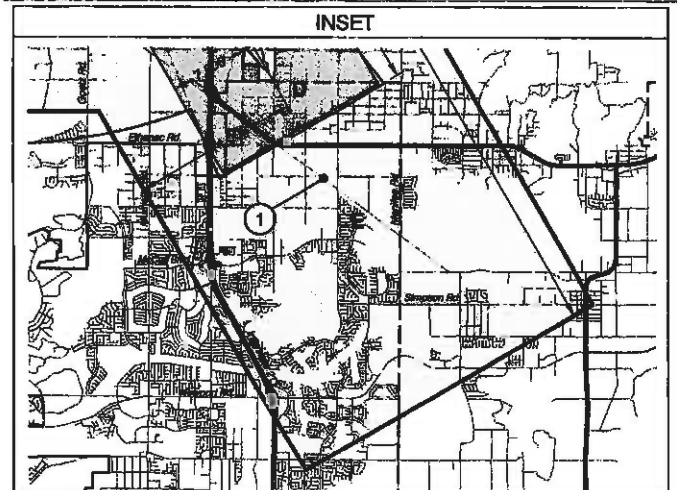
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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

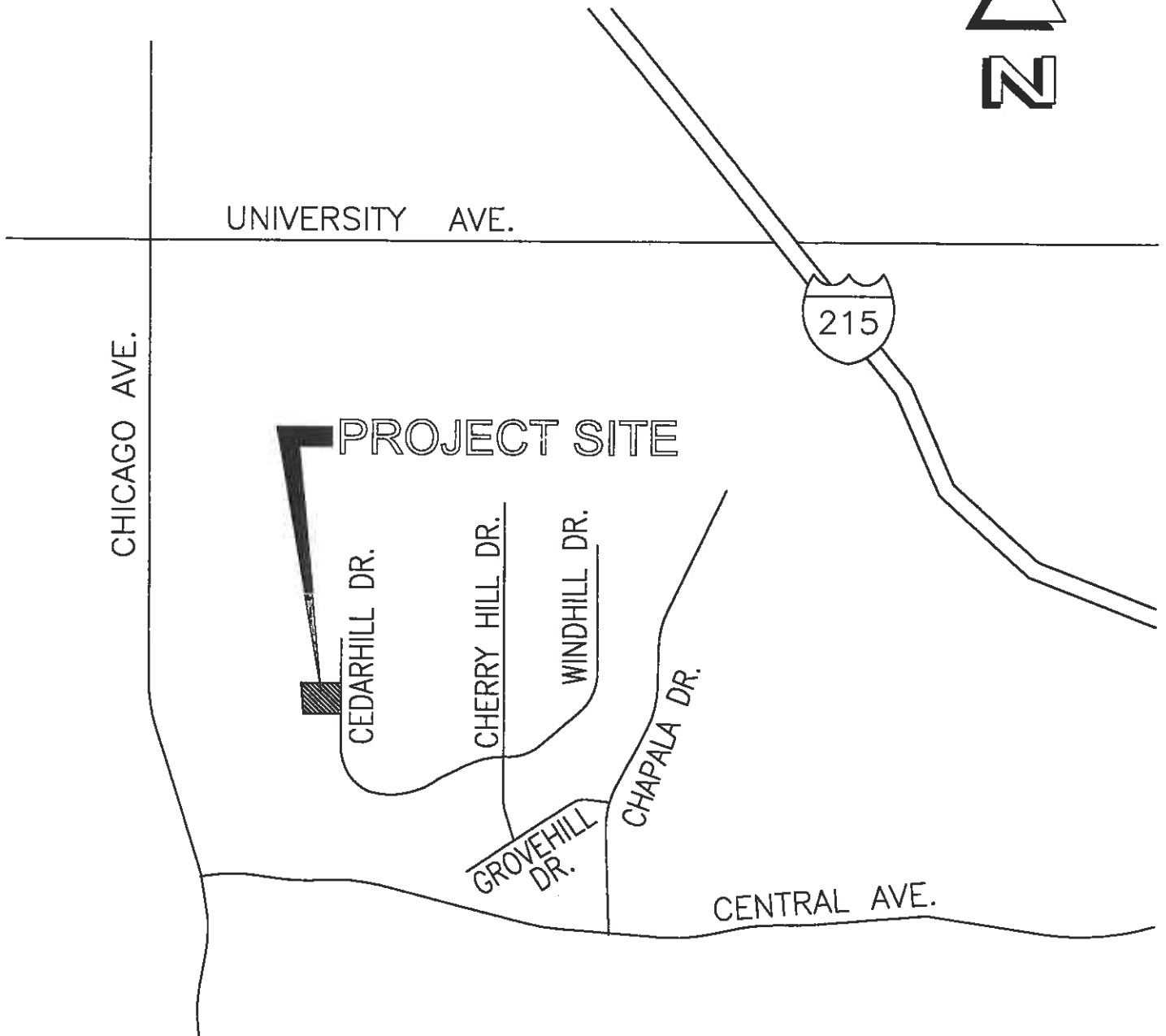
SEE INSET AT RIGHT

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

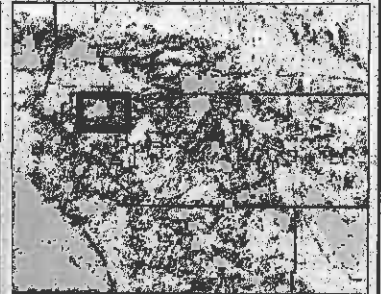
Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

VICINITY MAP

N.T.S.




My Map





Legend

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



0 13,749 27,498 Feet

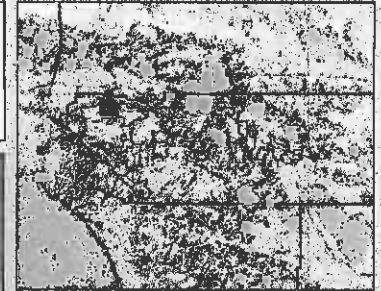
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/25/2018 12:49:52 PM


















© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 3,437 6,874 Feet



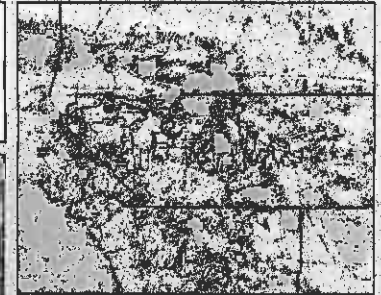
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/25/2018 12:51:37 PM



















© Riverside County RCIT GIS

Notes

My Map



Legend

-  Airports
-  Runways
-  City Boundaries
-  roads
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  counties
-  cities
-  hydrography
-  lines
-  waterbodies
-  Lakes
-  Rivers



0 859 1,719 Feet



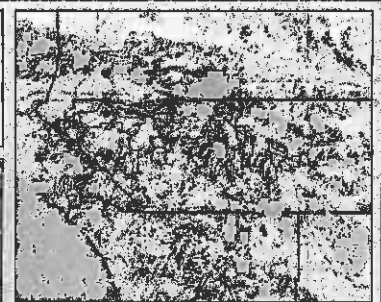
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/25/2018 12:52:59 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



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

REPORT PRINTED ON... 1/25/2018 12:54:07 PM

© Riverside County RCIT GIS

Notes

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

H. I.

February 1, 2018

CHAIR

Rod Ballance
Riverside

Ms. Carole Kendrick, Senior Planner

VICE CHAIRMAN

Steve Manos
Lake Elsinore

City of Hemet Community Development Department – Planning Division
445 E. Florida Avenue
Hemet CA 92543

COMMISSIONERS

Arthur Butler
Riverside

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

John Lyon
Riverside

File No.: ZAP1049HR17

Related File No.: CUP17-003

Glen Holmes
Hemet

APN: 456-140-009

Russell Betts
Desert Hot Springs

Dear Ms. Kendrick:

Steven Stewart
Palm Springs

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Hemet Case No. CUP17-003 (Conditional Use Permit), a proposal to construct a 60 foot tall wireless telecommunication monopine facility with a 138 square foot equipment shelter within a 760 square foot lease area on an 8.4-acre parcel owned by the Hemet Unified School District located at 435 S. Lyon Avenue (on the westerly side of Lyon Avenue, southerly of Acadia Avenue and northerly of the rail line).

STAFF

Director

Simon A. Housman

John Guerin

Paul Rull
Barbara Santos

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

The site is located within Airport Compatibility Zone D of the Hemet-Ryan Airport Influence Area (AIA). Within the portion of Compatibility Zone D easterly of Cawston Avenue, pursuant to the Hemet-Ryan Airport Land Use Compatibility Plan, non-residential intensity is limited to 300 people per average acre and 1,200 people per single acre. This project does not increase existing occupancy at the site.

www.rcaluc.org

The elevation of Runway 5-23 at its existing northeasterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 7,651 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1,584 feet AMSL. The elevation of the project site is 1,551 feet AMSL, and the proposed structure is 60 feet, for a maximum top point elevation of 1,611 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) in 2017. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2018-AWP-55-OE was issued on January 26, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, provided that the City of Hemet applies the following recommended conditions:

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the property and shall be recorded as a deed notice.
4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2018-AWP-55-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the

AIRPORT LAND USE COMMISSION

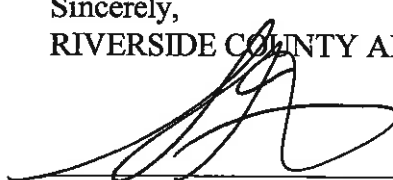
project.

6. The maximum height of the proposed structure to top point shall not exceed 60 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,611 feet above mean sea level.
7. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. The frequencies and power specified in the Determination of No Hazard to Air Navigation letter for Aeronautical Study No. 2018-AWP-55-OE dated January 26, 2018 shall not be amended without further review by the Federal Aviation Administration, except as provided in said letter.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 60 feet in height and a maximum elevation of 1,611 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. 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 structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity
Aeronautical Study Number No. 2018-AWP-55-OE

AIRPORT LAND USE COMMISSION

cc: Smartlink, Tyler Kent (applicant/representative)
Smartlink – Annapolis MD (fee-payer)
Hemet Unified School District (property owner)
Tim Miller, Riverside County Economic Development Agency – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\Hemet- Ryan\ZAP1049HR17\ZAP1049HR17LTR.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)



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

Aeronautical Study No.
2018-AWP-55-OE

Issued Date: 01/26/2018

Dave Cundiff
ATT Mobility (SW)
208 S Akard
Dallas, TX 75202

**** 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: Antenna Tower Hemet USD
Location: Hemet, CA
Latitude: 33-44-27.43N NAD 83
Longitude: 116-59-28.12W
Heights: 1551 feet site elevation (SE)
 60 feet above ground level (AGL)
 1611 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 L Change 1.

This determination expires on 07/26/2019 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.

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.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-55-OE.

Signature Control No: 352446784-354601283

Karen McDonald
Specialist

(DNE)

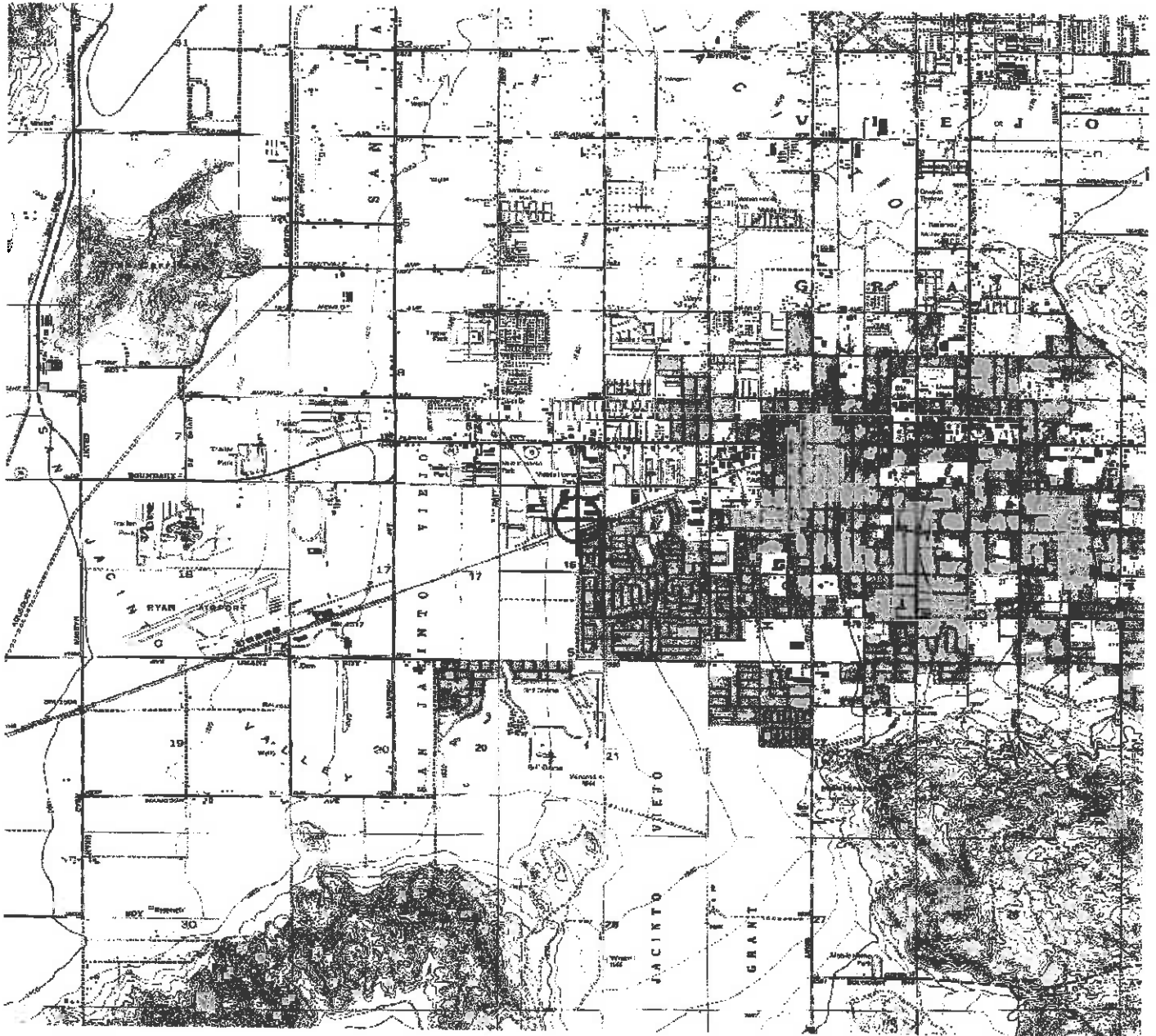
Attachment(s)
Frequency Data
Map(s)

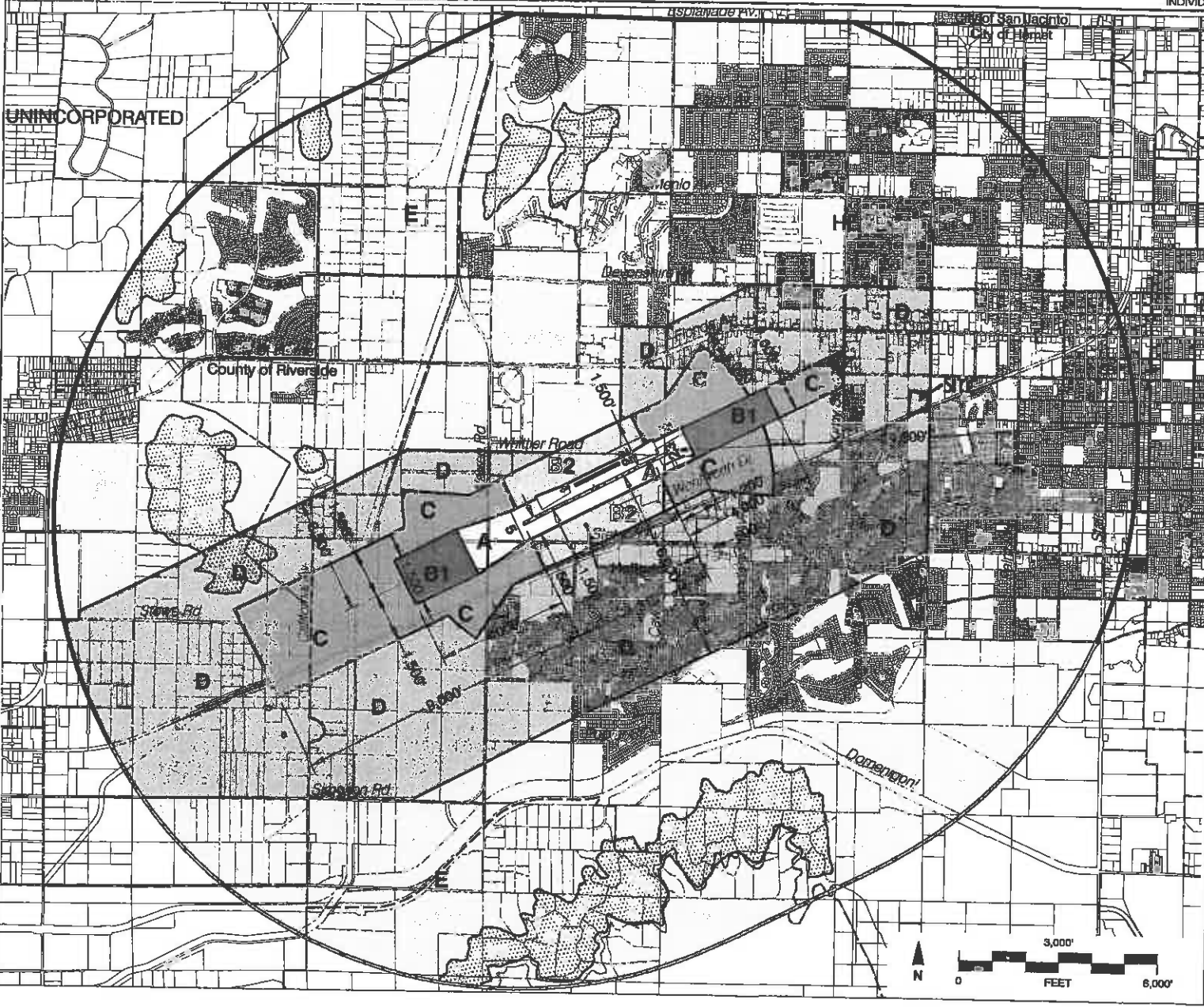
cc: FCC

Frequency Data for ASN 2018-AWP-55-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-AWP-55-OE





Legend

Compatibility Zones

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

Boundary Lines

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

Note

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

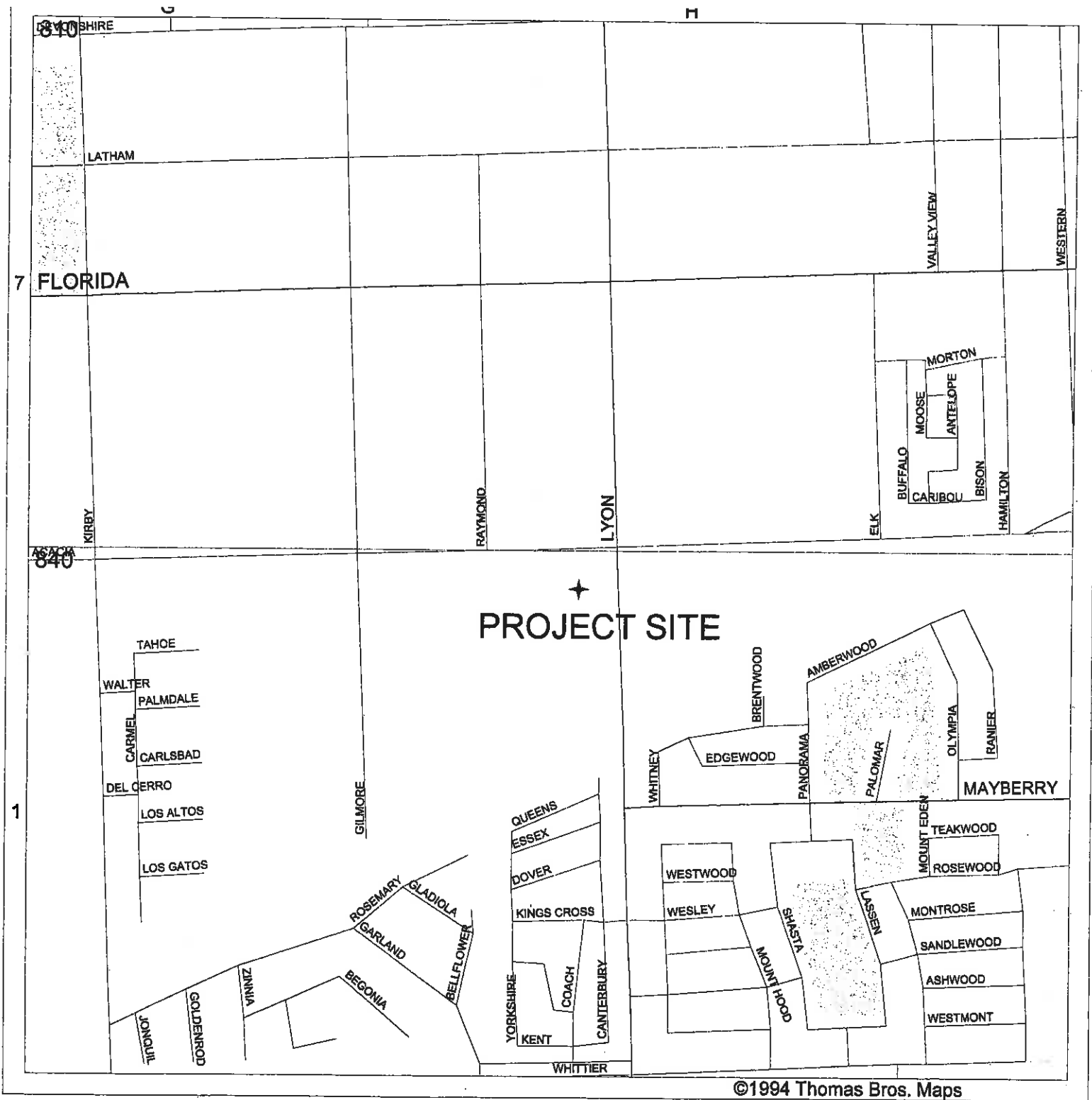
Riverside County
 Airport Land Use Commission
**Hemet-Ryan Airport
 Land Use Compatibility Plan**
 (Adopted February 9, 2017)

Map HR-1

Compatibility Map
 Hemet-Ryan Airport



X:\118\000113328\01\TECH\CAD\MRF-compatibility 2016.dwg P: 25, 2/17/17, 4:47pm



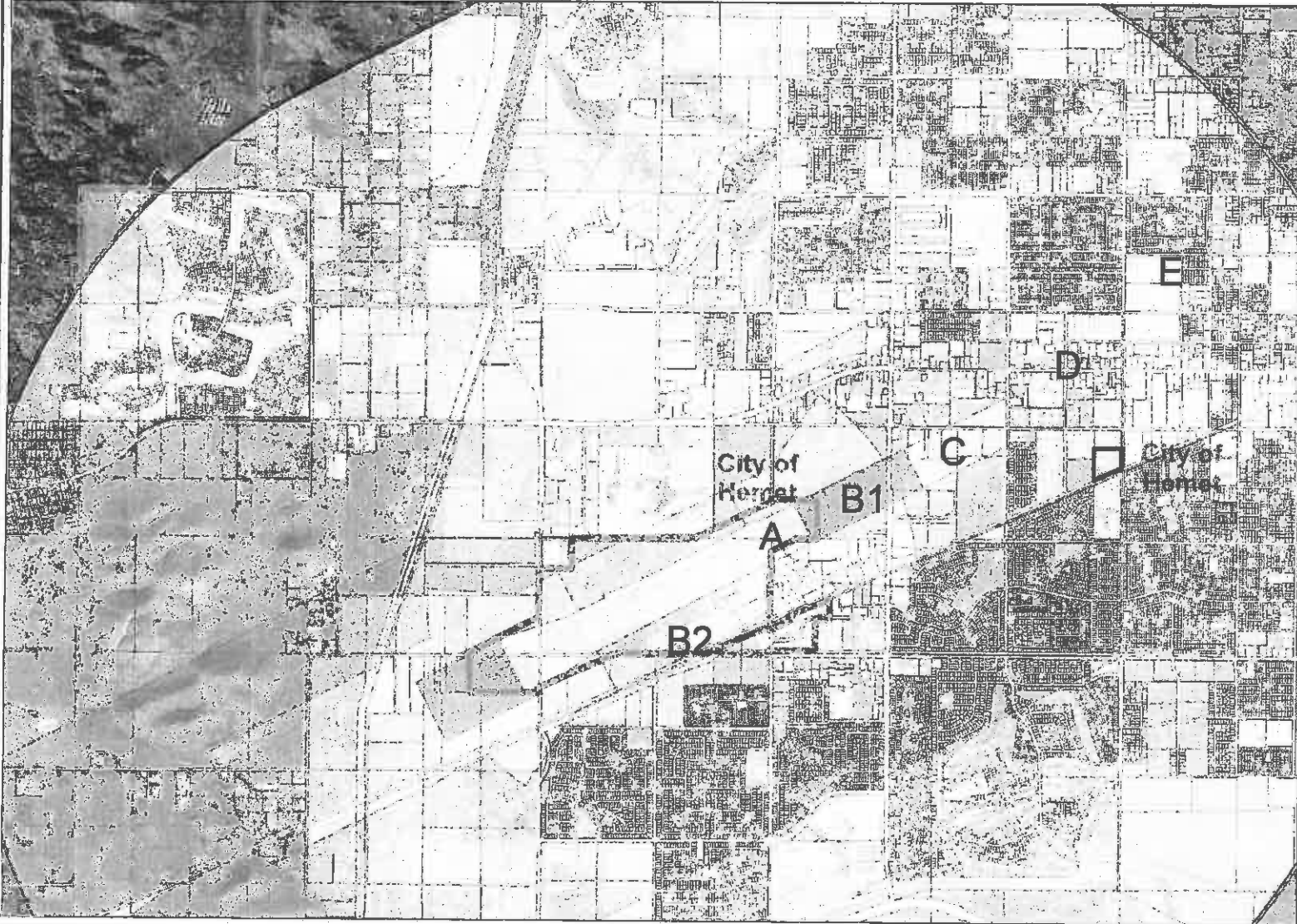
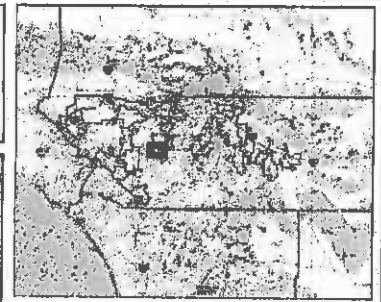
©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 435 S. LYON AVENUE - CLV0329

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-FXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 4,245 8,490 Feet



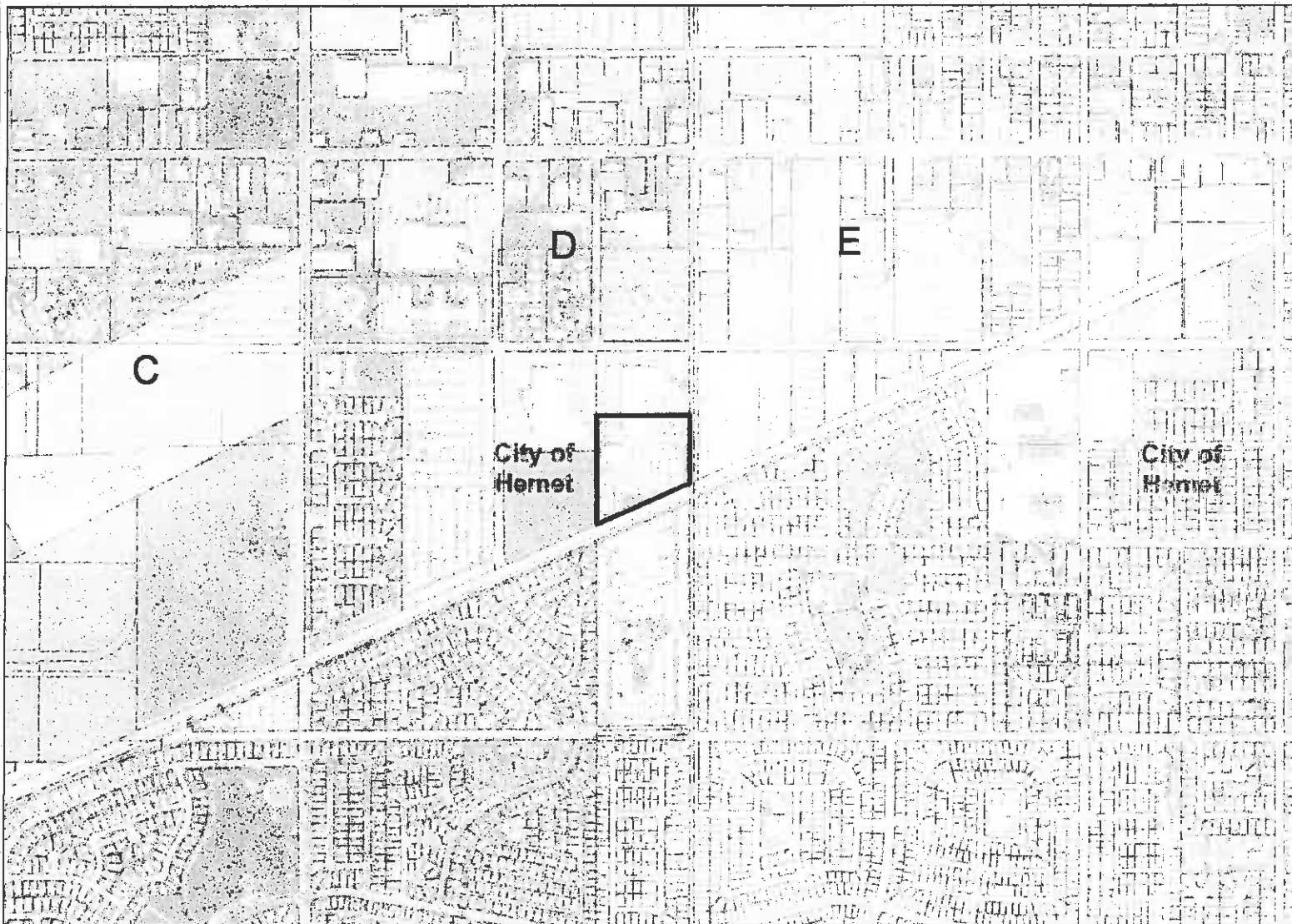
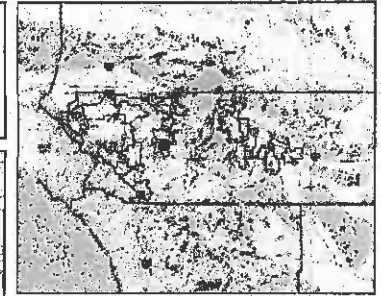
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/21/2017 7:51:04 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,262 2,523 Feet



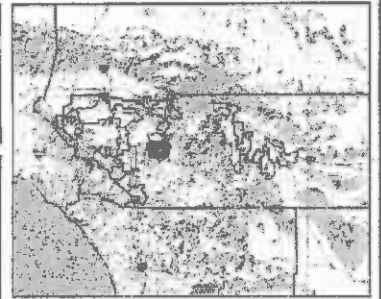
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/21/2017 7:49:31 AM













© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 4,245 8,490 Feet



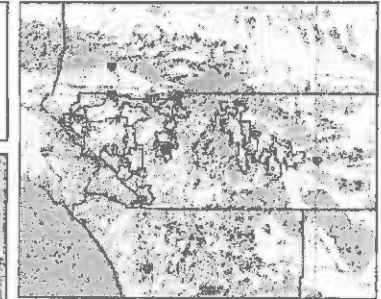
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/21/2017 7:52:24 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities**
- roads**
- highways**
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography**
- lines**
- waterbodies**
- Lakes
- Rivers



0 1,061 2,123 Feet



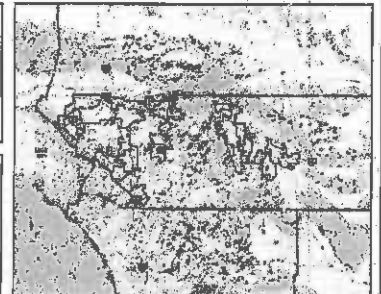
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/21/2017 7:53:00 AM












© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 265 531 Feet



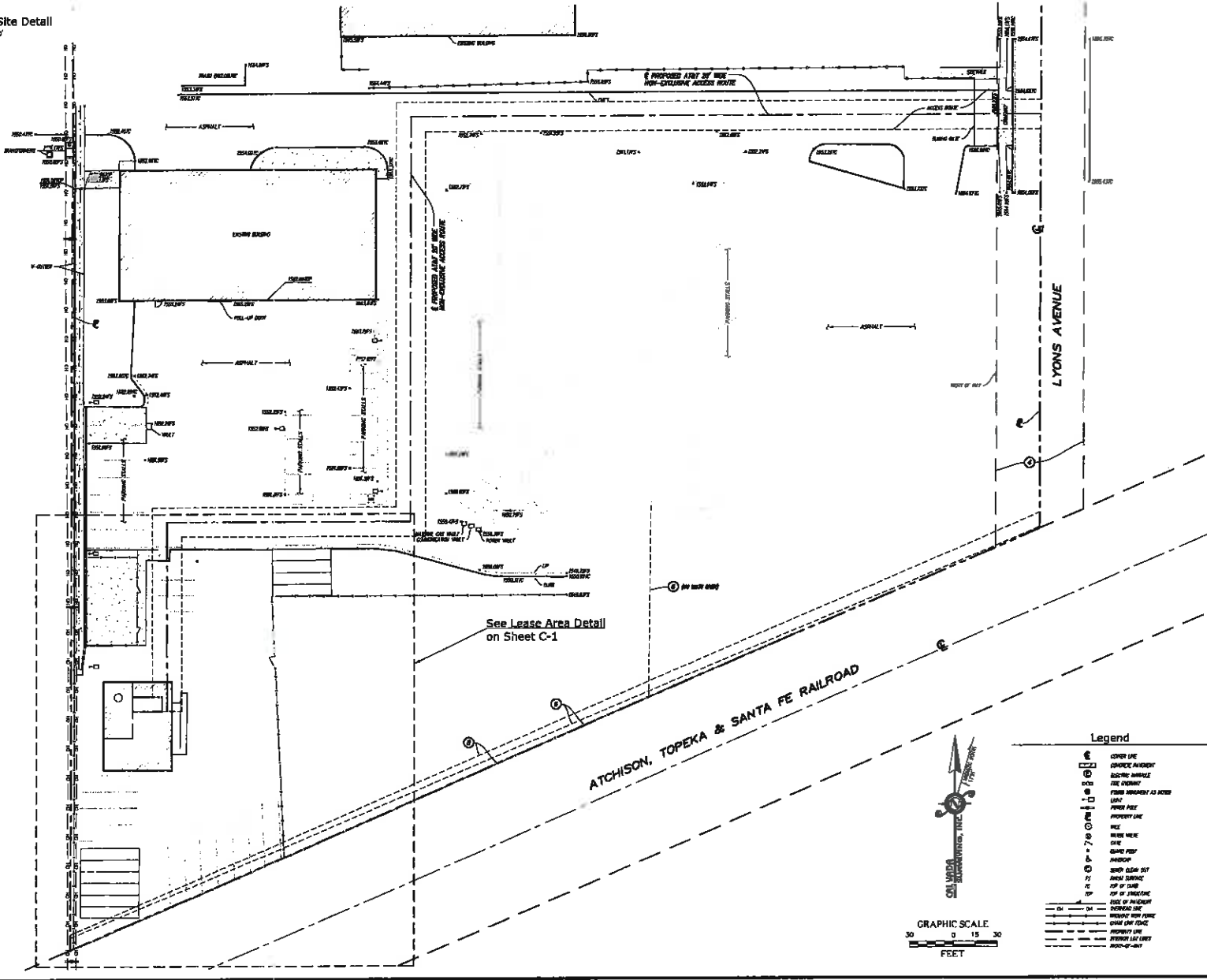
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 11/21/2017 7:53:36 AM

© Riverside County RCIT GIS

Notes

Overall Site Detail
SCALE: 1"=30'



See Lease Area Detail on Sheet C-1

ATCHISON, TOPEKA & SANTA FE RAILROAD

LYONS AVENUE



- Legend**
- ⊕ CENTER LINE
 - ⊖ CENTER PARKWAY
 - ⊙ EASEMENT SURVEIL
 - ⊖ EASEMENT
 - ⊖ FENCE
 - ⊖ FENCE IMPROVED AS NOTED
 - ⊖ FENCE
 - ⊖ FENCE PAINT
 - ⊖ PROPERTY LINE
 - ⊖ WALL
 - ⊖ WEDGE MARK
 - ⊖ CURB
 - ⊖ GRAVEL PAVT
 - ⊖ ASPHALT
 - ⊖ SAND CLEW OUT
 - ⊖ SAND SURFACE
 - ⊖ TOP OF CURB
 - ⊖ TOP OF STRUCTURE
 - ⊖ EDGE OF IMPROVED SIDEWALK
 - ⊖ PROPERTY WITH FENCE
 - ⊖ CHANGING SURVEIL
 - ⊖ PROPERTY LINE
 - ⊖ PROPERTY SET BACK
 - ⊖ ROAD-OF-WAY

REV.	DATE(S)	REVISION DESCRIPTION	
	05/18/17	JC	SUBMITTAL
1	05/21/17	HP	FINAL

A/E DEVELOPMENT

INFINIGY

1501 PLANK RD PARKCRAFT BLVD STE 1000, CHANDLER, AZ 85226
PH: 480-990-0912 | FAX: 480-990-7247

SITE BUILDER

4430 Rosewood Drive
Pleasanton, California 94588

ENGINEER/CONSULTANT:

CALVADA SURVEYING, INC.

411 West G. John St., Suite 210
Phoenix, AZ 85003 Phone: 602-955-4444
Fax: 602-955-4444 Email: info@calvada-surveying.com

U.S. STATE OF ARIZONA
No. 17488

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.P.C.:		
ER:		
C.P.M.:		

SITE NAME:
HEMET UNIFIED SCHOOL DISTRICT: BUS YARD

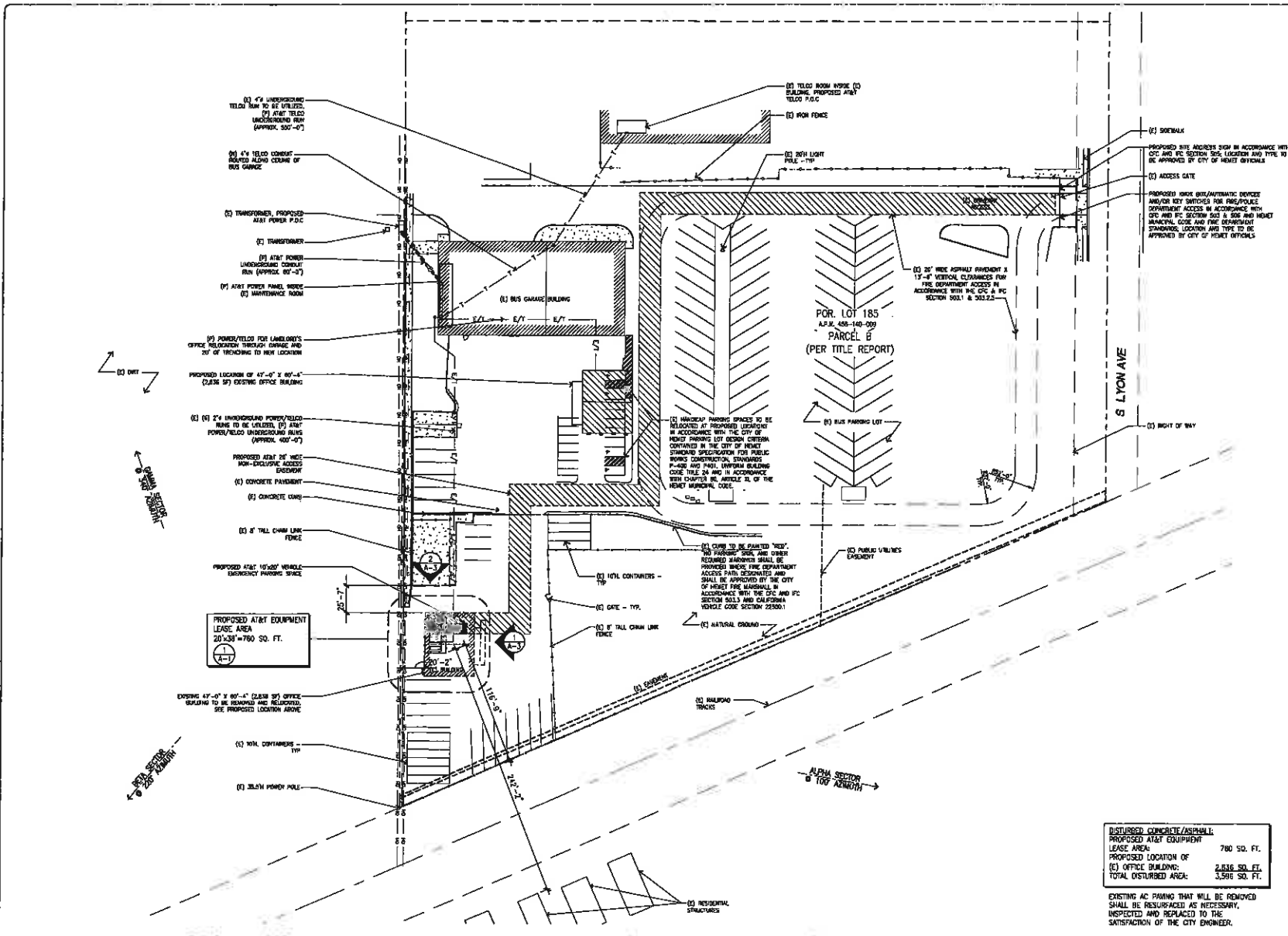
SITE ADDRESS:
435 SOUTH LYONS AVENUE, &
1781 WEST ACACIA AVENUE,
HEMET, CA 92545
RIVERSIDE COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING BY:

OWNER NAME:	DRAWN BY:	DATE:
	JC	05/11/17

SHEET NUMBER:
LS2 SHEET 2 OF 2

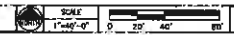


SITE PLAN

DISTURBED CONCRETE/ASPHALT:

PROPOSED AT&T EQUIPMENT LEASE AREA:	780 SQ. FT.
PROPOSED LOCATION OF (C) OFFICE BUILDING:	2,636 SQ. FT.
TOTAL DISTURBED AREA:	3,596 SQ. FT.

EXISTING AC PAVING THAT WILL BE REMOVED SHALL BE RESURFACED AS NECESSARY, INSPECTED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.



CONSULTANT



A&E DEVELOPMENT



STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
0	04/28/17 HL	ISSUED FOR 9008 22th
1	06/27/17 HL	ISSUED FOR 1006 22th
2	07/26/17 HL	ISSUED FOR 1506 22th
3	10/18/17 HL	PLANNING REVIEW

SITE INFORMATION

CLV0329
HEMET UNIFIED SCHOOL DISTRICT:
BUS YARD
4355 LYON AVE & 1781W ACACIA AVE
HEMET, CA 92345
RIVERSIDE COUNTY

SHEET TITLE

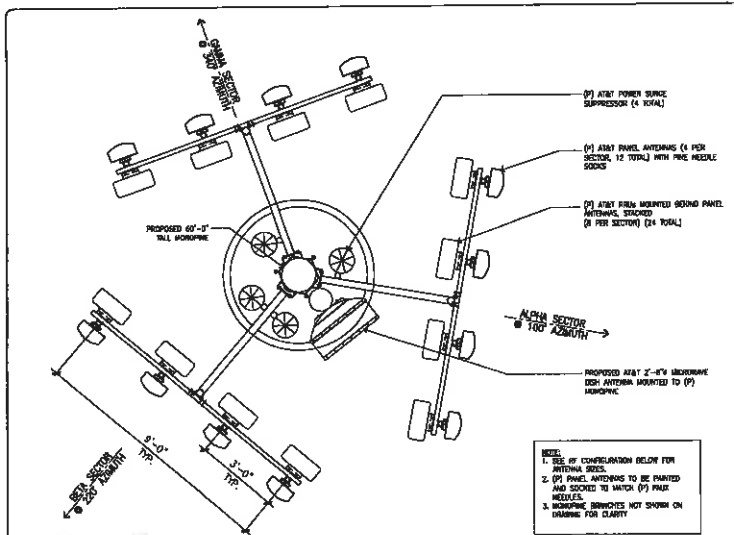
SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY
HL	DC

SHEET NUMBER

A-1



NOTE:
 1. SEE RF CONFIGURATION BELOW FOR ANTENNA SIZES.
 2. (P) PANEL ANTENNAS TO BE PAINTED AND SPOCKED TO MATCH (P) PANT BODIES.
 3. MONOPOLIC BRACKETS NOT SHOWN ON DRAWING FOR CLARITY.

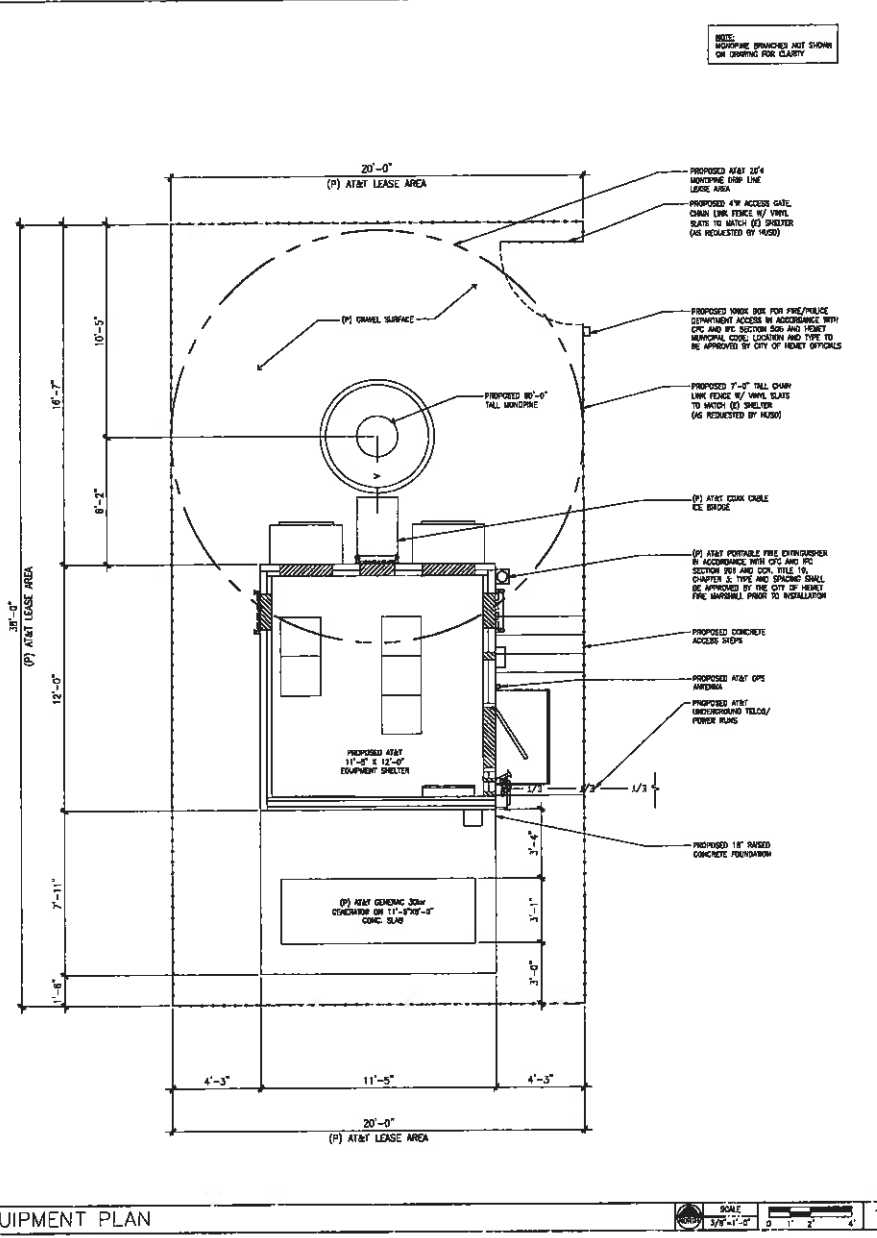
ANTENNA PLAN

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED TECHNOLOGY	ANTENNA		RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)				
		TYPE	SIZE		ANTENNA AZIMUTH	FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE	
SECTOR 'A'	A1	LTE	PANEL	8'	100°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	A2	LTE	PANEL	8'	100°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	A3	LTE	PANEL	8'	100°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	A4	LTE	PANEL	8'	100°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
SECTOR 'B'	B1	LTE	PANEL	8'	220°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	B2	LTE	PANEL	8'	220°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	B3	LTE	PANEL	8'	220°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	B4	LTE	PANEL	8'	220°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
SECTOR 'C'	C1	LTE	PANEL	8'	340°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	C2	LTE	PANEL	8'	340°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	C3	LTE	PANEL	8'	340°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)
	C4	LTE	PANEL	8'	340°	51'-0"	±6'	LDFA (1/2")	±75' (AWG #8)

REMOTE RADIO UNITS (RRU'S)						
SECTOR	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES		
SECTOR 'A'				ABOVE	BELOW SIDES	
A1	UP	2	<3'-0"	18"	8" 0"	
A2	UP	2	<3'-0"	18"	8" 0"	
A3	UP	2	<3'-0"	18"	8" 0"	
A4	UP	2	<3'-0"	18"	8" 0"	
SECTOR 'B'	B1	UP	2	<3'-0"	18"	8" 0"
	B2	UP	2	<3'-0"	18"	8" 0"
	B3	UP	2	<3'-0"	18"	8" 0"
	B4	UP	2	<3'-0"	18"	8" 0"
SECTOR 'C'	C1	UP	2	<3'-0"	18"	8" 0"
	C2	UP	2	<3'-0"	18"	8" 0"
	C3	UP	2	<3'-0"	18"	8" 0"
	C4	UP	2	<3'-0"	18"	8" 0"

RF CONFIGURATION INFORMATION



NOTE:
 MONOPOLIC BRACKETS NOT SHOWN ON DRAWING FOR CLARITY

EQUIPMENT PLAN



CONSULTANT
smartlink
 18401 VON KARMAN AVE, STE 400
 IRVINE, CA 92612

AAE DEVELOPMENT
INFINIGY8
 28468 RANCHO PINNY, SOUTH LAKE FOREST, CA 92653
 OFFICE: 949.764.9887 FAX: 949.763.8883

STAMP/SEAL

REVIEWS

REV	DATE/BY	DESCRIPTION
0	04/26/17	ISSUED FOR 808 2Dx
1	04/27/17	ISSUED FOR 1008 2Dx
2	04/28/17	ISSUED FOR 1008 2Dx
3	05/18/17	JUNIOR REVIEW

SITE INFORMATION
CLV0329
HEMET UNIFIED SCHOOL DISTRICT: BUS YARD
 4355 LYON AVE & 1781W ACACIA AVE
 HEMET, CA 92345
 RIVERSIDE COUNTY

SHEET TITLE
EQUIPMENT & ANTENNA PLANS, RF CONFIGURATION INFORMATION

DRAWING INFORMATION
 DRAWN BY: HL
 CHECKED BY: DC

SHEET NUMBER
A-2



CONSULTANT



18401 VON KARMAN AVE, STE 400
IRVINE, CA 92614

AAE DEVELOPMENT



25408 BANCROFT PKY, SOUTH
LAKE FOREST, CA 92551
OFFICE & PHONE 714-997-7000
FAX & EMAIL 714-997-7000

STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
0	04/26/17 HL	ISSUED FOR SITE EDS
1	05/23/17 DC	ISSUED FOR 100% EDS
2	06/29/17 HL	ISSUED FOR 100% EDS
3	10/18/17 HL	PLANNING REVIEW

SITE INFORMATION

CLV0329
HEMET UNIFIED
SCHOOL DISTRICT:
BUS YARD
4355 LYON AVE & 1791W ACACIA AVE
HEMET, CA 92345
RIVERSIDE COUNTY

SHEET TITLE

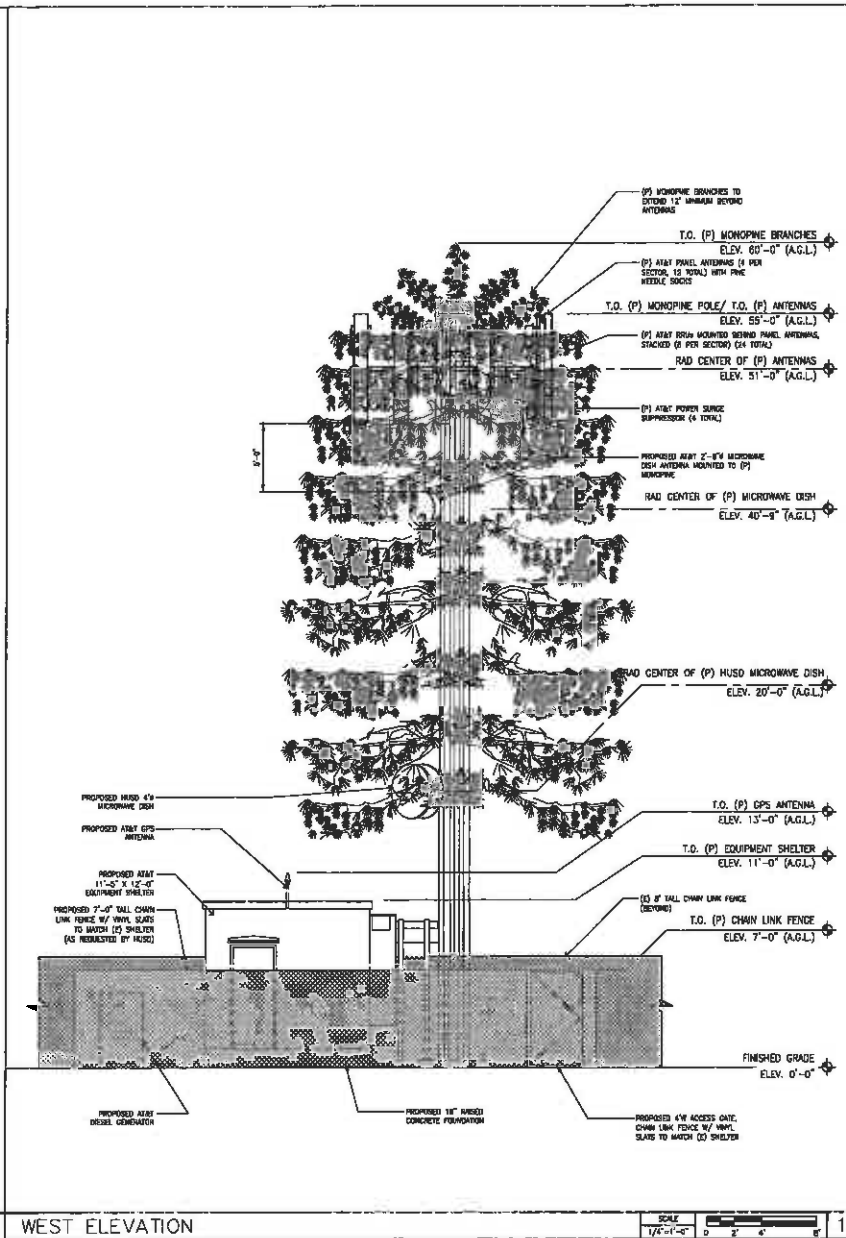
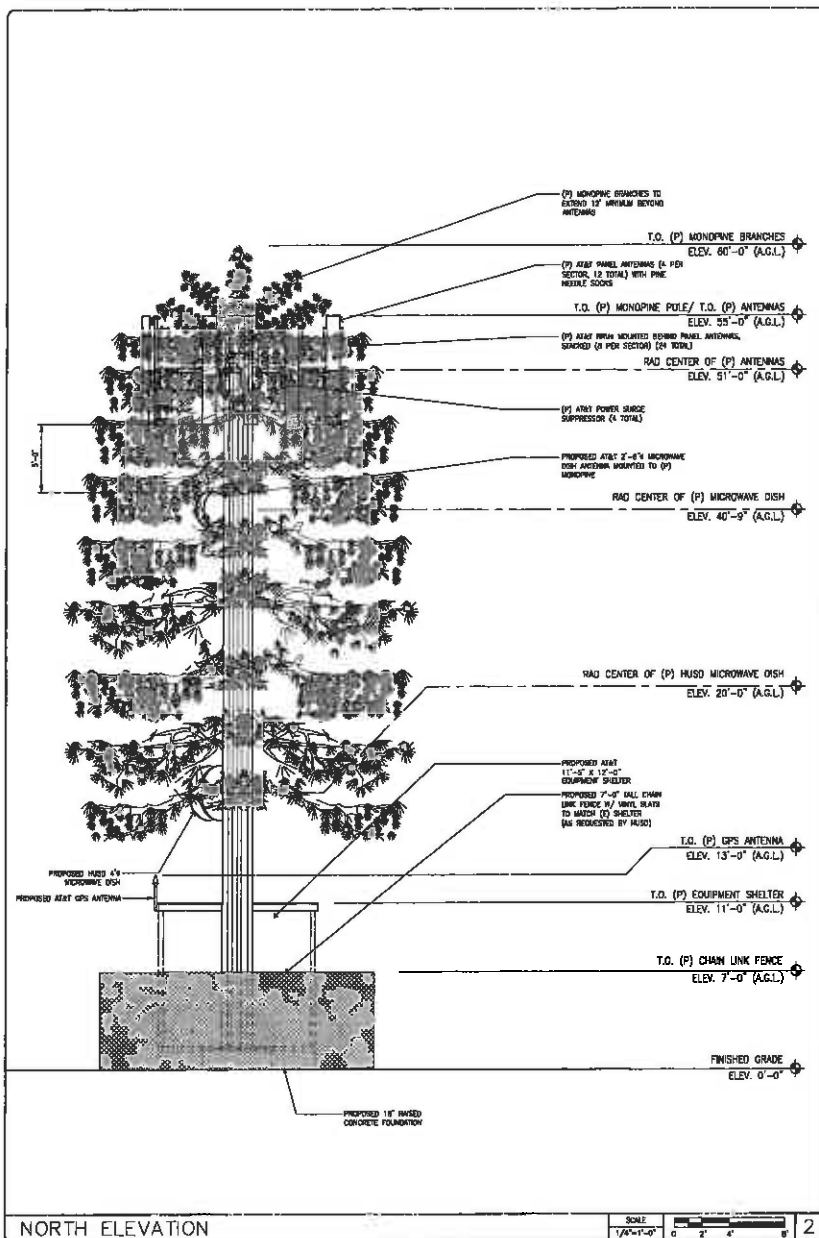
ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY
HL	DC

SHEET NUMBER

A-3



NORTH ELEVATION

SCALE 1/8"=1'-0" 0 2' 4' 8'

WEST ELEVATION

SCALE 1/8"=1'-0" 0 2' 4' 8'

PAGE BREAK



Bylaws of the Riverside County Airport Land Use Commission

1. GENERAL PROVISIONS

1.1. Name

The name of the Commission shall be the Riverside County Airport Land Use Commission. The name may be abbreviated as ALUC or RCALUC.

1.2. Purpose

The fundamental purpose of the ALUC is to carry out the statutory responsibilities required by Sections 21670 et seq. of the California Public Utilities Code (PUC). The statutes describe these responsibilities as being “to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.”

1.3. Powers and Duties

- (a) The powers and duties of the ALUC are as enumerated within and limited by PUC Section 21674.
 - (1) The ALUC’s specific powers and duties are:
 - = To prepare and adopt an airport land use compatibility plan for each of the airports within the commission’s jurisdiction.
 - = To review the plans, regulations, and other actions of local agencies and airport operators pursuant to PUC Section 21676.
 - = To assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses.

= To coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare.

(2) An explicit limitation upon the ALUC's powers and duties is that the ALUC has no jurisdiction over the operation of any airport.

(b) The ALUC may establish a schedule of fees necessary to enable it to fulfill its duties as defined by state law. The fees shall be charged to the proponents of actions, regulations, or permits, shall not exceed the estimated reasonable cost of providing the service, and shall be imposed pursuant to Section 66016 of the Government Code.

1.4. Airport Land Use Compatibility Plan

(a) The ALUC has adopted a *Riverside County Airport Land Use Compatibility Plan* and certain other plans containing the policies to be used by the Commission in reviewing and acting upon matters submitted to it in accordance with state law. The procedures and compatibility criteria set forth in those plans are in addition to and shall be considered extensions of these Bylaws.

(b) The ALUC shall update its review procedures and compatibility criteria as necessary to keep them current with airport conditions and state laws and guidelines.

(c) Amendments to the *Compatibility Plan* may be instituted by the ALUC staff based upon changing conditions at an airport or may be requested by a local agency, airport operator, or affected agency. State law limits amendments to compatibility plans to once per calendar year. Although the *Riverside County Airport Land Use Compatibility Plan* is contained within a single volume, the section addressing each airport is to be considered a separate plan for the purposes of plan amendments. Thus, amendment of maps or specific policies for one airport does not preclude subsequent amendment of the maps or specific policies for another airport in the same year. Any change to the countywide policies would constitute amendment of all the individual airport plans.

1.5. Bylaw Amendments

Amendments to these Bylaws requires a majority vote of the full membership (i.e., four votes) of the entire ALUC membership, following at least seven days written notice of the proposed amendment.

1.6. Severability

If any portion of these Bylaws is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions.

2. MEMBERSHIP AND STAFF

2.1. Members

- (a) The ALUC shall consist of seven members, selected as follows:
 - (1) Two members representing the cities in Riverside County, appointed by a city selection committee comprised of the mayors of all the cities within the county.
 - (2) Two members representing Riverside County, appointed by the Board of Supervisors.
 - (3) Two members having expertise in aviation, appointed by a selecting committee comprised of the managers of all of the public airports within the county. For the purposes of ALUC membership, a person having “expertise in aviation” is, as defined by the Public Utilities Code, “a person who, by way of education, training, business, experience, vocation, or avocation has acquired and possesses particular knowledge of, and familiarity with, the function, operation, and role of airports, or is an elected official of a local agency which owns or operates an airport.”
 - (4) One member representing the general public, appointed by the other six members of the Commission.
- (b) All members of the ALUC shall be residents of Riverside County.

2.2. Terms of Office

- (a) The term of office of each ALUC member shall be four years, ~~(ending on the first Monday in May of the fourth year)~~ and until the appointment and qualification of his or her successor. Terms of office shall be staggered so that no more than two members’ terms expire in any single year.
- (b) Commissioners serve at the pleasure of the appointing body and may be removed by that body at any time and for any reason. A Commissioner may be appointed to a new term of office at the option of the appointing body. The appointing body shall fill any vacancy in the ALUC membership by appointing a new member to serve the remainder of the term.

2.3. Proxies

- (a) Each Commissioner shall promptly appoint a single proxy to represent him or her in commission affairs and to vote on all matters when the Commissioner is not in attendance. The proxy shall be designated in a signed written instrument kept on file at the Commission offices.
- (b) The proxy shall serve at the pleasure of the Commissioner who appointed him or her. A Commissioner shall promptly appoint a new proxy to fill any vacancy in that position.
- (c) The proxy for a Commissioner appointed by the selecting committee of airport managers shall have expertise in aviation.

2.4. Attendance Requirements

- (a) A Commissioner who is unable to attend a meeting shall be responsible for notifying his or her proxy and shall also notify the ALUC ~~Executive~~ Director that the proxy will be attending in his or her place.
- (b) If a Commissioner misses three consecutive regular meetings and the Commissioner's proxy does not attend in his or her place during that period, the ~~Executive~~ Director shall notify the body that appointed the Commissioner so that it may consider whether to replace that individual.

2.5. Election and Terms of Officers

- (a) The ALUC shall elect a Chairman and Vice-Chairman. Elections shall take place at the regularly scheduled meeting in April or, if a meeting is not held in April, at the next regularly scheduled meeting.
- (b) Officers shall take office beginning in May or, if a meeting is not held in May, at the next regularly scheduled meeting and shall serve until the following May or until their successors are elected at the next ALUC meeting thereafter.
- (c) In case of a vacancy in the office of either Chairman or Vice-Chairman, the ALUC shall, at the next regularly scheduled meeting of the Commission, elect a successor to serve the unexpired term.

2.6. Duties of Officers

- (a) The Chairman shall:
 - (1) Preside at all meetings of the Commission and conduct the business of the Commission in the manner prescribed by these Bylaws.
 - (2) Confer with the ~~Executive~~ Director regarding draft meeting agendas prior to their distribution.
 - (3) Perform other duties customarily performed by a Chairman.
- (b) The Vice-Chairman shall, in the Chairman's absence or inability to act, assume all powers and duties of the Chairman.
- (c) In the absence or inability to act of both the Chairman and Vice-Chairman, the Commissioners in attendance shall elect a Chairman Pro-Tempore. The Chairman Pro-Tempore shall then preside and shall exercise all of the powers and duties of the Chairman.

2.7. Staff

- (a) A staff member of the ~~Aviation Division of the Riverside County Economic Development~~ ~~Transportation and Land Management~~ Agency (TLMA) shall serve as the ~~Executive~~ Director of the ALUC. The ALUC ~~Executive~~ Director shall be responsible for the following, either directly or with assistance of other staff:

- (1) Receipt and review of proposed actions submitted to the ALUC for review in accordance with provisions of state law and the *Riverside County Airport Land Use Compatibility Plan*.
 - (2) Coordinate and consult with staffs of local government agencies regarding specific projects those agencies refer to the ALUC for review and the manner in which the ALUC policies apply thereto; also informal consultation with project proponents.
 - (3) Consult with the ALUC Chairman regarding meeting agendas and other matters of concern to the Commission.
 - (4) ~~Provide P~~public notice of matters before the ALUC as may be required by state law and normal practice of the County of Riverside.
 - (5) Prepare meeting agendas and staff reports and ~~distribution of~~distribute these documents to ALUC members and their proxies.
 - (6) Ensure ~~adequate staffing is provided for ALUC meetings~~~~staff attends each ALUC meeting or, if he or she cannot be present, making arrangements for other county staff to assume his or her duties during the meeting.~~
 - (7) Prepare draft resolutions for those agenda items requiring them.
 - (8) Prepare meeting minutes.
 - (9) Other matters pertaining to the business of the ALUC.
 - (10) The ~~Executive~~ Director shall ensure that a copy of the meeting agenda, together with staff reports and other material pertinent to the items on the agenda is delivered to each Commissioner and his/her proxy at least two days prior to the meeting date.
- (b) The Riverside County Office of County Counsel shall serve as or provide for legal staff for the ALUC.

3. MEETINGS ARRANGEMENTS

3.1. Meeting Schedule

- (a) Regular meetings of the ALUC shall be held on the second Thursday of the month beginning at 9:00 a.m. If the regular meeting date falls on a holiday recognized by the County of Riverside, the Commission may by majority vote move the meeting. The Chairman may cancel a regularly scheduled meeting if there is no business to be conducted in that month.
- (b) Special meetings may be called by the Chairman or by a majority of the members of the Commission provided that written notice is mailed to all members at least seven days prior to the meeting.

3.2. Meeting Location

- (a) Meeting locations may vary depending upon the availability of meeting rooms and the need to hold public hearings in particular communities.
- (b) The location of the next regular or special meeting shall, if possible, be determined prior to the close of the previous regular meeting. If the meeting location has not been determined at that time, written notice shall be mailed to all members at least seven days prior to the meeting.

3.3. Meeting Agenda

- (a) For each meeting of the ALUC, an agenda shall be prepared specifying the time, location, and order of business of the meeting.
- (b) Meeting agendas shall be accompanied by a staff report for each agenda item requiring ALUC action. The staff report shall provide background information regarding the matter at issue and indicate the ~~Executive~~ Director's recommendation.

3.4. Ad Hoc Committees

- (a) An Ad Hoc Committee consisting of no more than three Commission members or their proxies may be formed to study specific issues before the ALUC.
- (b) The formation, purpose, membership, and subsequent dissolution of any Ad Hoc Committee shall be at the discretion of the Chairman or Acting Chairman presiding at a regular or special meeting of the Commission.

4. CONDUCT OF MEETINGS

4.1. Rules of Order

- (a) Except as otherwise provided in these bylaws and regulations of the Brown Act, meetings of the ALUC shall be open and public and all applicable requirements of the Brown Act shall apply.
- (b) The ALUC Chairman shall preserve order and decorum at meetings of the Commission and except as otherwise provided by 4.1 (c), shall decide rules of order.
- (c) The Commission may deliberate as to any item properly before it in accord with the Robert's Rules of Order upon a vote of the majority of those members present to deliberate an item in accord with these rules.
- (d) All questions of law shall be referred to the Office of County Counsel.

4.2. Order of Business

- (a) The order of business at a regular meeting of the ALUC shall generally be as follows:
 - (1) Call to order.

- (2) Pledge of Allegiance.
- (3) Roll call.
- (4) ~~Public hearing~~ Approval of minutes.
- (5) ~~Administrative items~~ Public comments on items not on the agenda.
- (6) ~~Old business~~ Approval of minutes.
- (7) ~~New business~~ Oral communication on any matter not on the agenda.
- (8) ~~Executive Director's report~~ Commissioner's comments.
- (9) ~~Commissioners' comments~~ Adjournment.
- ~~(10) Adjournment.~~

4.4.4.3. Public Input

- (a) When so required by state law, the ALUC shall hold a public hearing on agenda items under consideration. The order of presentation of hearings shall normally be:
 - (1) ALUC staff and, when applicable, consultant's presentations.
 - (2) Opening of public hearing.
 - (3) Presentation by submitting agency and/or project proponent.
 - (4) Comments by other interested parties.
 - (5) Commissioner questions and speaker responses.
 - (6) Close of public hearing.
 - (7) Commission discussion and deliberation.
 - (8) Motions and voting.
- (b) At the discretion of the Chairman, the ALUC may allow public comment on agenda items for which a formal public hearing is not required.
- (c) Any person desiring to address the ALUC shall submit a speaker request card to the ALUC staff, then, when recognized by the Chairman, step to the rostrum and state his or her name and address for the record.
- ~~(d)~~ (e) In order to facilitate the business of the ALUC, the Chairman may limit the amount of time allowed for each speaker.
- ~~(d)~~ (e) The Chairman may waive presentation by ALUC staff and/or project proponent if the ALUC staff recommendation finds the proposed project to be consistent with the ALUCP and there are no speaker request cards submitted to the ALUC Secretary at or by the time the agenda item was called for hearing, unless there is an objection made on the record by anyone present at the hearing.

4.5.4.4. Quorums and Voting

- (a) A majority of the ALUC's seven members constitutes a quorum for the purposes of conducting business.

-
- (b) Any action taken by the ALUC requires a majority vote of the full membership (i.e., four votes). Actions may be voted upon by voice vote unless any seated Commissioner, or a proxy acting in the place of a Commissioner, demands a roll call vote. The Chairman may make or second any motion without stepping down from the chair.
 - (c) Proxies present at a meeting in place of a regular member shall be counted when determining the existence of a quorum or for voting purposes.
 - (d) A Commissioner shall not vote on an item continued from a previous meeting in which the Commissioner was not in attendance unless he or she has listened to the tape recording or reviewed the minutes of the previous discussion and reviewed materials pertaining to that item. This rule also applies to a proxy voting in place of the Commissioner.

4.6.4.5. Conflicts of Interest

- (a) A Commissioner shall disqualify himself or herself from participating in the discussion and action on any matter regarding which the Commissioner has a conflict of interest in accordance with the provisions of the Political Reform Act of 1975 as amended.
- (b) A Commissioner's past or pending participation, as an elected or appointed member of another body, in actions related to a matter before the ALUC shall *not* be regarded as a conflict of interest. However, when acting in their capacity as an ALUC member, Commissioners should recognize that their decisions should be based solely upon the airport land use compatibility and other aviation-related factors that are the purview of the ALUC.
- (c) A Commissioner's proxy may participate in the discussion of and action on an item for which the Commissioner has disqualified himself or herself unless the proxy also has a conflict of interest. A proxy may take the Commissioner's place for a single item at a meeting in which the Commissioner is otherwise participating.

4.7.4.6. Minutes of Meetings

- (a) The proceedings of ALUC meetings shall be tape recorded. However, a lack or malfunction of the tape recording equipment shall not prevent continuation of a meeting.
- (b) The ALUC ~~Executive~~ Director shall ensure that minutes are prepared for each meeting. Meeting minutes shall reflect actions taken by the ALUC, including motions made, the names of the Commissioners or proxies making and seconding the motion, and the vote tally. The minutes should not be limited to these actions.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 11, 2018 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Chairman
Russell Betts
Arthur Butler
Glen Holmes
John Lyon
Steven Stewart

COMMISSIONERS ABSENT: Steve Manos, Vice Chairman

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Rob Van Zanten, SDH & Associates

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1:** ZAP1025CH17 – Chase Orbis Eastvale, LLC and City of Eastvale (Representatives: Grant Ross [Orbis], Malinda Lim [City]) – City of Eastvale Case No. PLN 17-20036 (Ordinance Amendment). A proposal to amend Table 3.3-1 of the City of Eastvale Zoning Code to add gasoline service stations (with or without the concurrent sale of beer and wine for off-premises consumption) and car and truck washes as permissible uses in the Industrial Park (I-P) zone, with approval of a Conditional Use Permit. Additionally, the City proposes that drive-in or drive-through operations or facilities, currently listed as a permitted use in the I-P zone, require approval of a Conditional Use Permit, as is required in the City's commercial zones (C-1/C-P, C-P-S, and C-O). (Airport Compatibility Zones C and D of the Chino Airport Influence Area, Ontario International Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the Ordinance Amendment CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION**
Chase Orbis Eastvale, LLC proposes to amend Table 3.3-1 of the City of Eastvale Zoning Code to add gasoline service stations (with or without the concurrent sale of beer and wine for off-premises consumption) and car and truck washes as permissible uses in the Industrial Park (I-P) zone, with approval of a Conditional Use Permit. Additionally, the City proposes that drive-in or drive-through operations or facilities, currently listed as a permitted use in the I-P zone, require approval of a Conditional Use Permit, as is required in the City's commercial zones (C-1/C-P, C-P-S, and C-O).

V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Vice Chairman Manos

VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.1: TIME: 9:03 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.2:** ZAP1295MA17 – Timothy Campbell, Campbell Properties/Chino Transporting, Inc. (Representatives: Mike Naggar & Associates) – City of Perris Case No. SPA 17-05242. The applicant proposes amending the Perris Valley Commerce Center Specific Plan land use designation on 16.13 acres (Assessor's Parcel Numbers 314-170-004 and 314-170-009 through 314-170-011) located westerly of Webster Avenue and southerly of Markham Street from Business Professional Office to Light Industrial. (Airport Compatibility Zones C1 and B1-APZ-I of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None immediately known. However, Air Force/MARB representatives have not provided comments to date.
- III. **STAFF 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.
- IV. **PROJECT DESCRIPTION**
The applicant proposes amending the Perris Valley Commerce Center Specific Plan land use designation on 16.13 acres from Business Professional Office to Light Industrial.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Vice Chairman Manos
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.2: TIME: 9:09 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1286MA17 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten) – March Joint Powers Authority Case Nos. GPA17-02 (General Plan Amendment), SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan), TPM17-02 (Tentative Parcel Map). Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/office buildings, for a cumulative building area total of 162,041 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes amending the designation of the 13.6-acre area (Units 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4 Lot 9 will remain designated as Office). The applicant also proposes subdividing the 13.60 acre site into eleven (11) separate parcels so that each building will be on a separate parcel. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The site lies within the March Business Center/Meridian Specific Plan Exception Area, but this project was brought forward to ALUC because it involves a General Plan Amendment and a Specific Plan Amendment. Additionally, the exception is no longer valid due to the expiration of the Development Agreement for the portion including this site. The Plot Plan proposes one retail building, one two-story office building, and nine industrial buildings. If we assume that the retail building will be used for mercantile occupancies and apply the special retail occupancy assumptions used in the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Plot Plan is consistent with the compatibility criteria. However, the applicant is intent on providing for restaurant/dining uses in the retail building. While restaurants are not a prohibited use in Compatibility Zone C1, the potential occupancy of dining areas is more than seven times greater than the special retail occupancy assumptions. Pursuant to a concurrent lot line adjustment, the retail building will be located on a 1.56-acre parcel (gross). Based on this acreage, the total occupancy of the retail building should not exceed 156 persons. Using the special retail occupancy assumptions, the proposed 9,054 square foot retail building would accommodate 79 persons. However, the 156-person limit could be exceeded if a combined retail/restaurant scenario provided for more than 1,235 square feet of dining area. A split consisting of 4,527 square feet of retail, 2,263 square feet of dining area, and 2,263 square feet of restaurant kitchen area would accommodate an intensity of 202 persons. However, unrestricted restaurant allowances would accommodate 604 persons, which would be clearly inconsistent. According to the site plan, only 55 parking spaces are provided for the retail building. In the event that the Commission chooses to evaluate average intensity based on the Parking Space Method, this method would indicate an occupancy of up to 83 persons.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONSISTENT, subject to the conditions included herein, including restrictions on dining area square footage.

IV. **PROJECT DESCRIPTION**

Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/office buildings, for a cumulative building area total of 162,041 square feet on 13.60 acres. The applicant proposes amending the designation of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use. (Unit 4 Lot 9 will remain designated as Office).

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice.
4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

6. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
7. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2017-AWP-8057 through 8067-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 L Change 1 and shall be maintained in accordance therewith for the life of the project.
8. The proposed buildings shall not exceed a height of 36 feet above ground level and a maximum elevation at top point of 1,607 feet above mean sea level.
9. 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.
10. Temporary construction equipment used during actual construction of the building shall not exceed 36 feet in height and a maximum elevation of 1,607 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction 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 building.
12. Any roof-top equipment or change in height that exceeds a total height of 36 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.
13. 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.
14. The maximum square footage of restaurant dining area permitted within the retail building is 1,235 square feet. No other Type A occupancies shall be permitted within the retail building or elsewhere on-site without subsequent evaluation as to consistency with the applicable ALUCP.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Rob Van Zanten, Representative, 5225 Canyon Crest Drive, STE 71-439, Riverside, CA 92507

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Vice Chairman Manos.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.3: TIME: 9:13 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 11, 2018
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the December 14, 2017 minutes. Absent: Vice Chairman Manos

III. **6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Simon Housman, ALUC Director, announced that Chairman Rod Ballance will be moving out of Riverside County and is, therefore, resigning from the Commission. As a result, there will be elections scheduled for the next Commission meeting in March since we are DARK in February (no meeting).

Chairman Ballance congratulated Clerk of the Board staff for upgraded technology at the dais. Director Housman added his thanks to the technical staff.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioners Lyon and Betts commented that Chairman Ballance will be missed and wished him success. Mr. Ballance advised that he is moving to New Hampshire, thanked the Commissioners and ALUC staff, and expressed that it has been a high honor to serve on the Airport Land Use Commission for many years and also as Chairman.

V. **8.0 ADJOURNMENT**

Chairman Ballance adjourned the meeting at 9:34 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 4.0: TIME IS: 9:30 A.M.