



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 9, 2017

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

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@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

MARCH AIR RESERVE BASE

- 2.1 ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.) – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: NEW ITEMS**PERRIS VALLEY AIRPORT**

- 3.1 ZAP1012PV17 – Consuelo and Carlos Mendoza (Representative: Jose Marin) – City of Perris Planning Case No. PLN17-05002 (Zone Change). The applicant is proposing a zone change of 0.7 acres from Single-Family Residential (R-6,000) to Community Commercial (CC). There is an existing commercial retail center on the property. (“Indian Hills Center”) The site is located at 802 Navajo Road (on the northerly side of that road), westerly of Indian Hills Circle, Arapaho Road and State Highway Route 74 and southerly of Geronimo Road (Airport Compatibility Zone E of the Perris Valley Airport and Zone E of March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

- 3.2 ZAP1084RI17 – The Motorcycle Company (Representative: Adkan Engineers) – City of Riverside Planning Case Nos. P16-0891 (General Plan Amendment), P16-0892 (Rezone), P16-0894 (Design Review). The applicant proposes to construct an 18,900 square foot warehouse building (for storage of motorcycles) with 140 to 200 square feet of office area on 3.82 to 4.15 acres located in the area of Riverside that is southerly of Indiana Avenue and the 91 Freeway, specifically between Railroad Avenue and the rail line, westerly of Madison Street and easterly of Jefferson Street. To facilitate this, the applicant also proposes to amend the City of Riverside General Plan land use designation of the properties involved (Assessor’s Parcel Numbers 230-233-013, 230-245-013, 230-245-015, and 230-253-010) from Medium Density Residential to Commercial, and to rezone that same area from Residential R-1-7000 to Commercial General. [The Commission may further recommend that the site be rezoned to CG-AP-E (Commercial General Airport Protection Overlay Zone E).] (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT (Rezone); CONDITIONALLY CONSISTENT (Design Review)

MARCH AIR RESERVE BASE

- 3.3 ZAP1241MA17 – Meridian Park West, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case Nos. GPA16-01 (General Plan Amendment), Z16-01 (Zone Change), PP16-04 (Plot Plan), TTM37107 (Tentative Tract Map). A proposal to develop five industrial (predominately warehouse) buildings ranging from 110,000 square feet to 1,000,000 square feet in gross floor area, with a cumulative total of 2,207,000 square feet, on 120 acres located southerly of Alessandro Boulevard, westerly of Meridian Parkway, and northerly of Opportunity Way, and to divide the property into five lots. The applicant also proposes to amend the General Plan land use designation for these lots from Industrial, Business Park, and Mixed Use to Industrial and Mixed Use, and to establish Industrial and Mixed Use zoning within this area (Airport Compatibility Zones B1-APZ-II, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT (GPA, Zone Change); CONDITIONALLY CONSISTENT (Plot Plan, Tract Map)

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.4 ZAP1045PS17 – JMN Services Inc. – City of Palm Springs Planning Case 3.3999 MAJ (Major Architectural) and LUP 165-075 (Land Use Permit). The applicant is proposing to develop an outdoor contractor’s storage yard for pool construction equipment with a 3,465 square foot office building and 4,320 square feet of outdoor storage containers on 1.37 gross acres located easterly of Research Drive, southerly of Computer Way, northerly of Tamarisk Road, and westerly of Palm Springs International Airport. (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

- 4.1 Director’s Approvals
- 4.2 Resolution No. 2017-01 Adopting the Hemet-Ryan Airport Land Use Compatibility Plan
- 4.3 Potential Amendments to RCALUC Website

5.0 **APPROVAL OF MINUTES**

February 9, 2017

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

7.0 **COMMISSIONER’S COMMENTS**

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1 ~~3.2~~

HEARING DATE: March 9, 2017 (Continued from January 12, 2017)

CASE NUMBER: ZAP1230MA16 – Majestic Business Center LLC
(Representative: Matthew Vawter, Commerce Construct Co.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PP26102 (Plot Plan)

MAJOR ISSUES: *The project was continued from the January 2017 hearing at the applicant's request as a redesign of the site plan and/or floor plan was under consideration. The applicant has subsequently decided to move forward with this project without further revisions. No aeronautical issues. Previous proposals for warehousing projects in this vicinity have generated controversy. A member of the public representing a nearby church spoke in opposition to the project design (specifically, the location of the building relative to nearby residences) at the January 2017 meeting, citing air quality issues. These issues are outside the purview of ALUC and would need to be addressed by the County of Riverside Planning Department.*

RECOMMENDATION: Staff recommends that the proposed Plot Plan be found ~~CONDITIONALLY CONSISTENT~~, subject to the conditions included herein. ~~, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.~~

PROJECT DESCRIPTION: The applicant proposes development of a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres.

PROJECT LOCATION: The site is located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue, in the unincorporated community of Mead Valley, approximately 7,900 feet southwesterly 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 C2
- c. Noise Levels: 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 C2. Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zone C2:

- Office – 1 person per 200 square feet (with 50% reduction),
- Warehouse – 1 person per 1,428 square feet (35% building code of 1 person per 500 square feet).

The project proposes a total of 1,138,800 square feet of building area, which includes 10,000 square feet of office area and 1,128,800 square feet of warehouse area, accommodating an occupancy of 840 people, and an average intensity of 13 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of parking spaces required (669 spaces) and trailer spaces (301 spaces), the total occupancy would be estimated at 1,305 people for an average intensity of 21 people per acre, which is consistent with Compatibility Zone C2 average criterion of 200.

If the entire building were utilized as office space (with the 50% reduction) or for manufacturing uses, the occupancy of 5,694 people would result in an average intensity of 91 people per acre, which is still consistent with the Compatibility Zone C2 criterion of 200.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would consist of 10,000 square feet of office area and 33,560 square feet of warehouse area, resulting in a single acre occupancy of 74 people, which is consistent with Compatibility Zone C2 single acre criterion of 500.

If the entire building were utilized as office space (with the 50% reduction) or manufacturing, the single acre-area occupancy would consist of 43,560 square feet of office (or manufacturing), resulting in a single acre occupancy of 218 people, which is consistent with the Compatibility Zone

C2 single acre criterion of 500.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. 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.

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 7,900 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 elevation exceeding 1,567 feet AMSL. The site's finished floor elevation is 1,532 feet AMSL and the proposed building height is 52 feet, for a top point elevation of 1,584 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service ~~is~~ **was** required. The applicant ~~has~~ submitted Form 7460-1, and FAA OES ~~has~~ assigned Aeronautical Study No. 2016-AWP-12005-OE to this project. A **"Determination of No Hazard to Air Navigation" was issued on December 21, 2016.**

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, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. This project has been evaluated for 10,000 square feet of office area and 1,128,800 square feet of warehouse area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.

10. **The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2016-AWP-12005-OE) and has determined that neither marking nor lighting of the structure will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
11. **The proposed structure shall not exceed a height of 52 feet above ground level and a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,580 feet above mean sea level.**
12. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
13. **Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 52 feet and a maximum elevation of 1,580 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
14. **Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions). This requirement is also applicable in the event the project is abandoned.**

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.
2016-AWP-12005-OE

Issued Date: 12/21/2016

Matthew Vawter
Commerce Construction
13191 Crossroads Parkway North
6th Floor
City of Industry, CA 91746

**** 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: Building Majestic Freeway Business Center Bldg. 1
Location: Perris, CA
Latitude: 33-50-39.00N NAD 83
Longitude: 117-15-31.00W
Heights: 1528 feet site elevation (SE)
52 feet above ground level (AGL)
1580 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 06/21/2018 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 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 does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

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

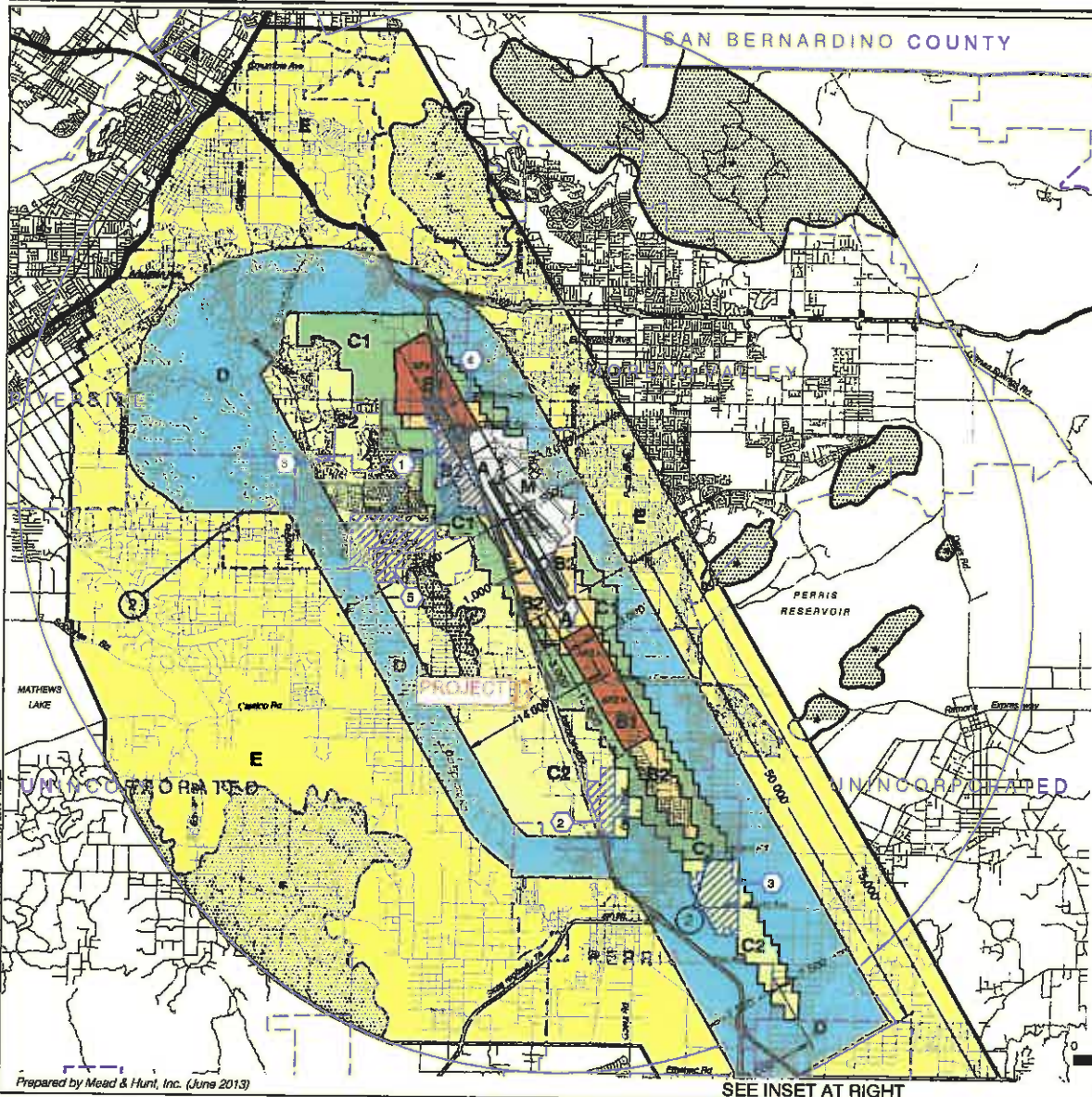
If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-12005-OE.

Signature Control No: 311693715-313178837

(DNE)

LaDonna James
Technician

Attachment(s)
Map(s)



LEGEND

Compatibility Zones

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

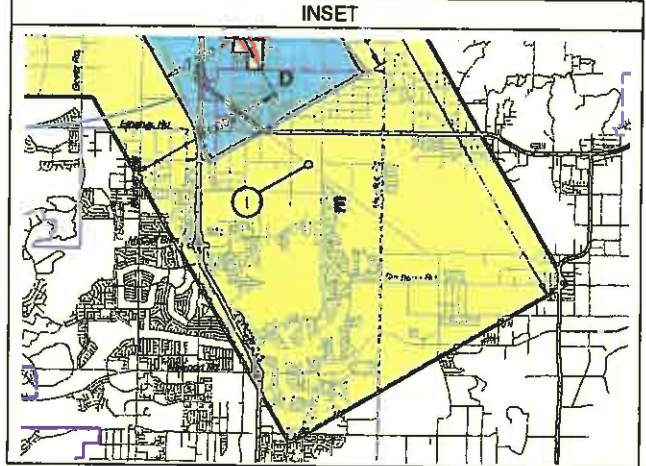
Boundary Lines

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

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

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

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



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



Base map source: County of Riverside 2013

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

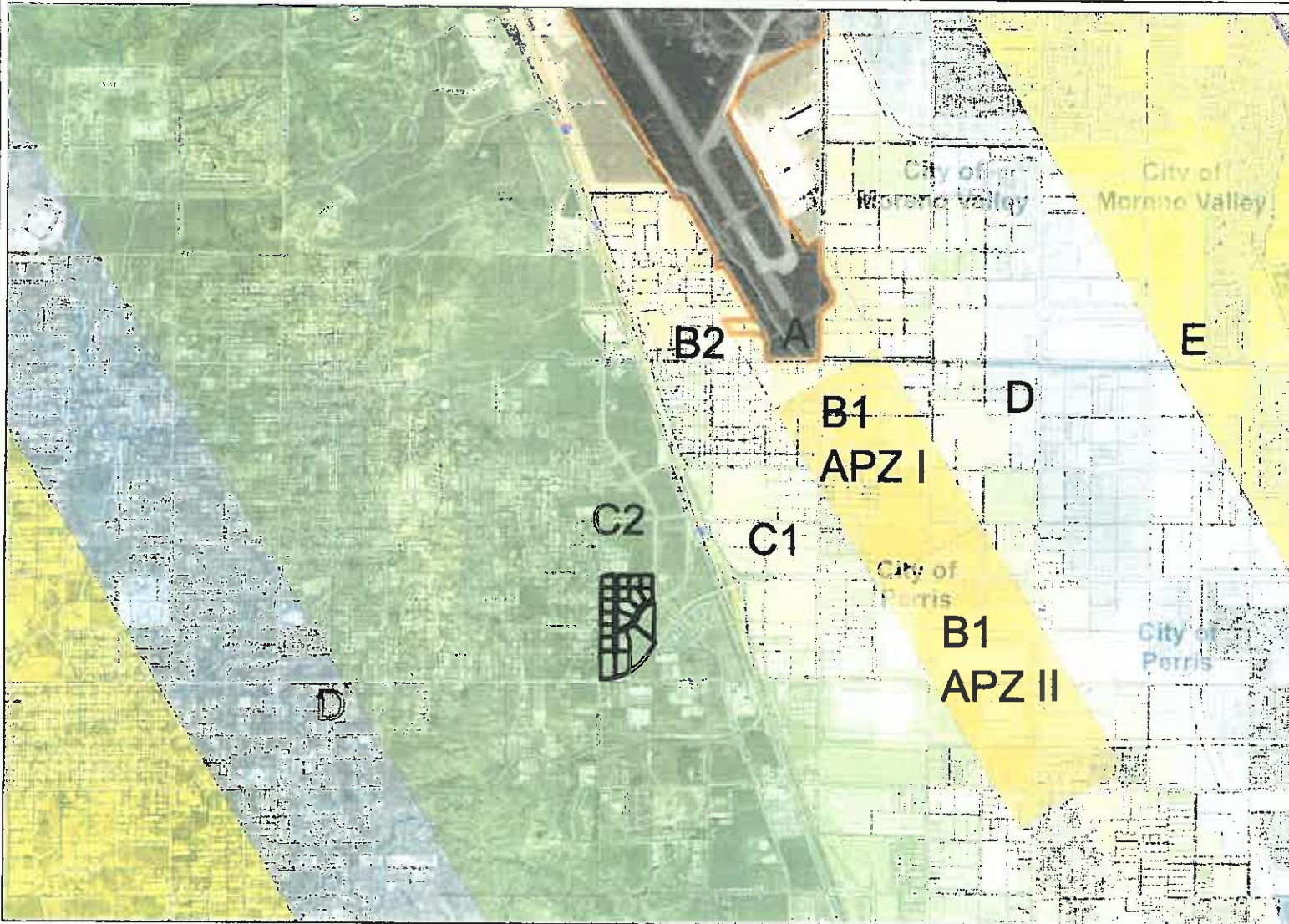
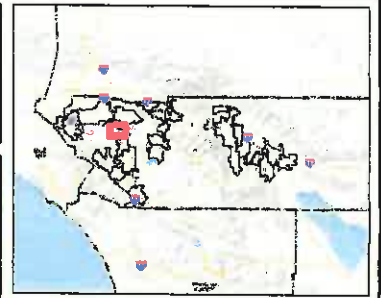
Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

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-EXC6
- C2-HIGHT



0 4,577 9,154 Feet



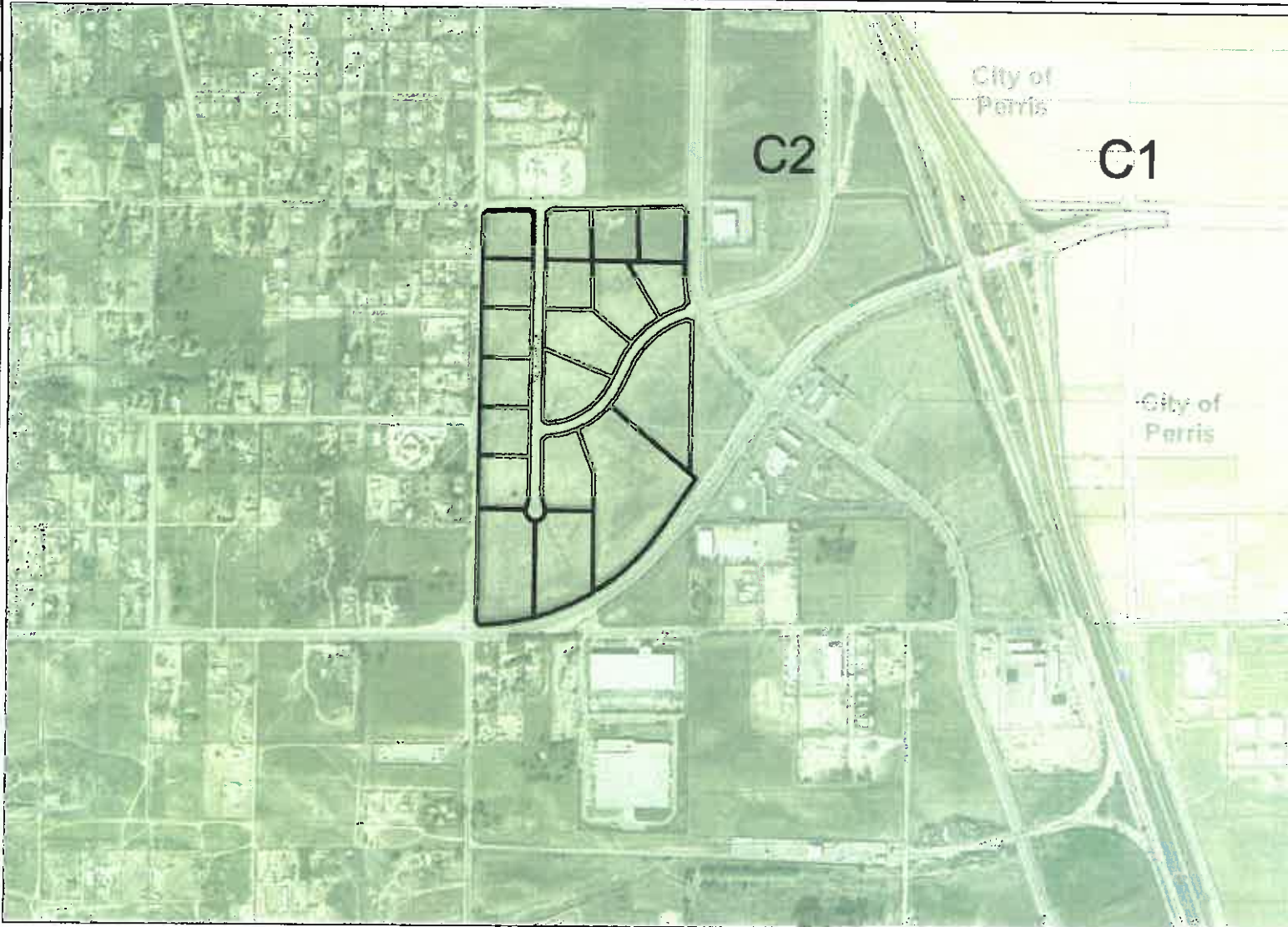
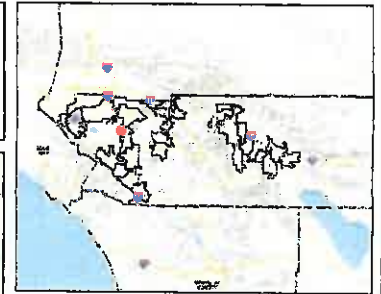
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:44:23 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



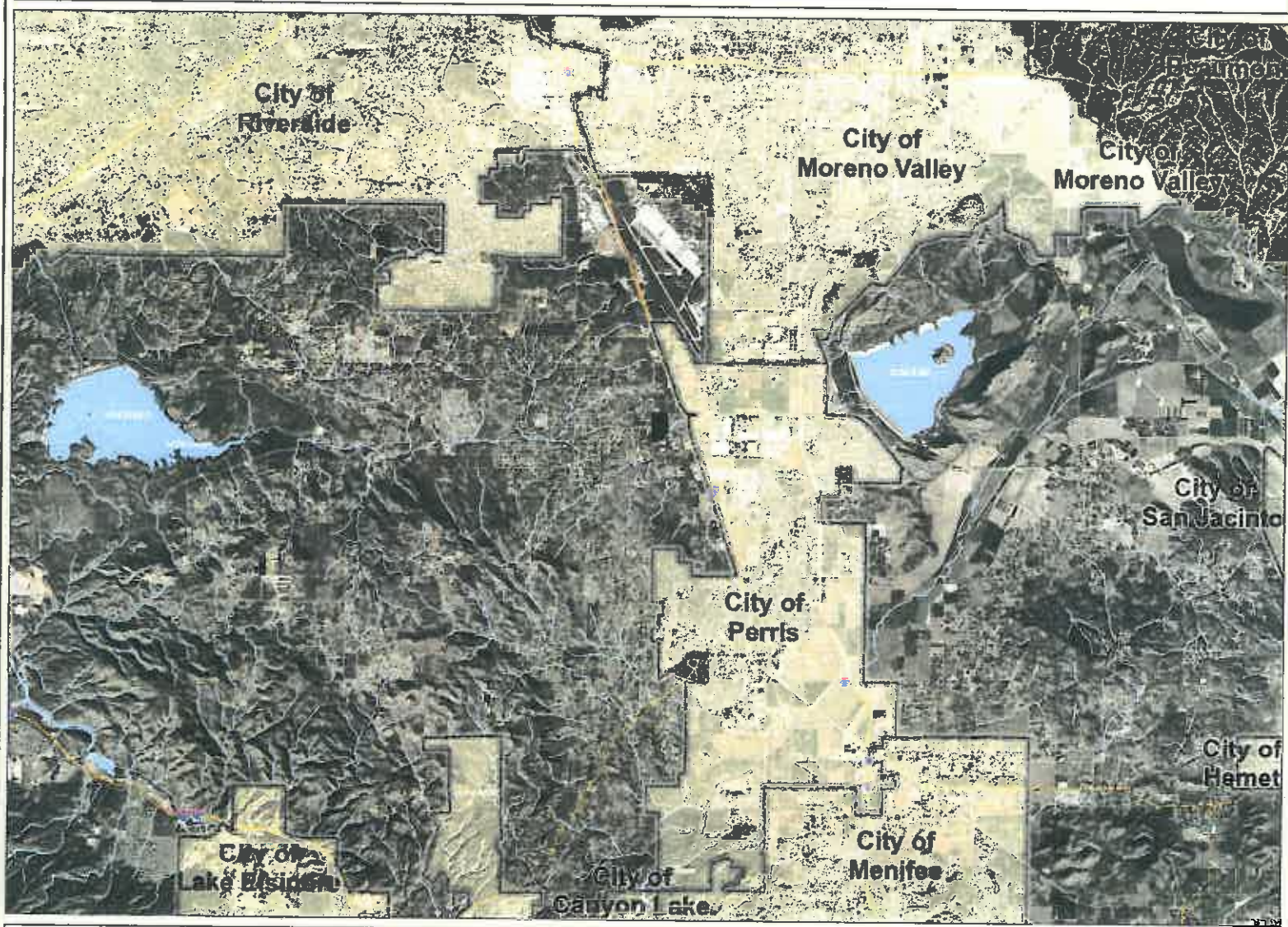
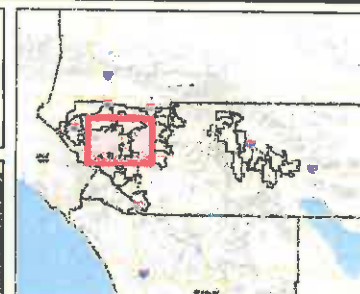
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:42:36 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 18,308 36,616 Feet



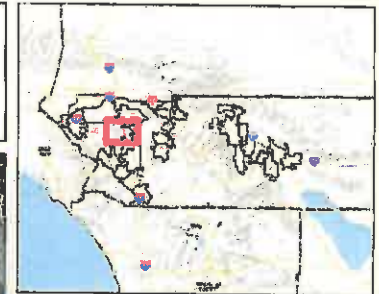
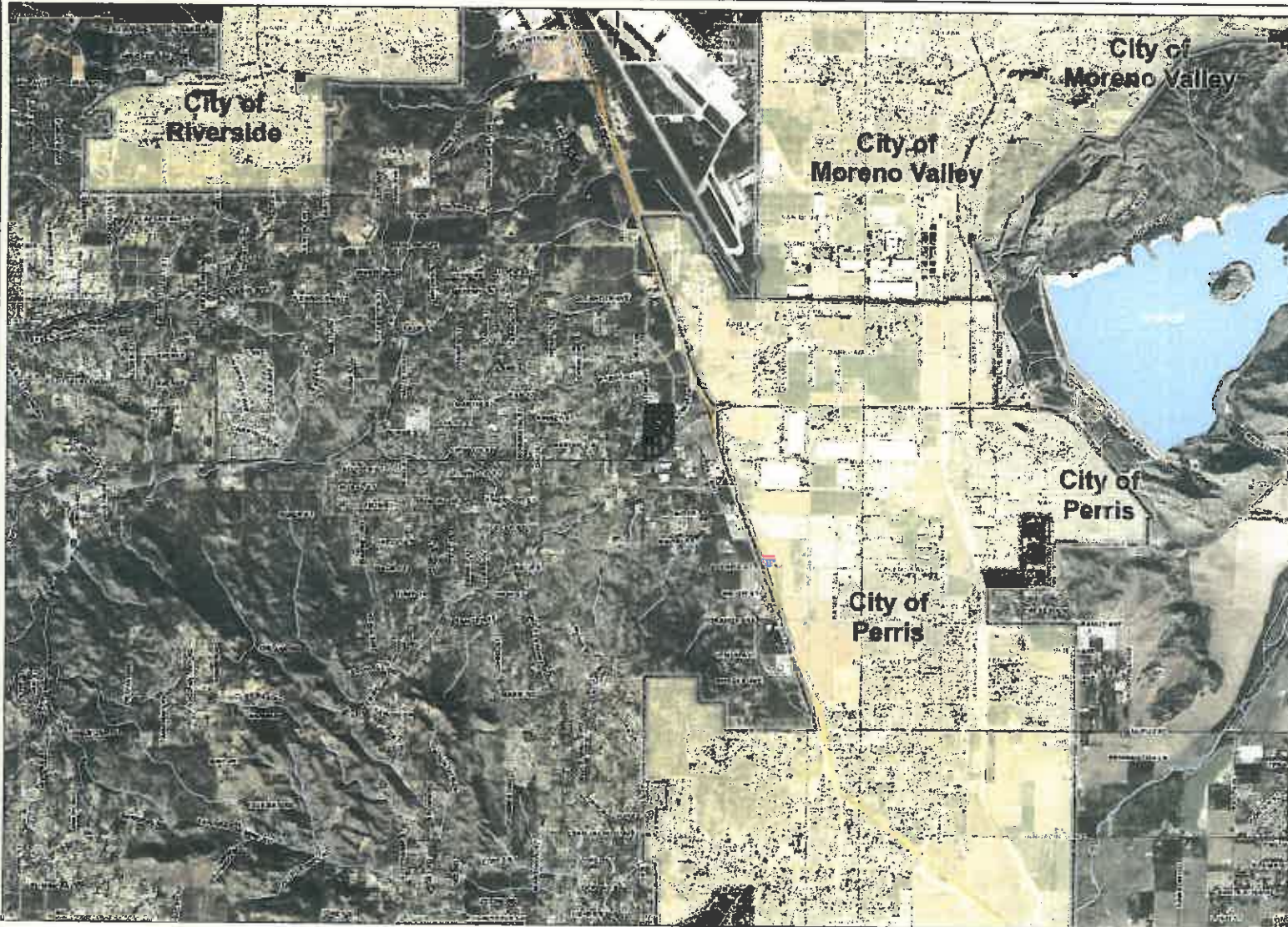
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:45:31 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.

Notes

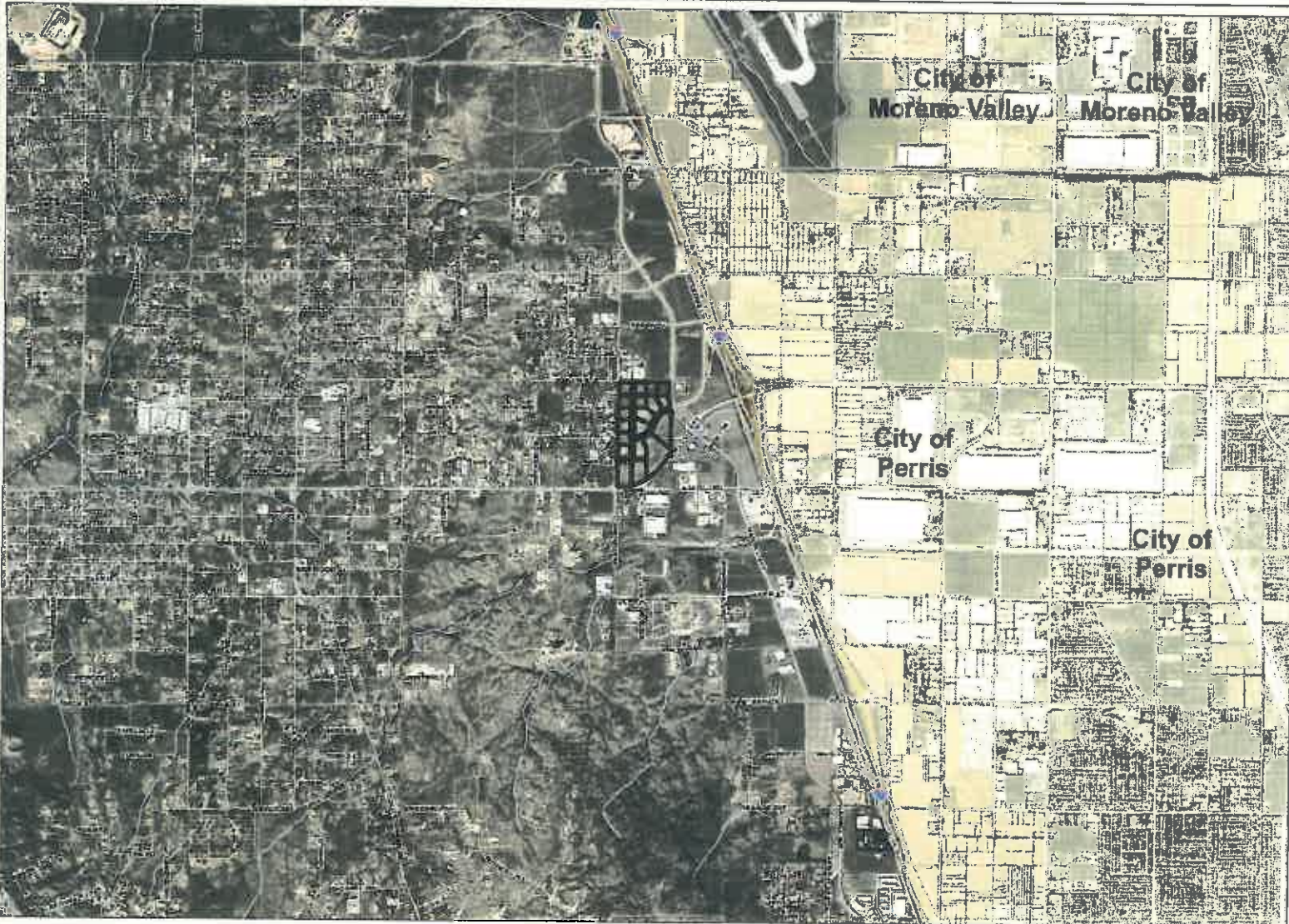
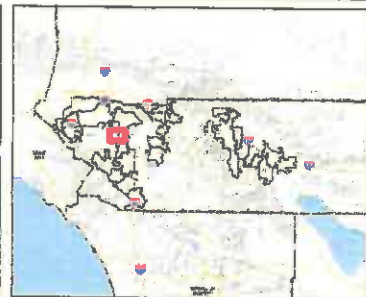
0 9,154 18,308 Feet



REPORT PRINTED ON... 11/28/2016 3:45:59 PM

© Riverside County RCIT GIS

My Map



Legend

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



0 4,577 9,154 Feet



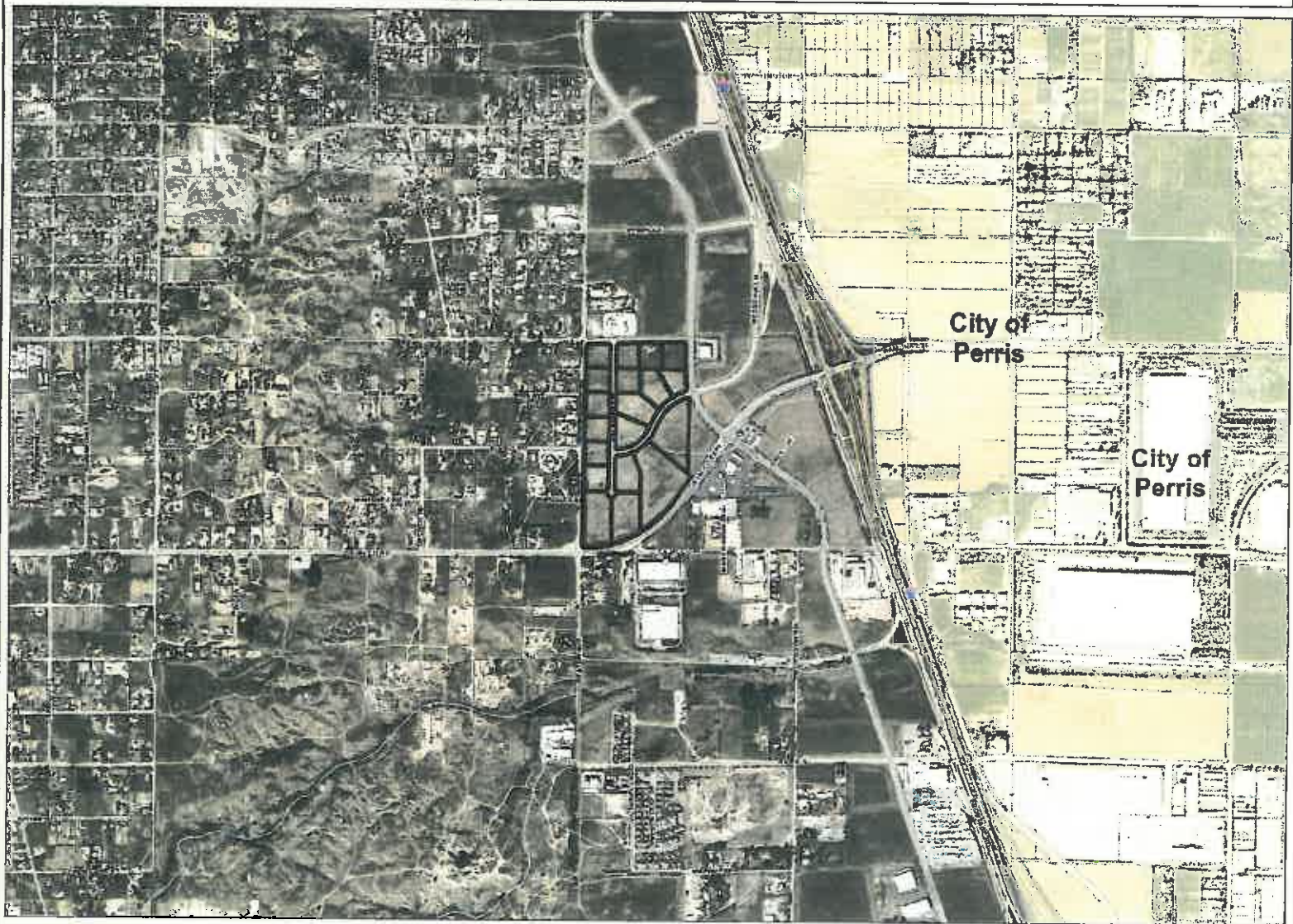
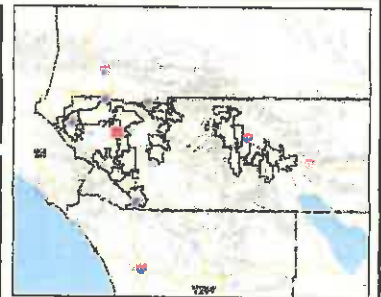
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:46:33 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



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.

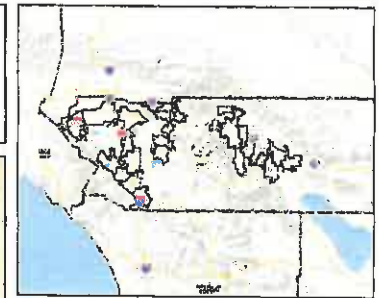
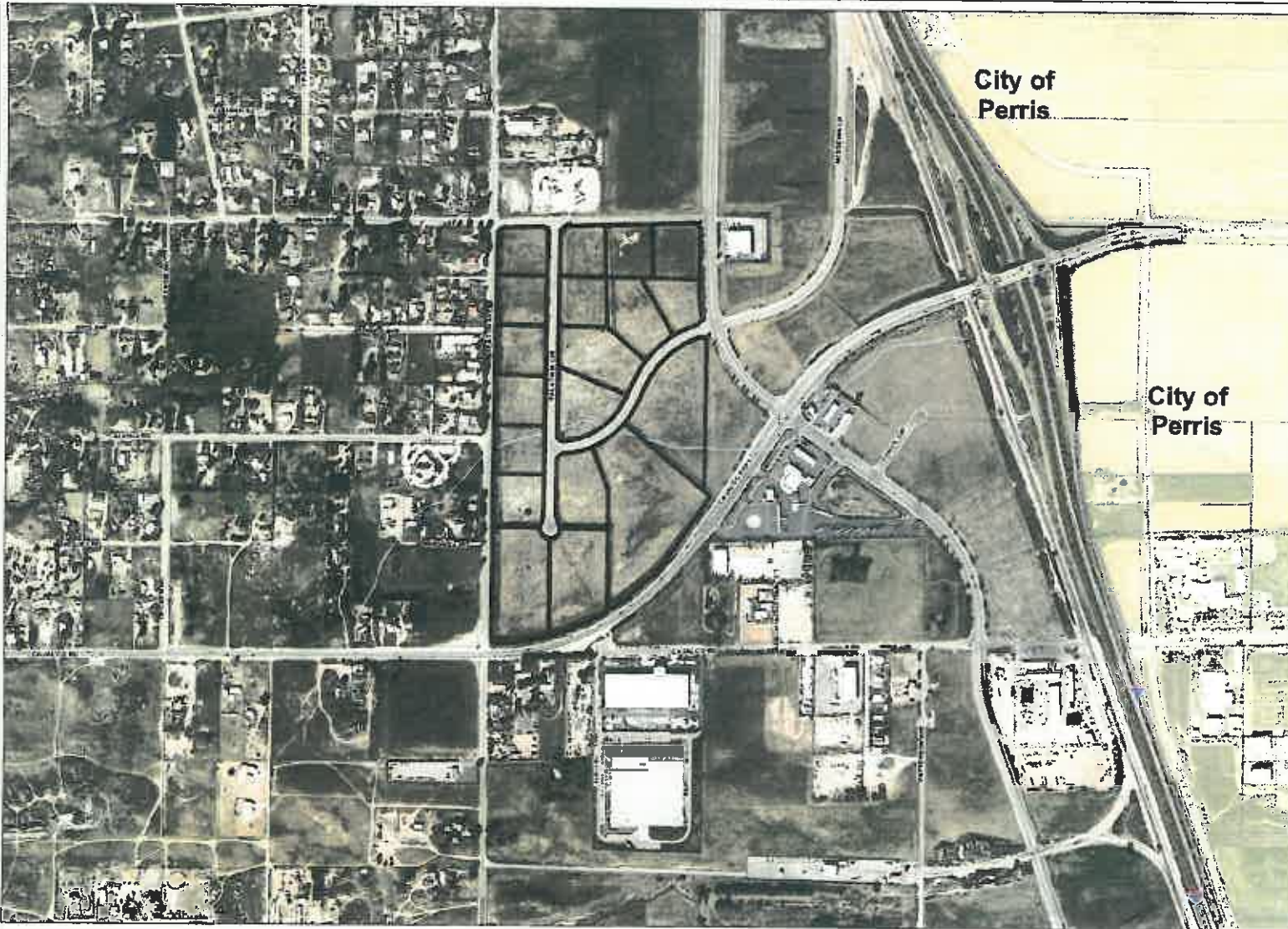


REPORT PRINTED ON... 11/28/2016 3:47:01 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,144 2,288 Feet



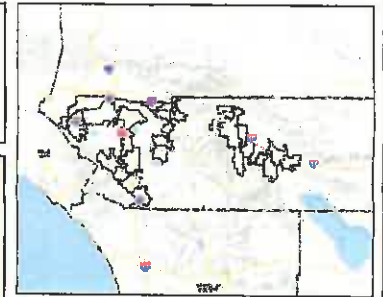
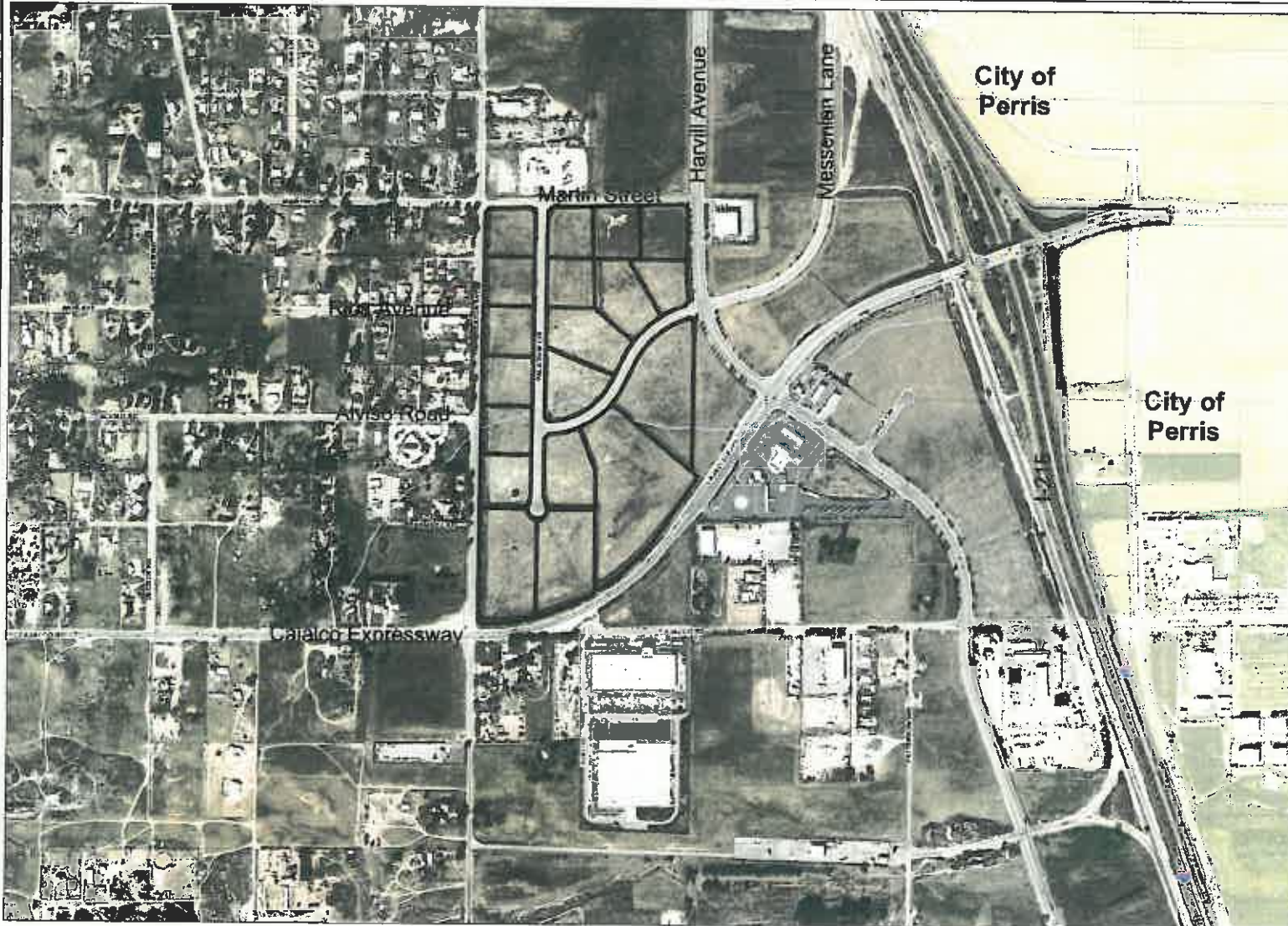
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:47:25 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,144 2,288 Feet

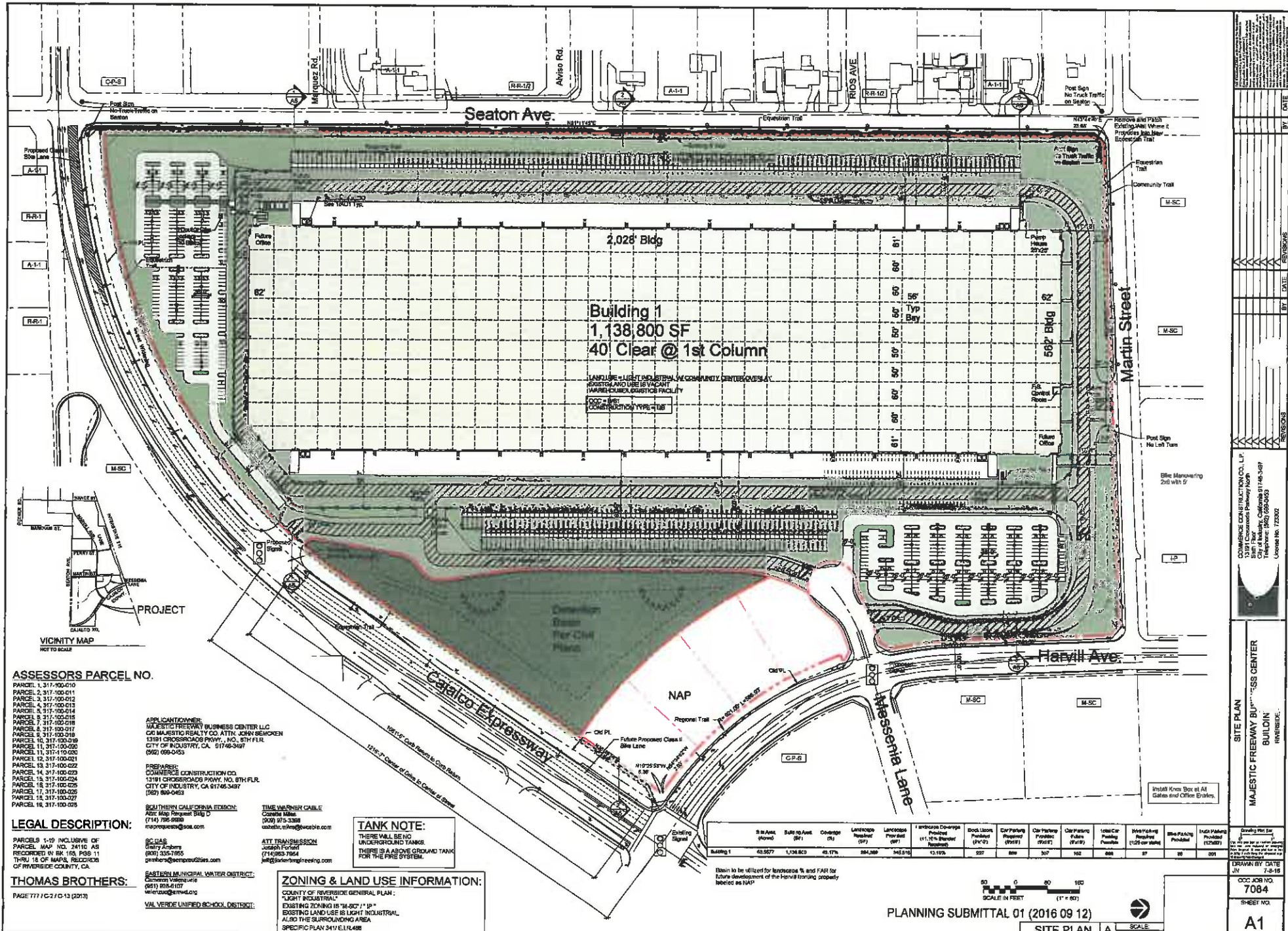


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/28/2016 3:43:38 PM

© Riverside County RCIT GIS

Notes



Seaton Ave.

2,028' Bldg
 Building 1
 1,138,800 SF
 40' Clear @ 1st Column

LAND USE - LIGHT INDUSTRIAL - GENERAL SERVICES
 EXISTING LAND USE IS VACANT
 (FARMER-CUMOR, ORNITHIC FACILITY)
 COC = R-1
 CONSTRUCTION TYPE = U-18

Martin Street

Harvill Ave.

Catalco Expressway

- ASSESSORS PARCEL NO.**
- PARCEL 1, 317-100-010
 - PARCEL 2, 317-100-011
 - PARCEL 3, 317-100-012
 - PARCEL 4, 317-100-013
 - PARCEL 5, 317-100-014
 - PARCEL 6, 317-100-015
 - PARCEL 7, 317-100-016
 - PARCEL 8, 317-100-017
 - PARCEL 9, 317-100-018
 - PARCEL 10, 317-100-019
 - PARCEL 11, 317-100-020
 - PARCEL 12, 317-100-021
 - PARCEL 13, 317-100-022
 - PARCEL 14, 317-100-023
 - PARCEL 15, 317-100-024
 - PARCEL 16, 317-100-025
 - PARCEL 17, 317-100-026
 - PARCEL 18, 317-100-027
 - PARCEL 19, 317-100-028

APPLICANT/OWNER:
 MAJESTIC FREEWAY BUSINESS CENTER LLC
 C/O MAJESTIC REALTY CO. ATTN: JOHN BERKNER
 13181 CROSSROADS PKWY., NO. 8TH FLR.
 CITY OF INDUSTRY, CA 91746-3497
 (929) 990-0435

PREPARED BY:
 COMMERCIAL CONSTRUCTION CO.
 13181 CROSSROADS PKWY. NO. 8TH FLR.
 CITY OF INDUSTRY, CA 91746-3497
 (929) 990-0435

SOUTHERN CALIFORNIA Edison:
 Attn: Map Request Bldg D
 (714) 796-6999
 mrequest@sc Edison.com

TIME WARNER CABLE:
 Customer Helpline
 (909) 975-3388
 usabtc.nrlaw@twcable.com

ATT TRANSMISSION:
 Joseph Forster
 (714) 983-7954
 jfor@atttransmission.com

SC GAS:
 Casey Gathers
 (929) 335-7855
 gembers@scgas.com

EASTON MUNICIPAL WATER DISTRICT:
 Customer Helpline
 (929) 995-6107
 whelp@emwd.org

VAL VERDE UNIFIED SCHOOL DISTRICT:

TANK NOTE:
 THERE WILL BE NO UNDERGROUND TANKS.
 THERE IS AN ABOVE GROUND TANK FOR THE FIRE SYSTEM.

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN:
 "LIGHT INDUSTRIAL"
 EXISTING ZONING IS "M-SO" / "JP"
 EXISTING LAND USE IS LIGHT INDUSTRIAL
 ALSO THE SURROUNDING AREA
 SPECIFIC PLAN 3411.E1.R.4.88

LEGAL DESCRIPTION:
 PARCELS 1-19 INCLUSIVE OF PARCEL MAP NO. 74110 AS RECORDED IN BK 155, PGS 11 THRU 18 OF MAP RECORDS OF RIVERSIDE COUNTY, CA.

THOMAS BROTHERS:
 PAGE 7711 C21 C-13 (2013)

	Sq Ft Area (Total)	Built up Area (Sq Ft)	Coverage (%)	Landscaped Area (Sq Ft)	Landscaped Per Cent (%)	Impervious Coverage Per Cent (%)	Stock Ponds (Per Sq Ft)	Car Parking (Per Sq Ft)	Car Parking (Per Sq Ft)	Car Parking (Per Sq Ft)	Other Car Parking (Per Sq Ft)	Bike Parking (Per Sq Ft)	Truck Parking (Per Sq Ft)	Other Parking (Per Sq Ft)
Building 1	60,8577	1,138,803	49.17%	264,289	34.91%	13.19%	527	609	307	162	886	87	33	301

Blasin to be utilized for landscape % and FAR for future development of the parcel for property labeled as NAP



PLANNING SUBMITTAL 01 (2016 09 12)

SITE PLAN A

REVISIONS

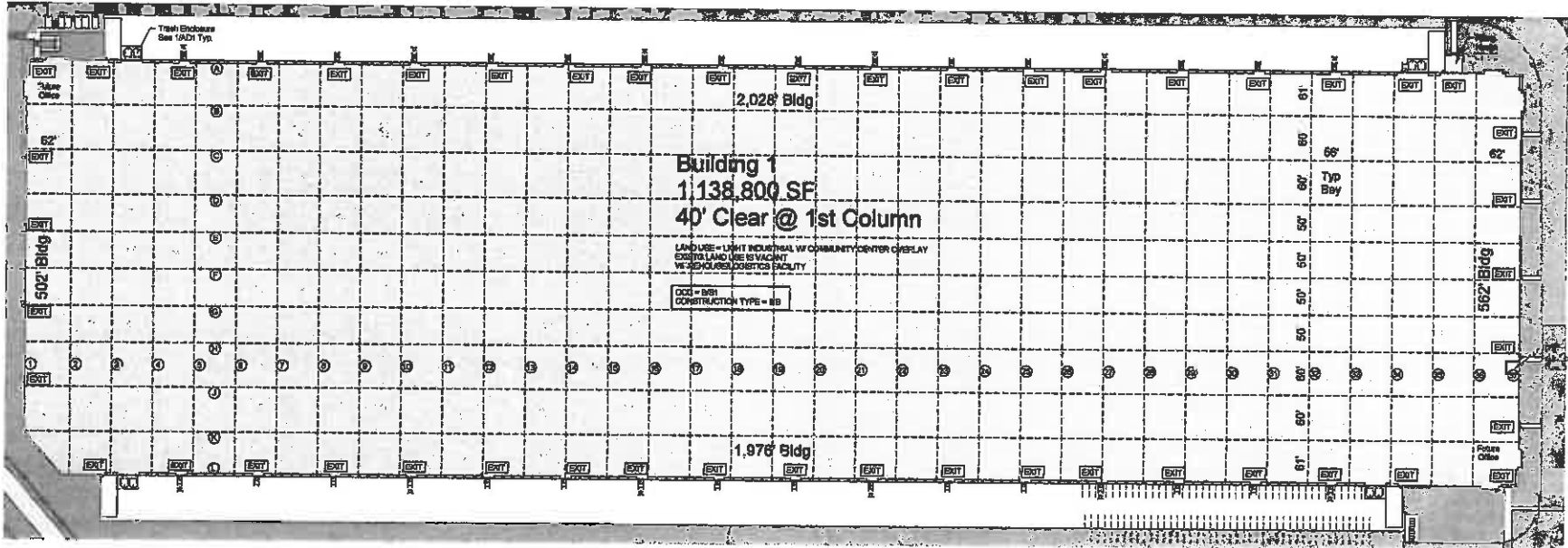
NO.	DATE	DESCRIPTION

PROJECT INFORMATION

COMMERCE CONSTRUCTION CO., LP
 13181 CROSSROADS PKWY. NO. 8TH FLR.
 CITY OF INDUSTRY, CALIFORNIA 91746-3497
 Telephone: (929) 990-0435
 License No. 172302

SITE PLAN
 MAJESTIC FREEWAY BUSINESS CENTER
 BUILDING
 RIVERSIDE, CA

Drawn By: JLV
 Date: 7-8-15
 OCC ASB NO: 7084
 SHEET NO: A1



Building 1
1,138,800 SF
40' Clear @ 1st Column

LAND USE - LIGHT INDUSTRIAL W/ COMMUNITY CENTER DISPLAY
 EXHIBIT LAND USE IS VACANT
 W/ 350,000 SQ. FT. LOGISTICS FACILITY

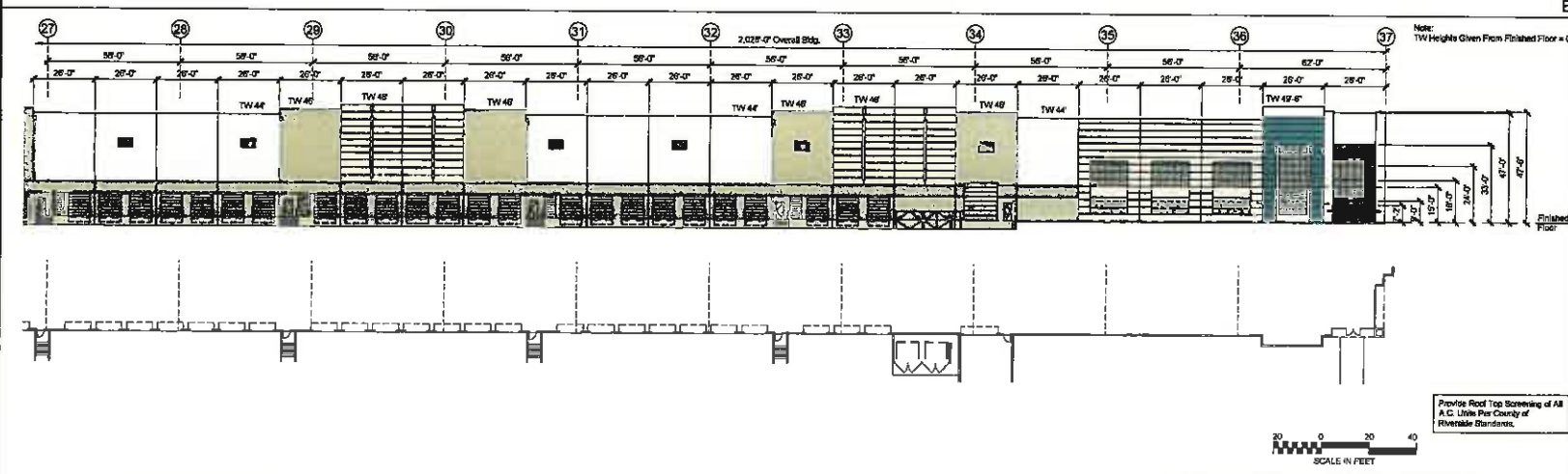
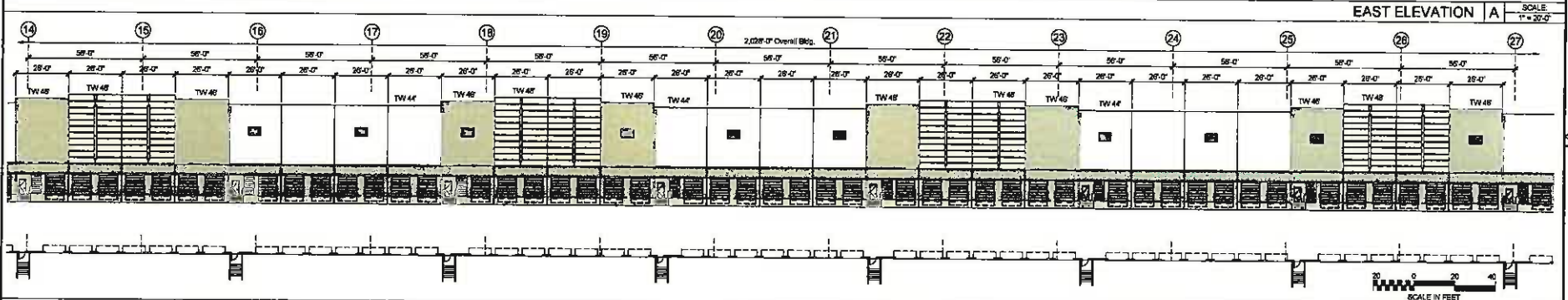
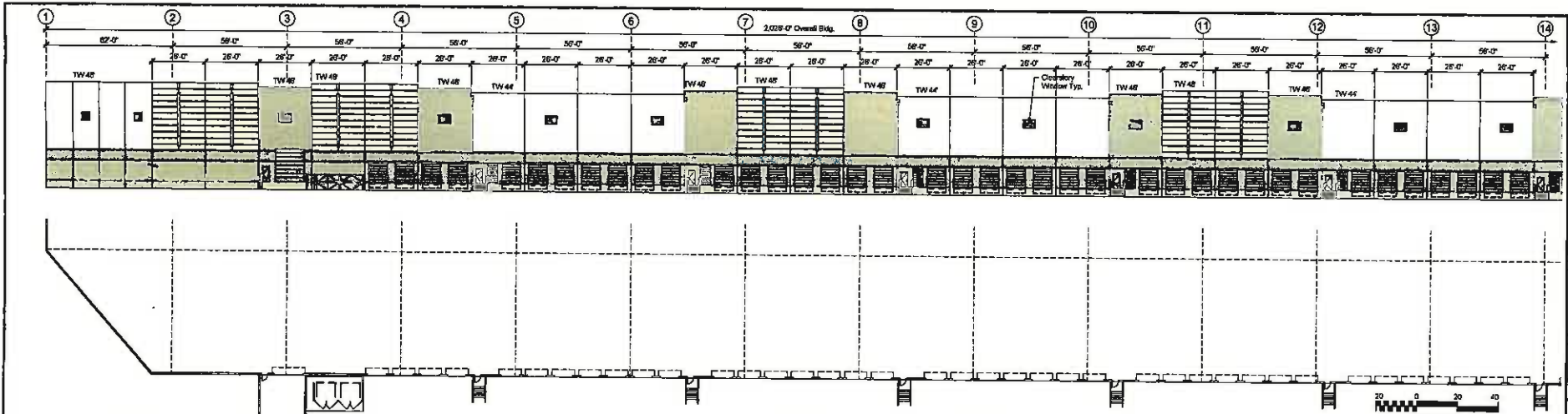
CCC - BSI
 CONSTRUCTION TYPE - II-B

COLMORSE CONSTRUCTION CO., LP 2000 West Interstate Parkway North Suite 100 Houston, California 91746-3487 Telephone: 714-963-0000 Fax: 714-963-0001 License No. 72322	
FLOOR PLAN MAJESTIC FREEWAY BUS STATION CENTER BUILDING HYPERMILE C	
Drawing File No. 7084	DRAWN BY DATE JN 7-3-10
CCC JOB NO 7084	SHEET NO. A2
CHECKED BY DATE REVISIONS	BY DATE REVISIONS



PLANNING SUBMITTAL 01 (2016 09 12)

FLOOR PLAN A SCALE 1" = 60'-0"



COLOR SCHEDULE

	A) COLOR LIFE (FRAZER) CL 2845D TRAFFIC LRV 97
	B) COLOR LIFE (FRAZER) CLC 1263D PUEBLO LRV 41
	C) COLOR LIFE (FRAZER) CL 2821W DUKE DOWAN LRV 86
	D) COLOR LIFE (FRAZER) CL 2166S MOCKERY LRV 19
	GLAZING SOLAR COOL GREY

Building is Tilt Up Concrete Panels

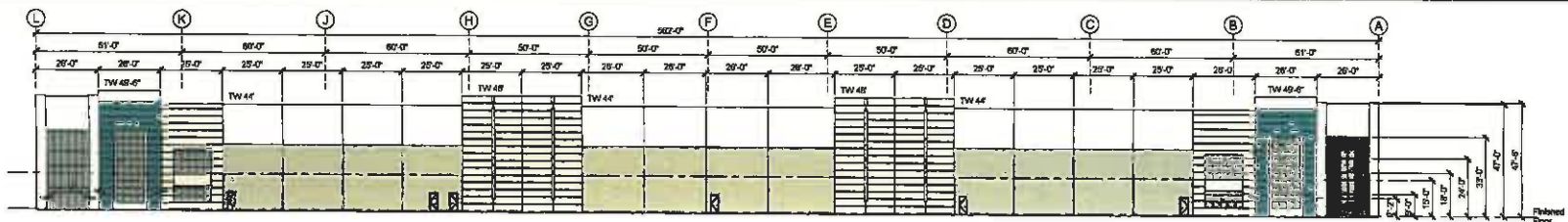
PLANNING SUBMITTAL 01 (2016 09 12)
EAST ELEVATION A

COMMERCE CONSTRUCTION CO., L.P.
13101 Comrade's Parkway North
City of Industry, California 91746-3487
Telephone: (626) 959-0431
Licenses: N.C. 73302

ELEVATIONS
MAJESTIC FREEWAY BLDG. - "SS CENTER BUILDING"
RIVERSIDE, CA

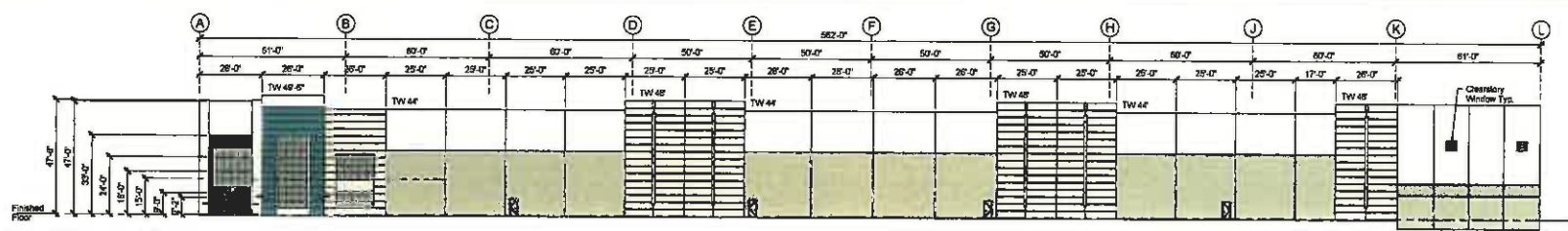
Drawing Title Bar
Scale: 1" = 20'-0"
Date: 7-8-16
Drawn By: JN
Checked By: JN
Approved By: JN

DOC-JOB NO.
7084
SHEET NO.
A3.1



NORTH ELEVATION B SCALE: 1" = 20'-0"






Note: TW Heights Given From Finished Floor = 0'



SOUTH ELEVATION C SCALE: 1" = 20'-0"

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

COLOR SCHEDULE

- 
 (A) COLOR LIFE (FRAZED) CL 2843D TRAFFIC LRV 37
- 
 (B) COLOR LIFE (FRAZED) CL C 1225D PUEBLO LRV 41
- 
 (C) COLOR LIFE (FRAZED) CL 2831W DUCK DOWN LRV 95
- 
 (D) COLOR LIFE (FRAZED) CL 2188S WICKERY LRV 19
- 
 GLAZING SOLAR COOL GREY

Building is TR Up Concrete Panels

PLANNING SUBMITTAL 01 (2016 09 12)

COMMERCIAL CONSTRUCTION CO., L.P.
 15191 Cassano Parkway North
 City of Industry, California 91746-3497
 Telephone: (927) 899-8100
 License No. 723302

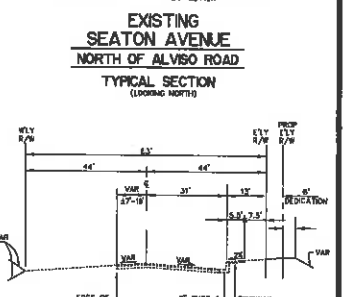
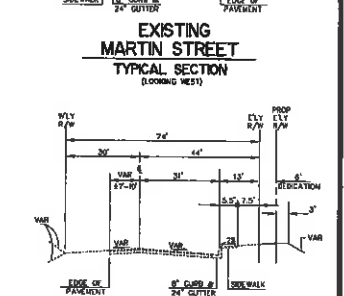
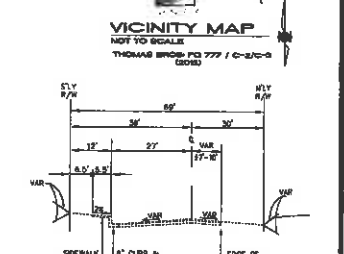
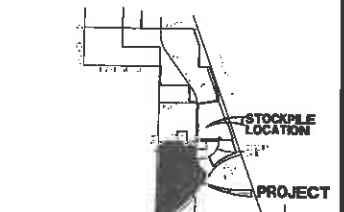
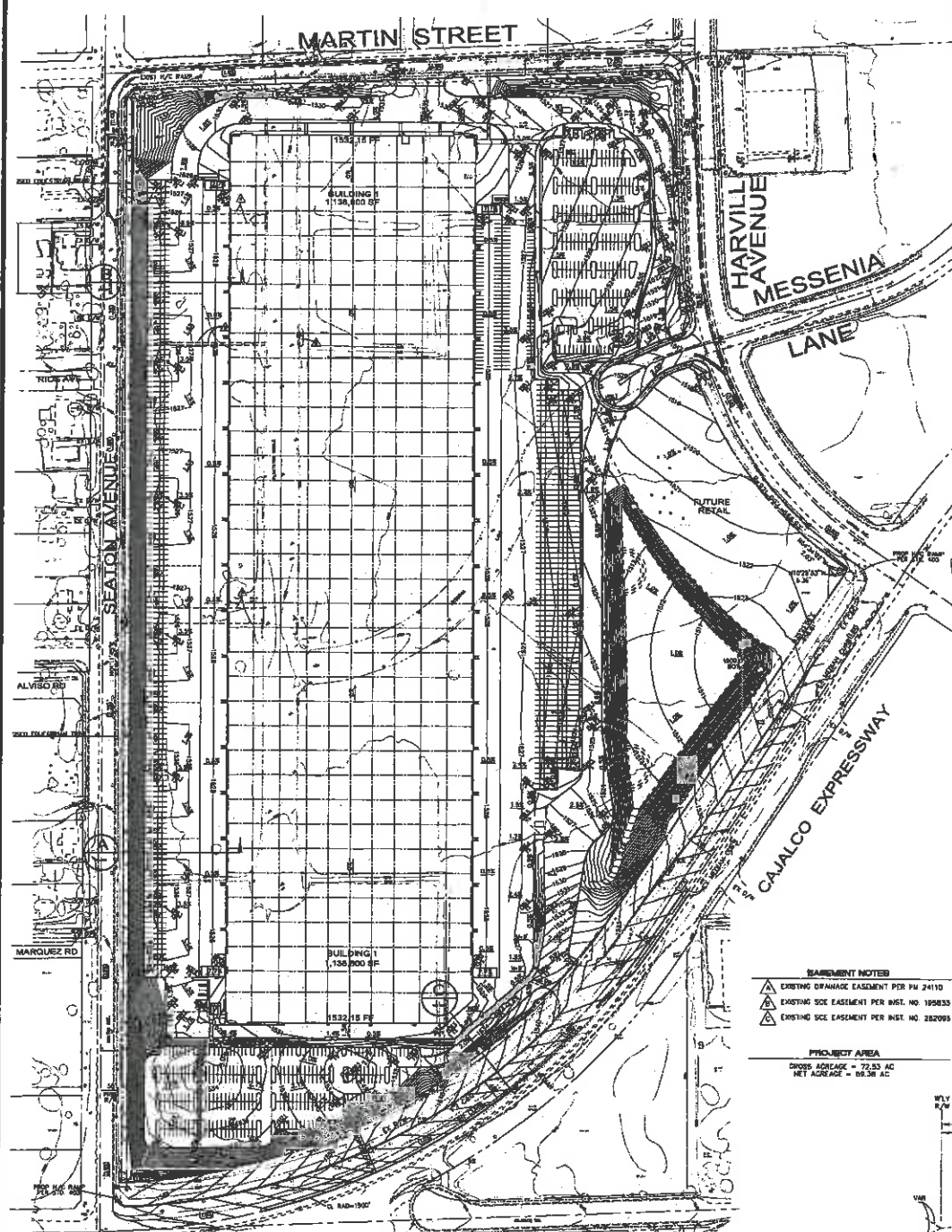
ELEVATIONS
MAJESTIC FREEWAY BUSINNESS CENTER BUILDING
 RIVERIDE, CA

Drawing Title:
 This drawing is to be used only for the project and location specified above. It is not to be used for any other project or location without the written consent of the architect.

DRAWN BY DATE
 JN 7-5-15

OCC JOB NO.
 7084

SHEET NO.
A3.2

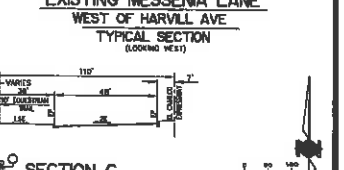
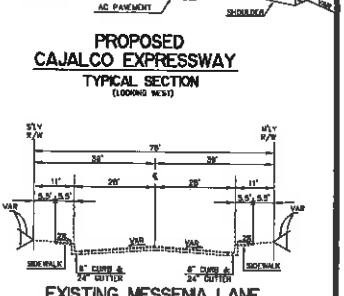
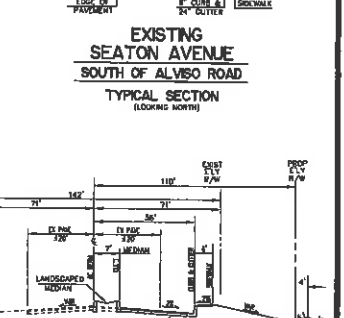


STATEMENT NOTED

- EXISTING DRAINAGE EASEMENT PER PM 24110
- EXISTING SOC EASEMENT PER INST. NO. 182833
- EXISTING SOC EASEMENT PER INST. NO. 222095

PROJECT AREA

CROSS ROADAGE = 72.53 AC
NET ROADAGE = 66.38 AC



CAJALCO EXPRESSWAY IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
DRAINWAY APPROACH	1,844 LF
3.5" / 7.5" H.D. PAVEMENT	131,430 SF
STREET LIGHTS	1 EA
HANDICAP RAMP	1 EA

SEATON AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 LF
DRAINWAY APPROACH	207 SF
3.5" / 7.5" H.D. PAVEMENT	130 SF
SIDEWALK	294 SF
STREET LIGHTS	0 EA

MARTIN AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	134 LF
DRAINWAY APPROACH	1,840 SF
3.5" / 7.5" H.D. PAVEMENT	630 SF
SIDEWALK	294 SF
STREET LIGHTS	0 EA

MESSENA CLE - DIS BAO IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	415 LF
DRAINWAY APPROACH	301 SF
3.5" / 7.5" H.D. PAVEMENT	13,680 SF
SIDEWALK	2,920 SF
STREET LIGHTS	2 EA

HARVILL AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	553 LF
3.5" / 7.5" H.D. PAVEMENT	2,232 SF
SIDEWALK	2,775 SF
STREET LIGHTS	1 EA

OVERALL DEMOLITION QUANTITIES

DESCRIPTION	QUANTITY
CURB & GUTTER	6,040 LF
AS PAVEMENT	100,800 SF
SE WALK	30,200 SF
36" STORM DRAIN	1,819 LF
18" STORM DRAIN	26 LF
8" SEWER	3,287 LF
12" WATER	3 LF
FIRE HYDRANT	3 EA
STREET LIGHT	0 EA
SEATON SCREEN WALL	2,800 LF

OVERALL SITE DEMOLITION QUANTITIES

DESCRIPTION	CUT	FILL
RAW	36,840	102,000
BLDG	216,820	216,820
PER ON	88,033	88,033
HP PAV	21,238	85,033
LD PAV	4,817	
SLAB	21,200	
ASPH	4,251	
SHRUB	47,882	
TOT	718,799	571,405
EXPORT	183,304	

OVERALL SITEWORK QUANTITIES

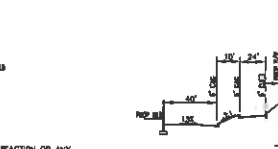
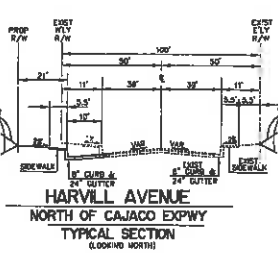
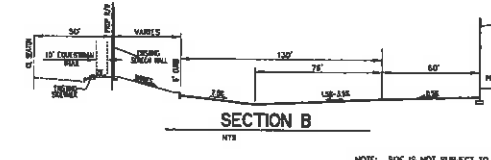
DESCRIPTION	QUANTITY
CURB	12,917
CURB & GUTTER	9,724
3.5" / 7.5" H.D. PAVEMENT	18,824
STREET LIGHT	227,844
RETAINING WALL	6,221
1" W x 1" W HYDROPHOBIC DITCH	1,000

OVERALL SITE DEMOLITION QUANTITIES

DESCRIPTION	QUANTITY
RAW	36,840
BLDG	216,820
PER ON	88,033
HP PAV	21,238
LD PAV	4,817
SLAB	21,200
ASPH	4,251
SHRUB	47,882
TOT	718,799
EXPORT	183,304

RIGHT DISTANCE TRIANGLES PER COUNTY STANDARD 821

1" W x 1" W HYDROPHOBIC DITCH



NOTE: SBC IS NOT SUBJECT TO LIQUIDATION OR ANY OTHER GEOLGIC HAZARDS IS NOT IN A SPECIAL STUDY ZONE, AND IS NOT SUBJECT TO FLOOD HAZARD.

LEGAL DESCRIPTION

PARCELS 1-18 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BK. 140, PGS. 11 THRU 18 OF MAPS, RECORDS OF INDIAN TERRITORY, OK.

TOPOGRAPHY DATED 9-7-05

CONCEPT GRADING PLAN
MFBC-BUILDING 1

DATE: 9-1-10
BY: SDA
REVISION: 1st Release

WO 100-29
PA 1 of 1

PLANT SCHEDULE

ITEM	DESCRIPTION / COMMENTS	QTY	SIZE	DATE
1	Botanical / Ornamental	100	12"	10/15
2	Shrub / Tree	50	18"	10/15
3	Grass / Groundcover	200	12"	10/15
4	Flowering Plant	150	12"	10/15
5	Evergreen	75	18"	10/15
6	Small Tree	25	24"	10/15
7	Large Tree	10	36"	10/15
8	Water Feature	1	48"	10/15
9	Lighting	50	12"	10/15
10	Seating	10	18"	10/15
11	Art	5	36"	10/15
12	Water Feature	1	48"	10/15
13	Lighting	50	12"	10/15
14	Seating	10	18"	10/15
15	Art	5	36"	10/15

CONCEPT PLANT SCHEDULE

ITEM	DESCRIPTION / COMMENTS	QTY	SIZE	DATE
1	Botanical / Ornamental	100	12"	10/15
2	Shrub / Tree	50	18"	10/15
3	Grass / Groundcover	200	12"	10/15
4	Flowering Plant	150	12"	10/15
5	Evergreen	75	18"	10/15
6	Small Tree	25	24"	10/15
7	Large Tree	10	36"	10/15
8	Water Feature	1	48"	10/15
9	Lighting	50	12"	10/15
10	Seating	10	18"	10/15
11	Art	5	36"	10/15
12	Water Feature	1	48"	10/15
13	Lighting	50	12"	10/15
14	Seating	10	18"	10/15
15	Art	5	36"	10/15

SEATON AVENUE

MARTIN STREET

HARVILL AVE.

MESSENA LANE

CAJALCO EXPRESSWAY

PROPOSED BUILDING 1

SEE SHEET L-2 FOR ENLARGEMENT

SEE SHEET L-3 FOR ENLARGEMENT

SEE SHEET L-4 FOR ENLARGEMENT

SEE SHEET L-5 FOR ENLARGEMENT

DETECTION BASIN

NOT A PART

LIMIT-OF-WORK

IRRIGATION CONCEPT STATEMENT

IRRIGATION CONCEPT STATEMENT

IRRIGATION CONCEPT STATEMENT

IRRIGATION CONCEPT STATEMENT

SHREDDED MULCH NOTE

SHREDDED MULCH NOTE

SHREDDED MULCH NOTE

REFERENCE NOTES SCHEDULE

- 1. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 2. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 3. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 4. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 5. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.

NOTES

- 1. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 2. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 3. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 4. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.
- 5. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED BY ADDENDUM.

Enviroir
LANDSCAPE ARCHITECT

COMERCIAL CONSTRUCTION CO., L.P.
13811 Commercial Parkway North
City of Houston, California 97104-2407
Tel: 503-251-1100

PRELIMINARY LANDSCAPE PLAN
MAJESTIC FREEWAY BUSINESS CE
HOUSTON, TX

DATE: 11/15/15
BY: [Signature]
JOB NO: 15000007
SHEET NO: L-1
1 of 7

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Monday, January 2, 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: January 12, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.) – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

FURTHER INFORMATION: Contact 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. Brett Dawson of the County of Riverside Planning Department at (951) 955-0972.

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

ALUC Identification No.

ZAP1230MA16

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

PP 26102

Date of Application

Property Owner

MAJESTIC FREEWAY BUSINESS CENTER LLC

Phone Number

562 699-0453

Mailing Address

13191 CROSSROADS PKWY N. 6th PLUM
 INDUSTRY CALIF 91741

Agent (if any)

MATTHEW VANTER-COMMERCE COURT

Phone Number

562 9484395

Mailing Address

13191 CROSSROADS PKWY N. 6th PLUM
 INDUSTRY CALIF. 91741

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address

SOUTH OF MARTIN ST, WEST OF HARVIL AVE &
 CAJALLO, EAST OF SEATON

Assessor's Parcel No.

317-100 @ 10 THROUGH 28

Parcel Size

60.55 ACRES

Subdivision Name

Lot Number

1-19 MAP 24110 BK 165 (11-18)

Zoning

Classification

M-SC & 1P

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe)

VACANT

Proposed Land Use (describe)

1,138,800 S.F. SPECULATIVE INDUSTRIAL
 BUILDING & RELATED SITE WORK
 ON 60.55 ACRE SITE

For Residential Uses

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

For Other Land Uses

Hours of Use

SPEC. BLDG ASSUME 24 HRS

(See Appendix C)

Number of People on Site

Maximum Number

650

Method of Calculation

ASSUMPTION TENANT NOT
 EMPLOY

Height Data

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

52'

ft.

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

1580

ft.

Flight Hazards

Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?

Yes

No

If yes, describe

March
 02

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	9-2-16
Agency Name	RIVERSID COUNTY PLANNING
Staff Contact	BRETT DAWSON
Phone Number	951 955 0972
Agency's Project No.	P.P. 26102 26102
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>PP</u>

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

+ GRADING PLAN

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

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

Rull, Paul

From: Vawter, Matthew <mvawter@commercelp.com>
Sent: Wednesday, December 21, 2016 11:22 AM
To: Rull, Paul
Cc: Semcken III, John; Robertson, Jim
Subject: RE: ZAP1230MA16 (PP26102 Majestic)

Hi Paul,

Per our conversation, we request a continuance on this project as we are considering making some design changes. We would be looking at around the March timeframe.

Since the public advertisement may have went out this morning, please confirm this is possible.

Thank You,

Matthew Vawter | Vice President - District Manager | E- mail: mvawter@commercelp.com |
Direct: 562-948-4395 | , City of Industry, CA 91746 | <http://www.commercelp.com>

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: March 9, 2017

CASE NUMBER: ZAP1012PV17 – Consuelo and Carlos Mendoza
(Representative: Jose Marin)

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO: PLN17-05002 (Zone Change)

MAJOR ISSUES: None for the zone change itself. Future development will require obstruction evaluation due to the elevated location of the site relative to Perris Valley Airport.

RECOMMENDATION: Staff recommends that the Commission find the proposed Zone Change CONSISTENT with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan and 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: The applicant is proposing a zone change of 0.7 acres from Single-Family Residential (R-6,000) to Community Commercial (CC). There is an existing commercial retail center on the property. (“Indian Hills Center”)

PROJECT LOCATION: The site is located at 802 Navajo Road (on the northerly side of that road), westerly of Indian Hills Circle, Arapaho Road and State Highway Route 74 and southerly of Geronimo Road, approximately 7,920 feet northwesterly of the northerly terminus of Runway 15-33 at Perris Valley Airport, and approximately 30,000 feet southwesterly of the southerly terminus of Runway 14-32 at March Air Reserve Base.

LAND USE PLAN: 2010/2011 Perris Valley Airport Land Use Compatibility Plan, 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan,

- a. Airport Influence Area: Perris Valley Airport, March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Perris Valley Compatibility Zone E, March Air Reserve Base/Inland Airport Compatibility Zone E
- c. Noise Levels: below 55 CNEL from Perris Valley Airport aircraft
below 60 CNEL from March Air Reserve Base/Inland Port aircraft

BACKGROUND:

Non-Residential Land Use Intensity: The site is located within two airport compatibility zones from two different airports: Zone E of Perris Valley Airport Influence Area (AIA) and Zone E of March Air Reserve Base AIA. Non-residential intensity is not restricted in Perris Valley AIA or in Zone E of March Air Reserve Base AIA.

Prohibited and Discouraged Uses: The only uses prohibited in Airport Compatibility Zone E of Perris Valley AIA and Zone E of March Air Reserve Base AIA are hazards to flight, and no hazards to flight are proposed by the project.

Noise: The project is located outside the 55 CNEL contour for Perris Valley Airport Land Use Compatibility Plan and outside the 60 CNEL contour for March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan relative to aircraft noise. The project does not propose any new construction or development that would be impacted by aircraft noise.

Part 77: The project site is located in proximity to Perris Valley Airport, and its Runway 15-33 with an elevation of 1413 AMSL. The site is located 7,920 feet from the runway, and FAA review would be required for any structures with top of roof exceeding 1492 feet AMSL. The site elevation is 1576 feet AMSL, so any new structures at this location will require review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES). However, no new structures are proposed at this time.

The City of Perris will need to take appropriate actions at the development stage to assure that Determinations of No Hazard to Air Navigation have been issued prior to granting building permits.

Open Area: Within the March Air Reserve Base/Inland Port Airport and Perris Valley Airport Influence Area, Airport Compatibility Zone E of Perris Valley Airport and Zone E of March Air Reserve Base do not require land to be set aside as open areas.

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)

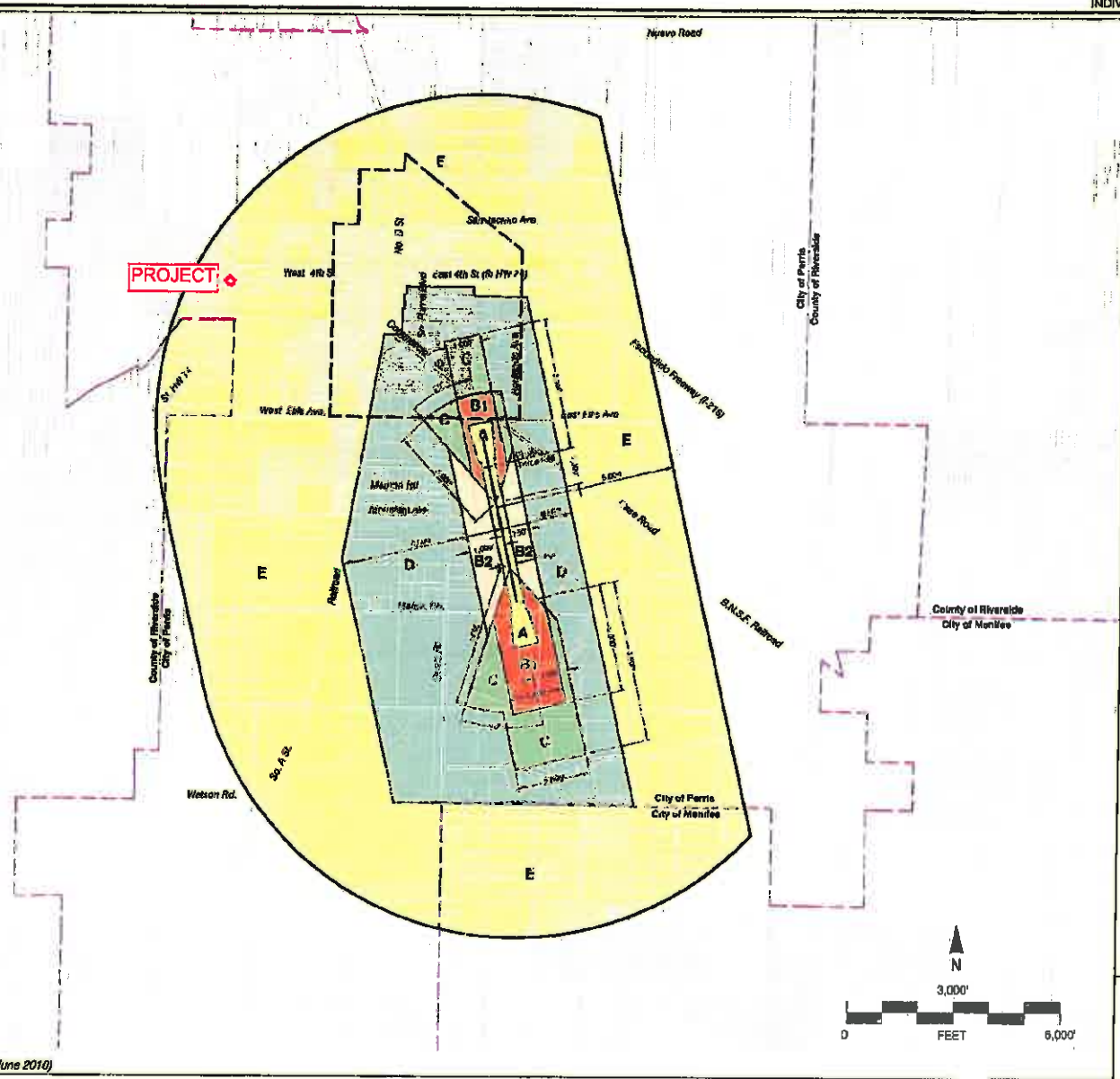
Legend

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
- Downtown Specific Plan

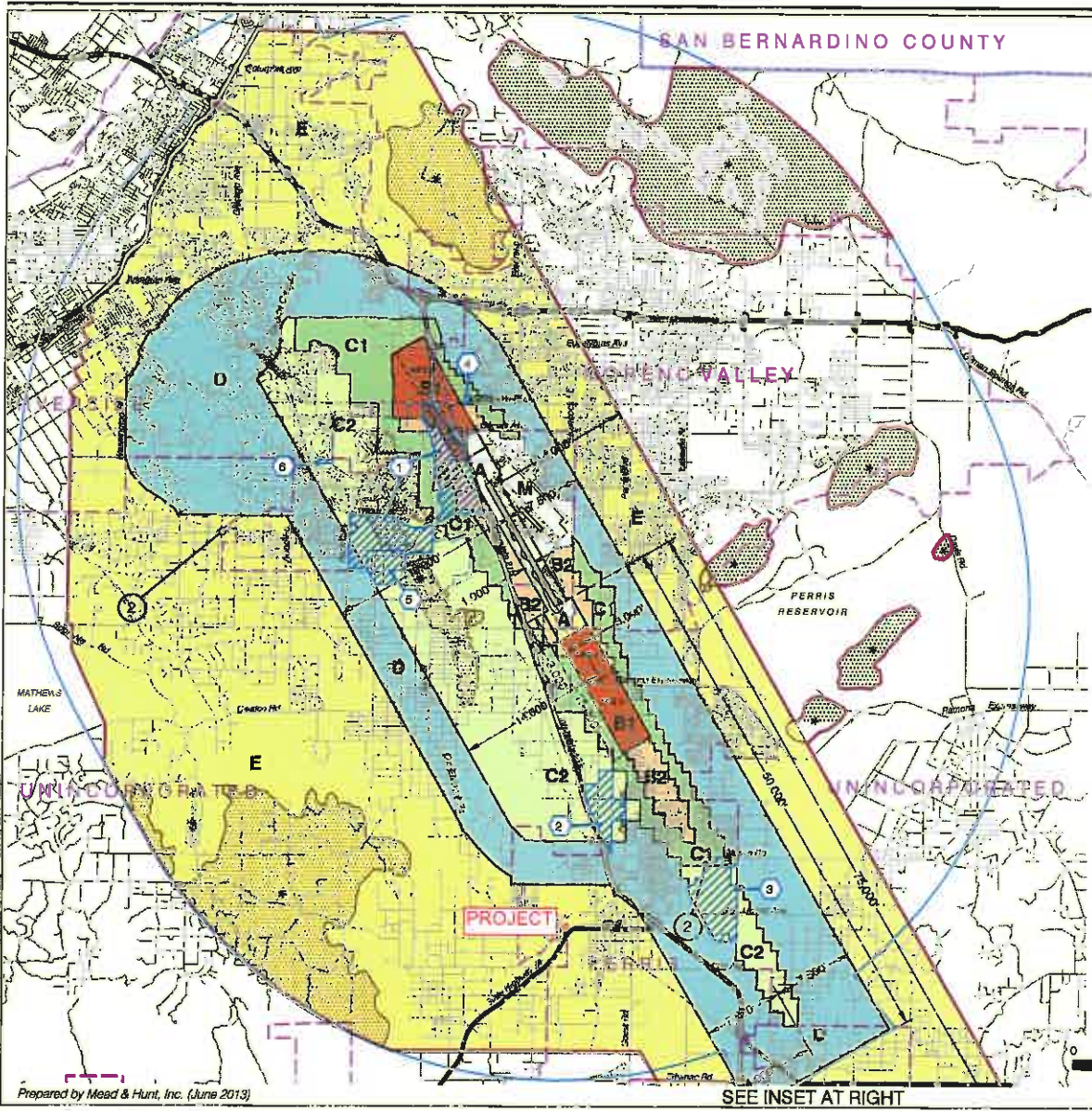


Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (July 2010 Draft)

Map PV-1

Compatibility Map
 Perris Valley Airport

Prepared by Mead & Hunt, Inc. (June 2010)



LEGEND

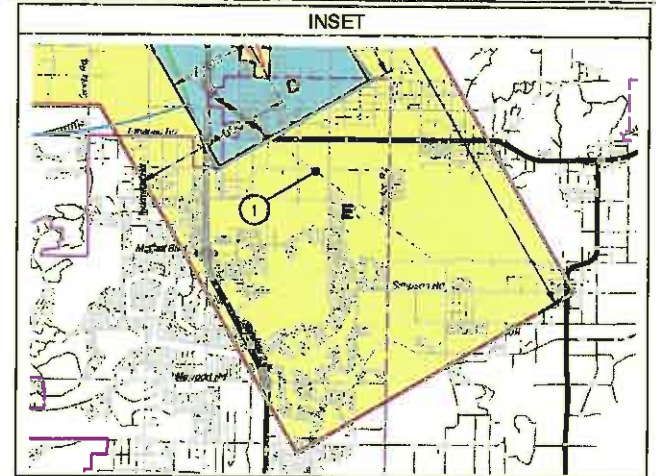
Compatibility Zones

- 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)
 - March JPA: March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA: Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision

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



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

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



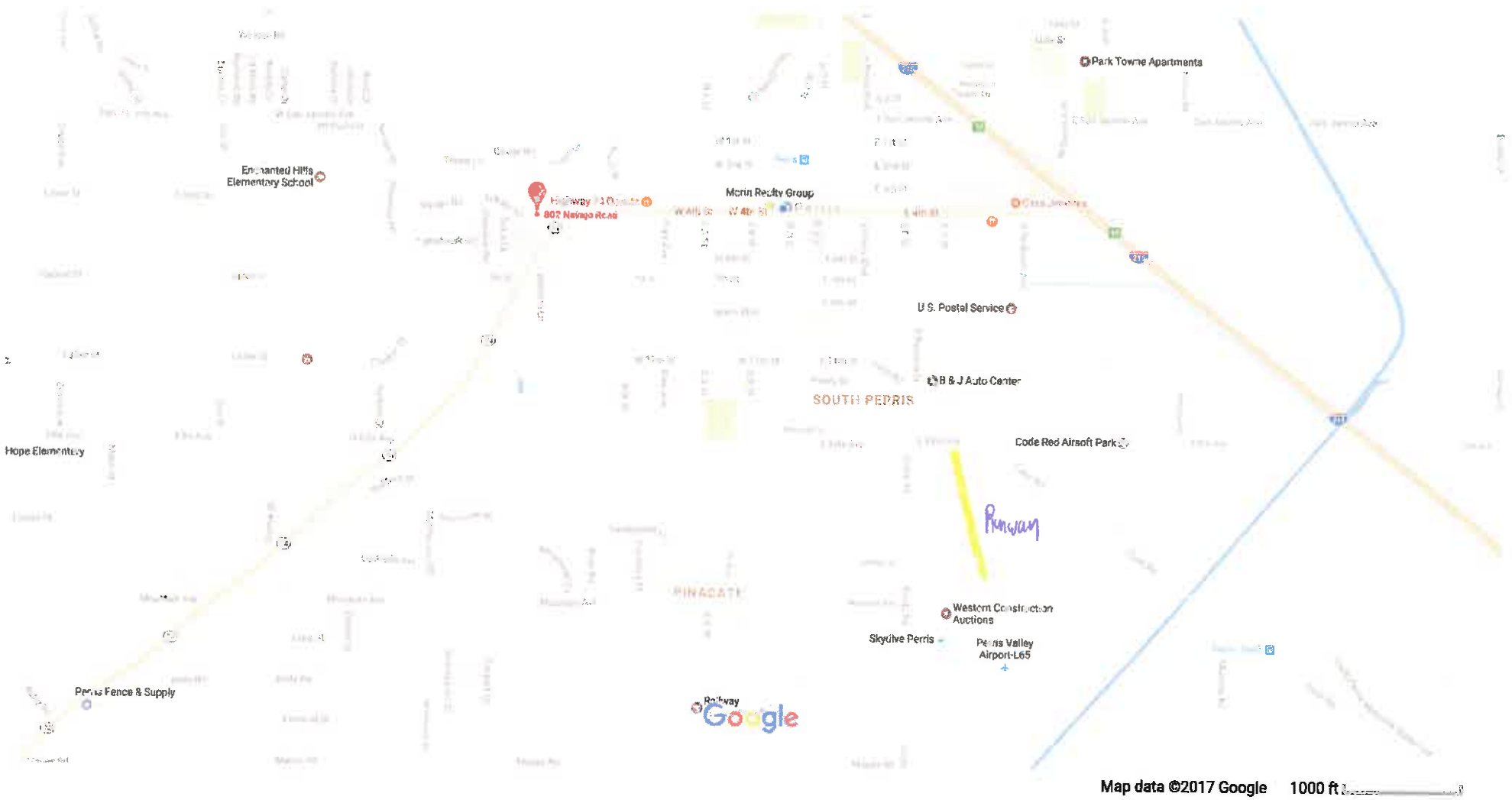
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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

Google Maps 802 Navajo Rd Scaled Map



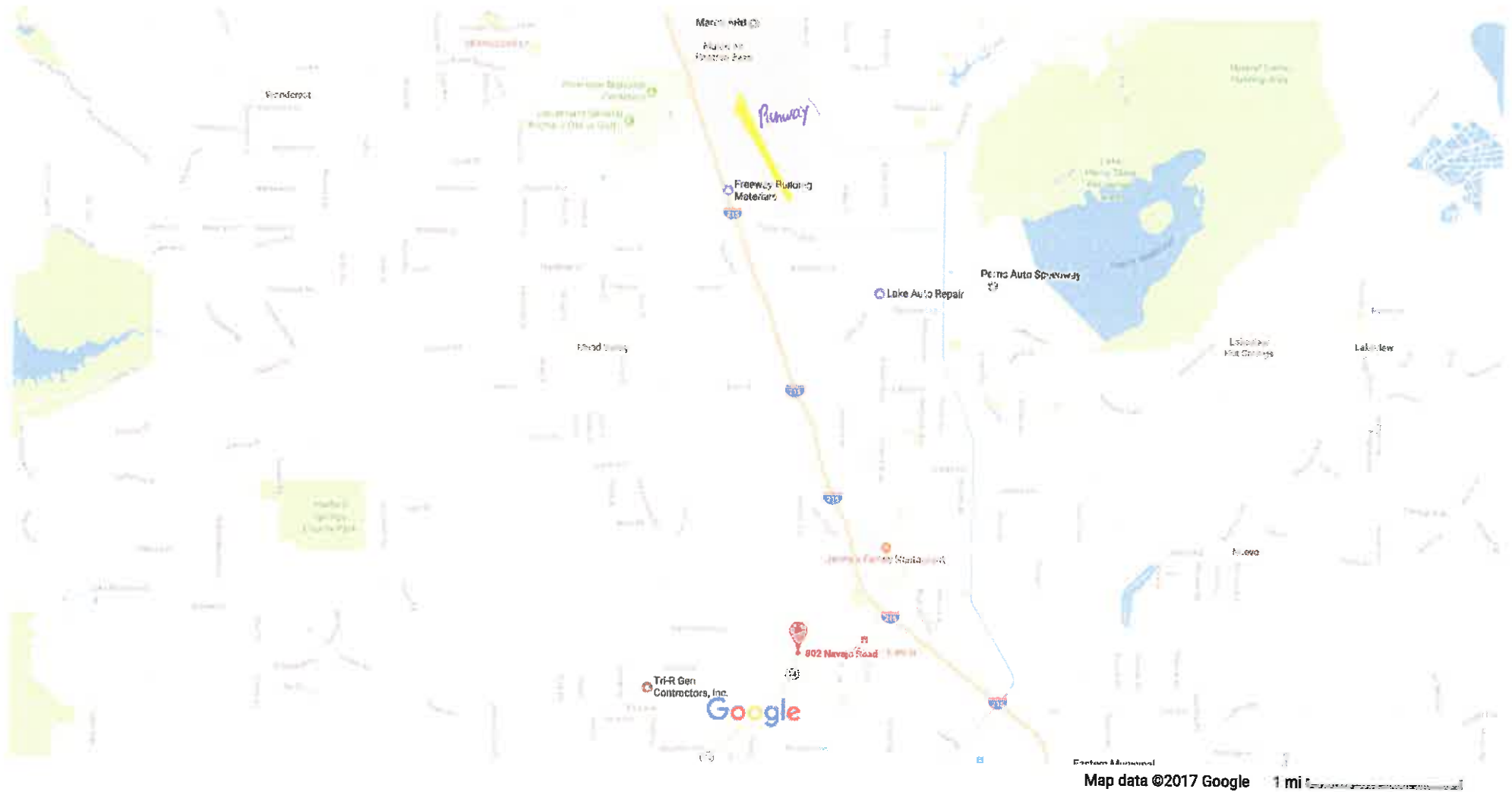
Perris Valley Airport



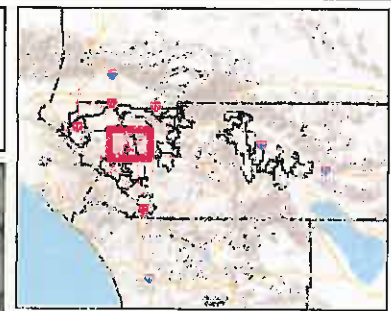
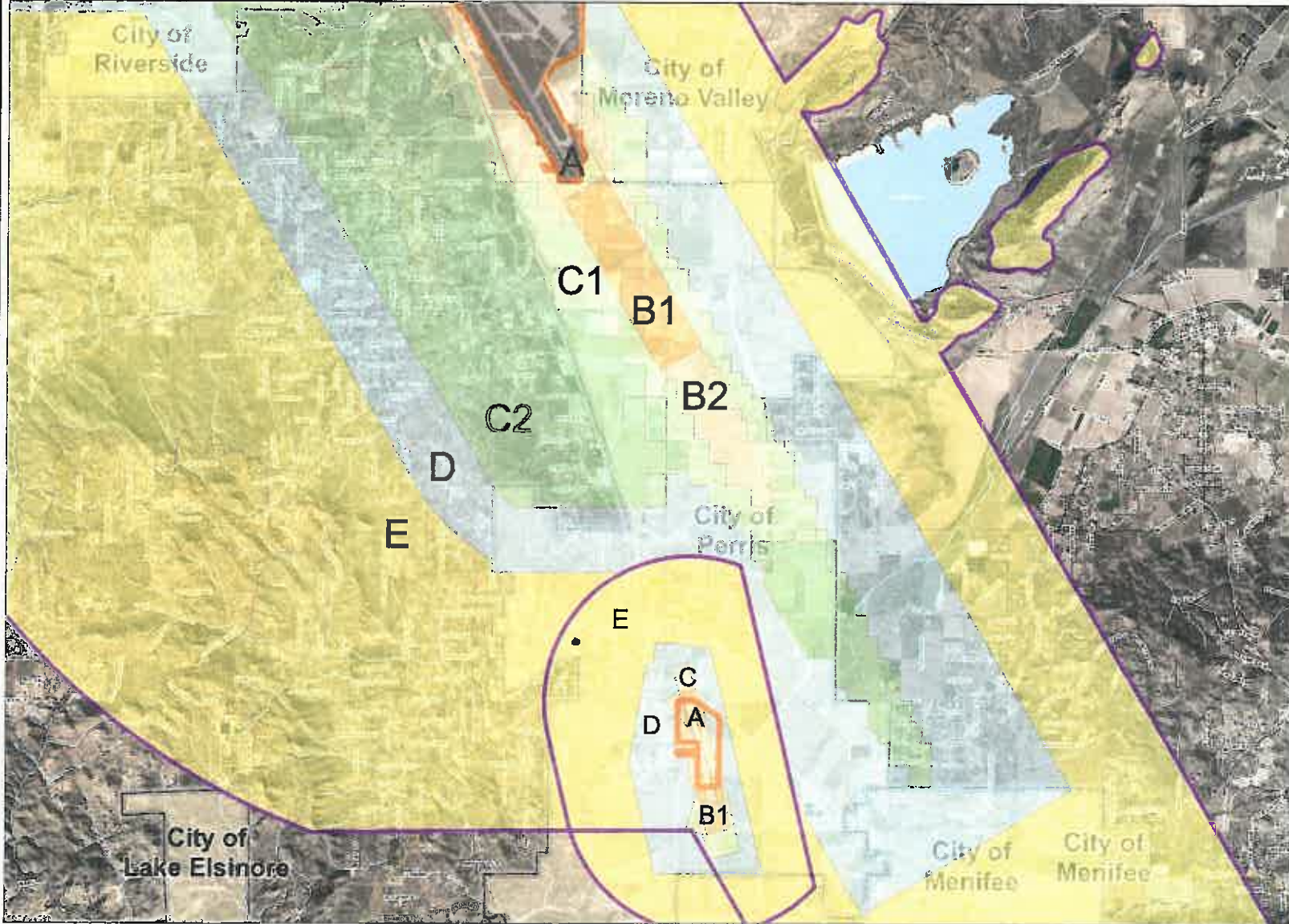
802 Navajo Rd

Scaled Map

March Air Reserve Base



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



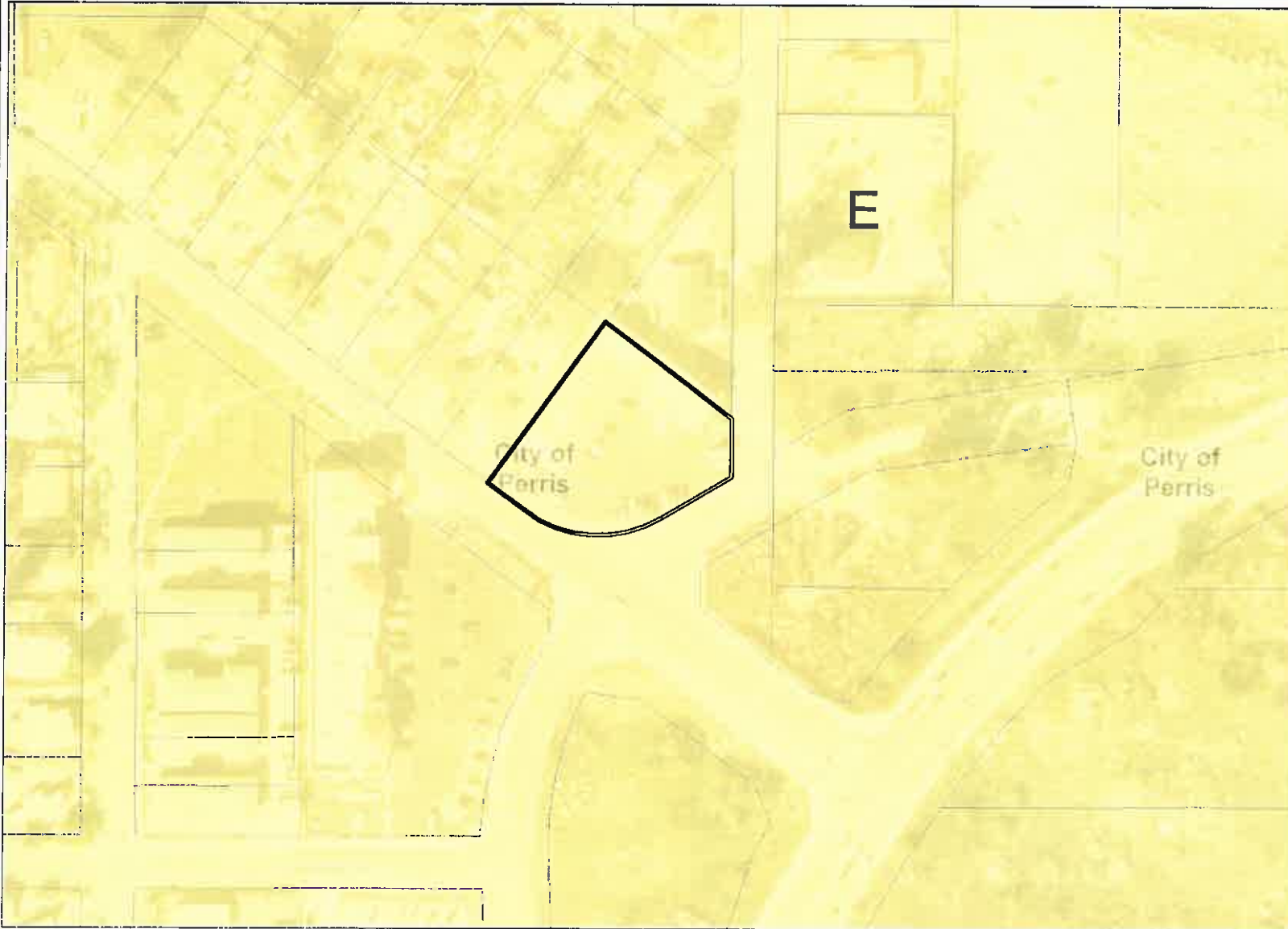
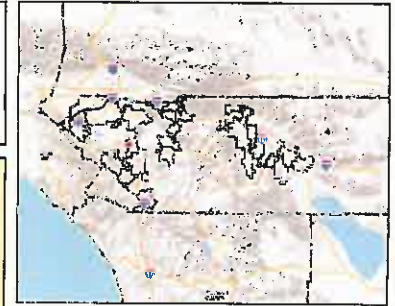
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/18/2017 10:08:05 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 179 357 Feet



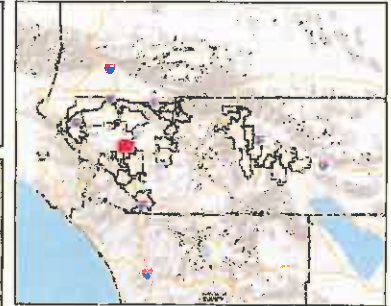
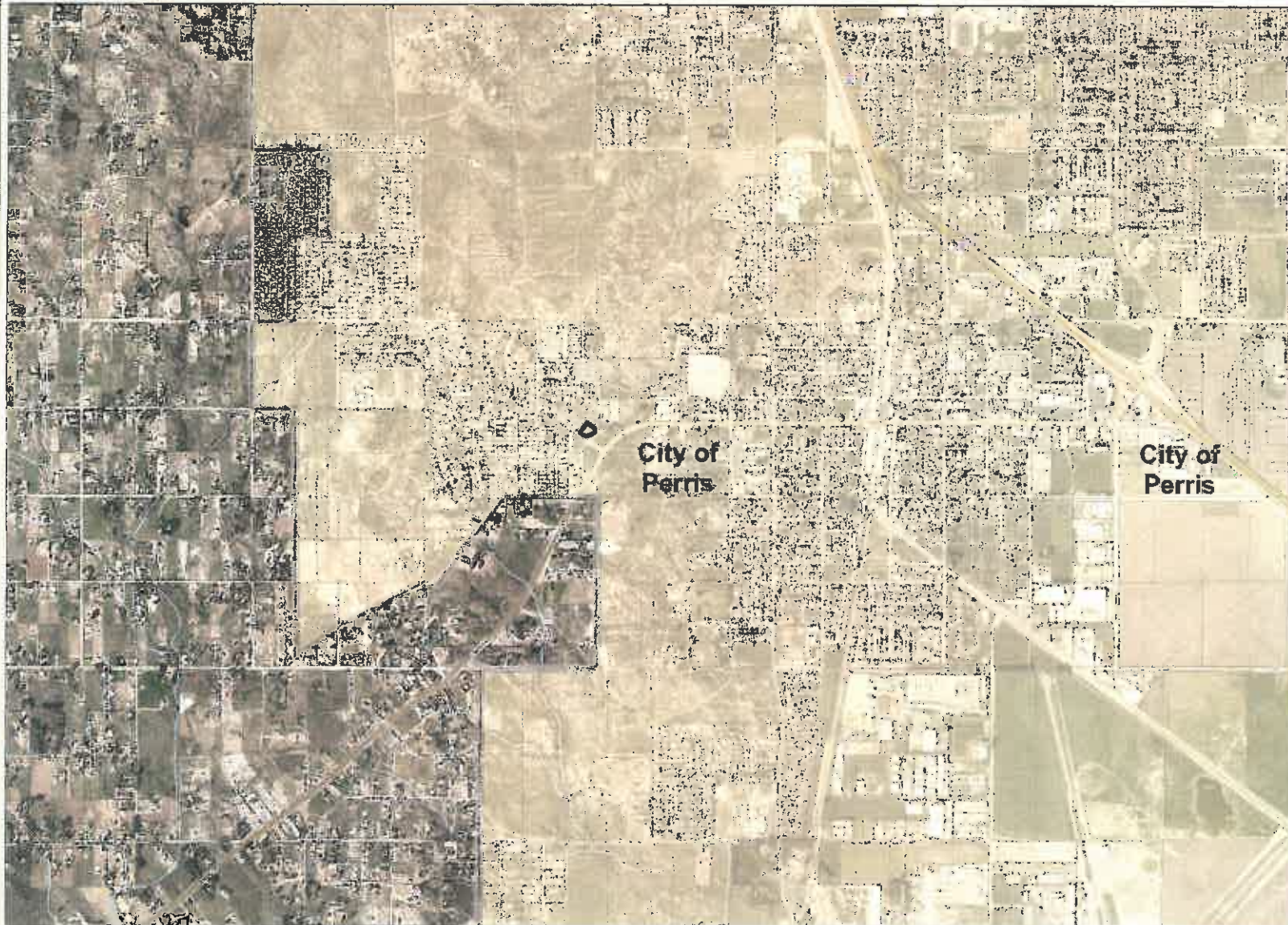
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/18/2017 10:06:37 AM

© 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 2,857 5,714 Feet



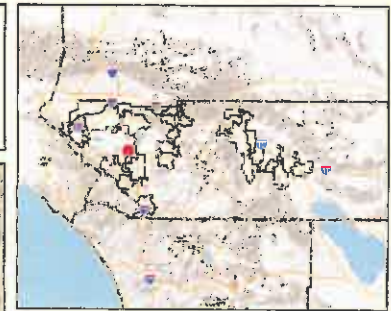
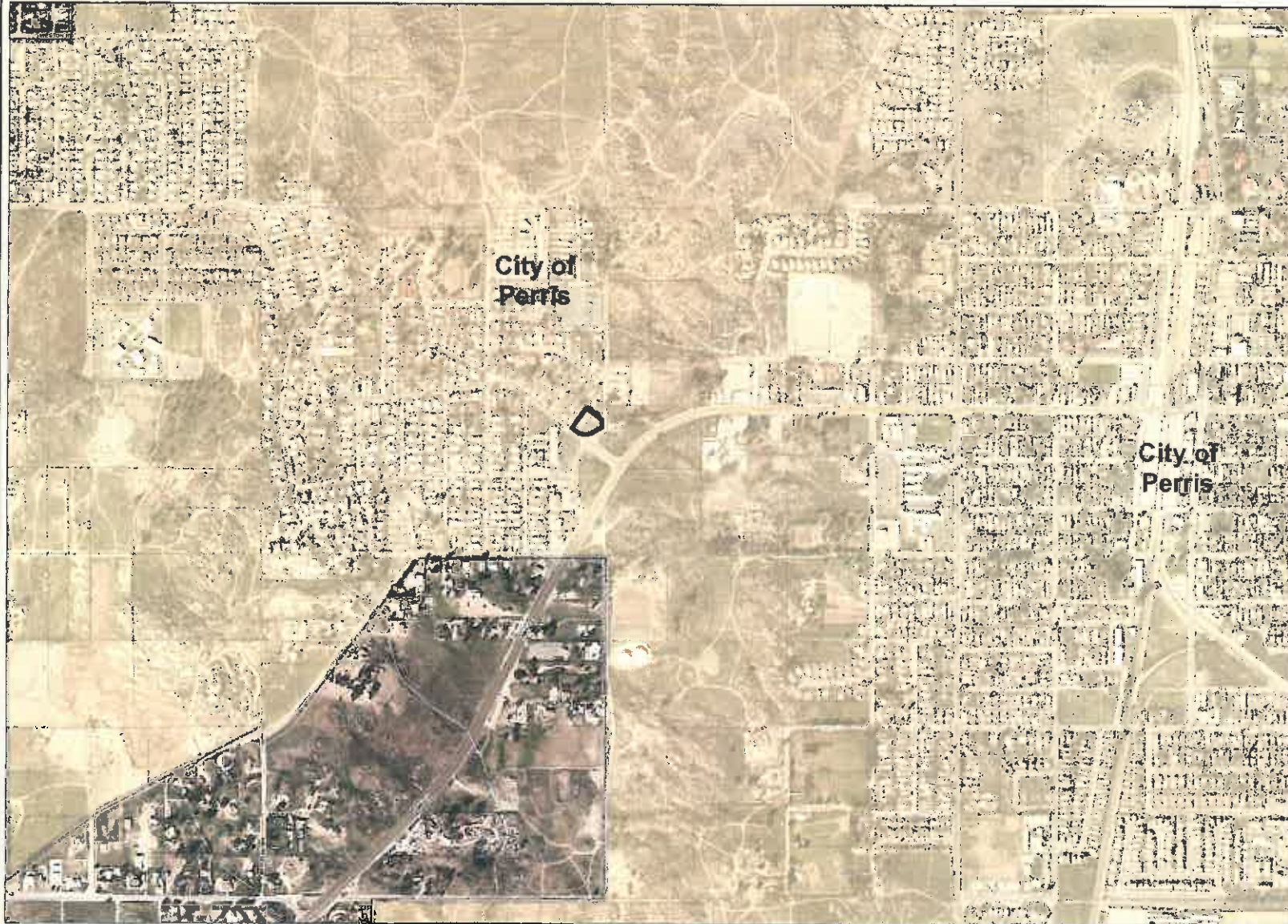
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/18/2017 10:10:08 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,429 2,857 Feet



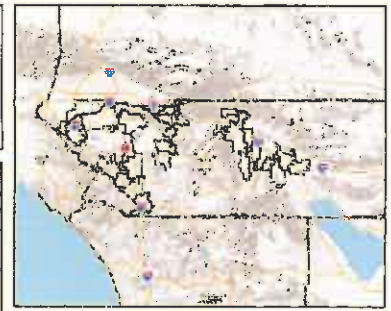
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/18/2017 10:10:46 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

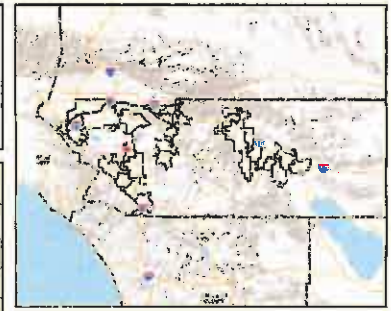


REPORT PRINTED ON... 1/18/2017 10:11:57 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 357 714 Feet



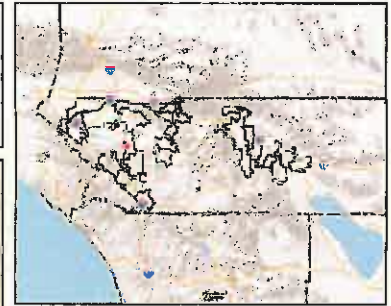
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/16/2017 10:12:36 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

0 179 357 Feet

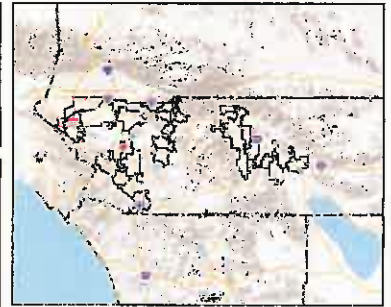


REPORT PRINTED ON... 1/18/2017 10:07:14 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 89 179 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... 1/18/2017 10:13:12 AM

© Riverside County RCIT GIS

Notes



NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on 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 Perris 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 9, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1012PV17 – Consuelo and Carlos Mendoza (Representative: Jose Marin) – City of Perris Planning Case No. PLN17-05002 (Zone Change). The applicant is proposing a zone change of 0.7 acres from Single-Family Residential (R-6,000) to Community Commercial (CC). There is an existing commercial retail center on the property. (“Indian Hills Center”) The site is located at 802 Navajo Road (on the northerly side of that road), westerly of Indian Hills Circle, Arapaho Road and State Highway Route 74 and southerly of Geronimo Road (Airport Compatibility Zone E of the Perris Valley Airport and Zone E of March Air Reserve Base/Inland Port Airport Influence Area).

FURTHER INFORMATION: Contact 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. Brian Muhu of the City of Perris Planning Department at (951) 943-5003.

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

ALUC Identification No.

ZAP1012PV17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 1-5-17

Property Owner Consuelo Mendoza, Carlos Mendoza Phone Number 209-543-5876

Mailing Address 2817 Rosewood Av.
Ceres, CA 95307

Agent (if any) Jose M. Marin / Joshua Naggar Phone Number 951-870-2967

Mailing Address 246 W 4th St
Perris, CA 92570 951-310-433-8971

Mark
E
R
E

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address 802 Navarra Rd.
Perris, CA 92570

Assessor's Parcel No. 326-231-015 Parcel Size 30,492 sq ft

Subdivision Name Perris High Heights Estates Zoning Classification R-6000

Lot Number 15310

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) Existing strip commercial building / Shopping Center

Proposed Land Use (describe) Commercial shopping center / building

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

For Other Land Uses Hours of Use _____

(See Appendix C) Number of People on Site _____ Maximum Number _____

Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) 16 ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site 1,500 ft.

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

If yes, describe _____

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	Type of Project
Agency Name	<input type="checkbox"/> General Plan Amendment
Staff Contact	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> Public Facility
	<input checked="" type="checkbox"/> Other <u>Rezzone - Zoning Change</u>

BMuhve City of Perris.org

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: March 9, 2017

CASE NUMBER: ZAP1084RI17 – The Motorcycle Company (Representative: Adkan Engineers)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P16-0891 (General Plan Amendment), P16-0892 (Rezone), P16-0897 (Design Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the General Plan Amendment and Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, provided that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-E) [to the extent that such zoning overlay remains available for use], which refers to the site's location within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area, and that the Design Review be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: The applicant proposes to construct an 18,900 square foot warehouse building (for storage of motorcycles) with 140 to 200 square feet of office area. To facilitate this, the applicant also proposes to amend the City of Riverside General Plan land use designation of 3.82 to 4.15 acres in the area southerly of Indiana Avenue and the 91 Freeway, westerly of Madison Street, and easterly of Jefferson Street, lying between Railroad Avenue and the rail line from Medium Density Residential to Commercial, and to rezone that same area from Residential R-1-7000 to Commercial General. [The Commission may further recommend that the site be rezoned to CG-AP-E (Commercial General Airport Protection Overlay Zone E).]

PROJECT LOCATION: The site is located southerly of Railroad Avenue, westerly of Madison Street, and easterly of Jefferson Street within the City of Riverside, approximately 10,900 feet southeasterly of the southeasterly terminus of Runway 9-27, and 13,700 feet southeasterly of the southerly terminus of Runway 16-34 at Riverside Municipal Airport.

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

a. Airport Influence Area: Riverside Municipal Airport

- b. Land Use Policy: Airport Compatibility Zone E
- c. Noise Levels: Outside the 55 CNEL contour

BACKGROUND:

Non-Residential Land Use Intensity: The site is located in Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area (AIA). Neither average nor single-acre non-residential intensity is limited within Zone E, pursuant to the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan.

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

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

Part 77: While the site's distance from the southeasterly terminus of Runway 9-27 (at approximately 10,900 feet) is less than its distance from the southerly terminus of Runway 16-34 (approximately 13,700 feet), the latter point has a much lower elevation (747.5 feet above mean sea level [AMSL]) than the former point (815.8 feet AMSL). Therefore, Runway 16-34 is the applicable runway for determination of Part 77 noticing requirements at the project location. The project site elevation is 865 feet above mean sea level. With a maximum building height of 30 feet, the top point elevation would be 895 feet above mean sea level. At a distance of 13,700 feet from Runway 16-34, structures with a top point elevation of 884.5 feet above mean sea level (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). Therefore, review of buildings by the FAA Obstruction Evaluation Services (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2017-AWP-933-OE to this project.

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

Airport Overlay: In conjunction with adoption of its General Plan in 2007, the City of Riverside amended its zoning ordinance to provide for Airport Protection Overlay Zones within the Airport Influence Areas of airports for which Compatibility Zones based on the "A through E" system utilized in the 2004 Riverside County Airport Land Use Compatibility Plan have been established. While the land uses permitted by the proposed Commercial General zone are consistent with a location in Compatibility Zone E, application of the Airport Protection Overlay Zone suffix is recommended in order to assure that the ultimate development will comply with Compatibility Zone E. This would further the objectives of promoting the continued operations of Riverside Municipal Airport and maintaining public awareness of its proximity. The Airport Protection Overlay Zone suffix for Zone E should be applied to these parcels (CG-AP-E).

It is staff's understanding that the City of Riverside is considering amendments to its Zoning Code that would incorporate a reference to ALUC's Compatibility Plans in lieu of use of the Airport Protection Overlay Zone. Therefore, there is a possibility that the Airport Protection Overlay Zone, which has been applied on a case-by-case basis as rezoning occurs rather than comprehensively over the entirety of Compatibility Zones, may be discontinued in the future.

CONDITIONS:

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

Staff Report

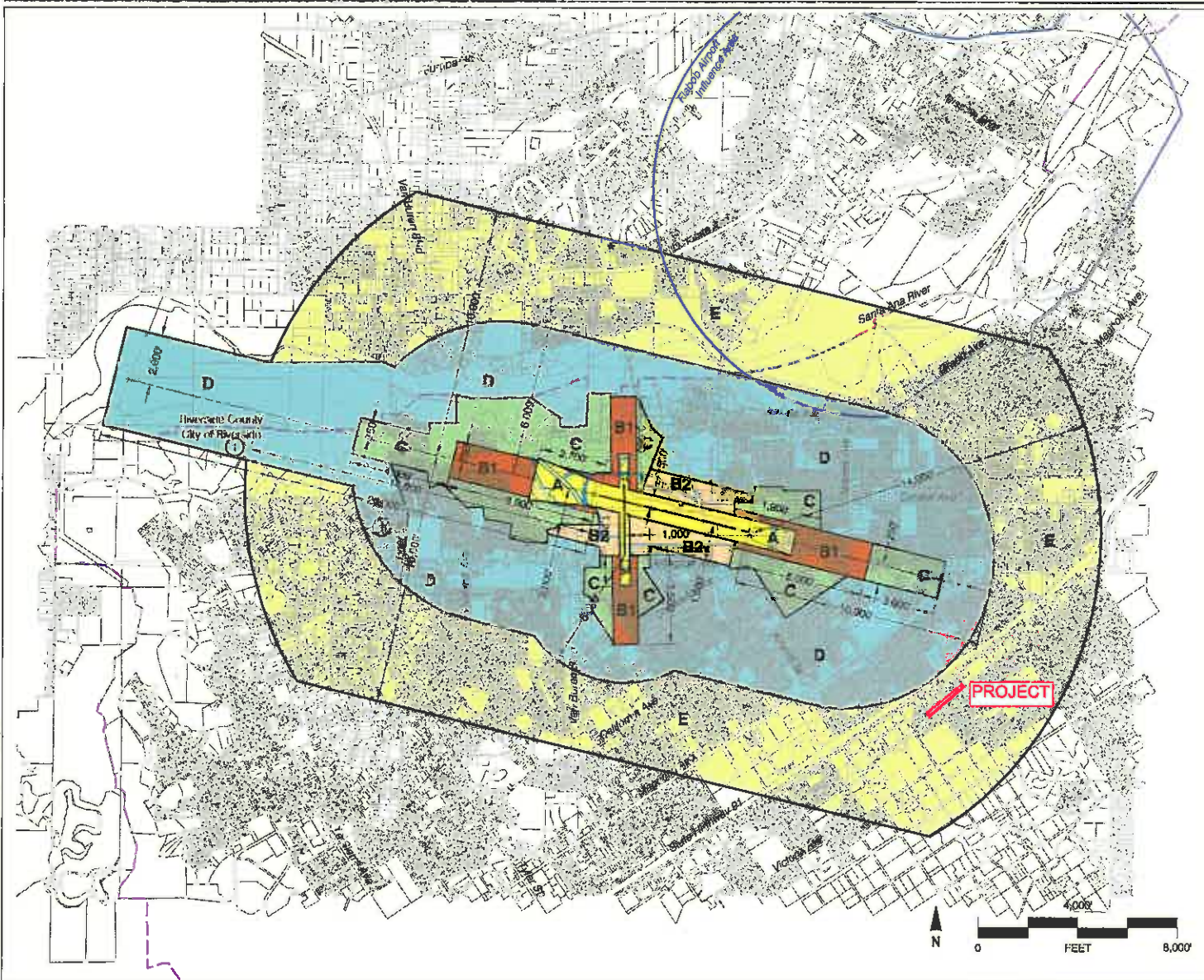
Page 4 of 4

5. Prior to issuance of a building permit, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zone (CG-AP-E) to the site, provided that such zoning overlay remains available for use.

Y:\AIRPORT CASE FILES\Riverside\ZAP1084RI17\ZAP1084RI17.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
- ★ Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

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

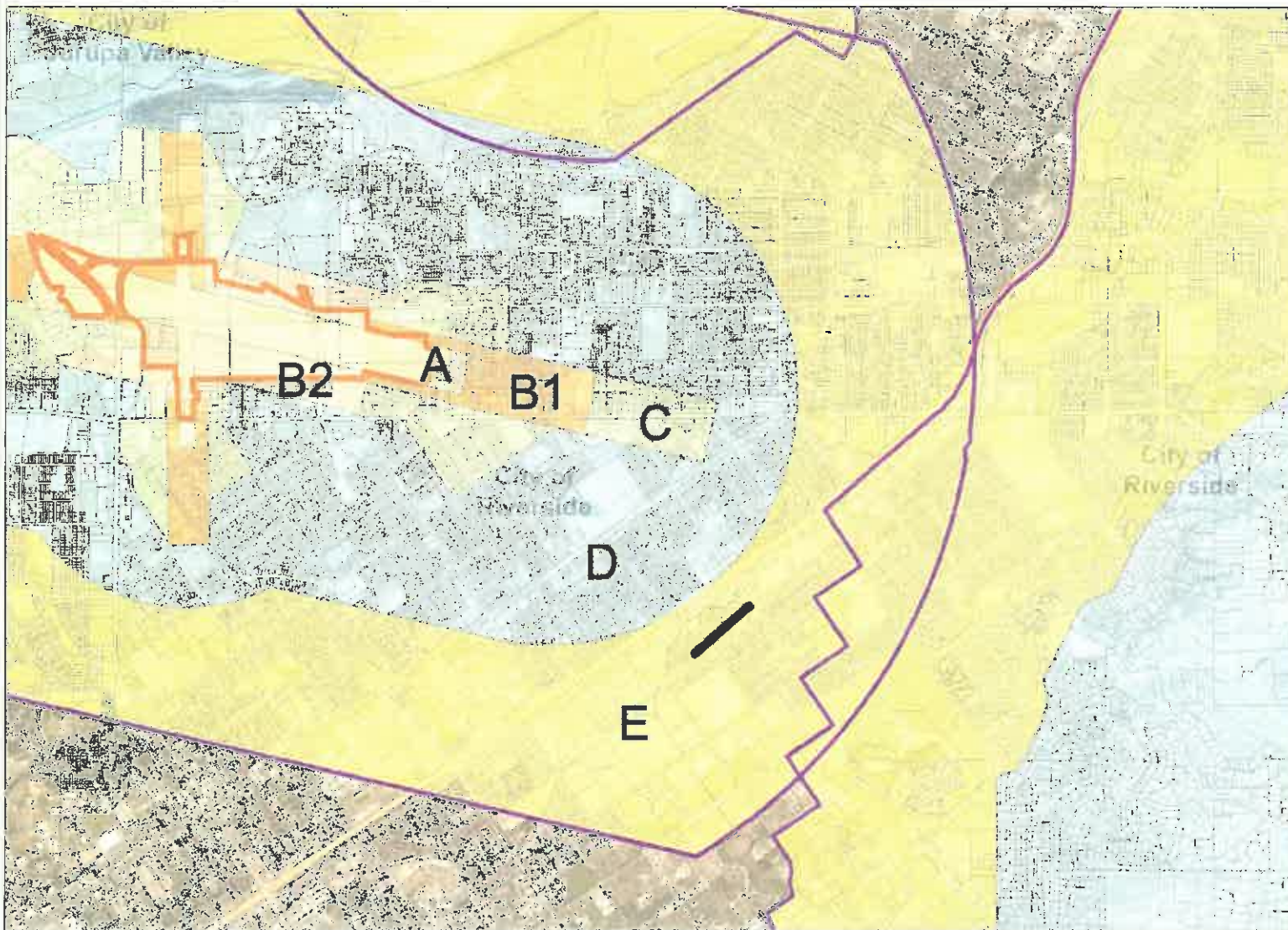
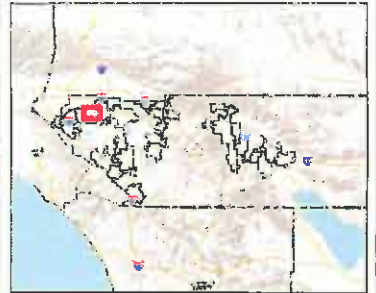
See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

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

Map RI-1

Compatibility Map
Riverside Municipal Airport

My Map



Legend

- 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 4,509 9,018 Feet



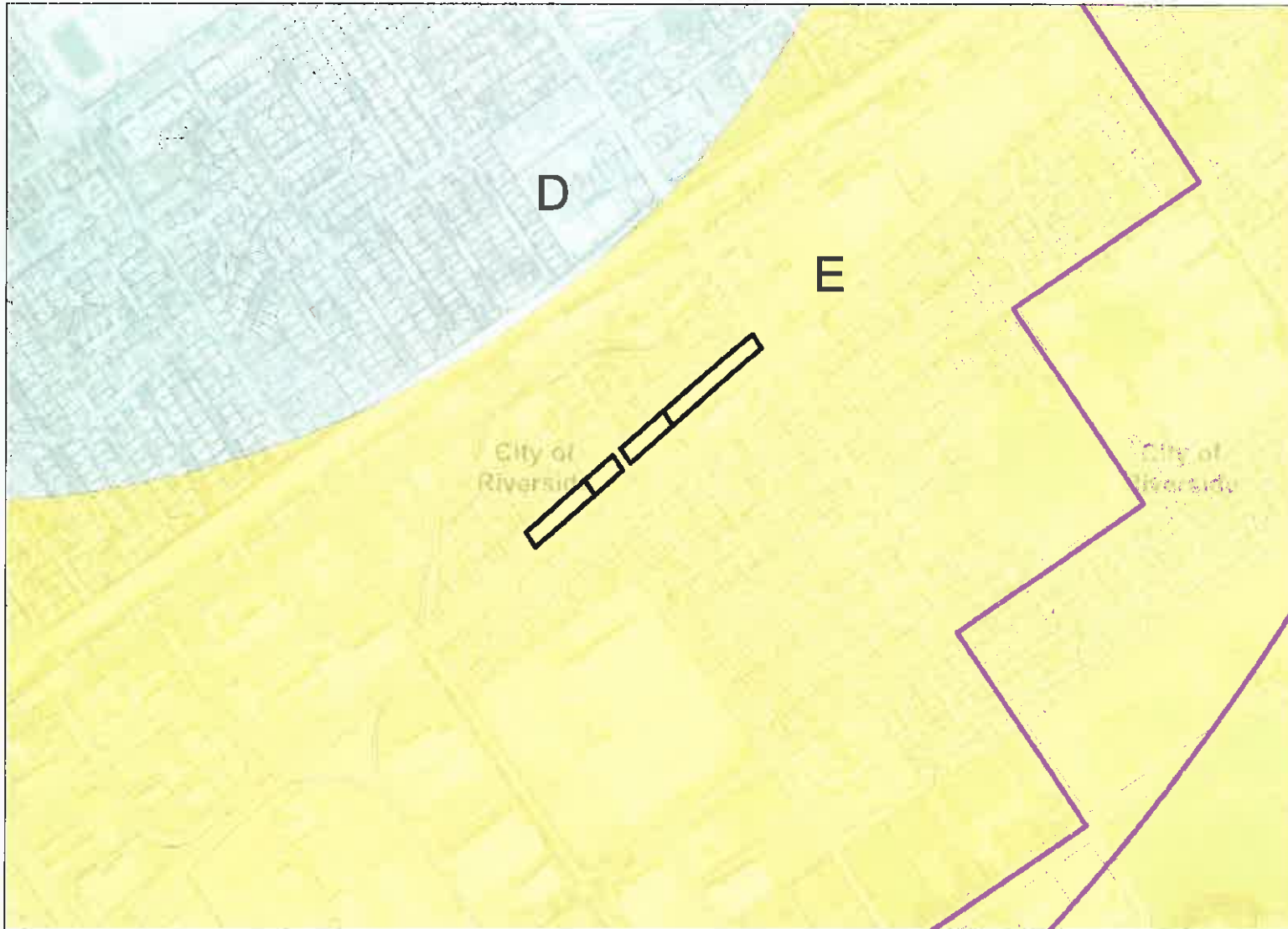
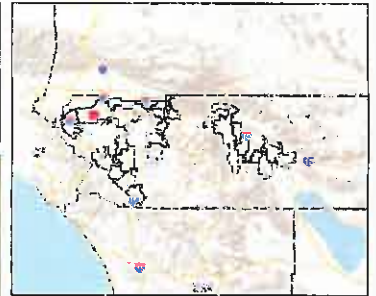
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2017 2:37:38 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,127 2,255 Feet



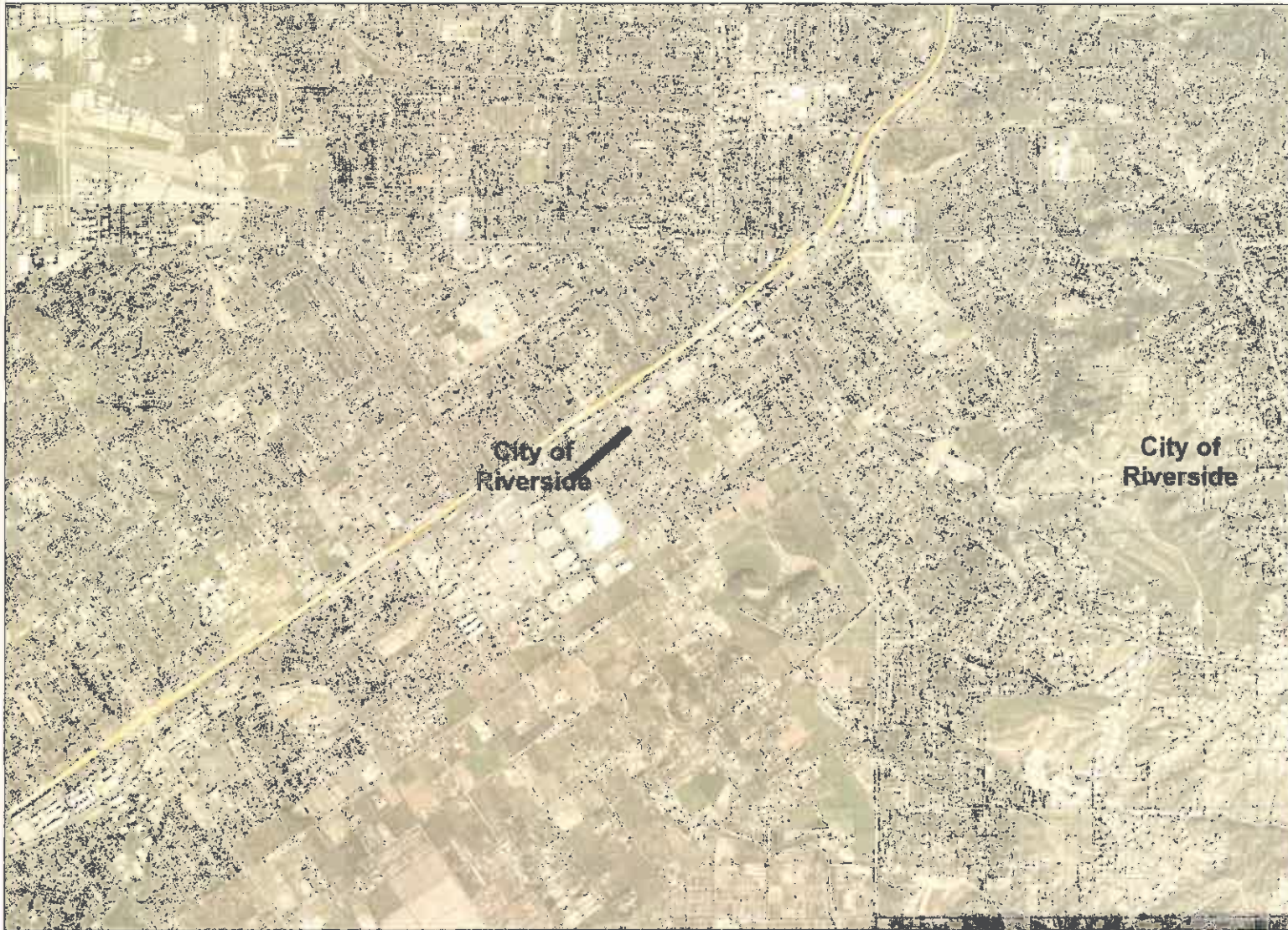
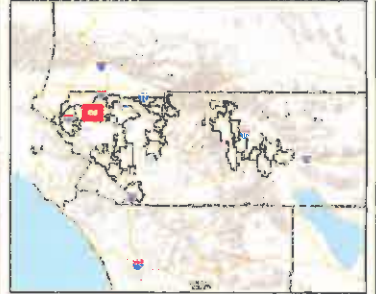
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2017 2:36:10 PM

© 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 4,509 9,018 Feet



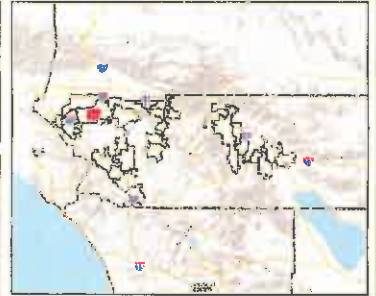
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2017 2:39:28 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 2,255 4,509 Feet



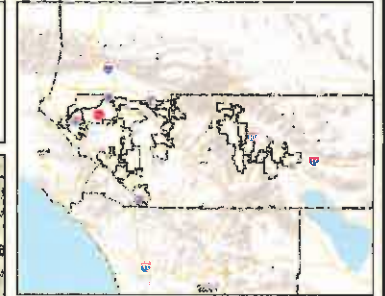
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2017 2:40:02 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,127 2,255 Feet



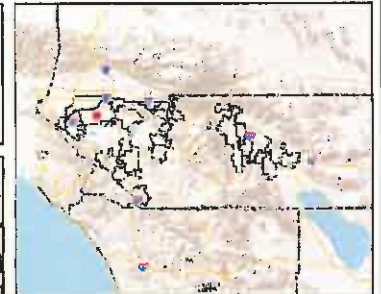
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2017 2:40:35 PM















© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 558 1,116 Feet



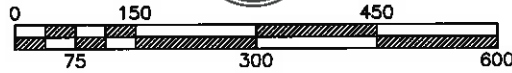
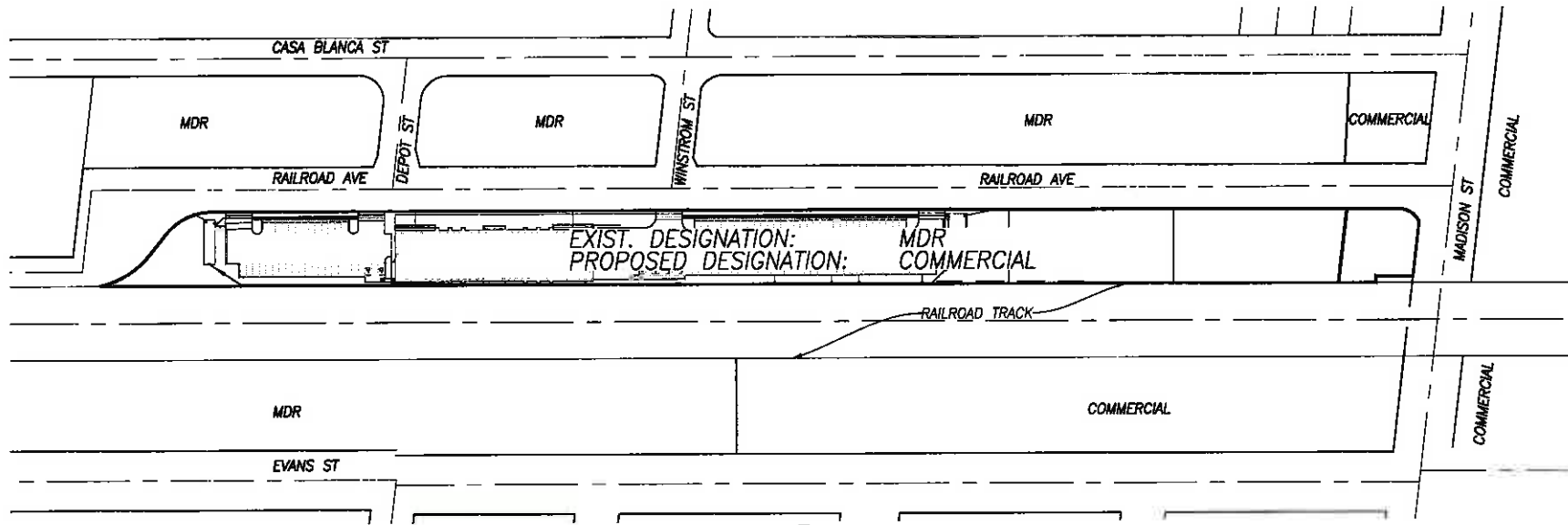
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 4:58:14 PM

© Riverside County RCIT GIS

Notes

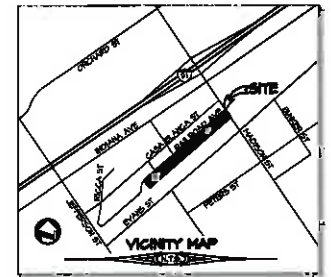
GENERAL PLAN AMENDMENT EXHIBIT



SCALE: 1" = 150'

LEGEND:

PROJECT BOUNDARY



SECTION 04, T. 2S, R. 01W

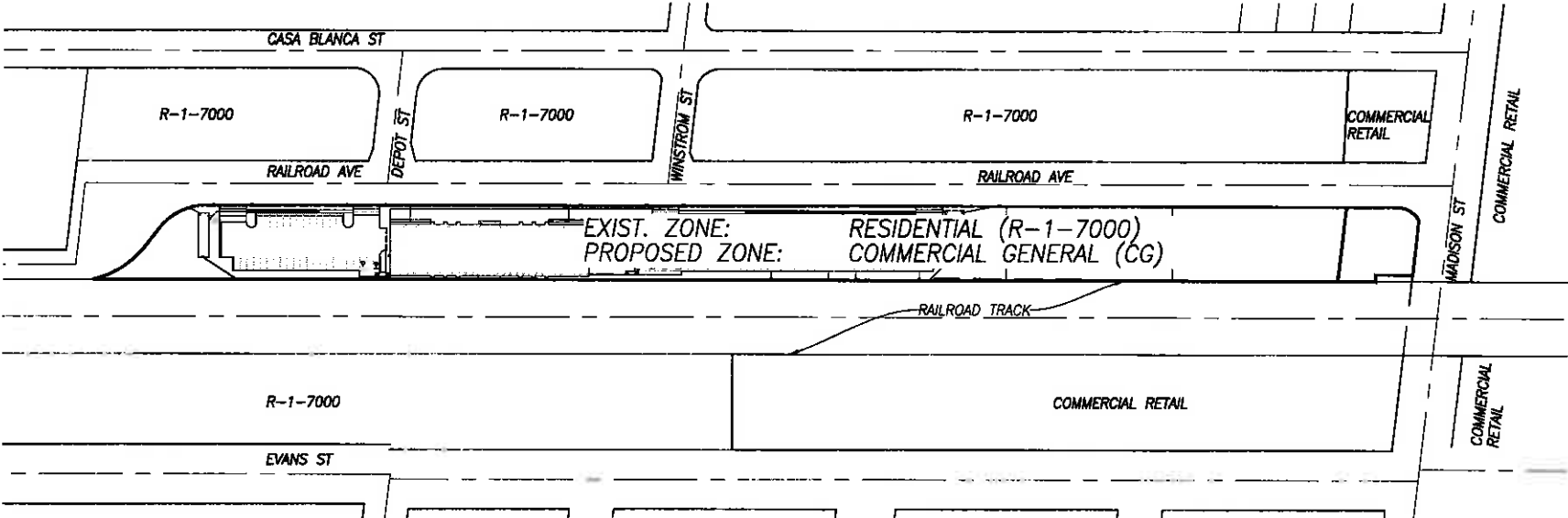
PLANS PREPARED BY:
adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

FOR: HARLEY DAVIDSON W.O. 9158
 SCALE: 1" = 150' DATE: 01/09/17

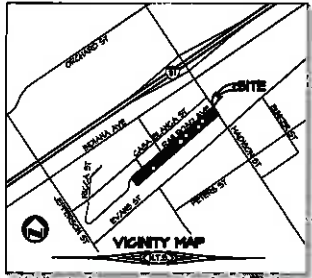
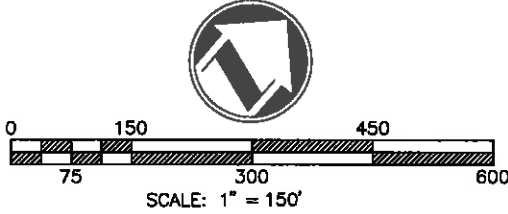
Plot Date: 2/1/2017

J:\Projects\HARLEY DAVIDSON\9158\9158_GPA_EXHIBIT.dwg 3:24 PM

REZONING EXHIBIT



LEGEND:
 PROJECT BOUNDARY



SECTION 04, T. 2S, R. 5W

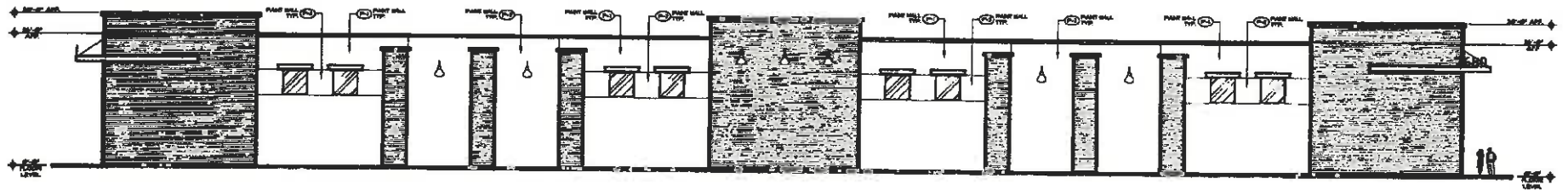
PLANS PREPARED BY:

adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

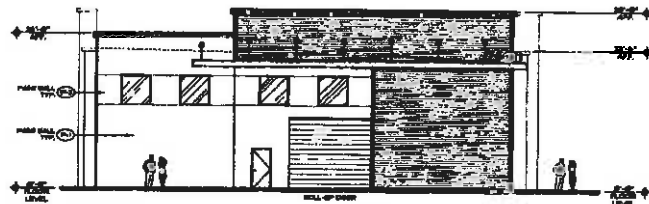
FOR: HARLEY DAVIDSON W.O. 9158
 SCALE: 1" = 150' DATE: 01/09/17

Plot Date: 2/1/2017

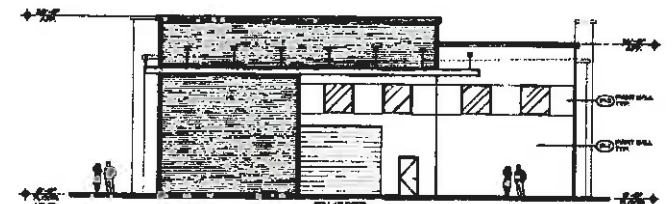
Z:\Projects\HARLEY DAVIDSON\9158\ENGINEERING\Exhibit 9158_ZC_EXHIBIT.dwg 5:08 PM



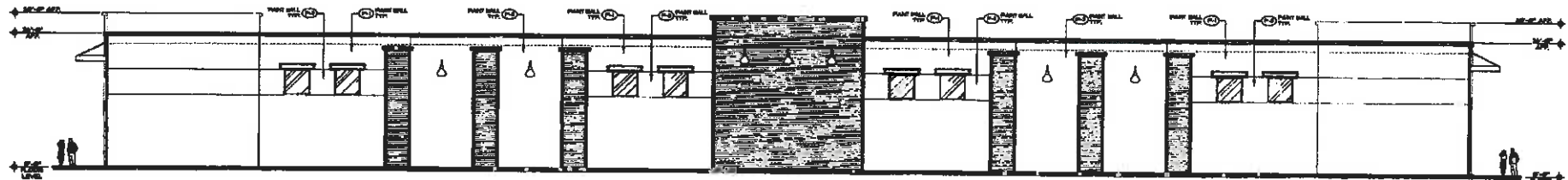
SOUTH ELEVATION
CONCRETE TILT-UP



WEST ELEVATION
CONCRETE TILT-UP



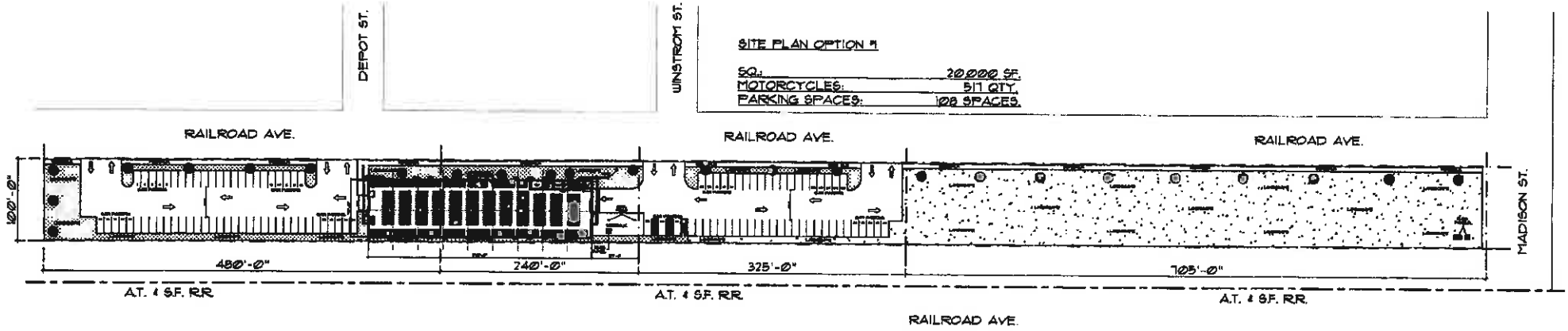
EAST ELEVATION
CONCRETE TILT-UP



NORTH ELEVATION
CONCRETE TILT-UP

SITE PLAN OPTION #1

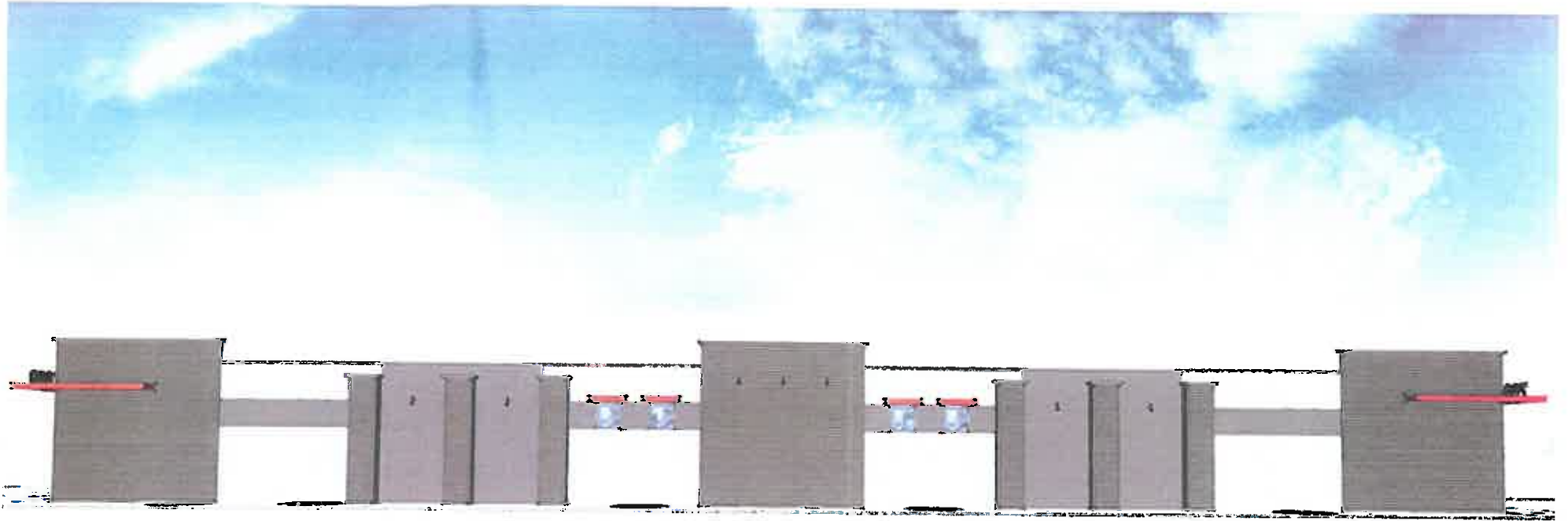
SQ. 20,000 SF.
MOTORCYCLES 511 QTY.
PARKING SPACES 100 SPACES.





RAILROAD AVE. & MADISON CORNER VIEW ELEVATION

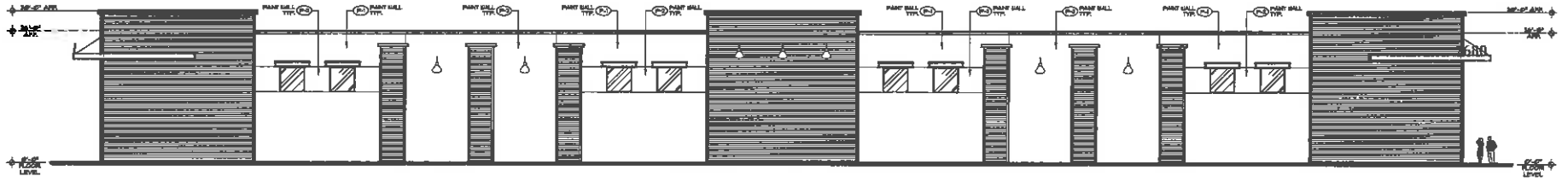
 **designwork studios**
architectural + environmental design



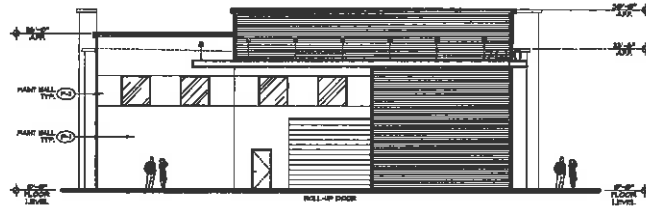
RAILROAD AVE VIEW ELEVATION



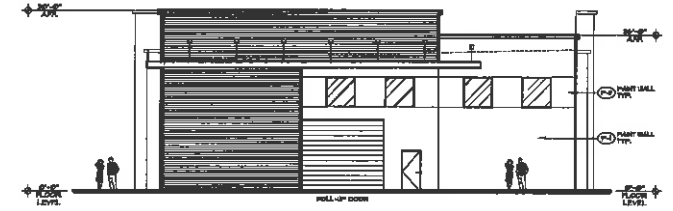
RAILROAD TRACK SIDE VIEW ELEVATION



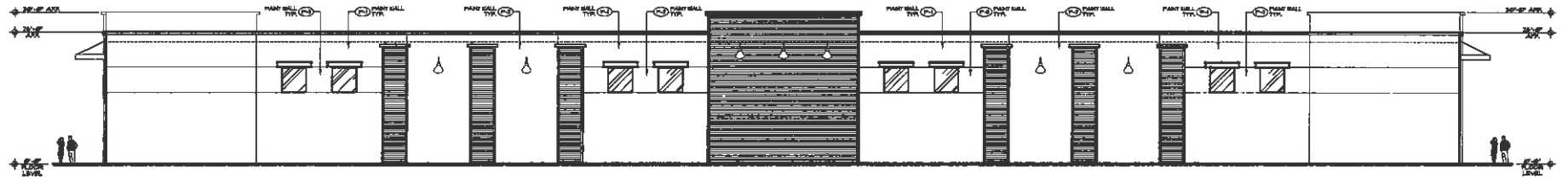
SOUTH ELEVATION
CONCRETE TILT-UP



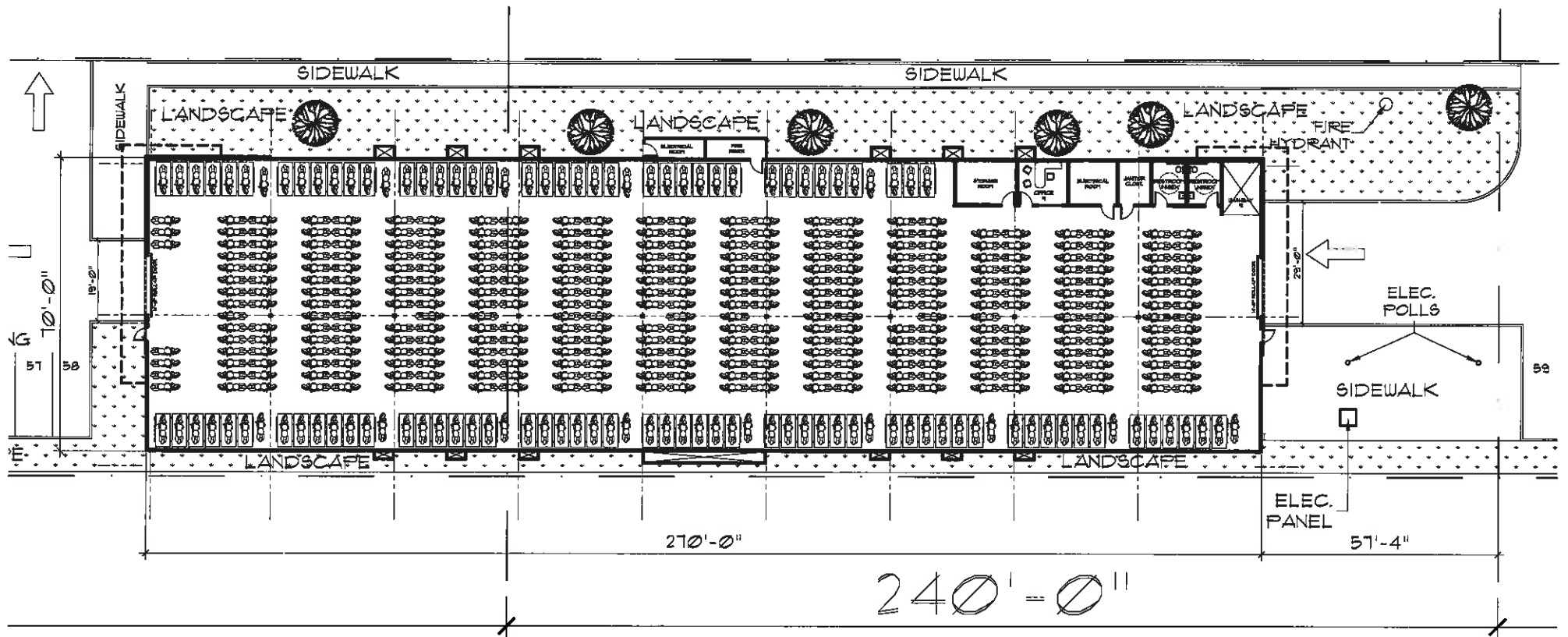
WEST ELEVATION
CONCRETE TILT-UP



EAST ELEVATION
CONCRETE TILT-UP



NORTH ELEVATION
CONCRETE TILT-UP



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

ALUC Identification No.

ZAP1084 R17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 11/22/16
 Property Owner The Motorcycle Company Phone Number (951) 785-0100
 Mailing Address 7688 Indiana Ave.
Riverside, CA 92504

Agent (if any) Adkan Engineers - Michael Brendecke Phone Number (951) 688-0241
 Mailing Address 6879 Airport Drive
Riverside, CA 92504

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address Madison St & Railroad Ave.,
Riverside, CA 92504
 Assessor's Parcel No. 230-233-013; 230-245-015; 230-245-013; 230-253-010 Parcel Size 3.82 acres
 Subdivision Name Sayward & Evans Zoning R1-7000
 Lot Number _____ Classification Residential

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) Residential
Vacant land

Proposed Land Use (describe) Industrial
Approximately 19,000 sq. ft warehouse

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
 For Other Land Uses Hours of Use for merchandise storage only
 (See Appendix C) Number of People on Site Maximum Number 18 people
 Method of Calculation California Building Code (Appendix C1)

Height Data Height above Ground or Tallest Object (including antennas and trees) _____ 30 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site _____ 670 ft.

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

R17
E

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	1-9-17.
Agency Name	CITY OF RIVERSIDE
Staff Contact	STEPHANNE TANIG
Phone Number	951-826-3965
Agency's Project No.	PI6-0892 GDA PI6-0891 DR PI6-0894
Type of Project	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>Design Review</u>

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: March 9, 2017

CASE NUMBER: ZAP1241MA17 – Meridian Park West, LLC (Representative: Jeff Gordon)

APPROVING JURISDICTION: March Joint Powers Authority

JURISDICTION CASE NO: GPA16-01 (General Plan Amendment), Z16-01 (Zone Change), PP16-04 (Plot Plan), TTM37107 (Tentative Tract Map)

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The applicant proposes to develop five industrial buildings (predominately warehouse) ranging from 110,000 square feet to 1,000,000 square feet in gross floor area, with a cumulative total of 2,207,000 square feet on 120 acres, and to divide the property into five lots. The applicant also proposes to amend the General Plan land use designation for these lots from Industrial, Business Park, and Mixed Use to Industrial and Mixed Use, and to establish Industrial and Mixed Use zoning on these properties.

PROJECT LOCATION: The site is located southerly of Alessandro Boulevard, westerly of Meridian Parkway, and northerly of Opportunity Way, within the March Joint Powers Authority, approximately 5,100 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone B1-APZ-II, B2, C1

c. Noise Levels: 60-70 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 Zones B1-APZ-II, B2, and C1. No buildings are proposed in Compatibility Zone B1-APZ-II. Compatibility Zones B2 and C1 limit average intensity to 100 people per acre. The site areas located within Compatibility Zones are: 7.4 acres in B1-APZ-II, 32.6 in Zone B2, and 75 acres in Zone C1.

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

- Office – 1 person/200 square feet (with 50% reduction),
- Warehouse – 1 person/500 square feet (buildings smaller than 200,000 square feet i.e. Buildings 3, 4, and 5), and
- Warehouse – 1 person/1,428 square feet (buildings greater than 200,000 square feet i.e. Buildings 1 and 2).

The project proposes a total of 2,207,000 square feet of building area, which includes 100,000 square feet of office area and 2,107,000 square feet of warehouse area, accommodating an occupancy of 2,368 people for the entire project, and an average intensity of 20 people, which is consistent with Compatibility Zone B2 and C1 average criteria of 100.

Considering average intensity for specific Compatibility Zones, Zone B2 would have a total occupancy of 610 people and an average intensity of 19 people per acre. Zone C1 would have a total occupancy of 1,758 people and an average intensity of 23 people per acre.

Considering average intensity on a lot-by-lot basis (since the applicant also proposes to divide the property), Lot 2 (consisting of Building 1) results in an occupancy of 786 people and an average intensity of 13 people per acre. Lot 3 (consisting of Building 2) results in an occupancy of 678 people and an average intensity of 16 people per acre. Lot 4 (consisting of Building 3) results in 344 people and an average intensity of 43 people per acre. Lot 5 (consisting of Building 4 and 5) results in 560 people and an average intensity of 37 people per acre. All lots would be consistent with Compatibility Zones B2 and C1 average criteria of 100. The applicant proposes no development at this time on Lot 1; however, if development were to be proposed for Lot 1 in the future, the applicant would have to come back to ALUC for review.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces provided (1,037 spaces), the total occupancy would be estimated at 1,556 people for an average intensity of 13

people per acre, which is consistent with Compatibility Zones B2 and C1 average criteria of 100.

Non-Residential Single-Acre Land Use Intensity: There are no buildings being proposed in Compatibility Zone B1-APZ-II. Compatibility Zones B2 and C1 limit maximum single-acre intensity to 250 people in any given acre. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the most intense single-acre area within each building would consist of 20,000 square feet of office area and 23,650 square feet of warehouse area, resulting in a single-acre occupancy of 117 people within Buildings 1 and 2, and a single-acre occupancy of 147 within Buildings 3, 4 and 5 (due to the difference in occupancy assumptions for warehouses exceeding 200,000 square feet). Both are consistent with the Compatibility Zone B2 and C1 single-acre limit of 250 people.

March Air Reserve Base/United States Air Force Input: Given that the project site includes land located within Airport Compatibility Zone B1-APZ-II, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. As of the time this staff report was prepared (February 21), we were still awaiting comments from the Air Force regarding this project.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ-II, B2 and C1. Industrial warehouse buildings are compatible within Compatibility Zones B2 and C1. No development is being proposed within Zone B1-APZ-II; however, it should be noted that warehousing is a compatible use pursuant to the 2005 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force and pursuant to subsequent (2011) Department of Defense Instruction (DODI) No. 4165.57. However, the single-acre intensities would have to be reduced, perhaps by limiting the office area in such buildings.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area within the 60-70 CNEL range from aircraft noise. 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 buildings.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (1,535 feet AMSL). At a distance of approximately 5,100 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 1,586 feet AMSL. The site elevation is approximately 1,600 feet AMSL, with a maximum building height of 50 feet, the top point elevation would be 1,650 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study Nos. 2017-AWP-1158

thru 1162-OE to this project.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, development within Compatibility Zone B1-APZ-II is limited to maximum lot coverage of 50%. The project proposes no building area within the portion of the site that is located within Zone B1-APZ-II; therefore, lot coverage will not exceed the Zone B1-APZ-II maximum lot coverage of 50%.

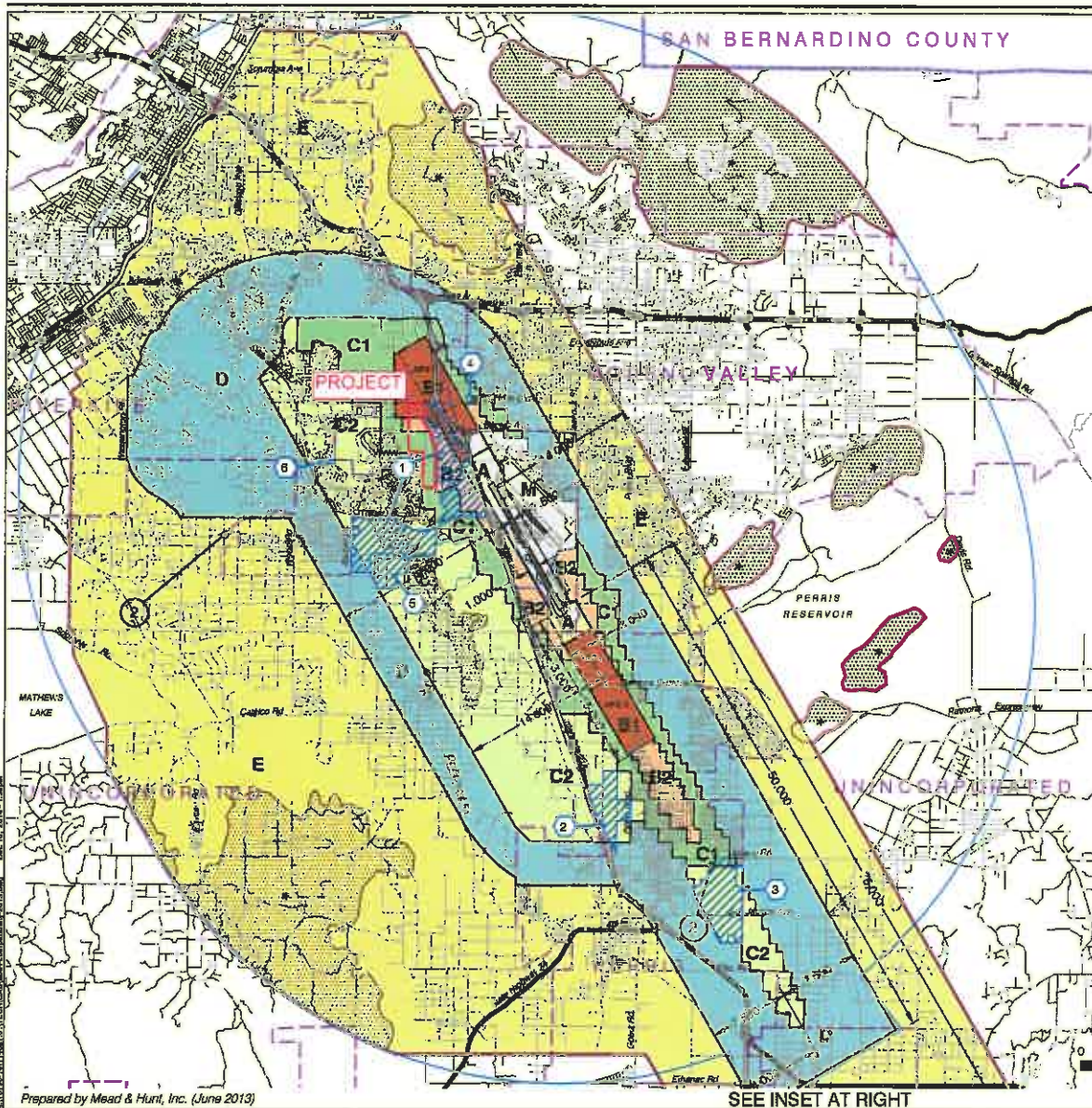
CONDITIONS:

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, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.

3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of the buildings.
5. No detention basins shall be permitted within the portion of the site located within Compatibility Zone B1-APZ-II. Any proposed detention basins within Zones B2 or C1 (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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. 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.
8. This project has been evaluated for 100,000 square feet of office area and 2,107,000 square feet of warehouse area. Any increase in building area, increase in office use within any of the buildings or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

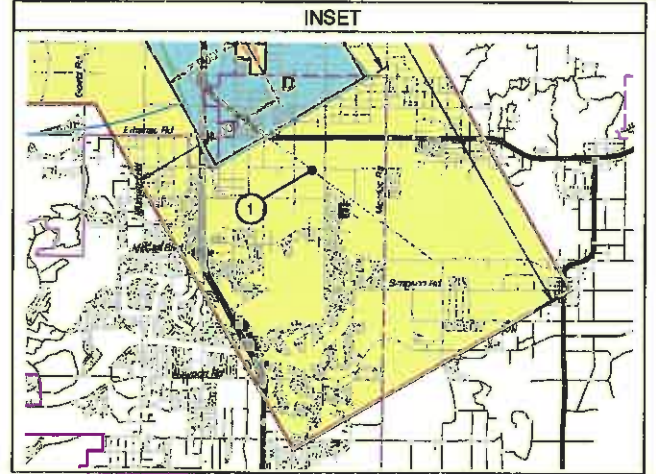
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

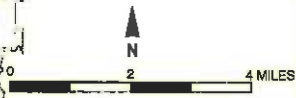
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 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



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



Base map source: County of Riverside 2013

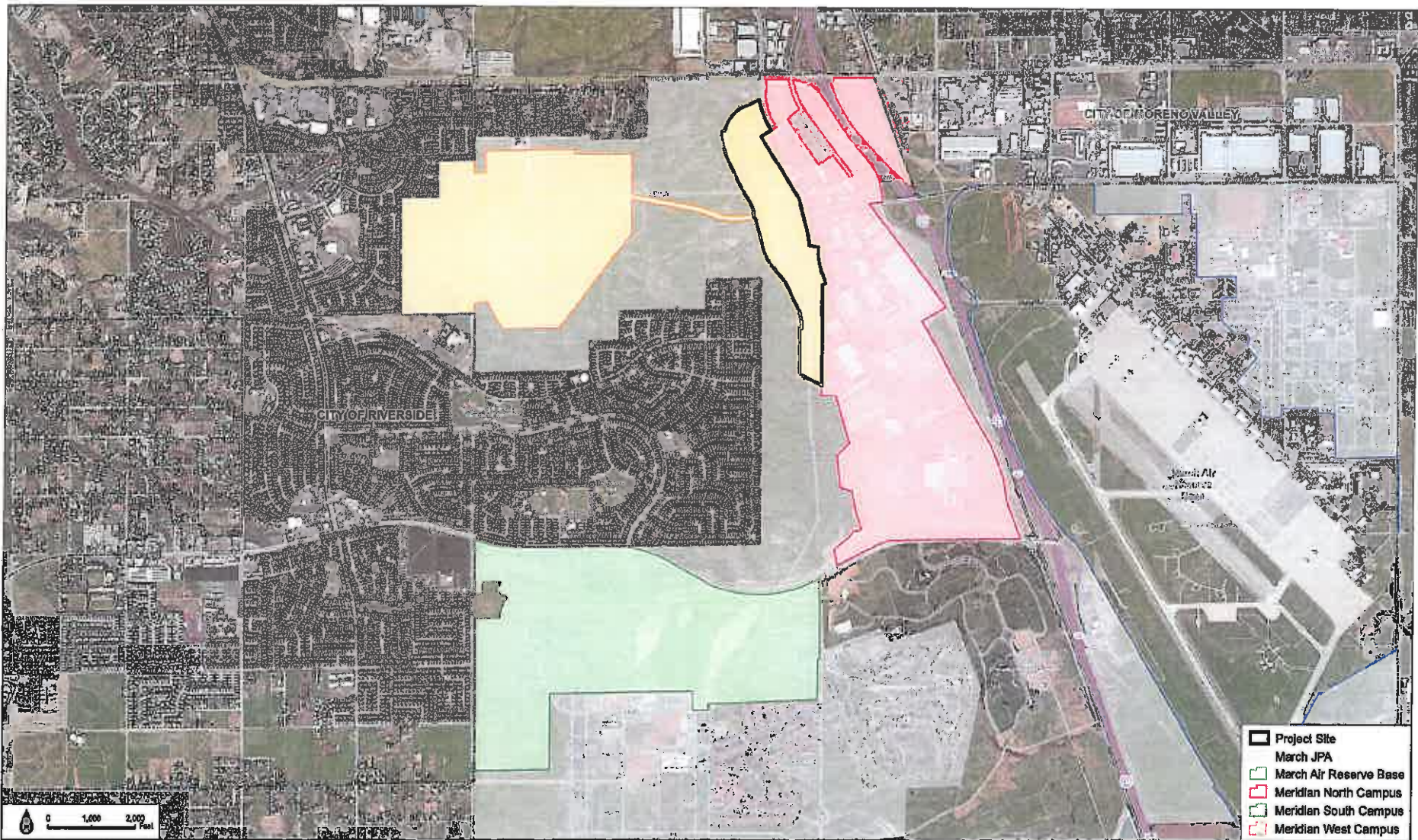
**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

SEE INSET AT RIGHT



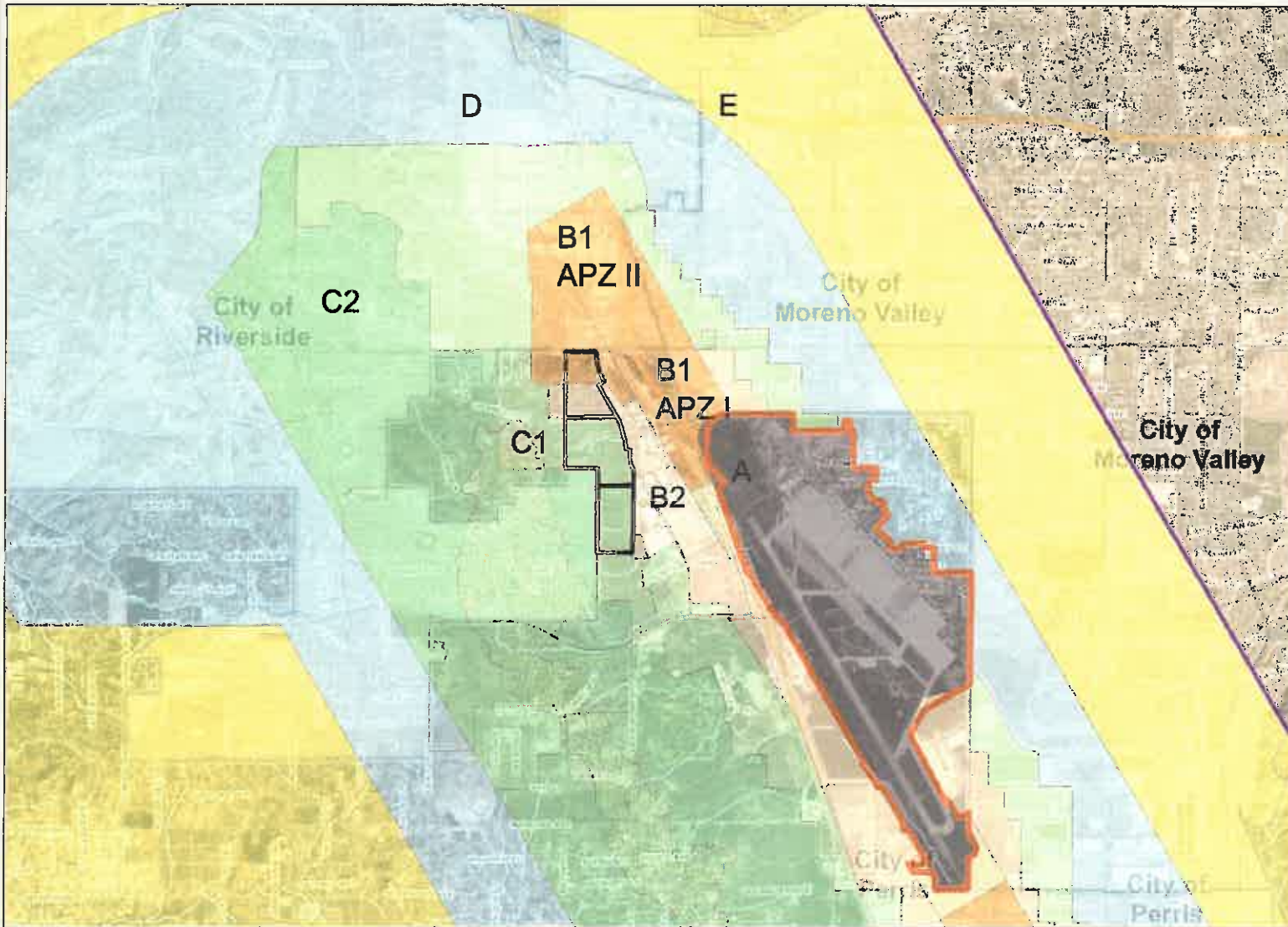
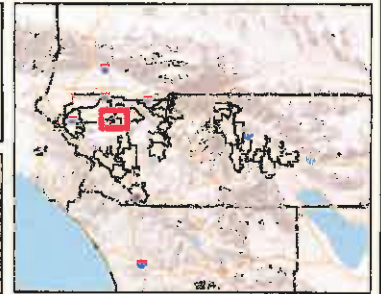
- Project Site
- March JPA
- March Air Reserve Base
- Meridian North Campus
- Meridian South Campus
- Meridian West Campus

DUDEK

SOURCE: City Maps 2016
 Meridian West Campus-Lower Plateau Project

FIGURE 3
 March Joint Powers Authority Specific Plan Areas

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.

0 7,296 14,592 Feet

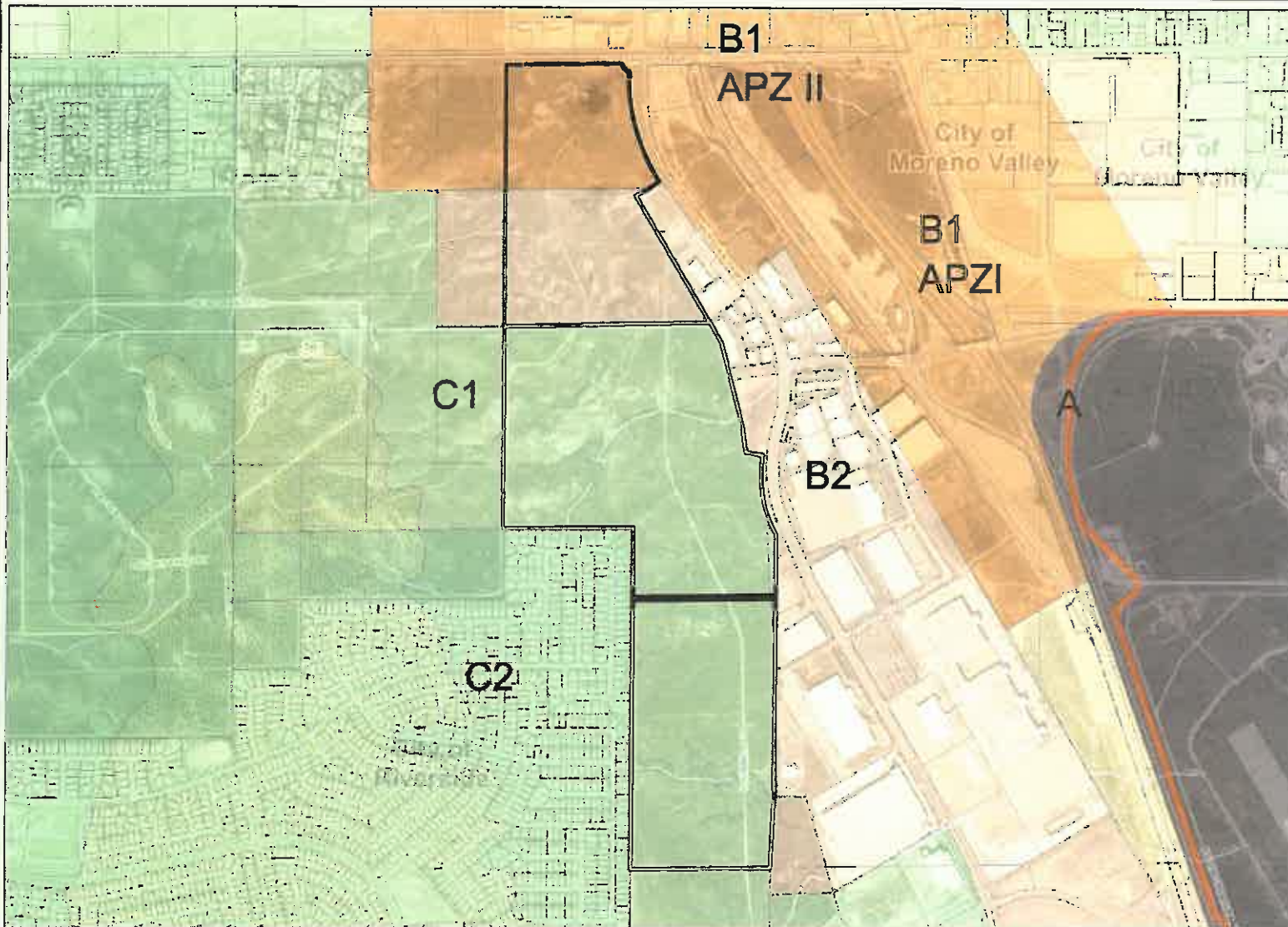
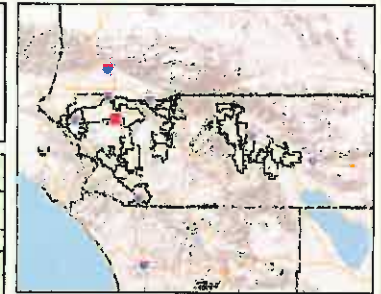


REPORT PRINTED ON... 1/27/2017 2:18:22 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,824 3,648 Feet



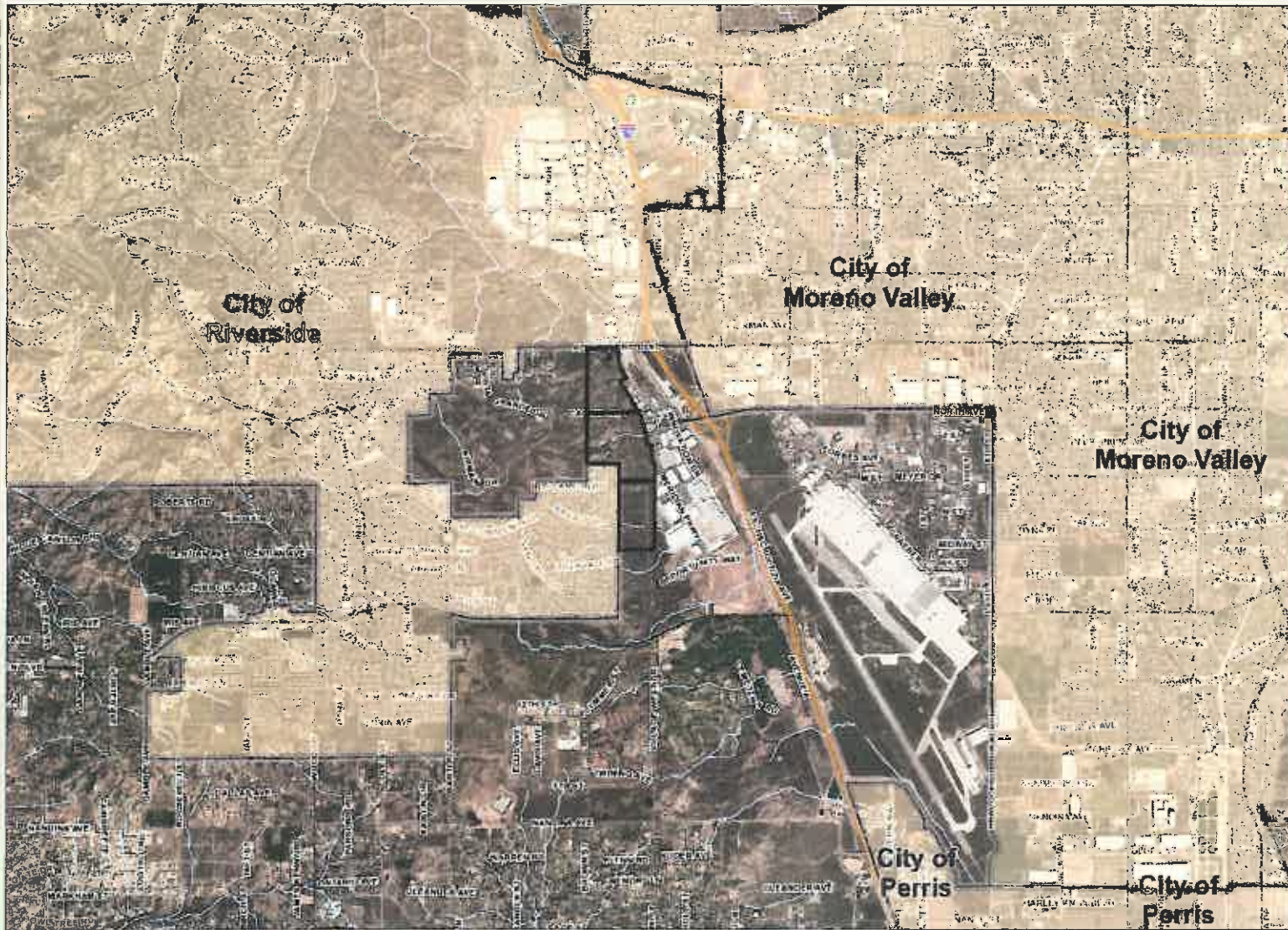
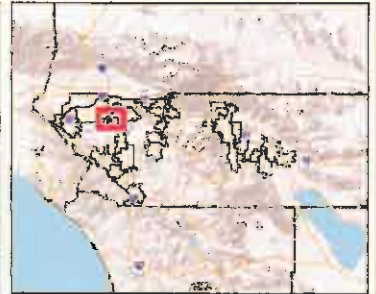
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 2:17:00 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities

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.



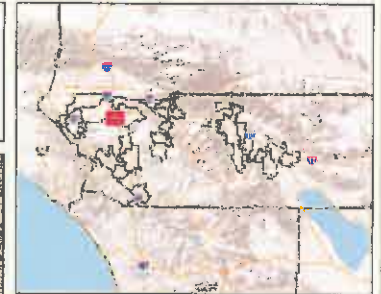
0 7,296 14,592 Feet



REPORT PRINTED ON... 1/27/2017 2:19:27 PM

© Riverside County RCIT GIS

My Map



Legend

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



0 3,648 7,296 Feet



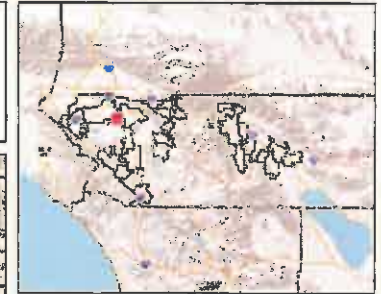
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 2:19:57 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

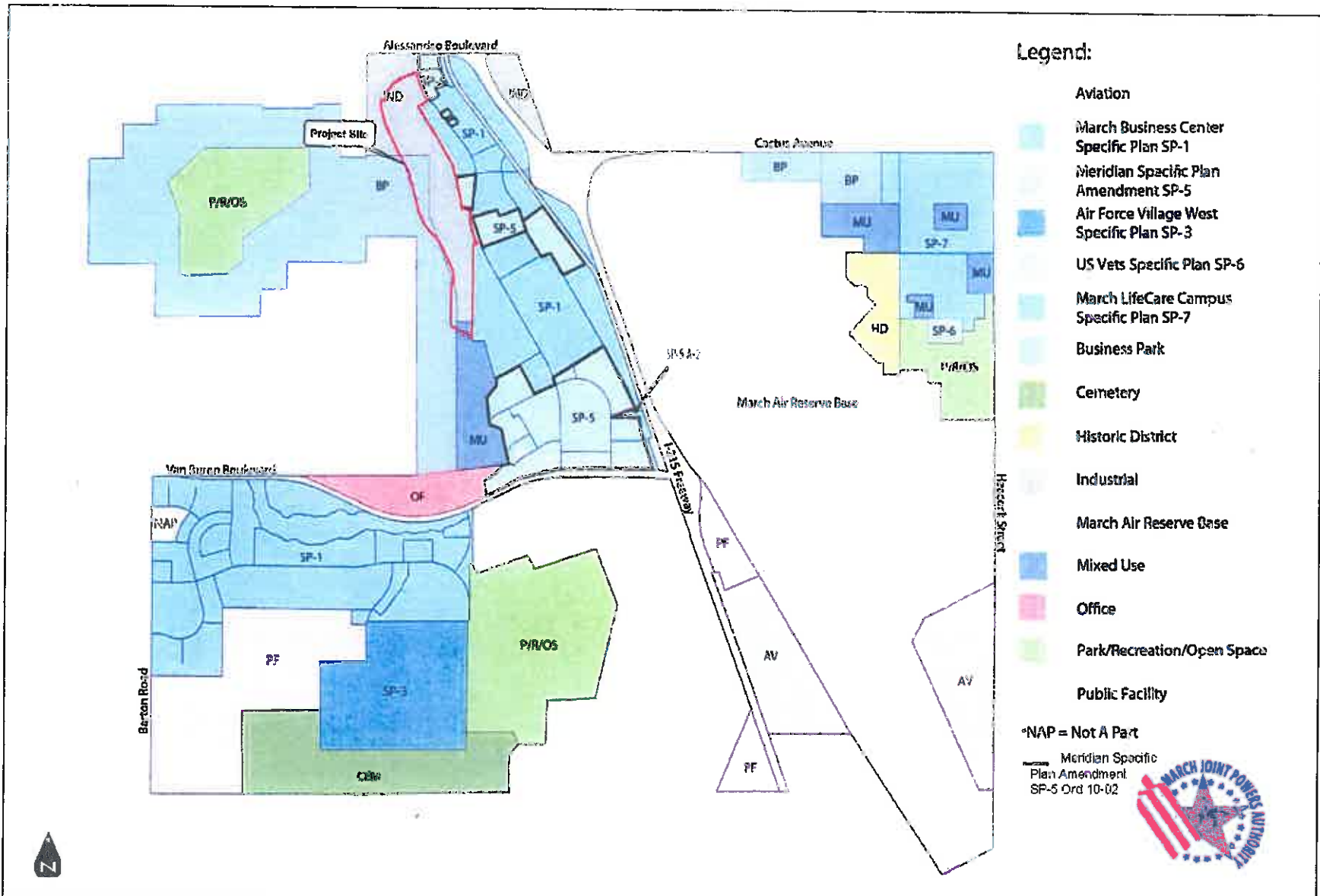
Notes

0 1,824 3,648 Feet



REPORT PRINTED ON... 1/27/2017 2:17:42 PM

© Riverside County RCIT GIS



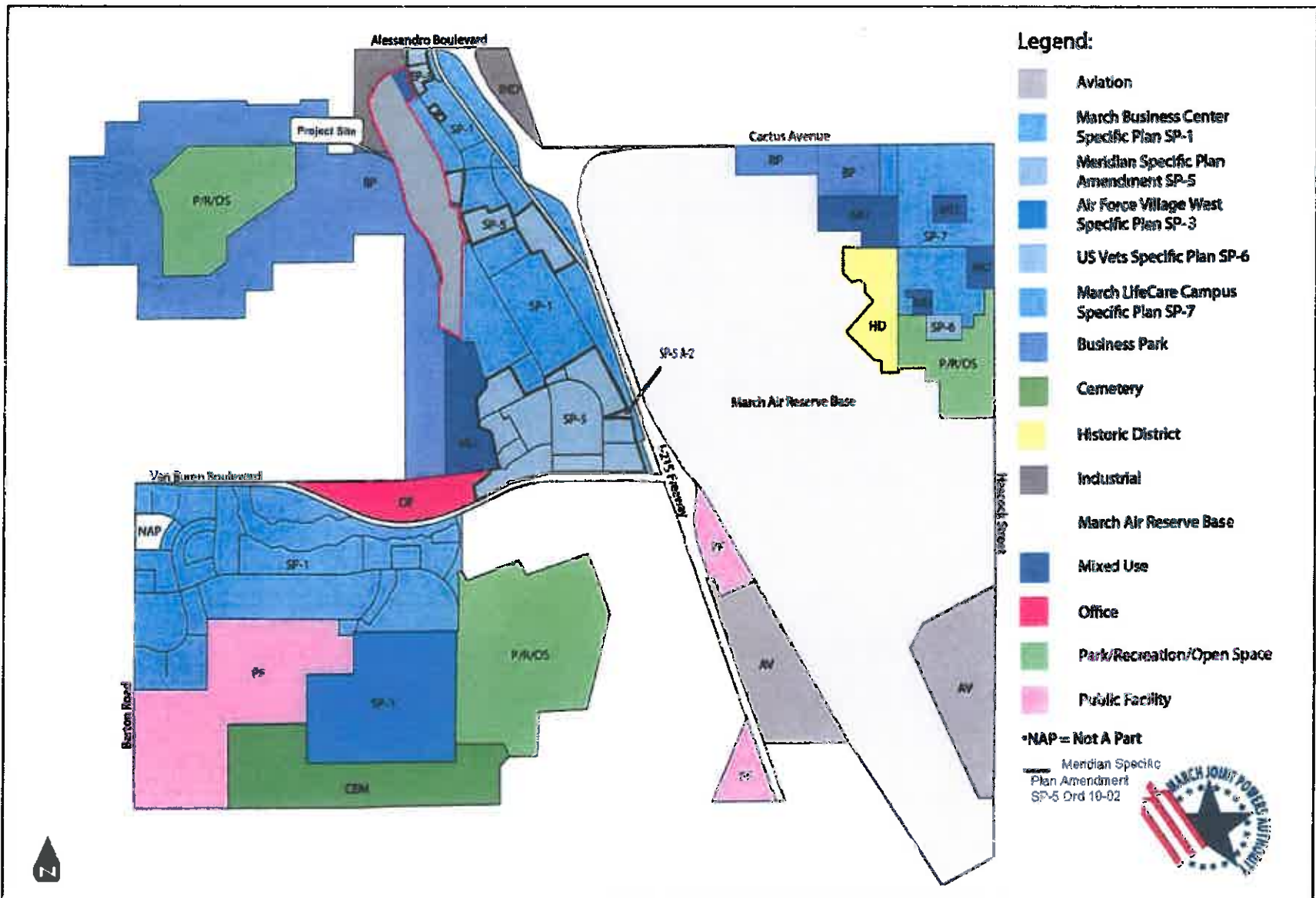
SOURCE: March Joint Powers Authority, January 11, 2012

DUDEK

Meridian West Campus-Lower Plateau Project

FIGURE 4.9-3
EXISTING General Plan Land Use Map



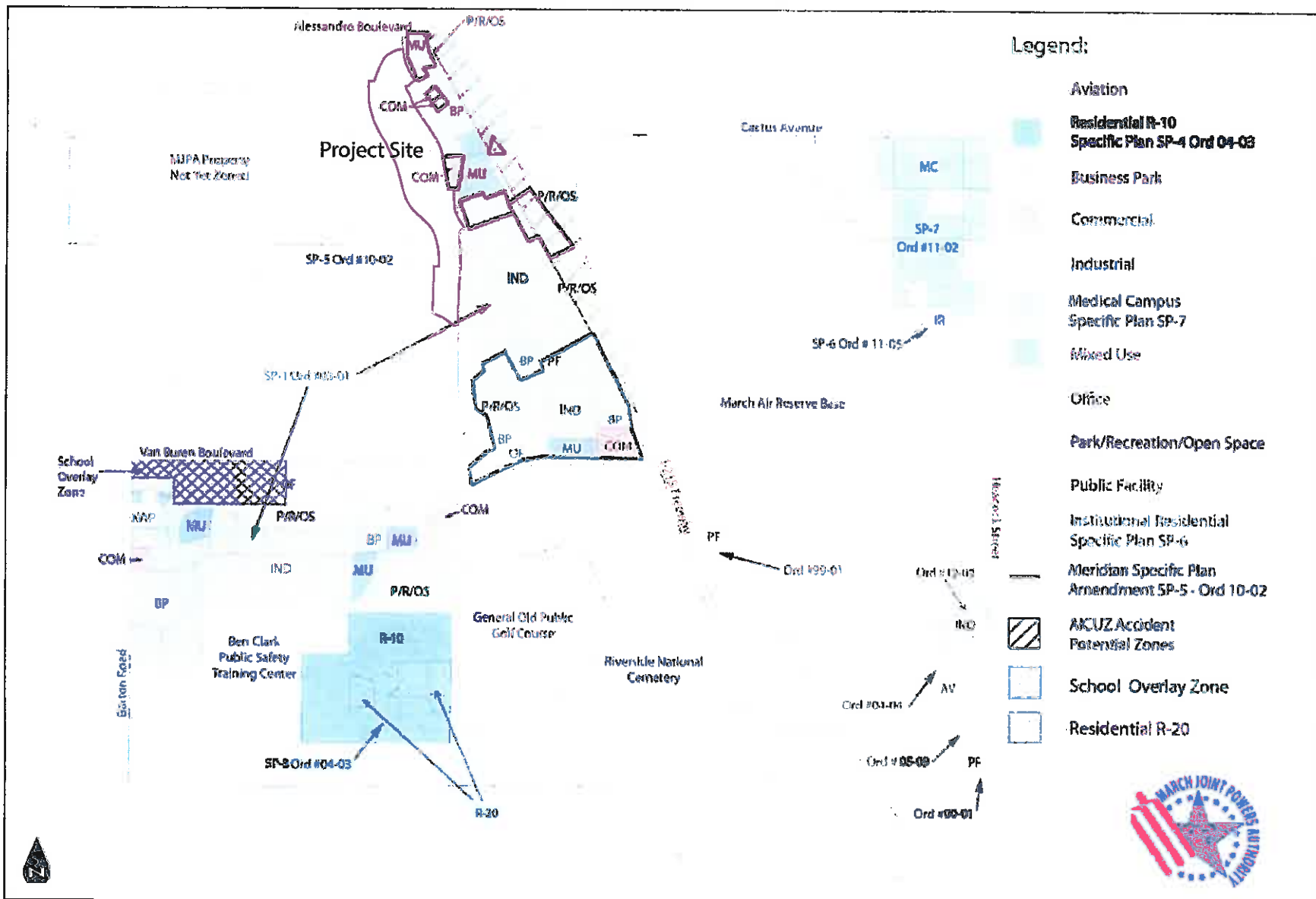


SOURCE: March Joint Powers Authority, January 11, 2012

DUDEK

PROPOSED General Plan Land Use Map with Project

Meridian West Campus-Lower Plateau Project



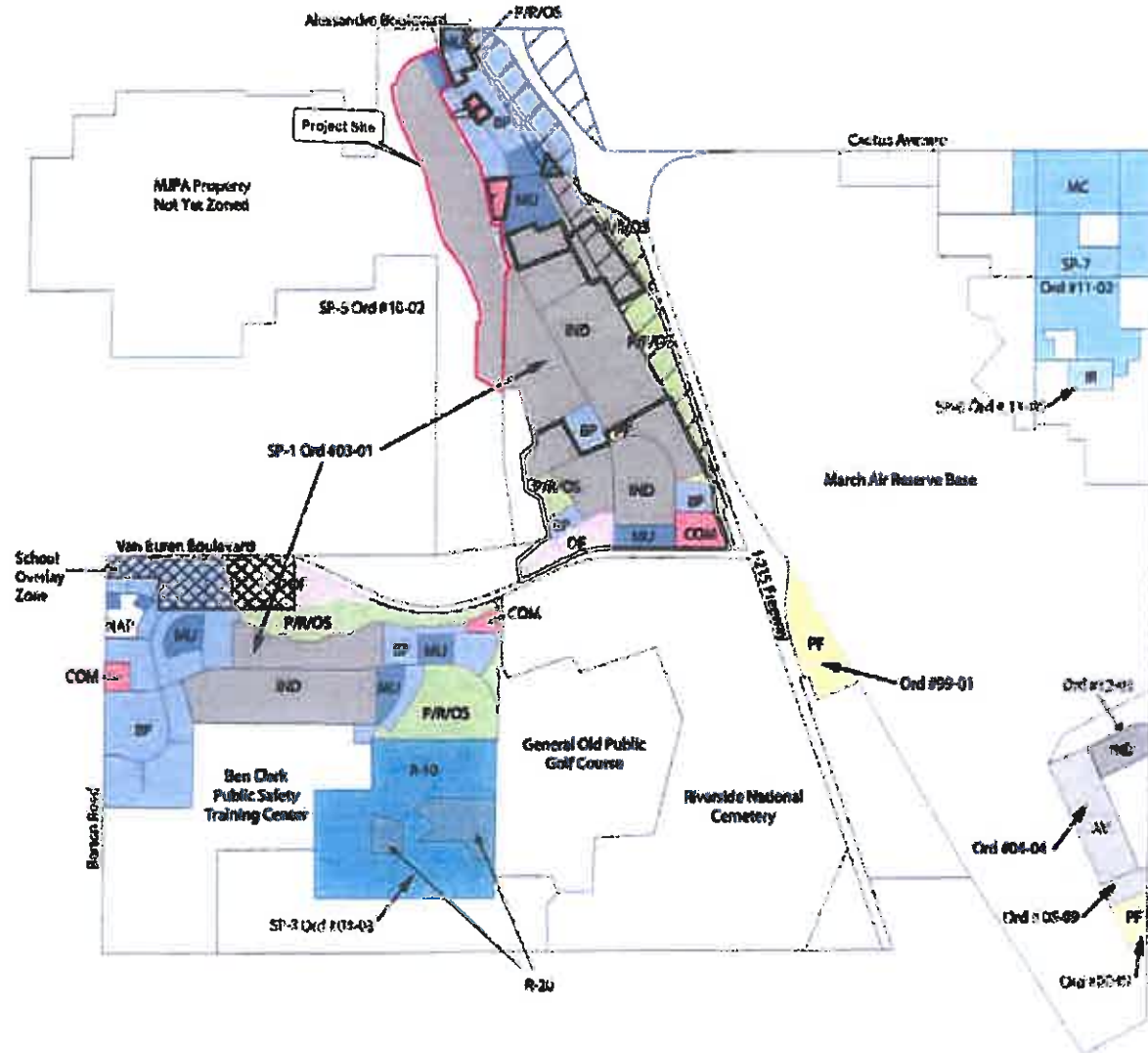
SOURCE: March Joint Powers Authority, March 24, 2014

DUDEK

Meridian West Campus-Lower Plateau Project

**FIGURE 4.9-4
EXISTING Zoning**





Legend:

- Aviation
- Residential R-10
Specific Plan SP-4 Ord 04-03
- Business Park
- Commercial
- Industrial
- Medical Campus
Specific Plan SP-7
- Mixed Use
- Office
- Park/Recreation/Open Space
- Public Facility
- Institutional
Specific Plan SP-6
- Meridian Specific Plan
Amendment SP-5 - Ord 10-02
- AICUZ Accident
Potential Zones
- School Overlay Zone
- Residential R-20



SOURCE: March Joint Powers Authority, March 24, 2014

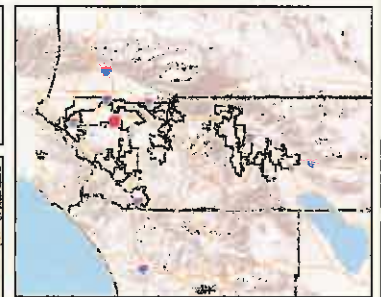
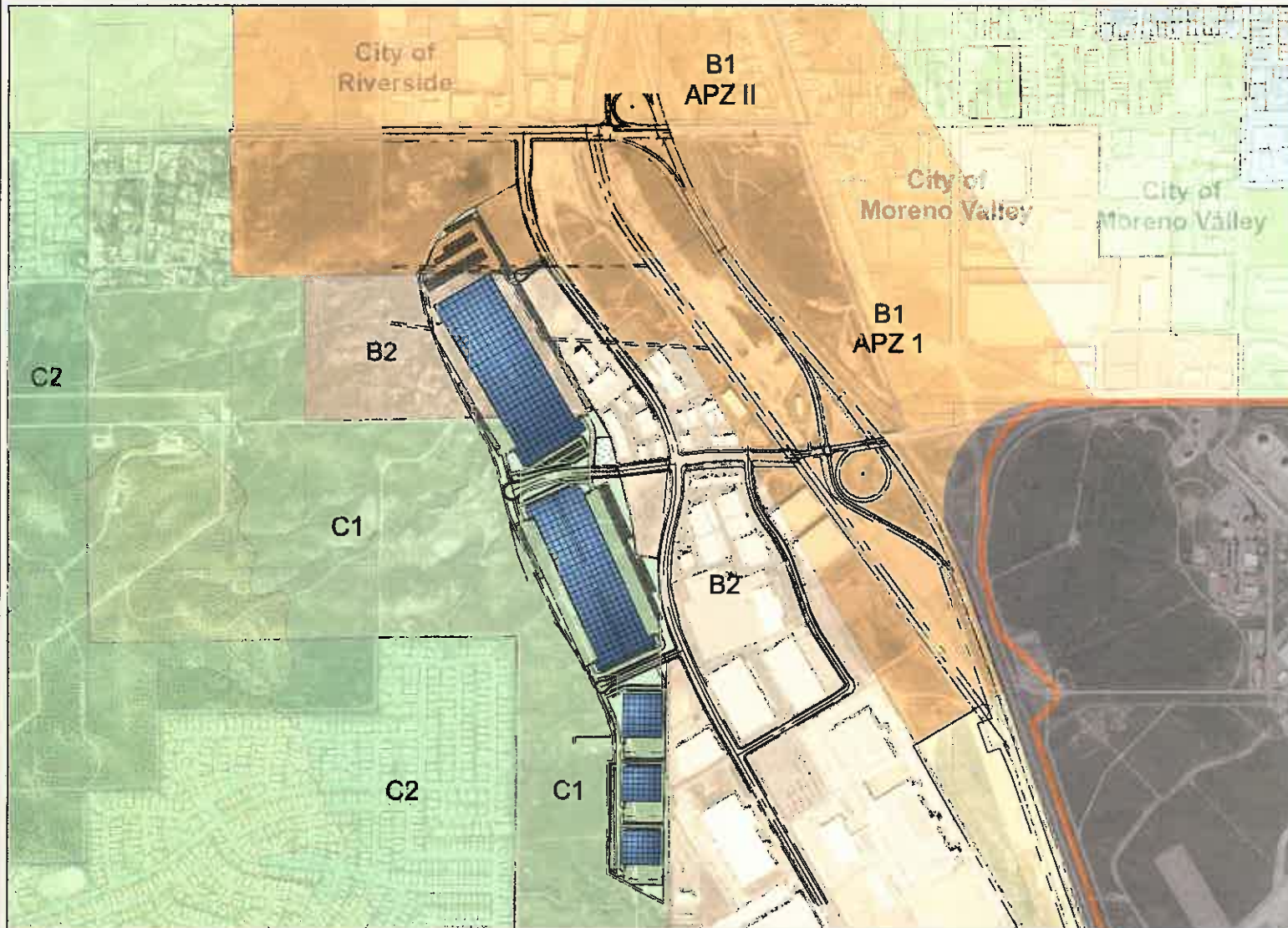
DUDEK

PROPOSED Zoning with Project

Meridian West Campus-Lower Plateau Project

WEST CAMPUS LOWER PLATEAU

CACTUS AVENUE
RIVERSIDE COUNTY, CA



Legend

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



0 1,704 3,408 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... 1/30/2017 2:51:50 PM

© Riverside County RCIT GIS

ZONE	SITE AREA	BLDG AREA
B1 APZ-I	0 SF	0 SF
B1 APZ-II	323,127 SF	0 SF
B2	1,421,738 SF	809,693 SF
C1	3,274,566 SF	1,397,307 SF

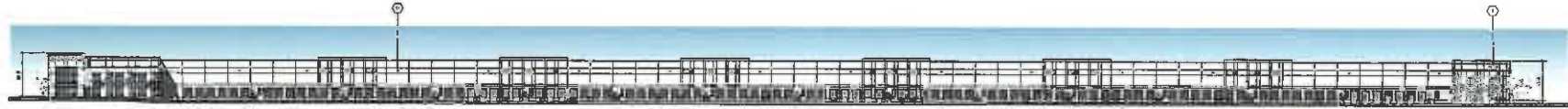
CONTRACT

REVISIONS

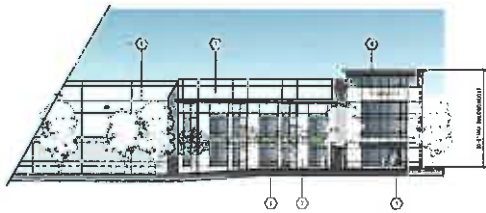
WEST CAMPUS
LOWER PLATEAU
BUILDING 1
CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERRIMAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
PHONE: 951-278-1234
CONTACT: TIMOTHY BEEVES

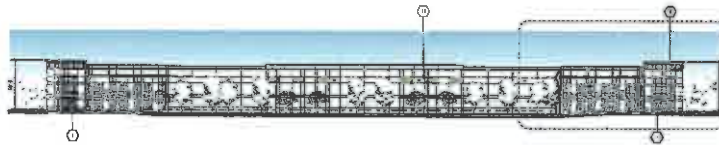
NO.	DATE	DESCRIPTION
01		
02		
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



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



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



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

KEYNOTES

1. FINISH LINE AS SHOWN
2. MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
3. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
4. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
5. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
6. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
7. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
8. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
9. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
10. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT
11. FINISH LINE AS SHOWN - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT



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



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

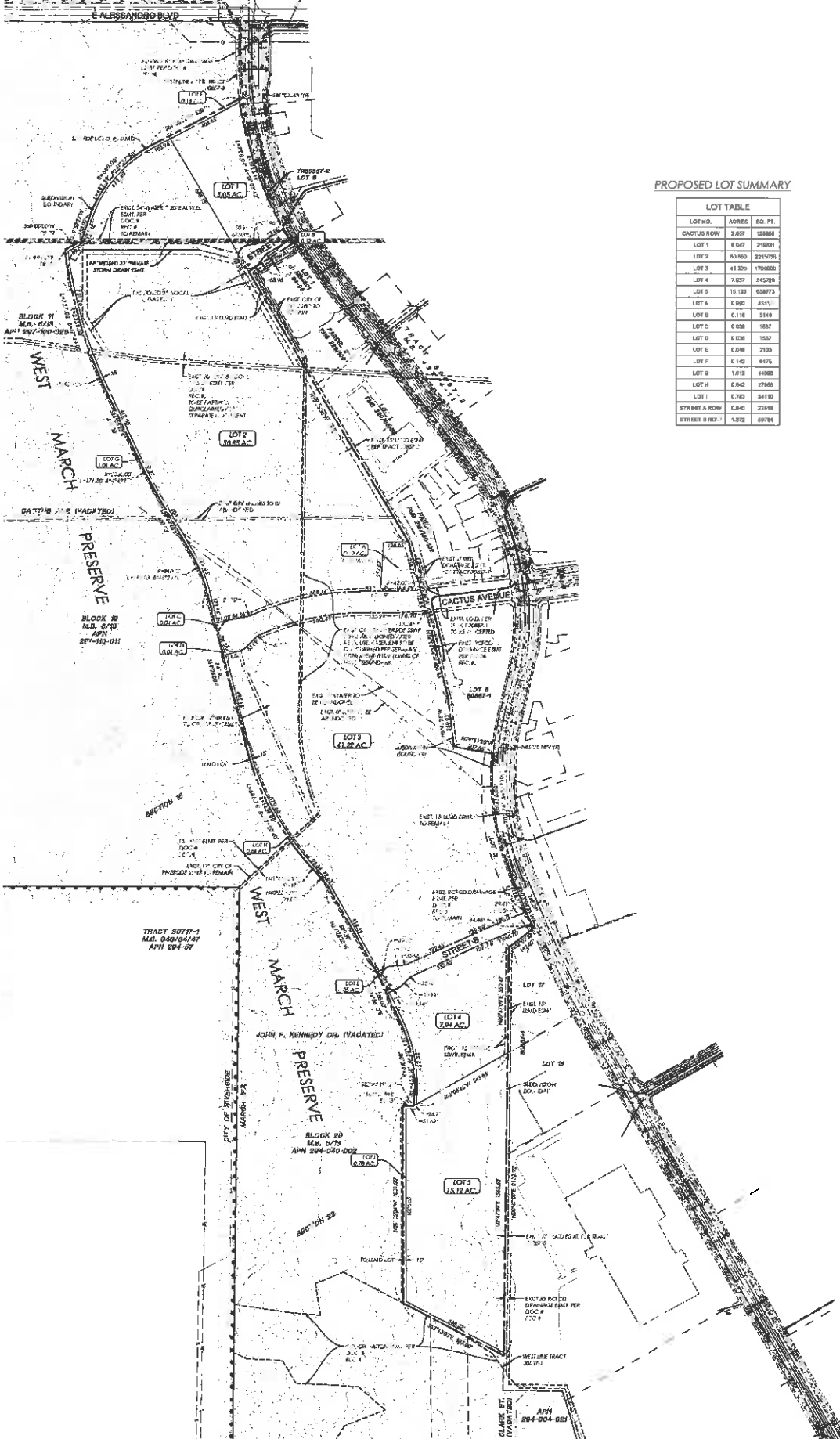
FINISH SCHEDULE

- | | |
|---|--|
| 1 | EXTERIOR WALLS - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT |
| 2 | EXTERIOR WALLS - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT |
| 3 | EXTERIOR WALLS - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT |
| 4 | EXTERIOR WALLS - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT |
| 5 | EXTERIOR WALLS - ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT |



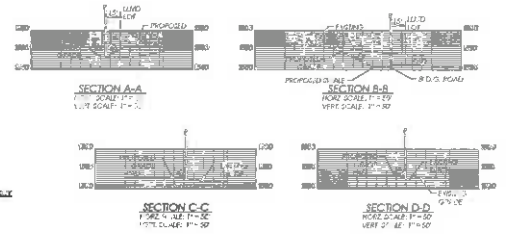
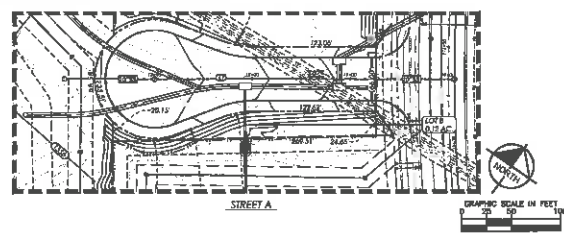
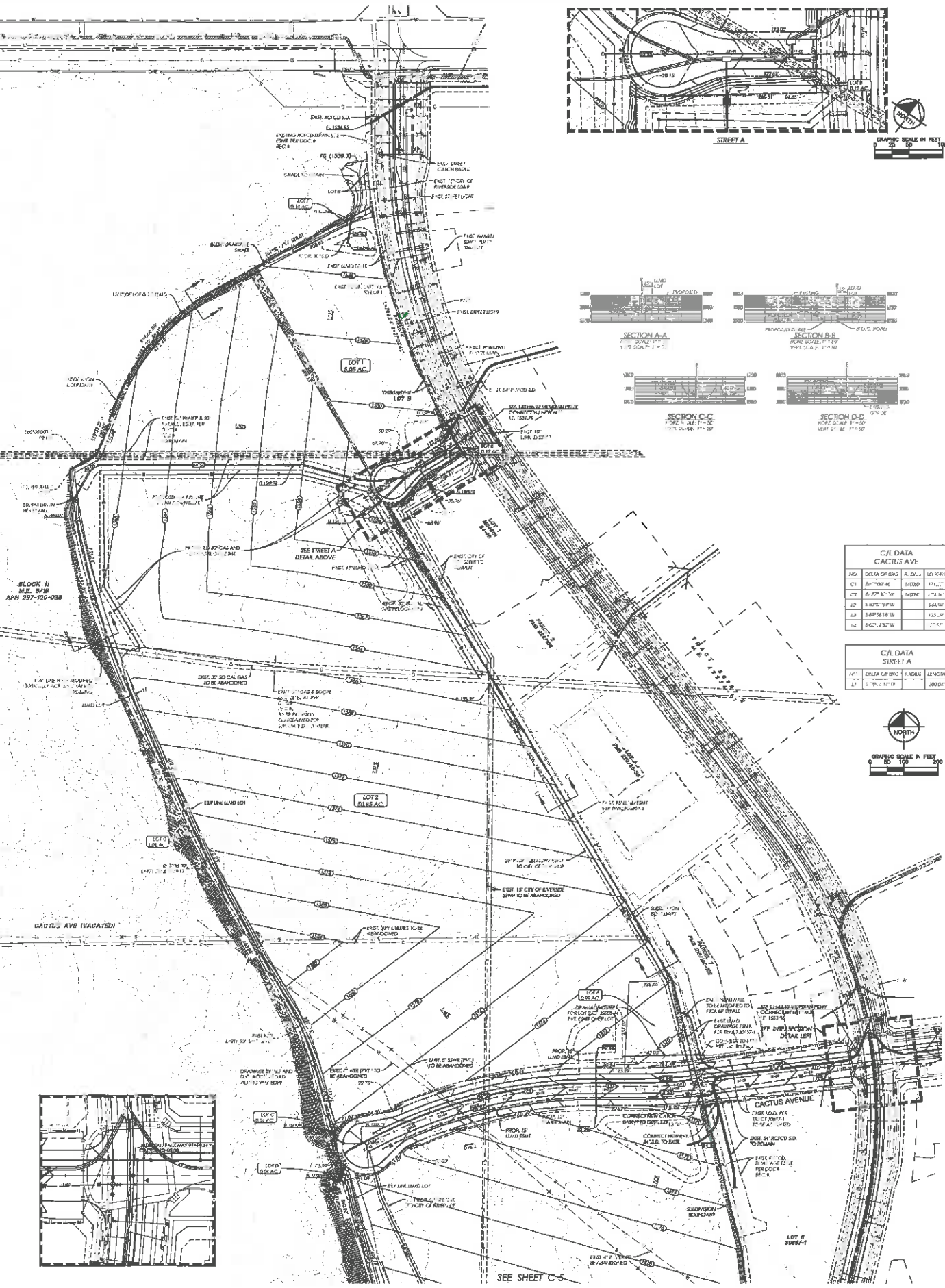
TYPICAL SCREENWALL & GATE ELEVATION
SCALE: 1/8"=1'-0"

The information shown on this map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Meridian Joint Power Authority at (951) 780-1000.



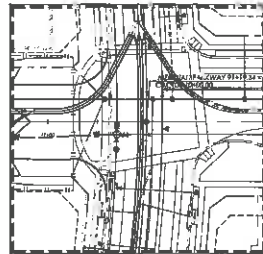
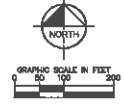
PROPOSED LOT SUMMARY

LOT TABLE	
LOT NO.	ACRES / SQ. FT.
CACTUS ROW	2.857 / 123804
LOT 1	0.047 / 21001
LOT 2	0.040 / 173500
LOT 3	41.320 / 1798800
LOT 4	0.037 / 163200
LOT 5	15.139 / 658773
LOT 6	0.005 / 2100
LOT 7	0.116 / 5118
LOT 8	0.038 / 1632
LOT 9	0.036 / 1532
LOT 10	0.038 / 1632
LOT 11	0.038 / 1632
LOT 12	0.038 / 1632
LOT 13	0.038 / 1632
LOT 14	0.038 / 1632
LOT 15	0.038 / 1632
LOT 16	0.038 / 1632
LOT 17	0.038 / 1632
LOT 18	0.038 / 1632
LOT 19	0.038 / 1632
LOT 20	0.038 / 1632
LOT 21	0.038 / 1632
LOT 22	0.038 / 1632
LOT 23	0.038 / 1632
LOT 24	0.038 / 1632
LOT 25	0.038 / 1632
LOT 26	0.038 / 1632
LOT 27	0.038 / 1632
LOT 28	0.038 / 1632
LOT 29	0.038 / 1632
LOT 30	0.038 / 1632
LOT 31	0.038 / 1632
LOT 32	0.038 / 1632
LOT 33	0.038 / 1632
LOT 34	0.038 / 1632
LOT 35	0.038 / 1632
LOT 36	0.038 / 1632
LOT 37	0.038 / 1632
LOT 38	0.038 / 1632
LOT 39	0.038 / 1632
LOT 40	0.038 / 1632
LOT 41	0.038 / 1632
LOT 42	0.038 / 1632
LOT 43	0.038 / 1632
LOT 44	0.038 / 1632
LOT 45	0.038 / 1632
LOT 46	0.038 / 1632
LOT 47	0.038 / 1632
LOT 48	0.038 / 1632
LOT 49	0.038 / 1632
LOT 50	0.038 / 1632
LOT 51	0.038 / 1632
LOT 52	0.038 / 1632
LOT 53	0.038 / 1632
LOT 54	0.038 / 1632
LOT 55	0.038 / 1632
LOT 56	0.038 / 1632
LOT 57	0.038 / 1632
LOT 58	0.038 / 1632
LOT 59	0.038 / 1632
LOT 60	0.038 / 1632
LOT 61	0.038 / 1632
LOT 62	0.038 / 1632
LOT 63	0.038 / 1632
LOT 64	0.038 / 1632
LOT 65	0.038 / 1632
LOT 66	0.038 / 1632
LOT 67	0.038 / 1632
LOT 68	0.038 / 1632
LOT 69	0.038 / 1632
LOT 70	0.038 / 1632
LOT 71	0.038 / 1632
LOT 72	0.038 / 1632
LOT 73	0.038 / 1632
LOT 74	0.038 / 1632
LOT 75	0.038 / 1632
LOT 76	0.038 / 1632
LOT 77	0.038 / 1632
LOT 78	0.038 / 1632
LOT 79	0.038 / 1632
LOT 80	0.038 / 1632
LOT 81	0.038 / 1632
LOT 82	0.038 / 1632
LOT 83	0.038 / 1632
LOT 84	0.038 / 1632
LOT 85	0.038 / 1632
LOT 86	0.038 / 1632
LOT 87	0.038 / 1632
LOT 88	0.038 / 1632
LOT 89	0.038 / 1632
LOT 90	0.038 / 1632
LOT 91	0.038 / 1632
LOT 92	0.038 / 1632
LOT 93	0.038 / 1632
LOT 94	0.038 / 1632
LOT 95	0.038 / 1632
LOT 96	0.038 / 1632
LOT 97	0.038 / 1632
LOT 98	0.038 / 1632
LOT 99	0.038 / 1632
LOT 100	0.038 / 1632



C/L DATA CACTUS AVE			
101.	6524.00	8.24	10.50
102.	6524.00	14.00	17.12
103.	6524.00	14.00	17.12
104.	6524.00	14.00	17.12
105.	6524.00	14.00	17.12
106.	6524.00	14.00	17.12
107.	6524.00	14.00	17.12
108.	6524.00	14.00	17.12
109.	6524.00	14.00	17.12
110.	6524.00	14.00	17.12

C/L DATA STREET A			
111.	6524.00	14.00	17.12
112.	6524.00	14.00	17.12
113.	6524.00	14.00	17.12
114.	6524.00	14.00	17.12
115.	6524.00	14.00	17.12
116.	6524.00	14.00	17.12
117.	6524.00	14.00	17.12
118.	6524.00	14.00	17.12
119.	6524.00	14.00	17.12
120.	6524.00	14.00	17.12



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

ALUC Identification No.

ZAP 1241 MA17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application

Property Owner

March Joint Powers Authority

Phone Number

(952) 656-7000

Mailing Address

14205 Meridian Parkway, Suite 1A0
 Riverside, CA 92518

Agent (if any)

Jeff Gordon

Phone Number

(949) 279-7339

Mailing Address

Meridian Park, LLC
 567 San Nicolas Dr. # 270
 Newport Beach, CA 92660

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address

not assigned yet - Cactus Avenue

Assessor's Parcel No.

297-100-026, 297-110, 011, 294-040-002

Parcel Size

130 Acres +/-

Subdivision Name

West Campus Lower Plateau

Zoning

Lot Number

Q

Classification

Q

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use
 (describe)

Vacant -

Proposed Land Use
 (describe)

Industrial Buildings: Approximately 2.2 million SF in 5 Buildings
 PLUS - approximately 65,000 SF of mixed use/retail

For Residential Uses

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

N/A

For Other Land Uses

Hours of Use

unknown at this time

(See Appendix C)

Number of People on Site

Maximum Number

see attached

Method of Calculation

per ALUC

Height Data

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

50' ft.

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

1658 ft.

Flight Hazards

Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?

Yes

No

If yes, describe

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	<u>1/25/17</u>
Agency Name	<u>March Joint Powers Authority</u>
Staff Contact	<u>Dan Farberks</u>
Phone Number	<u>(951) 656-7000</u>
Agency's Project No.	<u>GPA 16-01, PP16-04, 216-01</u> <u>TTM 37107</u>
Type of Project	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Zoning Amendment or Variance <input checked="" type="checkbox"/> Subdivision Approval (PM) <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other _____

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: March 9, 2017

CASE NUMBER: ZAP1045PS17 – JMN Services Inc.

APPROVING JURISDICTION: City of Palm Springs

JURISDICTION CASE NO: Case 3.3999 MAJ (Major Architectural), LUP 165-075 (Land Use Permit)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the Land Use Permit **CONSISTENT**, subject to the conditions included herein

PROJECT DESCRIPTION: The applicant is proposing to develop an outdoor contractor's storage yard for pool construction equipment with a 3,465 square foot office building and 4,320 square feet of outdoor storage containers on 1.37 gross acres.

PROJECT LOCATION: The site is located easterly of Research Drive, southerly of Computer Way, northerly of Tamarisk Road, and westerly of Palm Springs International Airport, within the City of Palm Springs, approximately 830 feet westerly of the northerly end of Runway 13L-31R at Palm Springs International Airport.

LAND USE PLAN: 2005 Palm Springs International Airport Land Use Compatibility Plan

- a. Airport Influence Area: Palm Springs International Airport
- b. Land Use Policy: Compatibility Zone B1
- c. Noise Levels: 60 - 65 CNEL from aircraft noise

BACKGROUND:

Non-Residential Average Intensity: Pursuant to the Airport Land Use Compatibility Plan for Palm Springs International Airport, the site is located within Compatibility Zones B1. Non-residential intensity in Compatibility Zone B1 is restricted to an average intensity of 25 people per acre.

The “Building Code Method” for calculating intensity utilizes “minimum floor area per occupant” criteria from the Building Code as a factor in projecting intensity. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the following intensities were utilized for the project:

- office area – 1 person/200 square feet,
- storage area – 1 person/300 square feet.

The proposed building would include 3,145 square feet of office area and 320 square feet garage storage area, for a cumulative building area of 3,465 square feet. Also being proposed is 4,320 square feet of outdoor storage container areas which will contain landscape and poolscape inventory, and surrounding these containers will be outdoor exhibit areas displaying plants, trees, paver stones, and fire pits. This results in 31 people, and an average intensity of 23 people per acre, which is consistent with Compatibility Zone B1 average acre criterion of 25.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle). Based on the number of standard parking spaces provided of 19 spaces, the total occupancy would be estimated at 29 people. This total occupancy results in an average intensity of 21 people per acre, which is also consistent with the Compatibility Zone B1 average acre criterion of 25.

Non-Residential Single-Acre Intensity: As previously noted, the proposed building is located within Compatibility Zone B1 which restricts non-residential intensity to 50 people in any given single acre.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area for the building would consist of 3,145 square feet of office area and 320 square feet garage storage area for a cumulative total of 3,465 square feet. Also being proposed within the single acre area is 2,576 square feet of outdoor storage container areas. This results in a single acre occupancy of 26 people, which is consistent with the Compatibility Zone B1 single-acre criterion of 50.

Prohibited and Discouraged Uses: The applicant does not propose any land uses specifically prohibited or discouraged in Compatibility Zone B1 of the Palm Springs International Airport Influence Area.

Noise: The site is located within the 60 to 65 dBA CNEL contour range from aircraft noise for Palm Springs International Airport. As a primarily industrial use not sensitive to noise, the storage yard would not require special measures to mitigate aircraft-generated noise. However, there is also an office component to the project. Office uses are identified as marginally acceptable within the 60 – 65 CNEL contour range. Staff is recommending a condition to incorporate noise attenuation measures into the design of the office building to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 13L-31R at its northerly terminus is 474.4 feet above mean sea level (AMSL). At a distance of approximately 830 feet from the runway, FAA review would be required for any structures with peak elevations exceeding 482.7 feet AMSL. The project site elevation is 460 feet AMSL, and the proposed maximum building height is 13 feet, resulting in a maximum top point elevation of 473 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service was not required.

Open Area: Compatibility Zone B1 requires 30% of area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The project is 1.37 acres in area, so Zone B1 open area is not required.

CONDITIONS:

1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, places of worship, aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials, and hazards to flight.

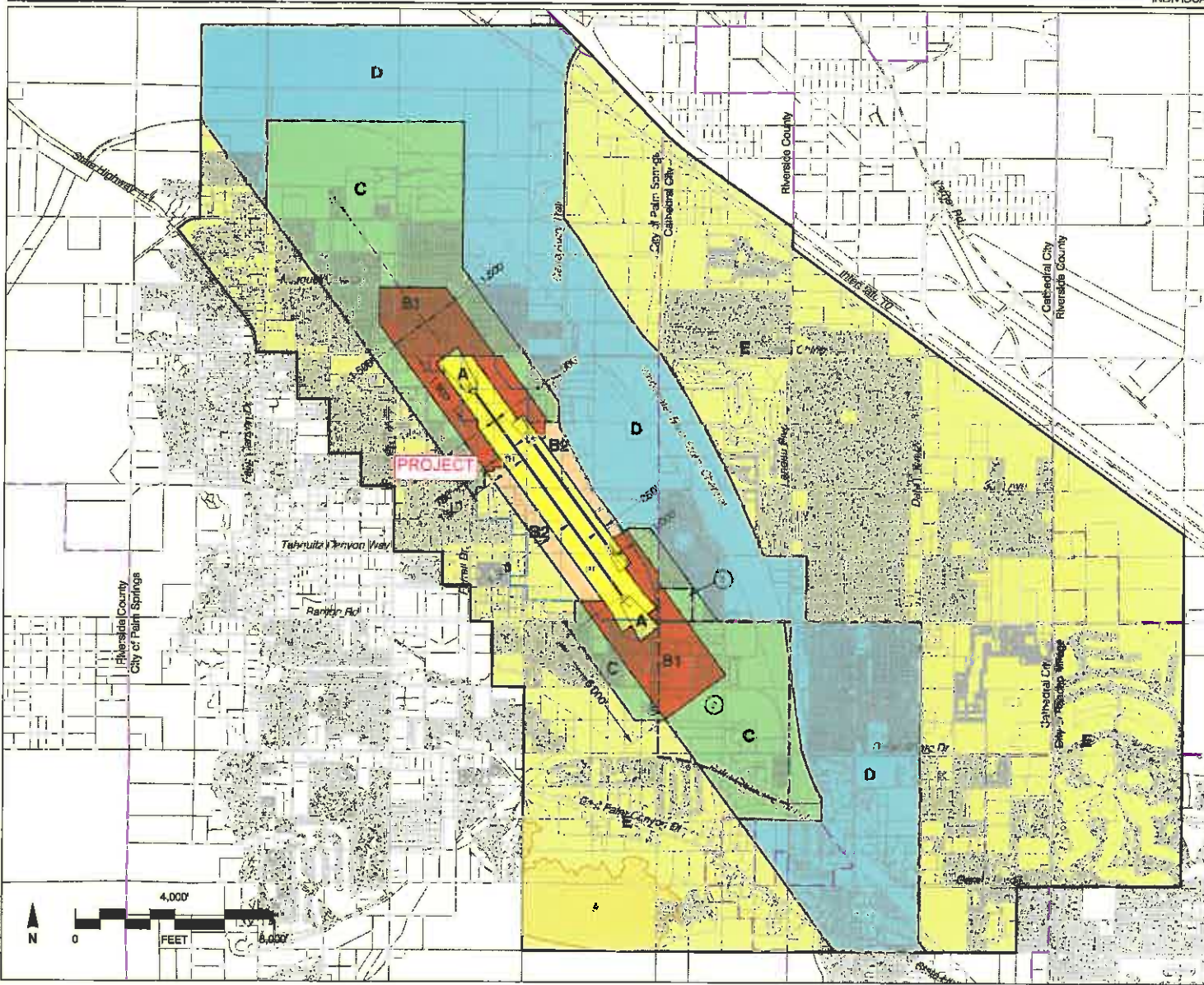
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
4. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Palm Springs International Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Palm Springs.
5. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Trees shall be spaced to avoid creation of a continuous canopy. Landscaping in and around the detention basin shall not include vegetation that produces seeds, fruits, or berries.

6. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
7. Noise attenuation measures shall be incorporated into the design of the office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. Buildings, storage containers, and any equipment stored on-site shall be limited to a maximum height of 22 feet above ground level.

NOTICE OF AIRPORT IN VICINITY

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



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - ⬇ Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

⊗ See Policy PS.2.1.

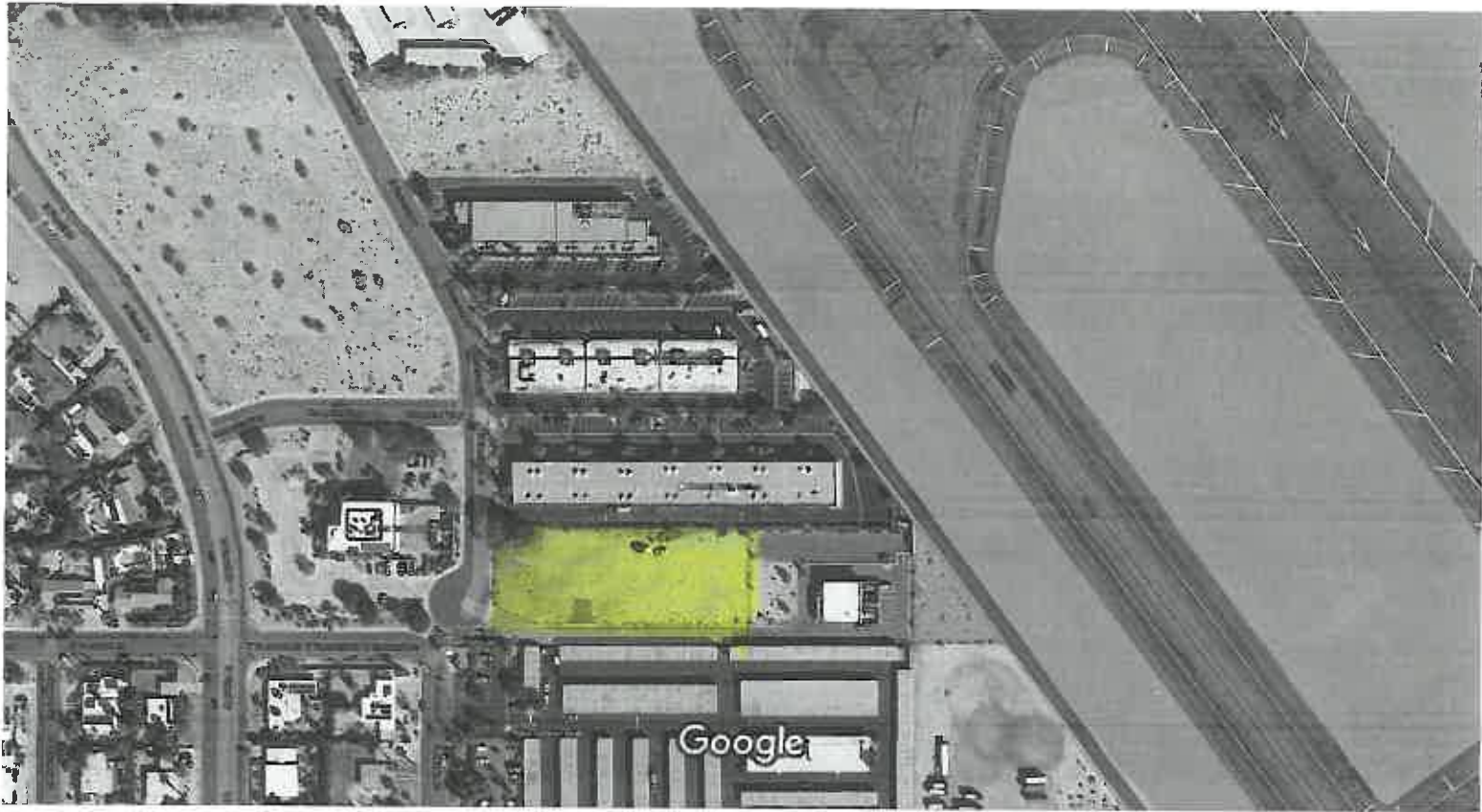
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted March 2005)

Map PS-1

Compatibility Map
 Palm Springs International Airport

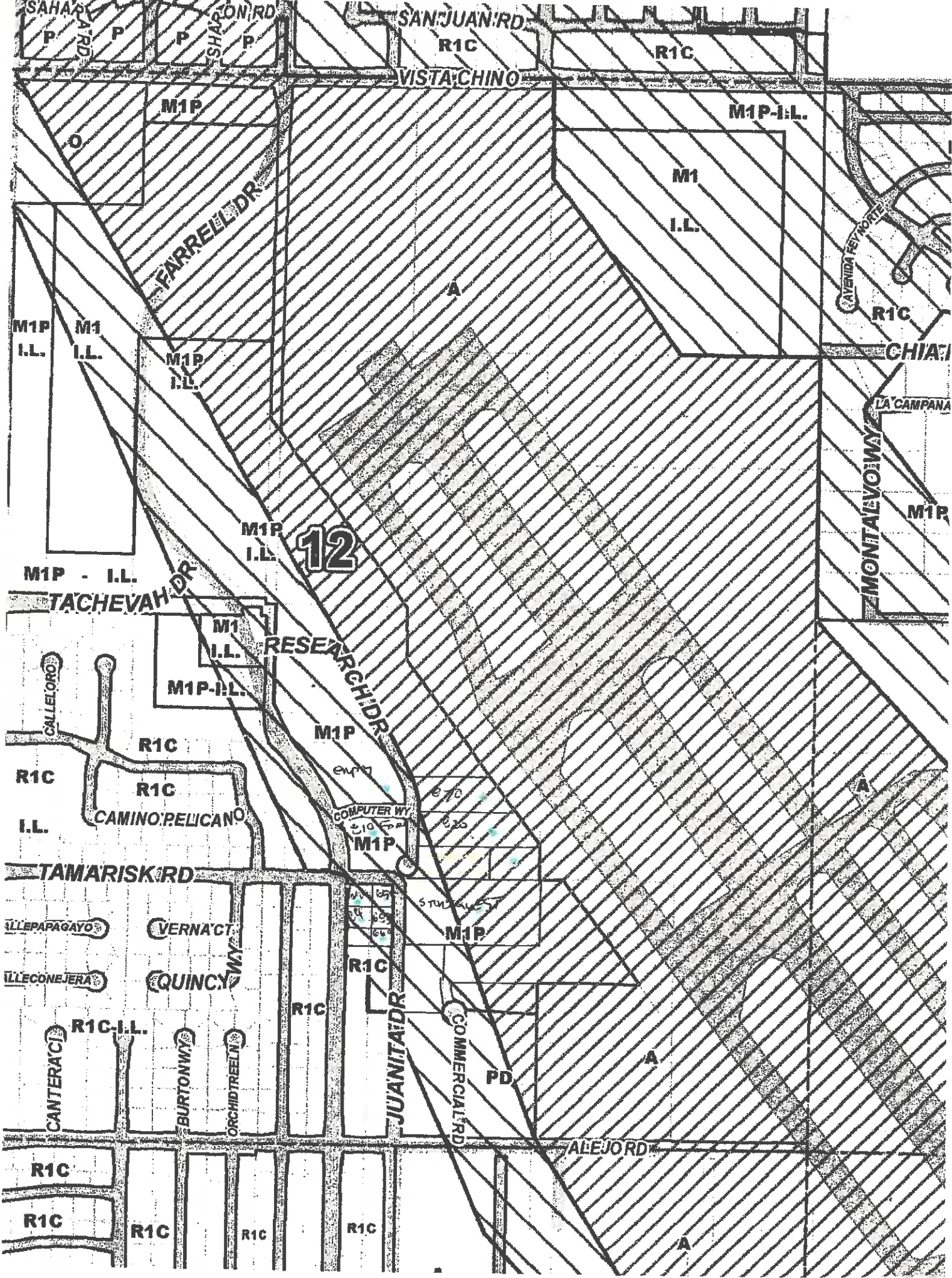
PSP-compo-stability

Google Maps 700 Research Dr. Palm Springs ca

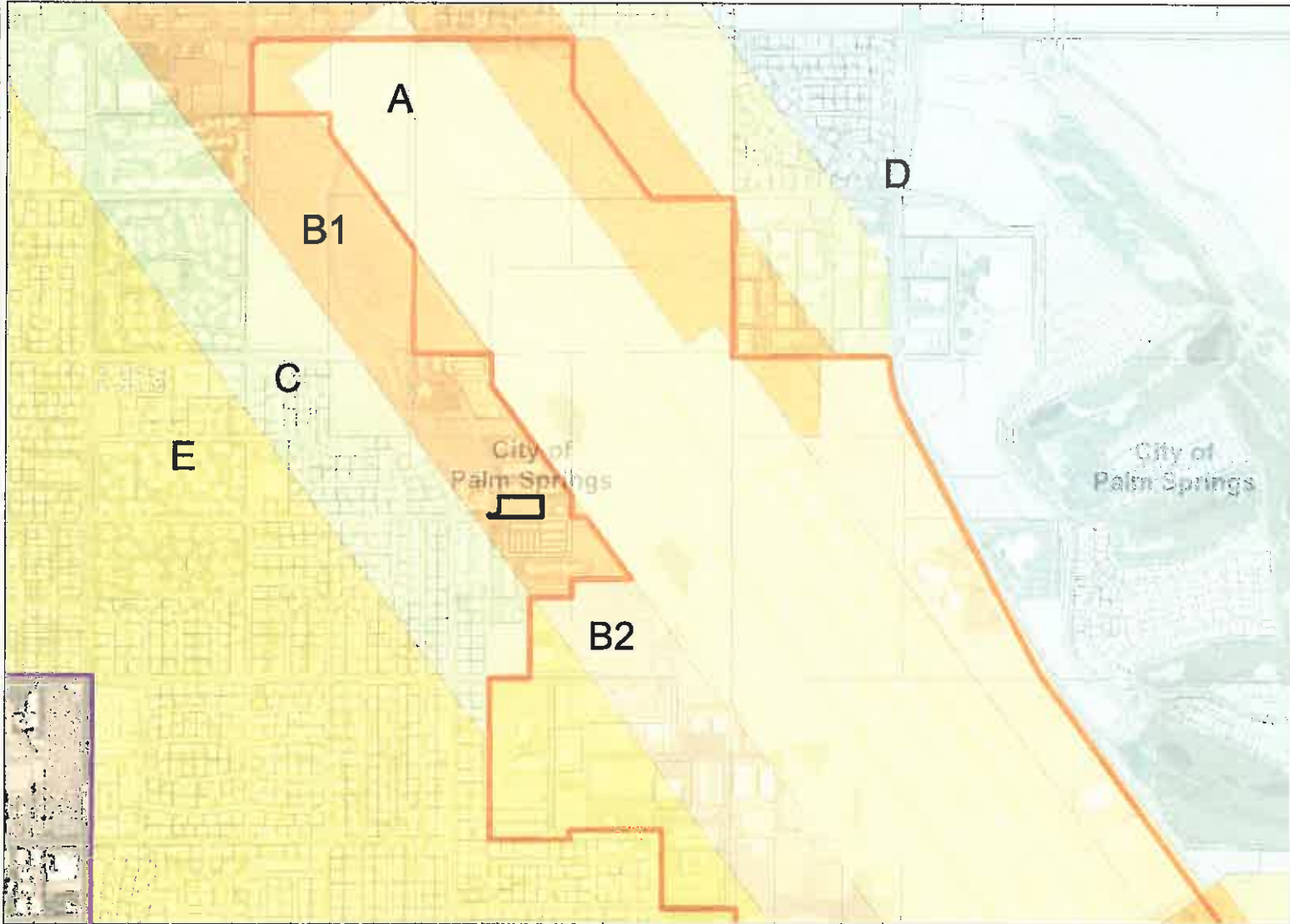
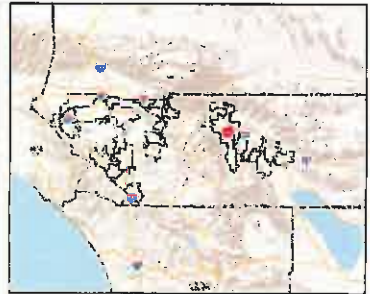


Imagery ©2017 DigitalGlobe, USDA Farm Service Agency, Map data ©2017 Google 50 ft





My Map




Legend


- Display Parcels
- Airports
- AIA

Airport Compatibility

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



0 1,529 3,059 Feet



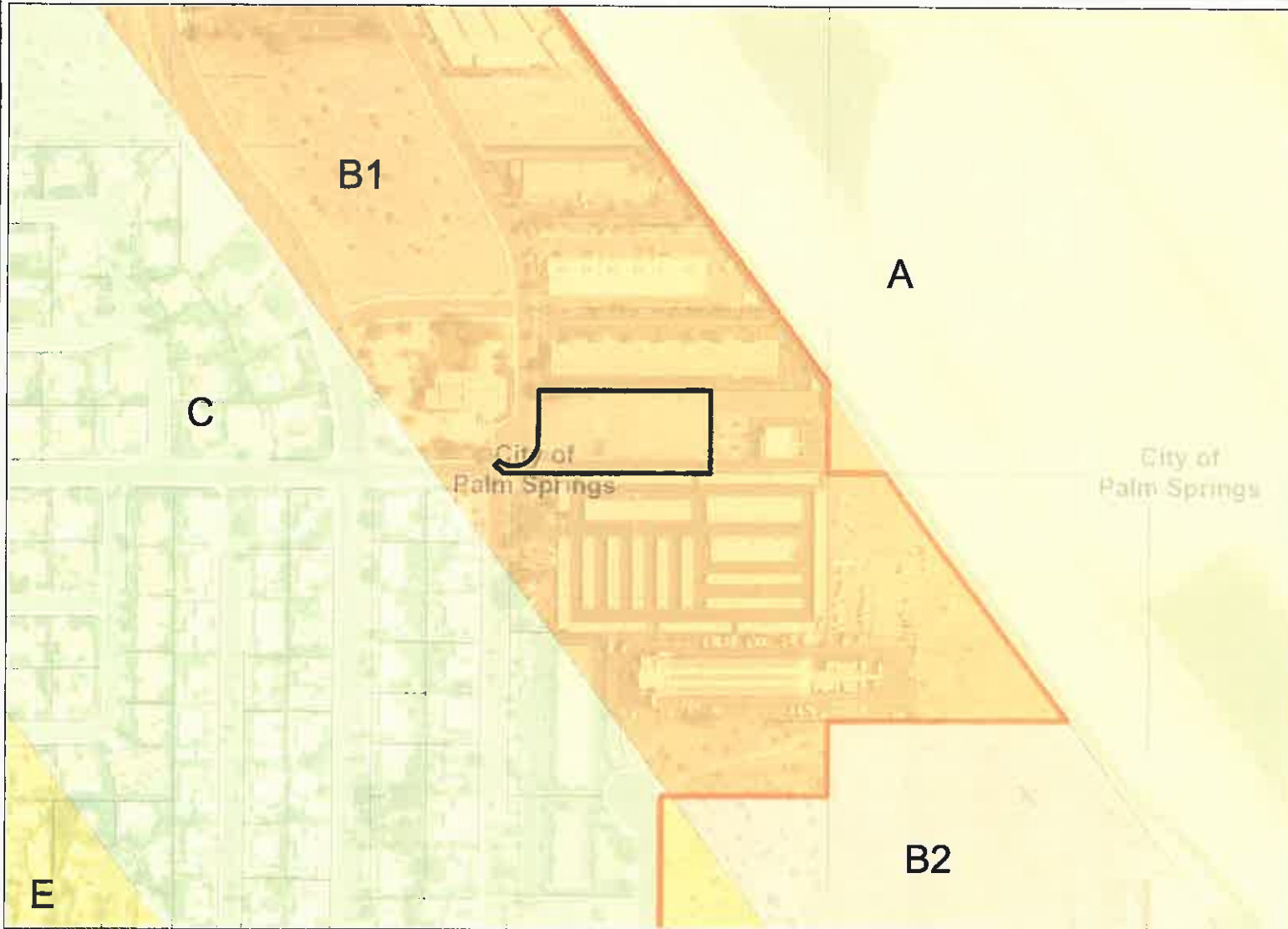
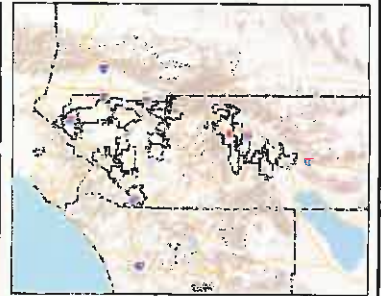
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/31/2017 2:13:24 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 382 765 Feet



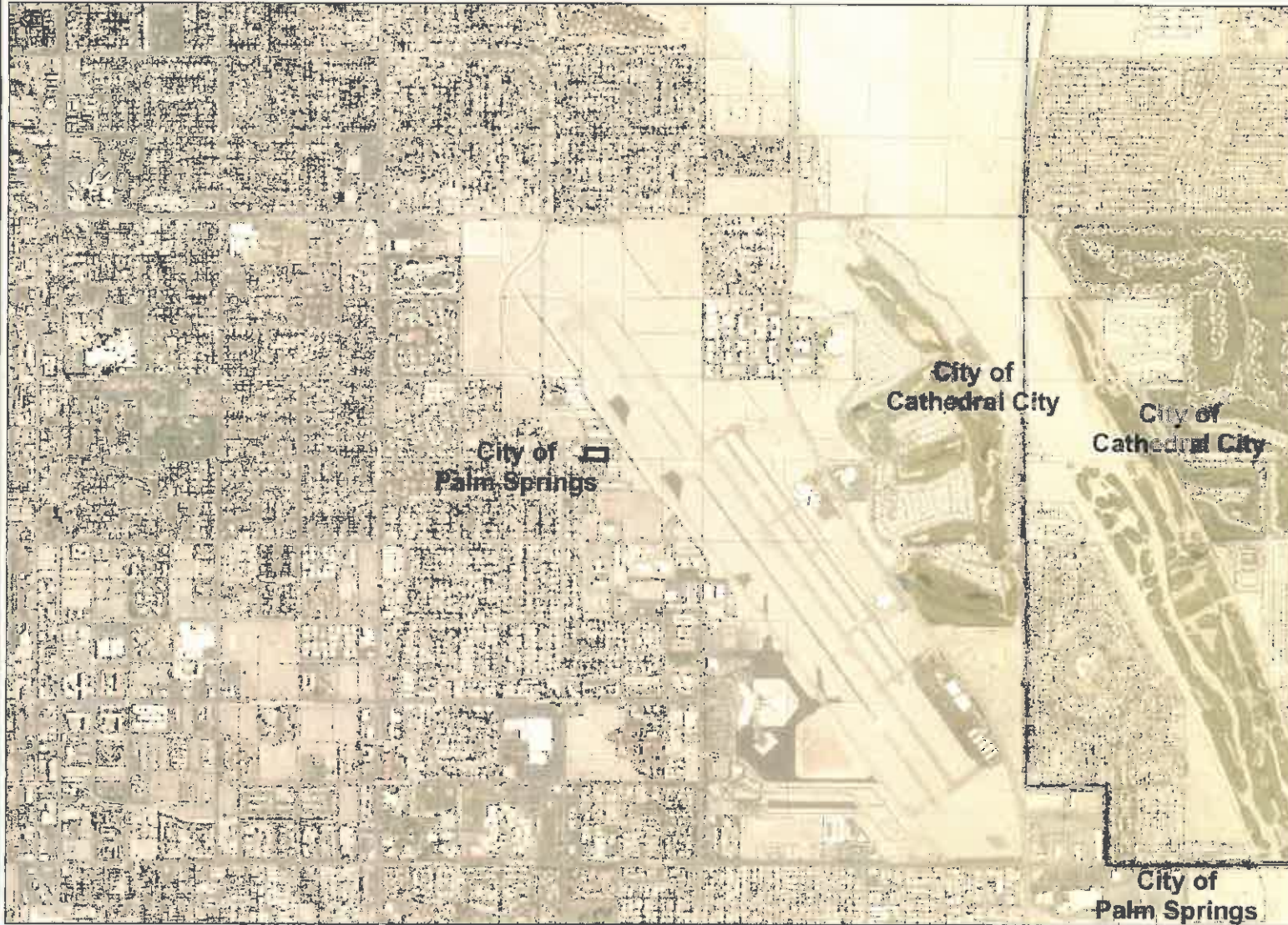
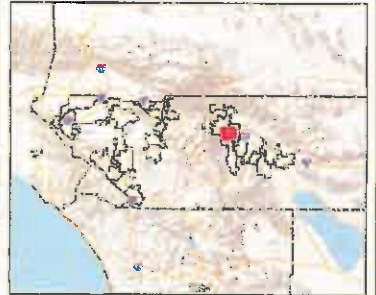
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/31/2017 2:11:26 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
- hydrography**lines
- waterbodies**
- Lakes
- Rivers



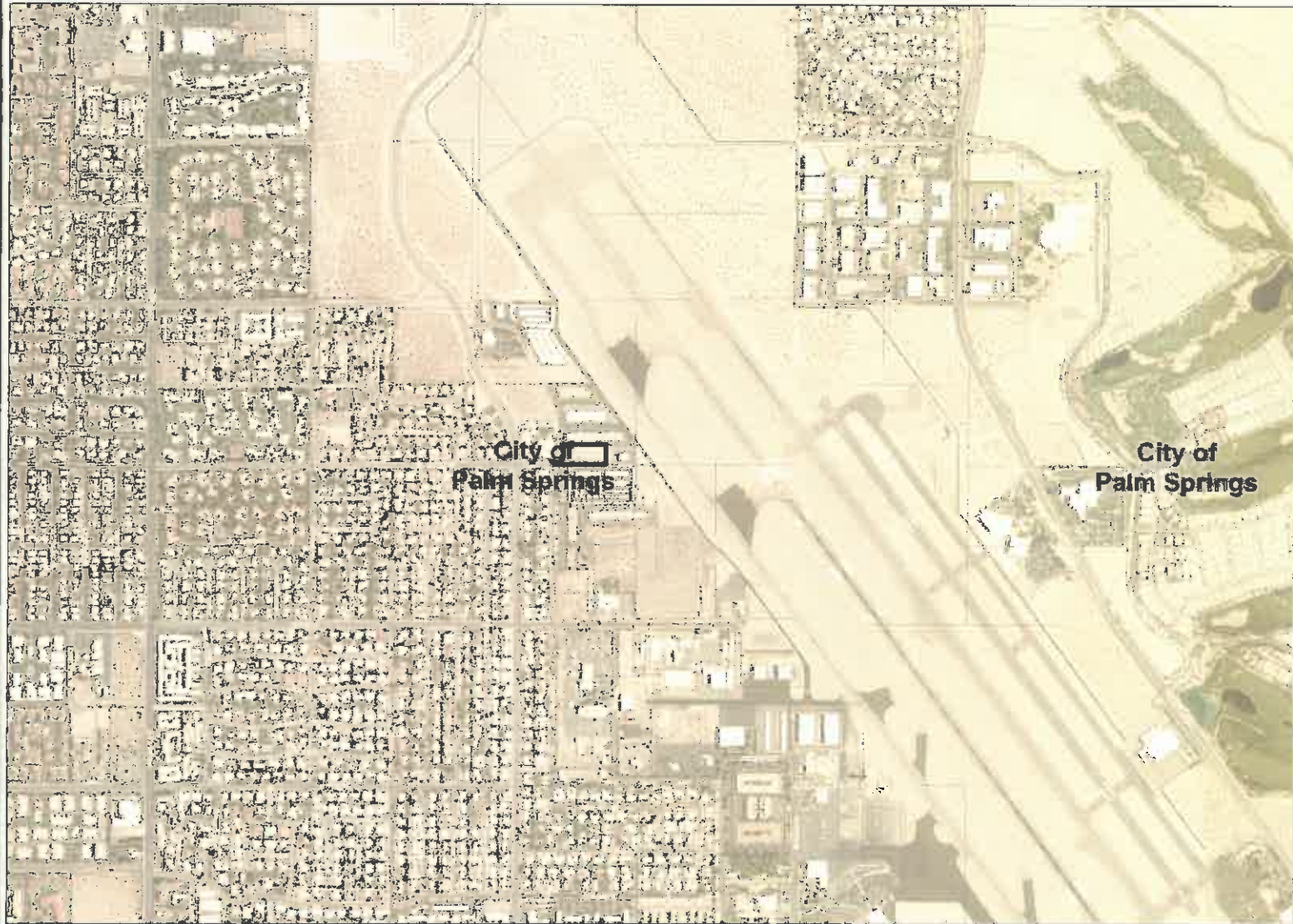
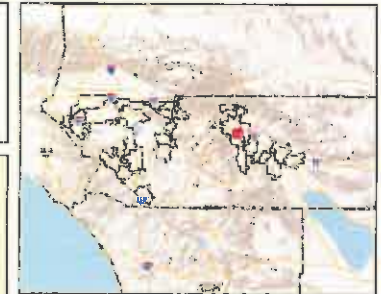
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/31/2017 2:15:26 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



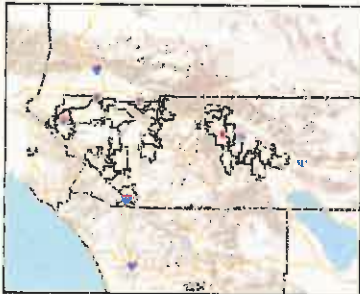
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/31/2017 2:16:02 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 382 765 Feet



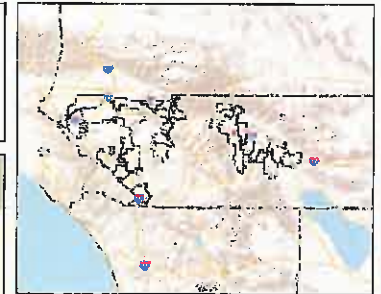
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/31/2017 2:16:40 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 96 191 Feet



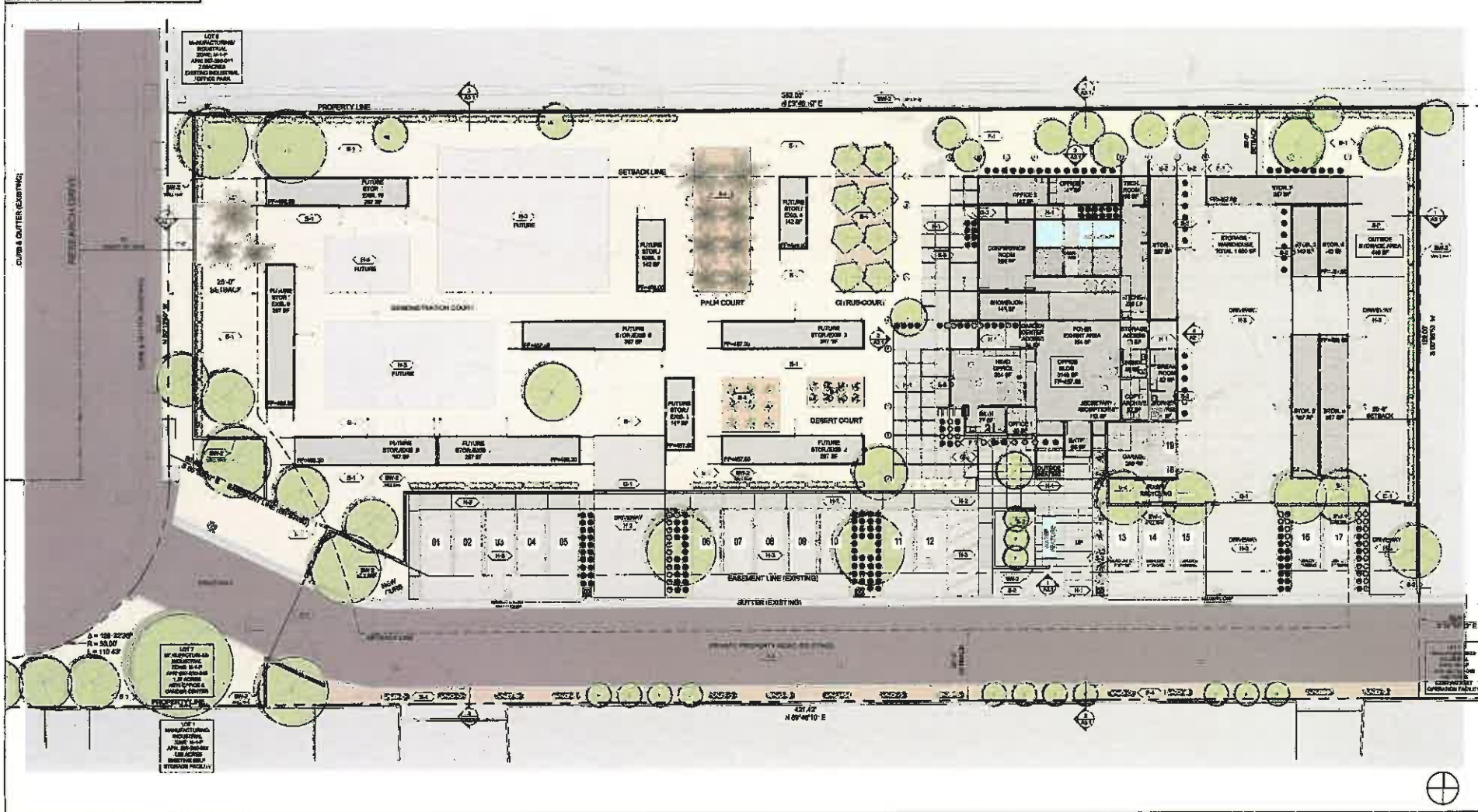
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/31/2017 2:17:07 PM

© Riverside County RCIT GIS

Notes

THIS FACILITY SHALL NOT BE OPERATED FOR ANY TYPE OF BUSINESS UNLESS THE USE IS AS SHOWN ON THIS PLAN. ANY CHANGES TO THE USE SHALL BE APPROVED BY THE CITY OF PALM SPRINGS.



1 SITE PLAN & LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE LEGEND				SITE PLAN LEGEND			
SYMBOL	QTY.	NAME	SIZE	SYMBOL	QTY.	NAME	SIZE
	28	Common: Desert Mesquite	30" Box			PREFABRICATED METAL UNITS	
		Common: Palmyra Palm	30" Box			WOOD FRAME WALLS	
	17	Common: Halimide Beauty Olive Tree	30" Box			CMU CONCRETE BLOCK WALLS	
	8	Common: Existing Trees/ Bushes on Site	Different Sizes			CONCRETE FLATWORK	
	8	Common: Variety of different Fruit Trees	Different Sizes			EXISTING STREET LIGHT FIXTURES	
						BUILDING AREA (COND.)	
						GARAGE (UNCOND.)	
						STORAGE / WAREHOUSE AREA (UNCOND.)	
						CONCRETE PKG. STORAGE AREA	

NOTE: PLANT QUANTITIES TO BE VERIFIED BY CONTRACTOR.

LOT INFORMATION:			
APN: 907-360-046			
ZONE: M-1-P			
USE CODE: MANUFACTURING / INDUSTRIAL ZONES			
LEGAL DESCRIPTION: LOT 7 PM 046035 PM 4775-1			
AREA TABULATION:			
FLOOR AREA:	COND.	UNCOND.	TOTAL ENCLOSED
OFFICE BLDG.	3,148SF		3,148SF
GARAGE	3,008SF	320SF	3,328SF
STORAGE (1-10)	1,800SF	1,800SF	3,600SF
FUTURE STORAGE/ EXHIBIT AREA (1-10)	2,720SF	2,720SF	2,720SF
TOTAL GROSS	3,148SF	4,840SF	7,988SF
TOTAL SITE AREA SQUARE FOOT (ACRES):	50,777SF (1.37)		
BUILDING SITE COVERAGE AREA:	7,788SF - 15%		
PAVING (INCL. STREETS, DRIVES):	25,875SF - 49%		
LANDSCAPE, OPEN, RECREATION:	22,425SF - 37%		

3 LOT INFORMATION
SCALE: NTS

PARKING SPACES REQUIRED:			
(R) 05.00 D.34 MUNICIPAL CODE			
7,785SF / 300SF = 3.73		10 SPACES	
COMPANY VEHICLES		8	
TOTAL SPACES REQUIRED:	18 SPACES		
ADA SPACES REQUIRED:	1 SPACE PER 25 SPACES		
STANDARD SPACES:	17 SPACES		
COMPANY SPACES:	8 SPACES		
GARAGE SPACES:	2 SPACES		
TOTAL PARKING PROVIDED:	19 SPACES		

4 MATERIAL LEGEND
SCALE: NTS

2 LEGEND
SCALE: NTS

02 Architecture
100 N. PALM CANYON
PALM SPRINGS, CA 92262
TEL: 760.328.3300
WWW.02ARCHITECTURE.COM

OWNER:
ARCHITECT:
STRUCTURAL ENGINEER:
GENERAL CONTRACTOR:



ARCHITECTURAL BLUE
OFFICE & WAREHOUSE
710 EAST PINE AVE. SUITE 100
PALM SPRINGS, CA 92262

SHEET DESCRIPTION:
SITE PLAN & LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"
DATE: 12.24.18
A1.0

THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY A2 ARCHITECTURAL.

A2 Architecture
 12001 PALM CONVENTOR SUITE 100
 PALM SPRINGS, CA 92262
 TEL: 760 776 8888
 FAX: 760 436 7944
 EMAIL: info@aj2arch.com

OWNER
 ARCHITECT
 STRUCTURAL ENGINEER
 GENERAL CONTRACTOR

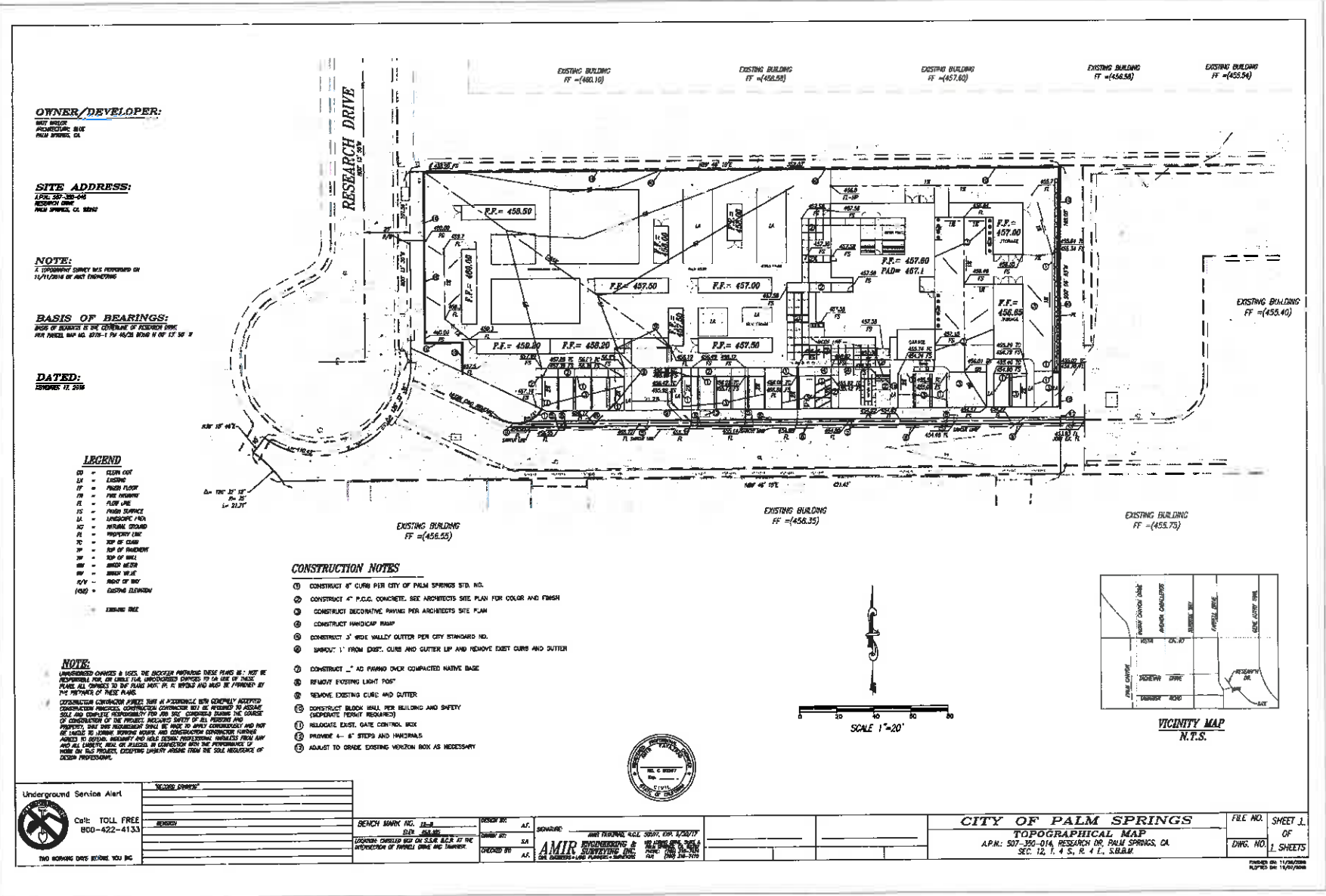


DATE	12.14.18
SHEET NO.	1
TOTAL SHEETS	1

ARCHITECTURAL BLUE OFFICE & WAREHOUSE
 710 EAST BUREAUCH DRIVE
 PALM SPRINGS, CA 92262

GRADING / TOPOGRAPHIC DRAINAGE PLAN
 SHEET DESCRIPTION
 DATE: 12.14.18

C1.0



OWNER/DEVELOPER:
 BLUE OFFICE
 ARCHITECTURAL BLUE
 PALM SPRINGS, CA

SITE ADDRESS:
 APN: 307-350-014
 RESEARCH DRIVE
 PALM SPRINGS, CA 92262

NOTE:
 1. SURVEYING SURVEY WAS PERFORMED ON 11/15/2018 BY A2 ARCHITECTURAL

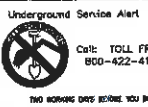
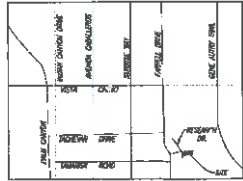
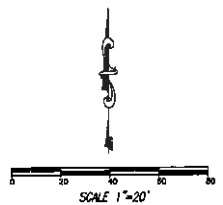
BASIS OF BEARINGS:
 BASIS OF BEARINGS IS THE CONTINENTAL MERCATOR PROJECTION
 FOR NAD83, DATUM: NAD 83, EPOCH: 1982.0, ZONE: 12N

DATED:
 DECEMBER 12, 2018

- LEGEND**
- 00 = EXISTING CURB
 - 01 = EXISTING FLOOR
 - 02 = EXISTING FLOOR FINISH
 - 03 = EXISTING FLOOR FINISH
 - 04 = EXISTING FLOOR FINISH
 - 05 = EXISTING FLOOR FINISH
 - 06 = EXISTING FLOOR FINISH
 - 07 = EXISTING FLOOR FINISH
 - 08 = EXISTING FLOOR FINISH
 - 09 = EXISTING FLOOR FINISH
 - 10 = EXISTING FLOOR FINISH
 - 11 = EXISTING FLOOR FINISH
 - 12 = EXISTING FLOOR FINISH
 - 13 = EXISTING FLOOR FINISH
 - 14 = EXISTING FLOOR FINISH
 - 15 = EXISTING FLOOR FINISH
 - 16 = EXISTING FLOOR FINISH
 - 17 = EXISTING FLOOR FINISH
 - 18 = EXISTING FLOOR FINISH
 - 19 = EXISTING FLOOR FINISH
 - 20 = EXISTING FLOOR FINISH
 - 21 = EXISTING FLOOR FINISH
 - 22 = EXISTING FLOOR FINISH
 - 23 = EXISTING FLOOR FINISH
 - 24 = EXISTING FLOOR FINISH
 - 25 = EXISTING FLOOR FINISH
 - 26 = EXISTING FLOOR FINISH
 - 27 = EXISTING FLOOR FINISH
 - 28 = EXISTING FLOOR FINISH
 - 29 = EXISTING FLOOR FINISH
 - 30 = EXISTING FLOOR FINISH
 - 31 = EXISTING FLOOR FINISH
 - 32 = EXISTING FLOOR FINISH
 - 33 = EXISTING FLOOR FINISH
 - 34 = EXISTING FLOOR FINISH
 - 35 = EXISTING FLOOR FINISH
 - 36 = EXISTING FLOOR FINISH
 - 37 = EXISTING FLOOR FINISH
 - 38 = EXISTING FLOOR FINISH
 - 39 = EXISTING FLOOR FINISH
 - 40 = EXISTING FLOOR FINISH
 - 41 = EXISTING FLOOR FINISH
 - 42 = EXISTING FLOOR FINISH
 - 43 = EXISTING FLOOR FINISH
 - 44 = EXISTING FLOOR FINISH
 - 45 = EXISTING FLOOR FINISH
 - 46 = EXISTING FLOOR FINISH
 - 47 = EXISTING FLOOR FINISH
 - 48 = EXISTING FLOOR FINISH
 - 49 = EXISTING FLOOR FINISH
 - 50 = EXISTING FLOOR FINISH
 - 51 = EXISTING FLOOR FINISH
 - 52 = EXISTING FLOOR FINISH
 - 53 = EXISTING FLOOR FINISH
 - 54 = EXISTING FLOOR FINISH
 - 55 = EXISTING FLOOR FINISH
 - 56 = EXISTING FLOOR FINISH
 - 57 = EXISTING FLOOR FINISH
 - 58 = EXISTING FLOOR FINISH
 - 59 = EXISTING FLOOR FINISH
 - 60 = EXISTING FLOOR FINISH
 - 61 = EXISTING FLOOR FINISH
 - 62 = EXISTING FLOOR FINISH
 - 63 = EXISTING FLOOR FINISH
 - 64 = EXISTING FLOOR FINISH
 - 65 = EXISTING FLOOR FINISH
 - 66 = EXISTING FLOOR FINISH
 - 67 = EXISTING FLOOR FINISH
 - 68 = EXISTING FLOOR FINISH
 - 69 = EXISTING FLOOR FINISH
 - 70 = EXISTING FLOOR FINISH
 - 71 = EXISTING FLOOR FINISH
 - 72 = EXISTING FLOOR FINISH
 - 73 = EXISTING FLOOR FINISH
 - 74 = EXISTING FLOOR FINISH
 - 75 = EXISTING FLOOR FINISH
 - 76 = EXISTING FLOOR FINISH
 - 77 = EXISTING FLOOR FINISH
 - 78 = EXISTING FLOOR FINISH
 - 79 = EXISTING FLOOR FINISH
 - 80 = EXISTING FLOOR FINISH
 - 81 = EXISTING FLOOR FINISH
 - 82 = EXISTING FLOOR FINISH
 - 83 = EXISTING FLOOR FINISH
 - 84 = EXISTING FLOOR FINISH
 - 85 = EXISTING FLOOR FINISH
 - 86 = EXISTING FLOOR FINISH
 - 87 = EXISTING FLOOR FINISH
 - 88 = EXISTING FLOOR FINISH
 - 89 = EXISTING FLOOR FINISH
 - 90 = EXISTING FLOOR FINISH
 - 91 = EXISTING FLOOR FINISH
 - 92 = EXISTING FLOOR FINISH
 - 93 = EXISTING FLOOR FINISH
 - 94 = EXISTING FLOOR FINISH
 - 95 = EXISTING FLOOR FINISH
 - 96 = EXISTING FLOOR FINISH
 - 97 = EXISTING FLOOR FINISH
 - 98 = EXISTING FLOOR FINISH
 - 99 = EXISTING FLOOR FINISH
 - 100 = EXISTING FLOOR FINISH

NOTE:
 UNLESS OTHERWISE SHOWN, ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF. ALL ELEVATIONS ARE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM SPRINGS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" CURB PER CITY OF PALM SPRINGS S.D. NO.
 2. CONSTRUCT 4" P.C.C. CONCRETE. SEE ARCHITECTS SITE PLAN FOR COLOR AND FINISH
 3. CONSTRUCT DECORATIVE PAVING PER ARCHITECTS SITE PLAN
 4. CONSTRUCT HANDICAP RAMP
 5. CONSTRUCT 3" WIDE VALLEY CUTTER PER CITY STANDARDS
 6. WASHOUT 1" FROM EXIST. CURB AND CUTTER UP AND REMOVE EXIST CURB AND CUTTER
 7. CONSTRUCT 12" AD FILLING OVER COMPACTED NATIVE BASE
 8. REMOVE EXISTING LIGHT POST
 9. REMOVE EXISTING CURB AND CUTTER
 10. CONSTRUCT BLOCK WALL PER BUILDING AND SAFETY (SEPARATE PERMIT REQUIRED)
 11. RELOCATE EXIST. GATE CONTROL BOX
 12. PROVIDE 4" x 8" STEPS AND HANDRAILS
 13. ADJUST TO GRADE EXISTING WINDOW BOX AS NECESSARY



Underground Service Alert	NO WORKING DAYS BEFORE YOU DIG
Call: TOLL FREE 800-422-4133	

BENCH MARK NO. 111.1	DATE: 12/14/18
LOCATION: CHECKED BY: A2 ARCHITECTURAL	

DESIGNED BY: A2 ARCHITECTURAL	CHECKED BY: A2 ARCHITECTURAL
DATE: 12/14/18	

CITY OF PALM SPRINGS
TOPOGRAPHICAL MAP
 APN: 307-350-014, RESEARCH DR. PALM SPRINGS, CA
 SEC. 12, T. 4 S., R. 4 E., S.B.M.

FILE NO.	SHEET 1
DWG. NO.	1

DATE: 12/14/18
 PLotted on: 12/14/18

THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS WITHOUT AN EXPRESSLY AUTHORIZED BY AS ARCHITECTURE.

02 Architecture
 1000 E. PALM CANYON DR.
 SUITE 100
 PALM SPRINGS, CA 92262
 TEL: 951.776.8100
 FAX: 951.465.3947
 EMAIL: info@02arch.com

OWNER
 ARCHITECT
 STRUCTURAL ENGINEER
 GENERAL CONTRACTOR



DATE	NO.	BY

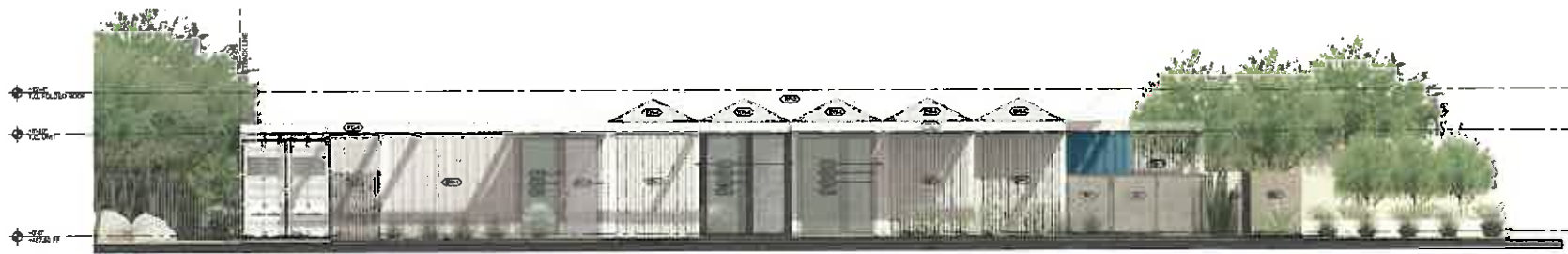
**ARCHITECTURAL BLUE
 OFFICE & WAREHOUSE**
 THE EAST RESEARCH DRIVE
 PALM SPRINGS, CA 92262

SHEET DESCRIPTION:
BUILDING ELEVATIONS
 SCALE: 1/4" = 1'-0"
 DATE: 12.14.16

A2.1



1 BUILDING ELEVATION - SOUTH - ENTRANCE
 SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION - WEST
 SCALE: 1/4" = 1'-0"



3 BUILDING ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"



4 BUILDING ELEVATION - EAST
 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

<ul style="list-style-type: none"> ① COMBATED DECOMPOSED GRANITE ② 2" POLISHED BRICKS, PEWTER GREY ③ TYPED BRICK ④ NATURAL PALE CEDAR SHEDDING SOIL ⑤ 1/2" ANGULAR #39 1/2" PERFORATION GRAY BLOCK WALL, SMOOTH INTERIOR PLASTER, COAT, COLOR BROWN GRAY 40 ⑥ CONCRETE BRICKWORK, W/FLAND ETCH, PAINT, COLOR NATURAL GRAY ⑦ CONCRETE FLAT ROOF, LIGHT BROWN PAINT, COLOR NATURAL GRAY ⑧ FINISHED FLOOR FINISH, PERIMETER 4 ALUMINA, 5/8" DIA. PIPER CHANNEL ⑨ EXISTING APPLIANCE ⑩ FRESH METAL, ENTRANCE DOOR ⑪ FRESH METAL, PORT ON TR 	<ul style="list-style-type: none"> ⑫ 8' HIGH BRICK, FIBER GLASS VENT, PAINT, COLOR EXTENSIVE WALL ⑬ COMBATED METAL, HAZEL COLOR, DIMENSIONAL, CYAN, DISCREET ⑭ STRUCTURAL STEEL, PAINTED 2 COATS OF 40 GRADE PAINT, CYAN DIMENSIONAL COOL WEATHER ⑮ GALVALUMATED METAL, 24 GA. W/FL, PAINT, 40 GRADE PAINT, BROWN, PAINT, LIGHTLY LOCATION OF BEAMS BEFORE INSTALLATION ⑯ CLEAN GLASS, LOW E ⑰ ALUMINUM FRAME, BROWN ANODIZED FINISH ⑱ ALUMINUM SLIP RESISTING SYSTEM, CLEAN, 40 GRADE PAINT, ROOF ⑲ CLEAN SINGLE PLY ROOFING SYSTEM, COLOR: 40 GRADE PAINT, PERMANENTLY PAINTING ROOF ⑳ 1/2" THICK, RECTANGULAR STEEL, 1/2" DIA. PIPER CHANNEL, DIMENSIONAL COOL WEATHER ㉑ 1/2" THICK, RECTANGULAR STEEL, 1/2" DIA. PIPER CHANNEL, DIMENSIONAL COOL WEATHER ㉒ 1/2" THICK, RECTANGULAR STEEL, 1/2" DIA. PIPER CHANNEL, DIMENSIONAL COOL WEATHER
--	--

5 MATERIAL LEGEND
 SCALE: NTS

FOR INFORMATION ONLY - NOT TO BE USED FOR CONSTRUCTION
BASED ON PERMITS AS ISSUED BY ARCHITECTURE



1 MAIN ENTRANCE VIEW
SCALE 1/8"



2 VIEW FROM COURT TO OFFICE BUILDING
SCALE 1/8"



3 VIEW FROM STREET TO STORAGE / WAREHOUSE
SCALE 1/8"



4 NORTH-EAST BIRDEYE VIEW
SCALE 1/8"

02 ARCHITECTURE

DATE: 10/20/2024
PROJECT: 24-00000000-0000
SHEET: 02 OF 02
SCALE: 1/8" = 1'-0"

DATE: 10/20/2024
PROJECT: 24-00000000-0000
SHEET: 02 OF 02
SCALE: 1/8" = 1'-0"

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

DATE: 10/20/2024

PROJECT: 24-00000000-0000

SHEET: 02 OF 02

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

ARCHITECTURAL BLUE
OFFICE & WAREHOUSE
PROJECT: 24-00000000-0000
DATE: 10/20/2024

PERSPECTIVE / 3D IMAGES
SCALE: 1/8" = 1'-0"
DATE: 10/20/2024

AB 1

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

ALUC Identification No.

ZAP1045PS17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 12-25-15
Property Owner JMN Services Inc. Phone Number 760-327-1533
Mailing Address 820 E. Research Dr. # ~~7~~ 7
Palm Springs CA, 92262

Agent (if any) _____ Phone Number _____
Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address 710 E. Research Dr.
Palm Springs, CA 92262
Assessor's Parcel No. 507-350-045 Parcel Size 1.3 acres
Subdivision Name Ø Zoning Classification M-1-P
Lot Number _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

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

Existing Land Use (describe) Vacant, lot behind an existing A+T
Buildind and other office structures.

Proposed Land Use (describe) 3100 sq ft office out of metal shipping containers,
Storage space, Light retail for plant sales to
clients, office for pool contractor

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) Ø
For Other Land Uses Hours of Use M-Sat 9AM-11PM
(See Appendix C) Number of People on Site _____ Maximum Number _____
Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) _____ 12 ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site _____ ft.

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

PS
B1

P.5A
B1

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name

CITY OF PALM SPRINGS

Staff Contact

KEN LYON

Phone Number _____

Agency's Project No.

LWP #16-075

Type of Project

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

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

B. SUBMISSION PACKAGE:

ALUC REVIEW

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

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

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



ARCHITECTURAL BLUE

BUILDING & DESIGN
FOR OUTDOOR LIVING

Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Date: February 8, 2017

RE: 710 E. Research Drive, Palm Springs CA
Executive Summary

JMN Services, Inc. – dba Architectural Blue (Arch Blue AB) is a licensed design build company for the exterior of the home and commercial projects, Pools, Spas, Water Features, Hardscape – Pavers – natural stone, landscaping etc. Some of our Clients are the Agua Caliente, Gardens at El Paseo, Arrive Hotel, Dream Hotel, Sol – Dakota – Monterra housing projects.

The new office space is to accommodate the staff of Arch Blue. This office space is intended for our built in clients that meet with us on the design of their yard. This office space is not retail, just headquarters. Clients will be viewing their plans on our 3D program and choosing materials for their project – decking – interior pool plaster – tile etc. Clients are by appointment only.

The remaining 23,000 Sq. Ft. exterior space will be used to showcase the exterior materials we use in our yardscapes. Sample areas as listed above when choosing materials. Along with material choices we will be retail in the aspect of Plant items that are unique and drought tolerant, pots and related items to the customers. For exterior space retail clients will be by appointment.

Building heights approx. 8' as well as plant material heights of 12'-13' do not exceed current sound wall height at airport runway area. Building/storage are structural shipping containers that are to withstand the high seas. Storage containers to be used for AB building supplies and storage for retail items.

In same distance area to this lot is the DMV (Department of Motor Vehicles), Three office buildings, storage units and the old Time Warner two story building that is now Hot Purple Energy.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of January 25, 2017 through February 20, 2017, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed six non-legislative cases within Compatibility Zones D and E of Airport Influence Areas and issued determinations of consistency.

ZAP1236MA17 (March, Zone E) pertains to County of Riverside Case No. PM34430 (Tentative Parcel Map), a proposal to divide 5.5 acres located southerly of Markham Street, westerly of Birch Street, northerly of Avenue C and easterly of Alder Street into four parcels. The elevation of March's Runway 14-32 at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of approximately 26,566 feet from the project property line to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,753 feet AMSL. The elevation of the project site ranges from 1,648 to 1,696 feet AMSL, with the existing home at the uppermost point of the site. The applicant is not proposing any structures exceeding fifty feet in height. Therefore, review by the FAA OES was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on January 25, 2017.

ZAP1237MA17 (March, Zone E) pertains to County of Riverside Case No. PM37268 (Tentative Parcel Map), a proposal to divide 2.06 to 2.5 acres located on the westerly side of Sony Way, northerly of the westerly terminus of Fisher Street, and southerly of Zelma Drive in the unincorporated community of Good Hope into two parcels. While the site is within the March Air Reserve Base/Inland Port Airport Influence Area, the closest public use airport is Perris Valley Airport, with its Runway 15-33 having an elevation of approximately 1,413 feet above mean sea level (AMSL). At a distance of approximately 18,253 feet from the project property line to the northerly terminus of this runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any new structures with top of roof exceeding 1,595 feet AMSL. The elevation of the project site is 1,655 feet AMSL, so any new structures would require FAA review. No structures are proposed through this particular application, but the above information is the basis for a requirement (Condition No. 6) that any new structures be subject to FAA OES review and issuance of a Determination of No Hazard to Air Navigation prior to issuance of building permits. ALUC Director Ed Cooper issued a determination of consistency for this project on January 27, 2017.

ZAP1238MA17 (March, Zone D) pertains to City of Riverside Case Nos. P16-0649 (Conditional Use Permit) and P16-0650 (Design Review) proposing to renovate an existing fueling facility on a 0.45-acre site located at 6171 Quail Valley Court (at the northwest corner of Quail Valley Court and Crest Ridge Drive/Box Springs Boulevard) by replacing and adding gasoline dispensers and adding above ground storage tanks. Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, nonresidential intensity is not restricted. No change to the building or canopy height or construction of additional structures is proposed (besides the fueling dispensers which are below the existing height of the

fueling canopy). Therefore, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on January 30, 2017.

ZAP1043PS17 (Palm Springs International, Zones D and E) pertains to City of Cathedral City Case No. 16-051 (Conditional Use Permit), a proposal to develop an independent living, assisted living, and memory care facility on 4.8 acres located northerly of Carey Road, westerly of the northerly terminus of Palm Valley School Road, and easterly of Cree Road and Palm Oasis Road. The easterly parcel includes seven buildings that were formerly utilized as a resort hotel. These buildings will be utilized for independent living. Two new buildings will be constructed on the westerly parcel for use as assisted living and memory care facilities. The westerly parcel and most of the easterly parcel are located within Compatibility Zone E, where nonresidential intensity is not restricted. A portion of the easterly parcel is located within Compatibility Zone D, where nursing homes are a discouraged use and which restricts nonresidential intensity to an average not exceeding 100 persons per acre and a maximum of 300 persons in the most intensely utilized acre. The Zone D portion of the parcel consists of 0.35 acre. This area is expected to have a total occupancy of 21 persons, with a prorated average intensity of 60 persons per acre, which is consistent with Zone D criteria. Therefore, the conversion of the building(s) in Zone D will not have a significant impact on land use compatibility. The site is located approximately 10,246 feet from the southerly terminus of Runway 13R-31L at Palm Springs International Airport, which has an elevation of 395.5 feet above mean sea level (AMSL). The project site elevation is 325 feet AMSL, and the tallest object height is 34 feet, resulting in a maximum top point elevation of 359 feet AMSL (36 feet lower than the runway elevation). Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on February 8, 2017.

ZAP1239MA17 (March, Zone E) pertains to County of Riverside Case No. PP26142 (Plot Plan), a proposal to establish a Class II dog kennel (11 to 25 dogs) at an existing single family residence on 5 acres located at 19410 Harley John Road (on the easterly side of Harley John Road, northerly of its intersection with Cajalco Road) in the unincorporated community of Lake Mathews. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of approximately 32,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,808 feet AMSL. The elevation of the project site is 1,555 feet AMSL, with the existing home and structures onsite reaching a maximum height of 25 feet. The applicant is not proposing any new buildings or structures exceeding that height. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on February 8, 2017.

ZAP1242MA17 (March, Zone E) pertains to City of Moreno Valley Case No. PEN-0161 (Conditional Use Permit), a proposal to expand an existing 23,911 square foot commercial retail building by 791 square feet for a cumulative total of 24,702 square feet, on a 2.19-acre parcel with an address of 14920 Perris Boulevard within an 8.47-acre shopping center located on the northeast corner of John F. Kennedy Drive and Perris Boulevard. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of 13,400 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,669 feet AMSL. The project site elevation is 1,543 feet AMSL, and the proposed maximum building height is 29 feet, resulting in a top point elevation of 1,572 feet AMSL. Therefore, review by the FAA OES was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on February 9, 2017.

- B. Additionally, ALUC Director Ed Cooper reviewed the following project pursuant to a specific delegation of authority issued by the Commission at its February 9, 2017 meeting.

ZAP1044PS17 (Palm Springs International, Zone E) pertains to City of Cathedral City Case Nos. SPA97-55C (Specific Plan Amendment), a proposal to amend the text of the Rio Vista Village Specific Plan (RVVSP) to establish design standards for the R-2 Zone within that Specific Plan, which is located southerly of Interstate 10 Freeway, northerly of Verona Road, westerly of Landau Boulevard, and easterly of Rio Guadalupe Road, and Tentative Tract Map No. 37124, a proposal to divide 8.56 acres located northerly of Verona Road, westerly of Landau Boulevard, and southerly of Rio Largo Drive into condominium lots for a 58-unit single-family detached cluster development. The elevation of Runway 13R-31L at Palm Springs International Airport at its northerly terminus is approximately 474.4 feet above mean sea level (AMSL). At a distance of 11,800 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 592.4 feet AMSL. As the project site elevation is 450 feet AMSL and building height is 35 feet, this level will not be exceeded and FAA OES review for height/elevation reasons is not required. ALUC Director Ed Cooper issued a determination of consistency for this project on February 14, 2017.

Copies of these consistency letters and background documents are attached, for the Commission's information.

- 4.2 Resolution No. 2017-01 Adopting the Hemet-Ryan Airport Land Use Compatibility Plan. See attached document.
- 4.3 Potential Amendments to RCALUC Website. ALUC Urban/Regional Planner IV Paul Rull will present proposed amendments at the March 9, 2017 meeting.

Y:\ALUC\ALUC Administrative Items\Admin Item 03-09-17.doc

4.1

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



January 25, 2017

CHAIR
Simon Housman
Rancho Mirage

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

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

John Lyon
Riverside

File No.: ZAP1236MA17
Related File No.: PM34430 (Tentative Parcel Map)
APN: 321-020-019

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

Dear Ms. Bowie:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM34430 (Tentative Parcel Map), a proposal to divide 5.5 acres located southerly of Markham Street, westerly of Birch Street, northerly of Avenue C and easterly of Alder Street into 4 parcels.

STAFF

Director
Ed Cooper

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.

John Guerin
Paul Rull
Barbara Santos

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 26,566 feet from the project property line to the nearest point of that runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,753 feet AMSL. The elevation of the project site ranges from 1,648 to 1,696 feet AMSL, with the existing home at the uppermost point of the site. The applicant is not proposing any structures exceeding fifty (50) feet in height. Therefore, review by the FAA OES was not required.

www.rcaluc.org

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

downward facing.

2. The review of this Tentative Parcel 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, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the home(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality 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/water quality 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 following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

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



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

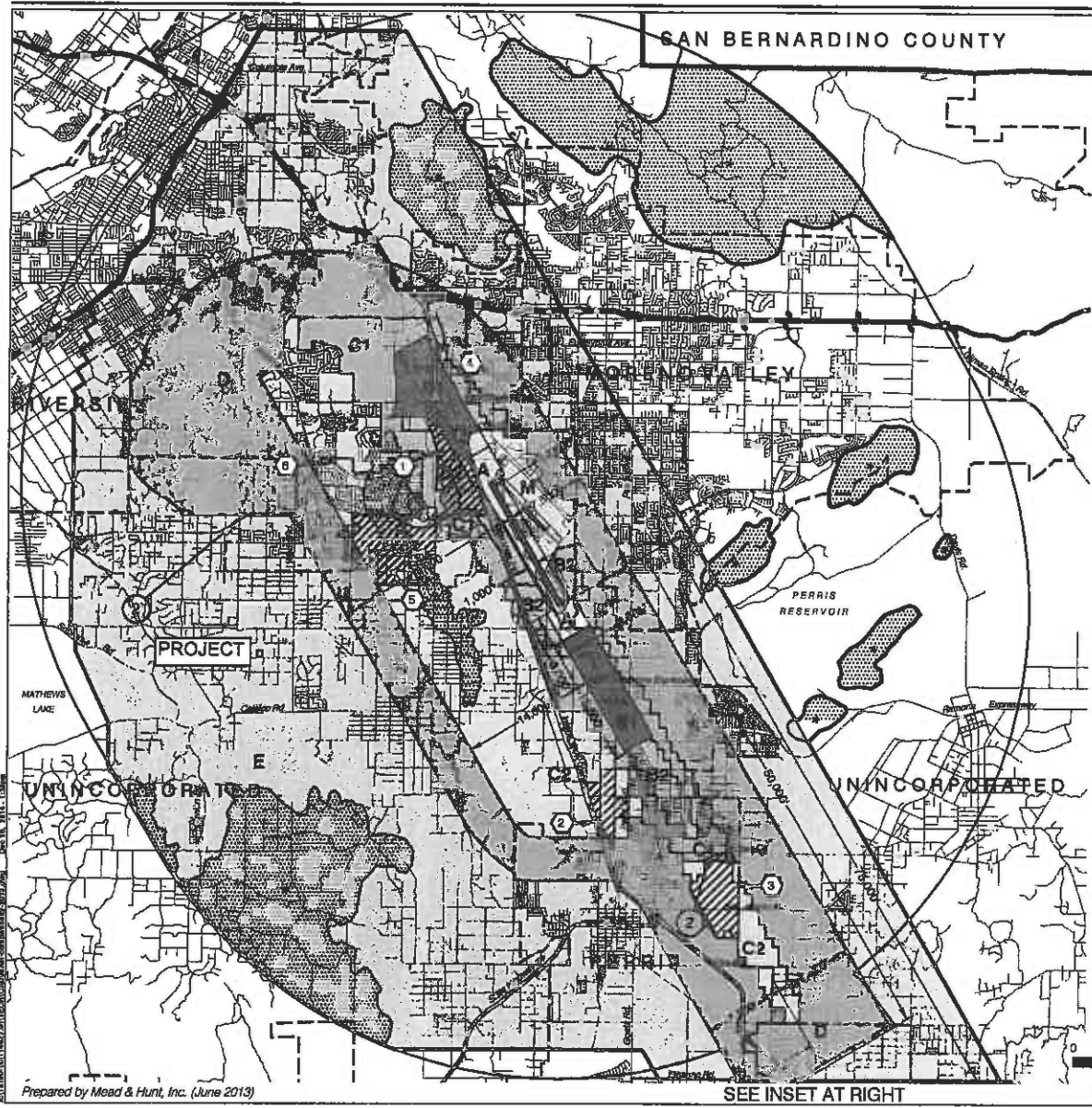
AIRPORT LAND USE COMMISSION

cc: Ruben and Maria Montellano (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1236MA17\ZAP1236MA17.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

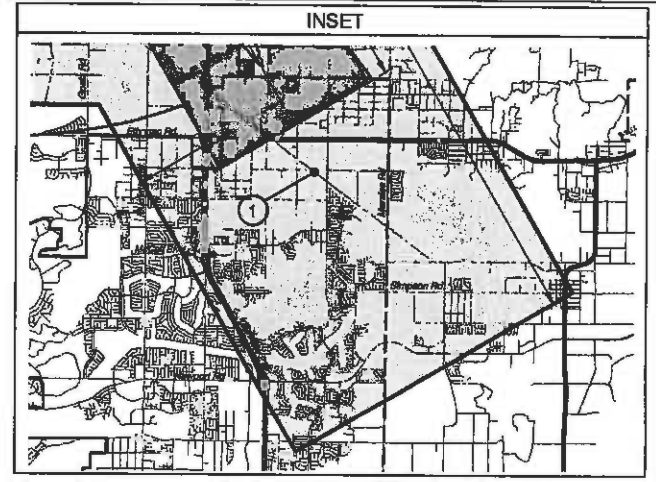
Boundary Lines

- 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: San Clark Training Center
 ⑥ Riverside: Ridge Crest Subdivision



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



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

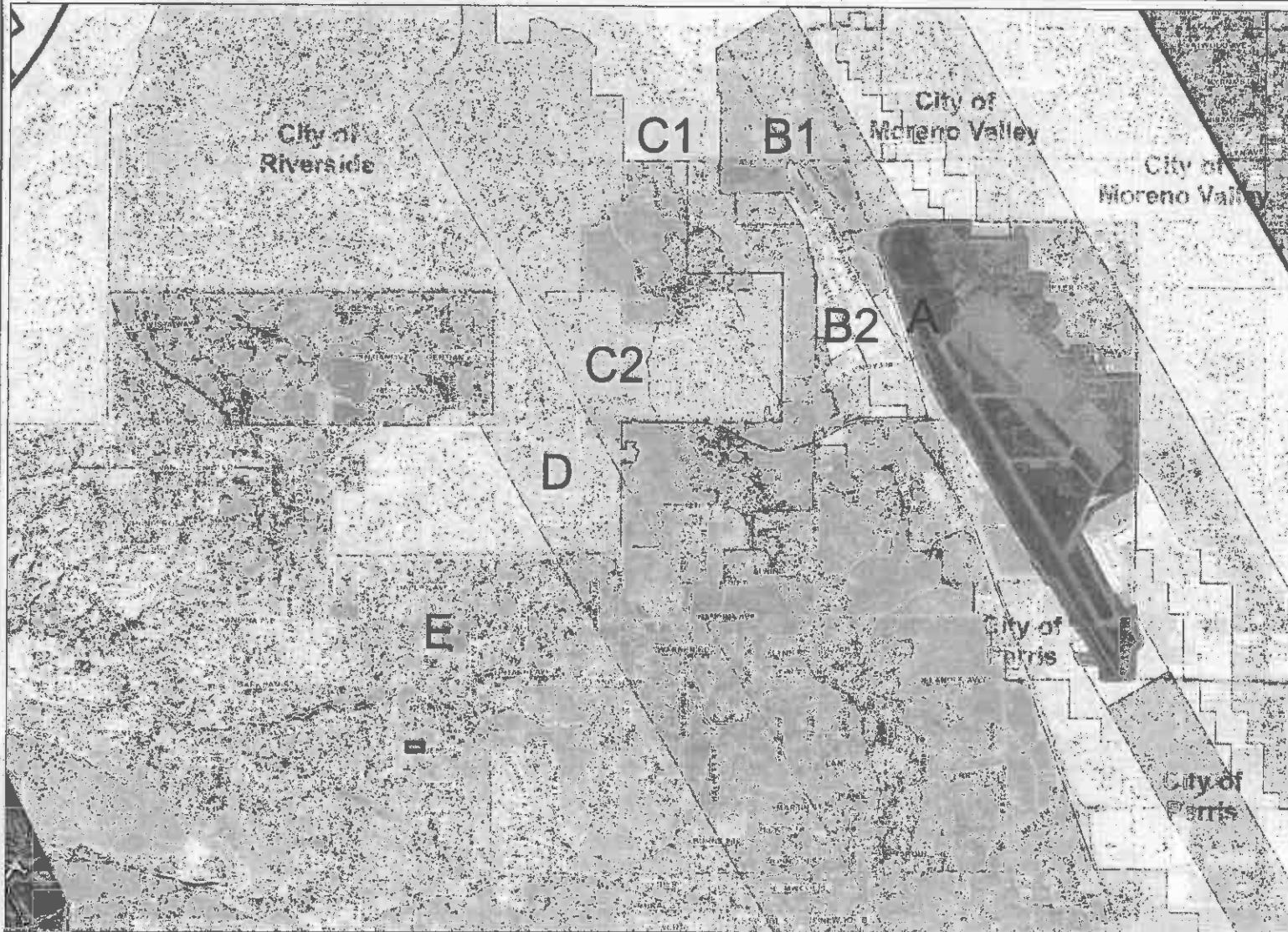
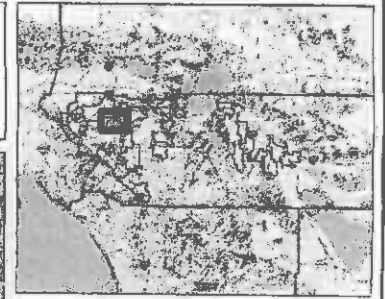
SEE INSET AT RIGHT

Base map source: County of Riverside 2013

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

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

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... 1/17/2017 1:12:26 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



0 611 1,223 Feet



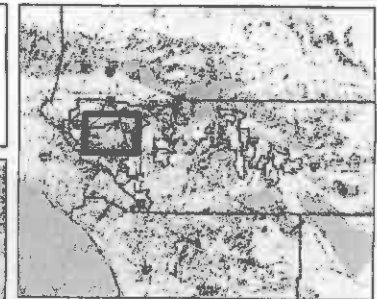
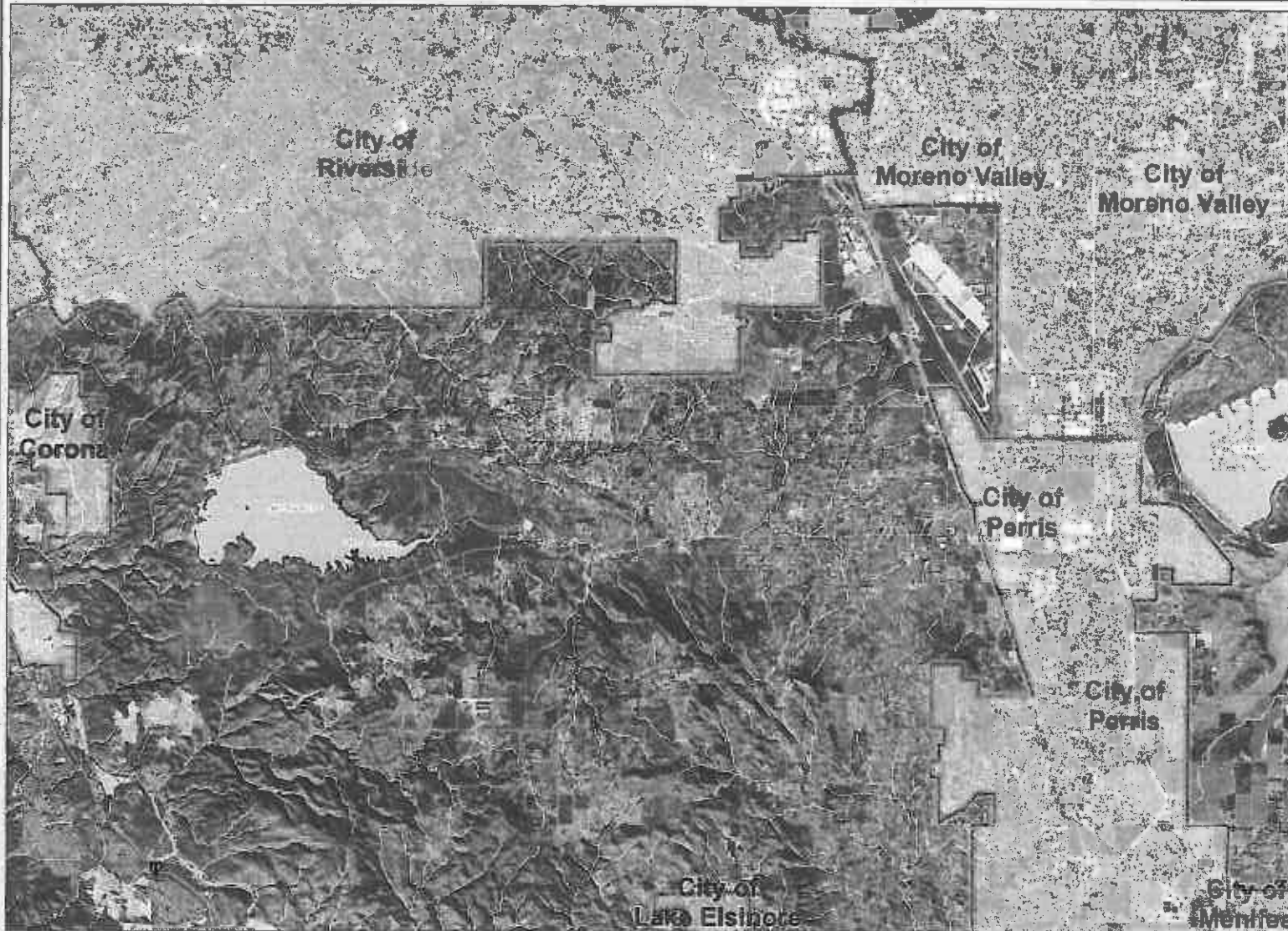
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:10:18 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

Notes



0 15,333 30,665 Feet

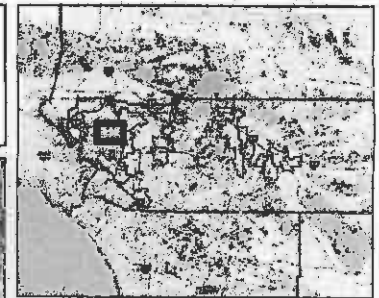


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:16:53 PM

© Riverside County RCIT GIS

My Map



Legend

-  City Boundaries
-  Cities
- highways_large**
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
-  majorroads
-  counties
-  cities



0 7,666 15,333 Feet



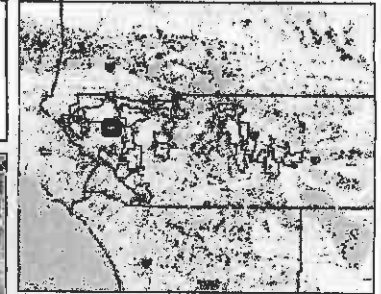
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:17:24 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 3,833 7,666 Feet



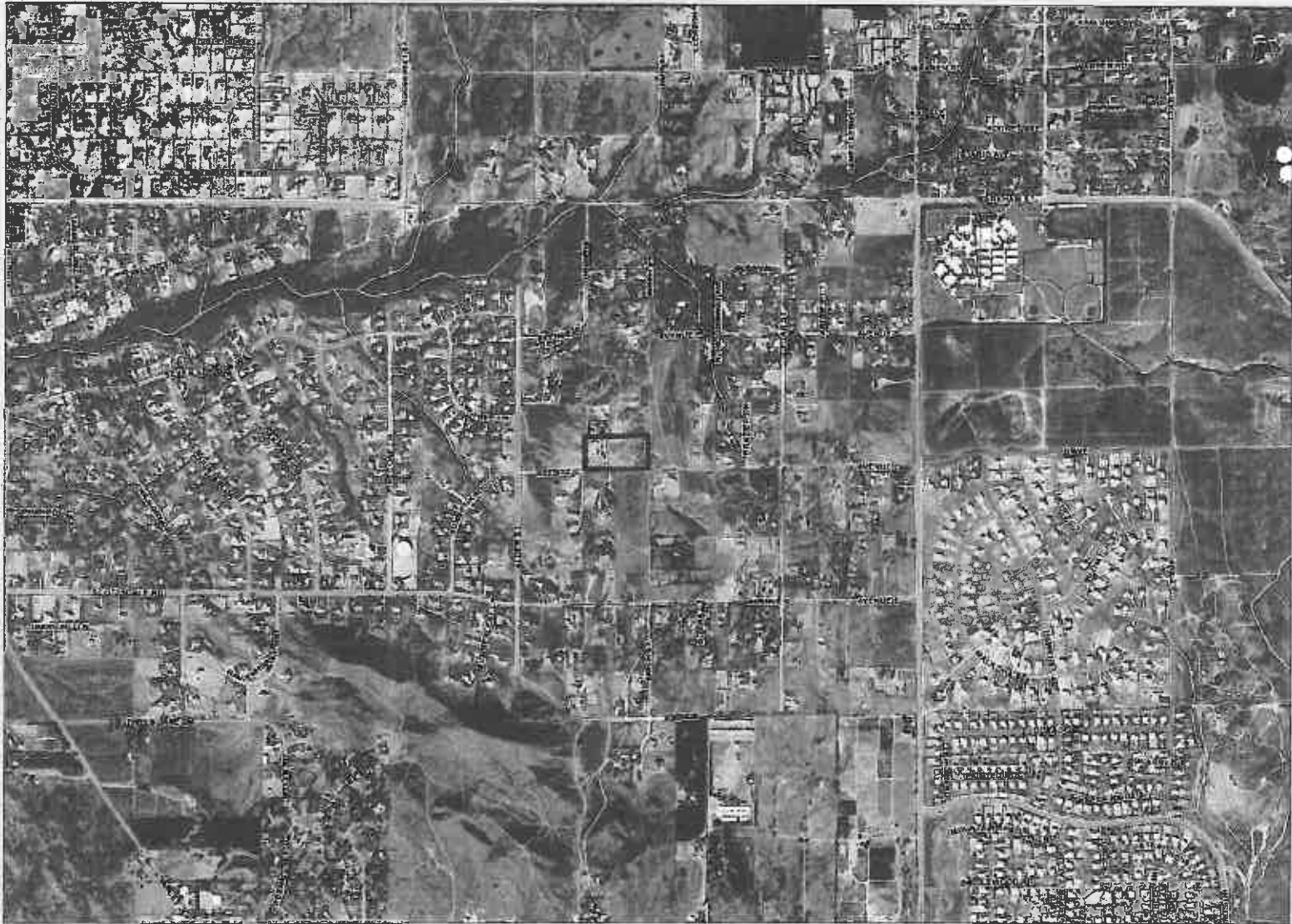
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:18:01 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0

1,917

3,833 Feet



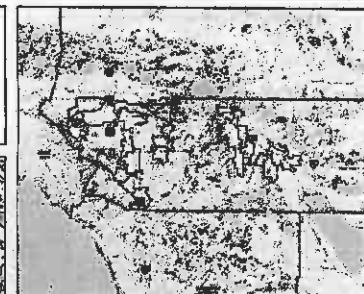
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 1/17/2017 1:18:41 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 958 1,917 Feet



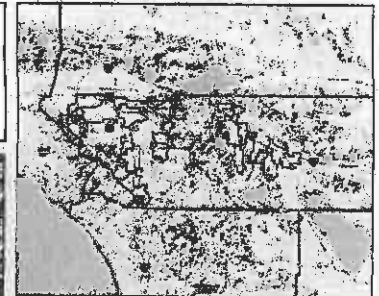
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:19:06 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 611 1,223 Feet



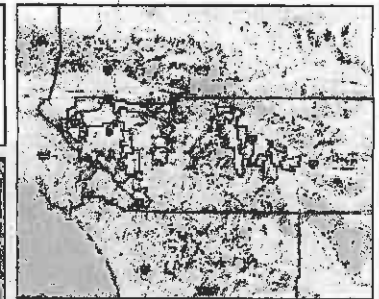
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/17/2017 1:10:52 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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... 1/17/2017 1:20:07 PM

© Riverside County RCIT GIS

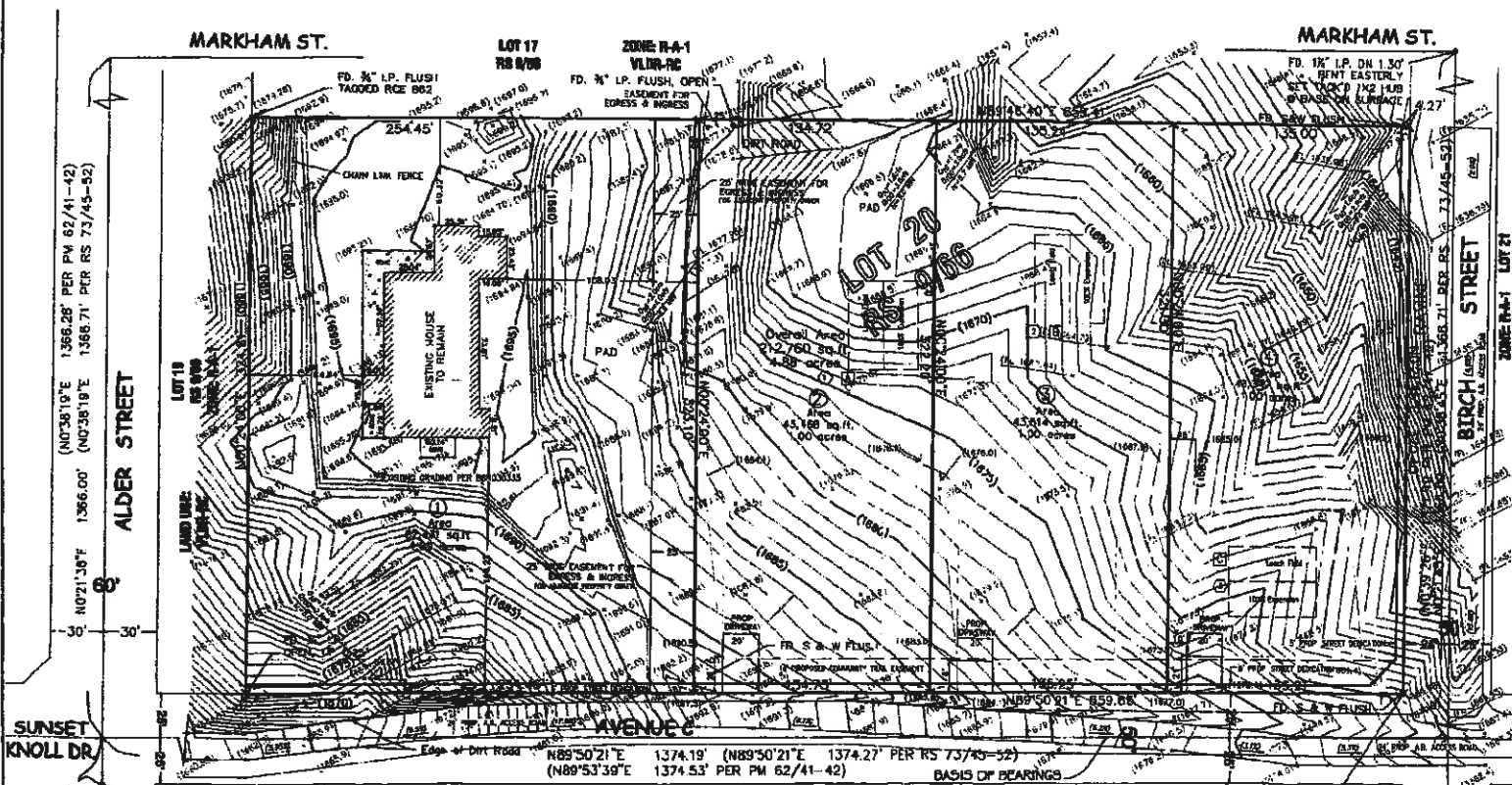
Notes

**TENTATIVE PARCEL MAP
NO. 34430
AMENDED NO. 3
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

1. OWNER - APPLICANT:
Ruben Montelone
Moria Montelone
18400 Parker Avenue
Riverside, CA 92504
(951) 207-9359
2. EXHIBIT PREPARER:
WMS & ASSOCIATES INC.
22421 BARTON ROAD #125
GRAND TERRACE CA 92531
(909) 821-0875
3. APN: 321-020-019
18320 Avenue C
Perris, CA 92576
4. PREPARED 07/21/2015
5. LEGAL DESCRIPTION:



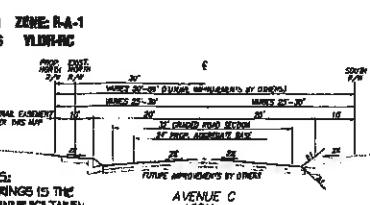
6. THE NORTHERLY 3 ACRES OF PARCEL 20 AS SHOWN ON RECORD OF SURVEY ENTITLED "RECORD SURVEY MAP OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA" ON FILE BOOK 9 PAGE 66 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE EASTERLY 3 ACRES.
7. NET ACREAGE OF PROPERTY:
Overall Area = 712,790 sq. ft. 4.88 acres
 - ① CROSS-SECTION (1.27AC) NET=4,191.57 F. (0.86AC)
 - ② CROSS-SECTION (1.08AC) NET=42,785.7 F. (0.98AC)
 - ③ CROSS-SECTION (1.08AC) NET=42,895.7 F. (0.98AC)
 - ④ CROSS-SECTION (1.27AC) NET=48,084.5 F. (0.51AC)
8. UTILITIES SURVEYORS & SCHOOLS:
Vol Verde Unified School District
Telephone - 580
Cable - Adelphi
Electric - SC Edison
Gas - The Gas Company
Water - Inland Water
Sewer - Septic
9. THOMAS GUIDE 2006 Ed.
Page 776 Grid C1
10. LAND NOT SUBJECT TO
Liquefaction, or other geologic hazards, or is within a Special Studies Zone
11. NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 060245 1405 B, MAP REVISED: NOVEMBER 20, 1998.
12. PROPERTY IS NOT WITHIN A COUNTY SERVICES AREA OR COMMUNITY FACILITIES DISTRICT
13. NOT WITHIN SPECIFIC PLAN.
14. FEMA FLOOD PLANS: NOT IN A FLOOD ZONE.
15. CURRENT ZONE: R-1
PROPOSED ZONE: SAME
16. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND USE DESIGNATION OF SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
17. PROPOSED IMPROVEMENT SCHEDULE 14.
18. NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY.
19. NO GRADING IS PROPOSED FOR THIS PROJECT. ANY GRADING SHOWN IS ALREADY EXISTING FOR SURVEY PURPOSES AS INDICATED.
20. STREET IMPROVEMENTS ARE REQUIRED FOR PROPOSED SUBDIVISION PER SCHEDULE 14 OF ORDINANCE 460



FD. 1" I.P. FLUSH W/ PLASTIC PLUG RCE 28949
NOTE:
ROCKS SCATTERED THROUGHOUT PROPERTY

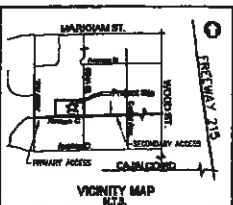
MARKHAM ST.
BIRCH STREET
SUNSET KNOLL DR
AVENUE C

- LEGEND**
- SOILS BORE TEST DESIGNATION
 - ⊕ SOILS SEPTIC PIT DESIGNATION
 - PROPOSED LEACH FIELD LOCATION
 - ⊕ PROPOSED LEACH FIELD EXPANSION AREA



REVISIONS:

No.	DATE	By:	Description:	Approved:
3	8/23/15	WMB	Revised Proposed, Peds, Added Trails	
2	4/15/08	JCR	Added Proposed Pad & Driveway	
1	7/01/07	JCR	Added secondary access to site	

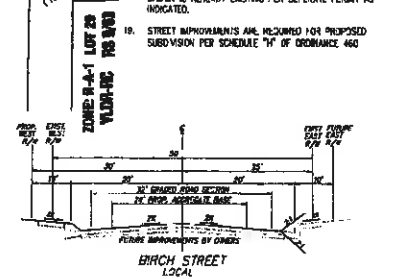


BENCHMARK:
RIVERSIDE COUNTY
BM No. ML-62-67
BRASS DISC
ELEV = 1590.65'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF AVENUE "C" TAKEN AS N89°50'21"E PER RS 7348-52.

↑

SCALE: 1" = 30'



PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



January 27, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

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

File No.: ZAP1237MA17
Related File No.: PM37268 (Tentative Parcel Map)
APN: 325-070-044

Dear Ms. Bowie:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37268 (Tentative Parcel Map), a proposal to divide 2.06 to 2.5 acres located on the westerly side of Sony Way, northerly of the westerly terminus of Fisher Street, and southerly of Zelma Drive in the unincorporated community of Good Hope into two parcels.

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.

While the site is within the March Air Reserve Base/Inland Port Airport Influence Area, the closest public use airport is Perris Valley Airport. The elevation of Perris Valley Airport is approximately 1,413 feet above mean sea level (1413 AMSL). At a distance of approximately 18,253 feet from the project property line to the northerly terminus of Runway 15-33, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any new structures with top of roof exceeding 1,595 feet AMSL. The elevation of the project site is 1,655 feet AMSL, so any new structures would require FAA OES review. No structures are proposed through this particular application, but the above information is the basis for a requirement that any new structures be subject to FAA OES review and issuance of a Determination of No Hazard to Air Navigation prior to issuance of building permits.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

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 review of this Tentative Parcel 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, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the home(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality 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/water quality 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 following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. Prior to the issuance of building permits for any additional structure(s) on this property (on either of the proposed lots), the applicant shall have filed Form 7460-1 online (see www.oecaa.faa.gov) with the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) and shall have presented to the Department of Building and Safety (or its successor agency) a "Determination of No Hazard to Air Navigation" letter issued by the FAA OES. The applicant shall comply with all requirements of said letter.

AIRPORT LAND USE COMMISSION

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



Edward C. Cooper, Director

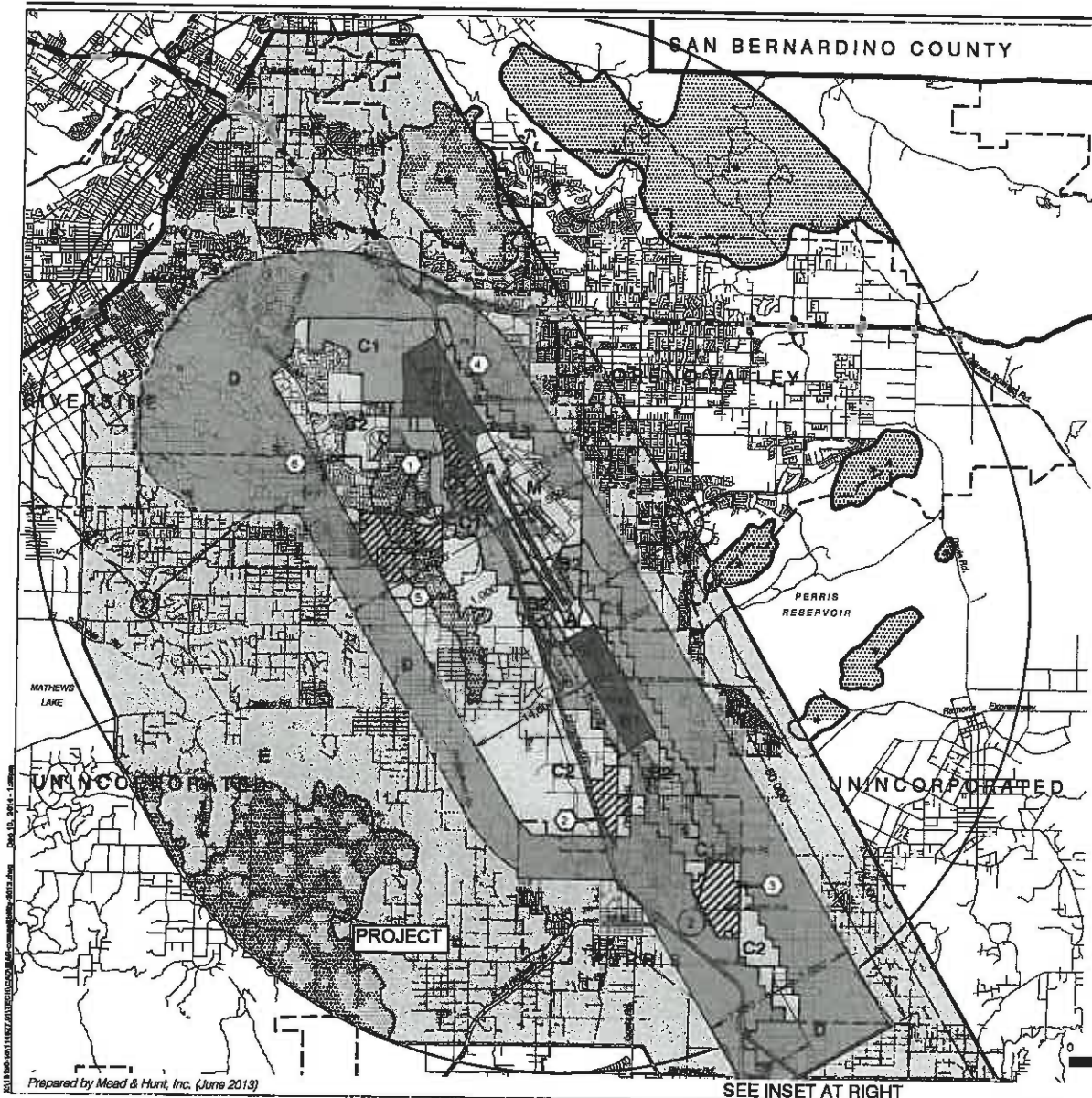
Attachments: Notice of Airport in Vicinity

cc: Ciriaco Garcia and Teresita Ceballos (applicant/property owner)
Miguel Villasenor, Professional Land Surveying, Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
Pat Conatser, Perris Valley Airport
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1237MA17\ZAP1237MA17.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

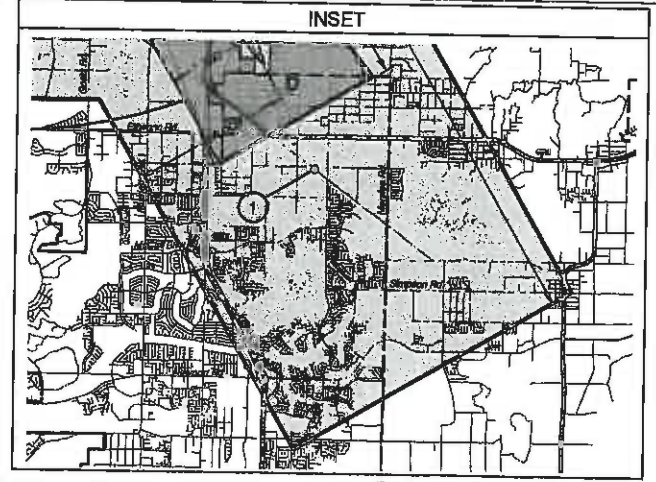
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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 1,635 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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

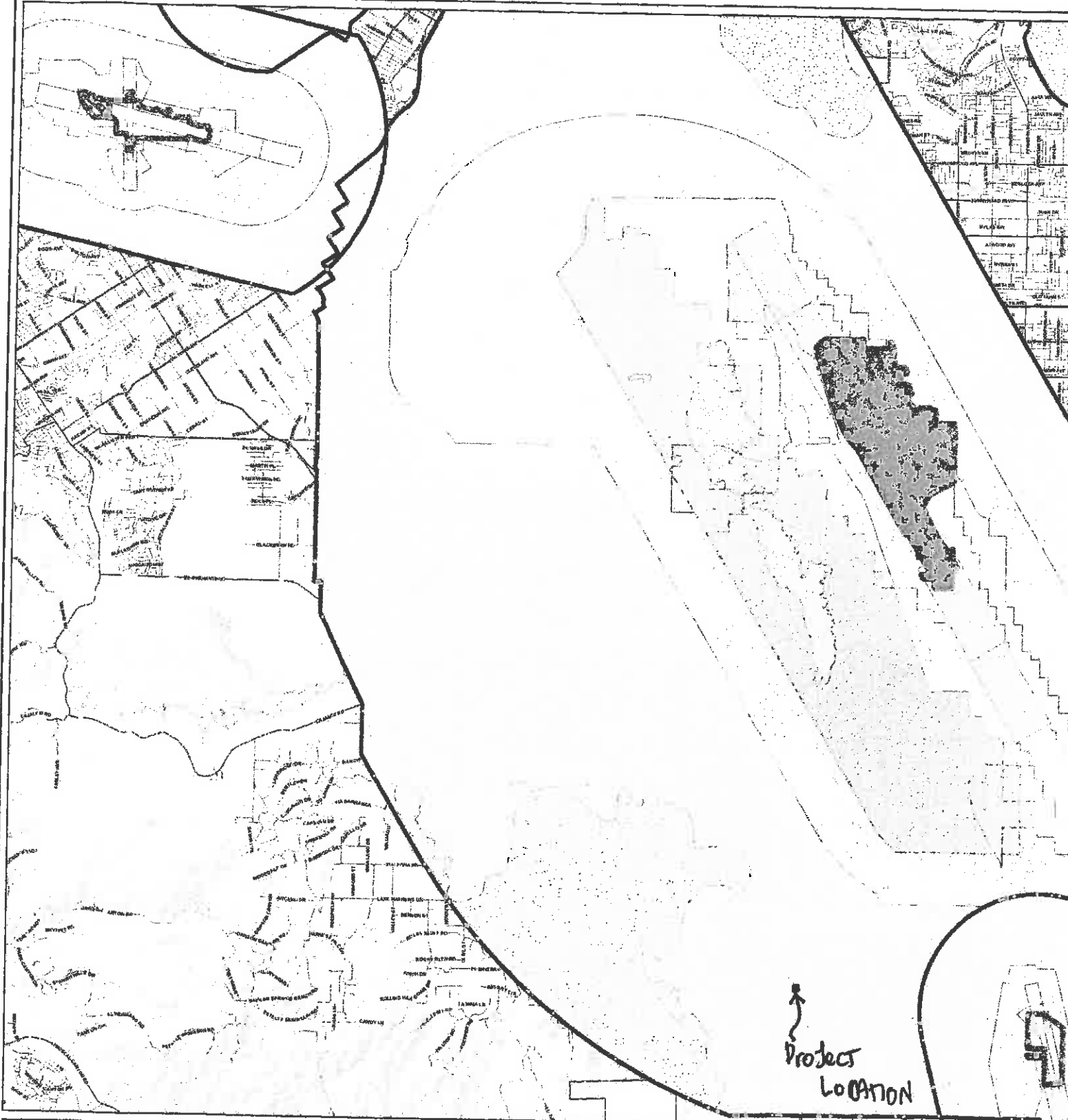


Base map source: County of Riverside 2013

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

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

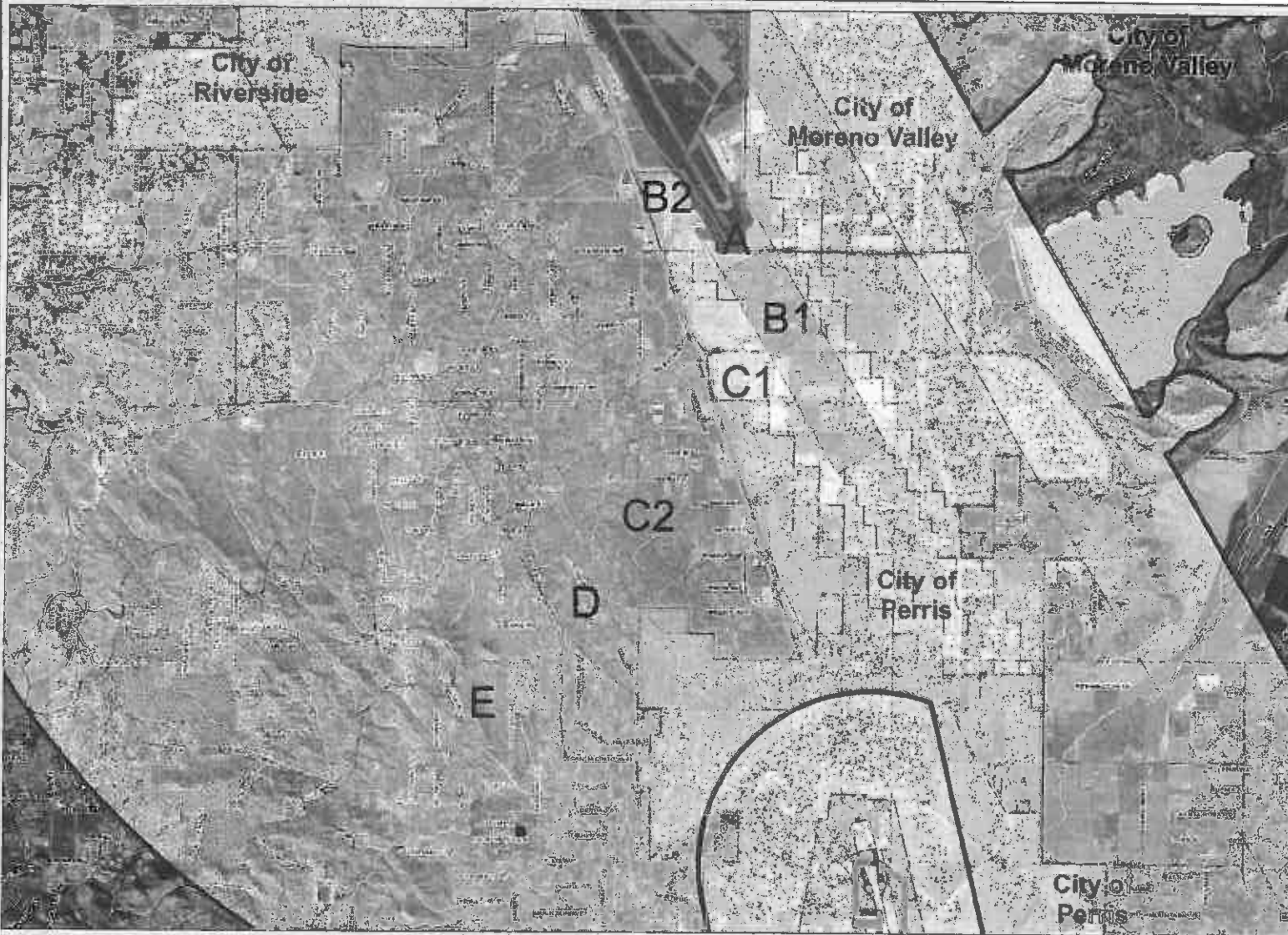
SEE INSET AT RIGHT



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and a source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no responsibility of the user.

REPORT PRINTED ON... 1/5/2017 6:15:18 PM

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 9,711 19,421 Feet



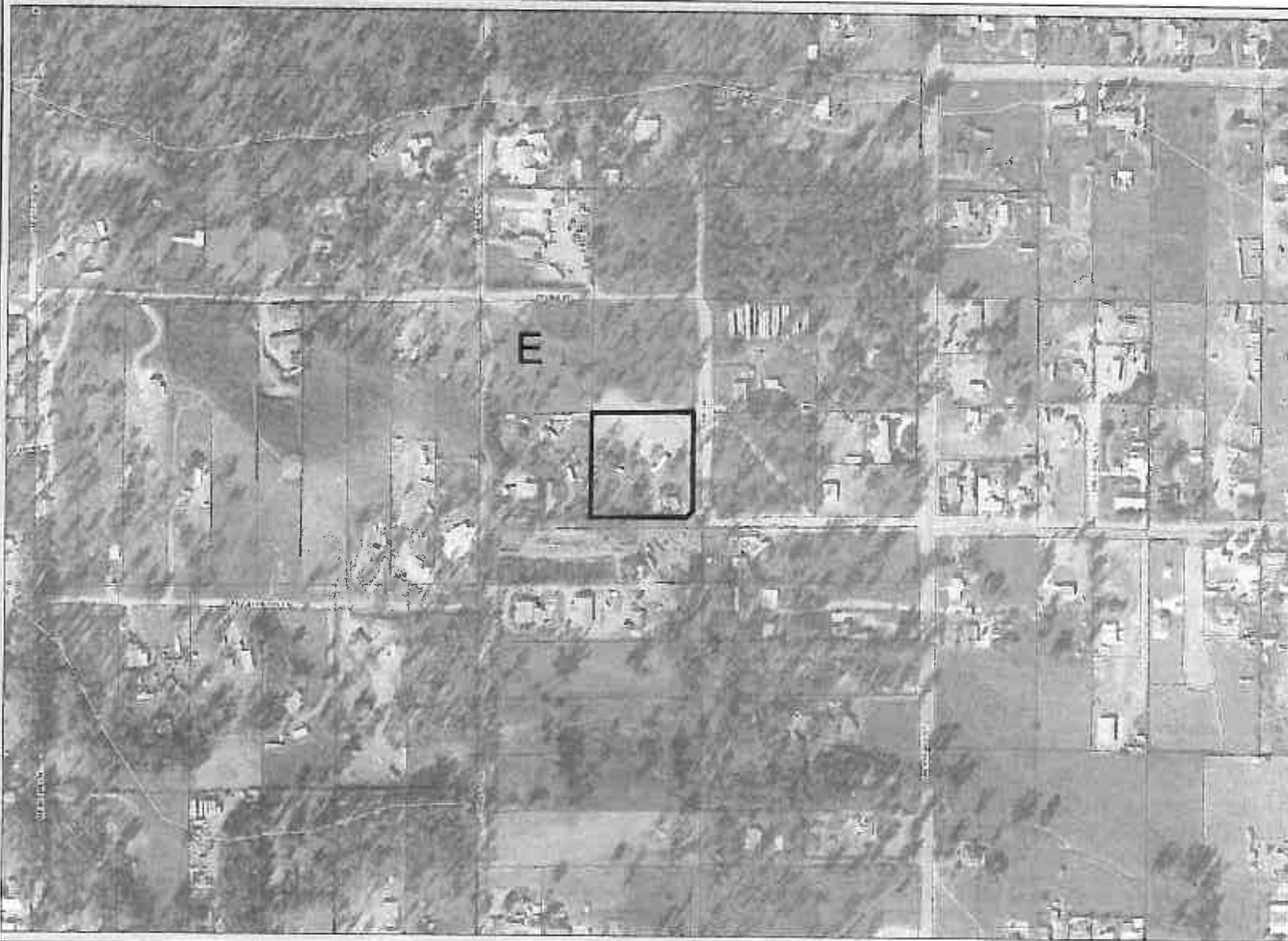
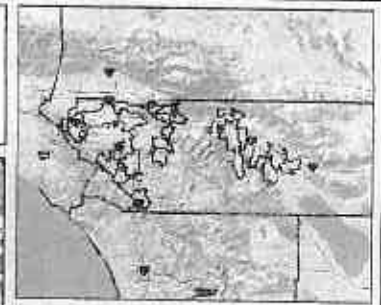
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 2:39:03 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 548 1,095 Feet



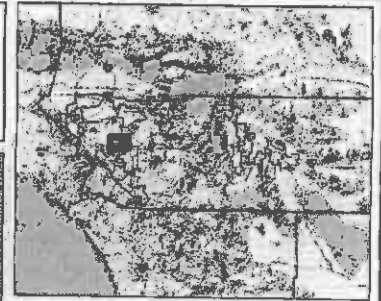
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 1/23/2017 2:36:02 PM

© 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 4,855 9,711 Feet



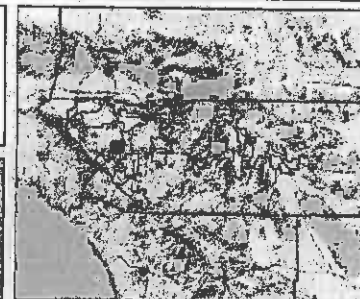
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 2:40:20 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 2,428 4,855 Feet



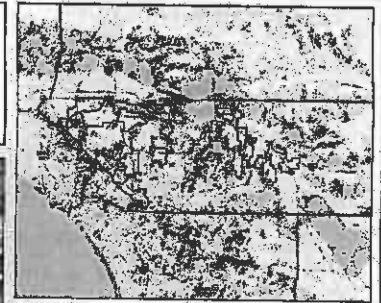
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 2:40:48 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

Display Parcels

City Boundaries

Cities

roadsanno

highways

— HWY

— INTERCHANGE

— INTERSTATE

— OFFRAMP

— ONRAMP

— USHWY

counties

cities

hydrographylines

waterbodies

Lakes

Rivers



0

548

1,095 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... 1/23/2017 2:36:47 PM

© Riverside County RCIT GIS


Notes

My Map



Legend

 Display Parcels

 City Boundaries

Cities

roadsanno

highways

— HWY


— INTERCHANGE


— INTERSTATE

— OFFRAMP

— ONRAMP

— USHWY


 counties

 cities

— hydrographylines

waterbodies

 Lakes

 Rivers



0

303

607 Feet



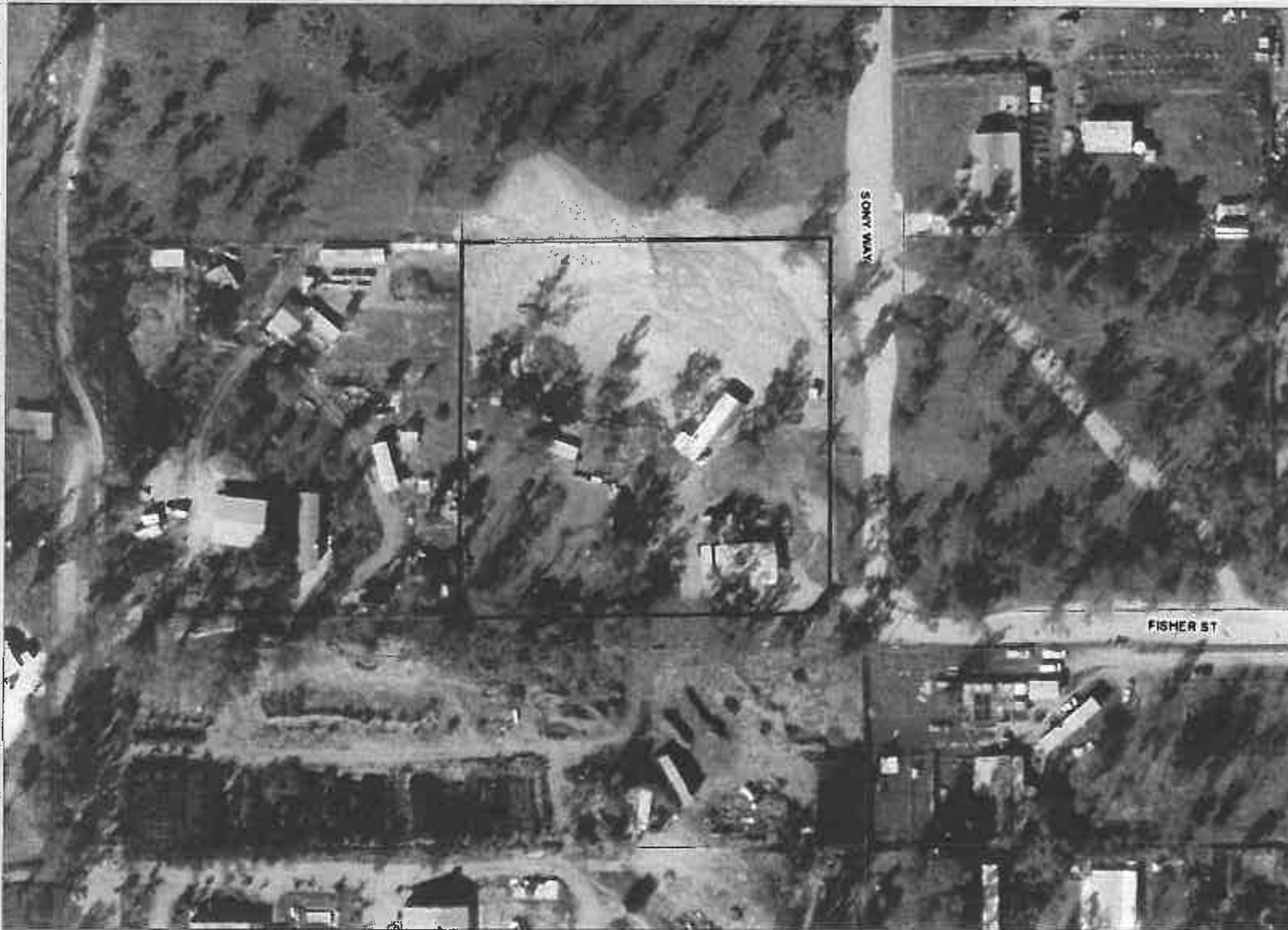
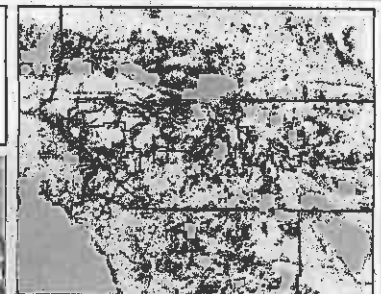
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 2:41:44 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 152 303 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... 1/23/2017 2:42:09 PM

© Riverside County RCIT GIS

Notes

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



January 30, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Suhaim Bawany, Project Planner

City of Riverside Community and Economic Development Department/Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

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

File No.: ZAP1238MA17
Related File No.: P16-0649 (Conditional Use Permit), P16-0650 (Design Review)
APN: 291-040-028

Dear Mr. Bawany:

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 Nos. P16-0649 (Conditional Use Permit) and P16-0650 (Design Review) proposing to renovate an existing fueling facility on a 0.45-acre site located at 6171 Quail Valley Court (at the northwest corner of Quail Valley Court and Crest Ridge Drive/Box Springs Boulevard) by replacing and adding gasoline dispensers and adding above ground storage tanks.

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

No change to the building or canopy height or construction of additional structures is proposed (besides the fueling dispensers which are below the existing height of the fueling canopy). Therefore, FAA OES review was not required for height/elevation reasons.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

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 property and to any lessees of the structure(s) thereon, and shall be recorded as a deed notice.
 4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact 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



Edward C. Cooper, Director

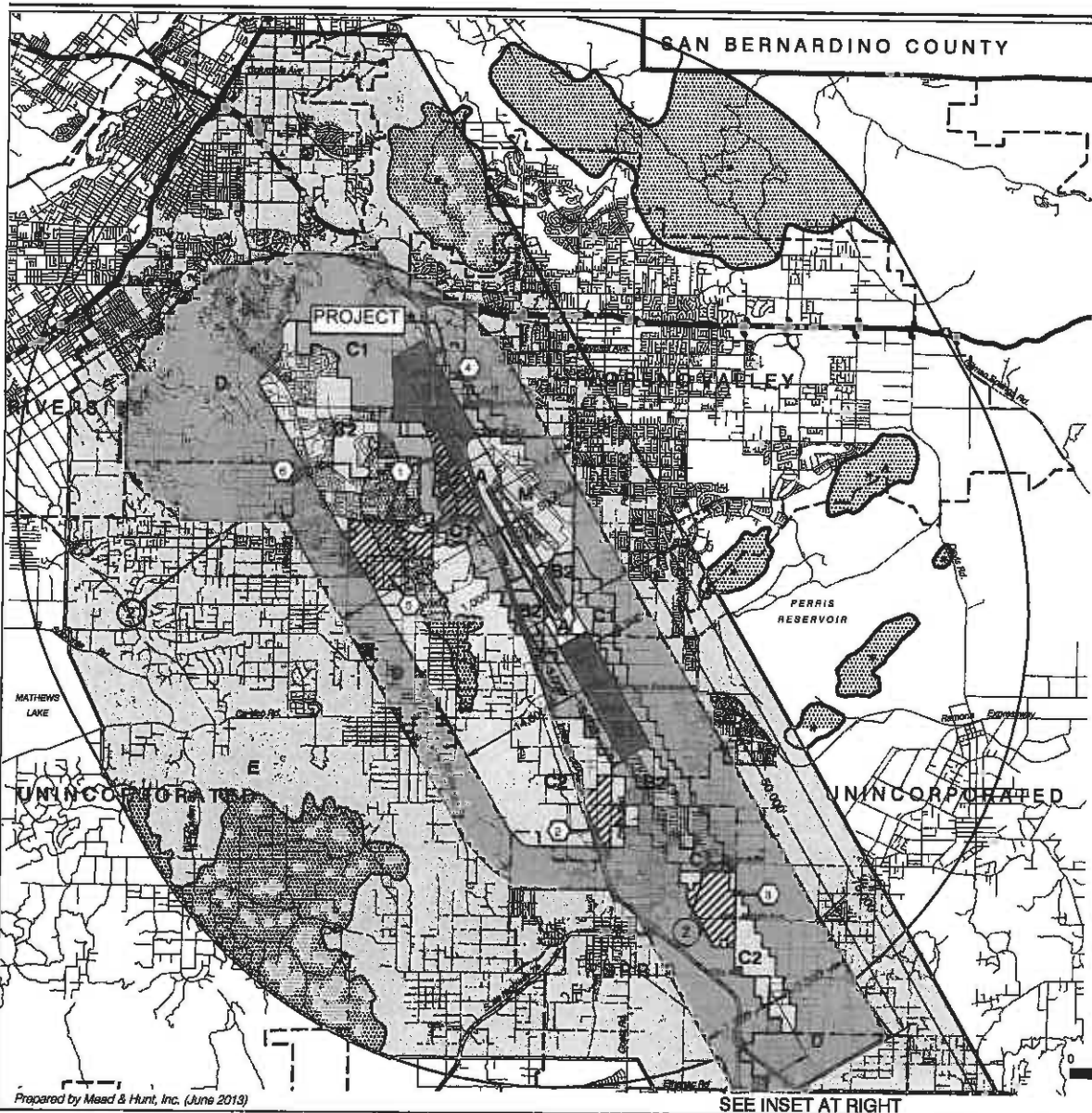
Attachments: Notice of Airport in Vicinity

cc: Gary Messner, Downs Energy/M & D Dev. (applicant/property owner)
Fred Cohen, CJC Design Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1238MA17\ZAP1238MA17.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

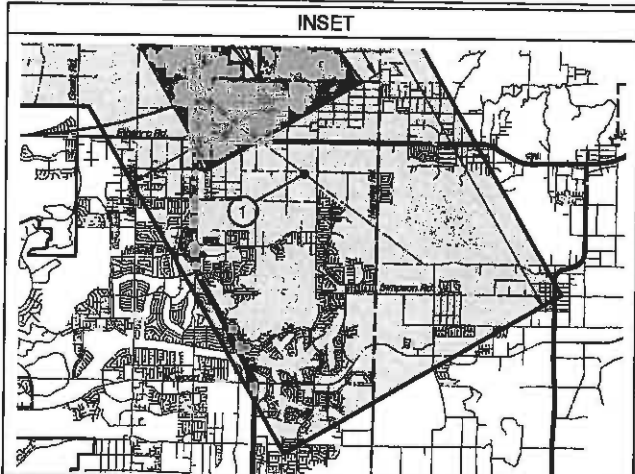
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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.



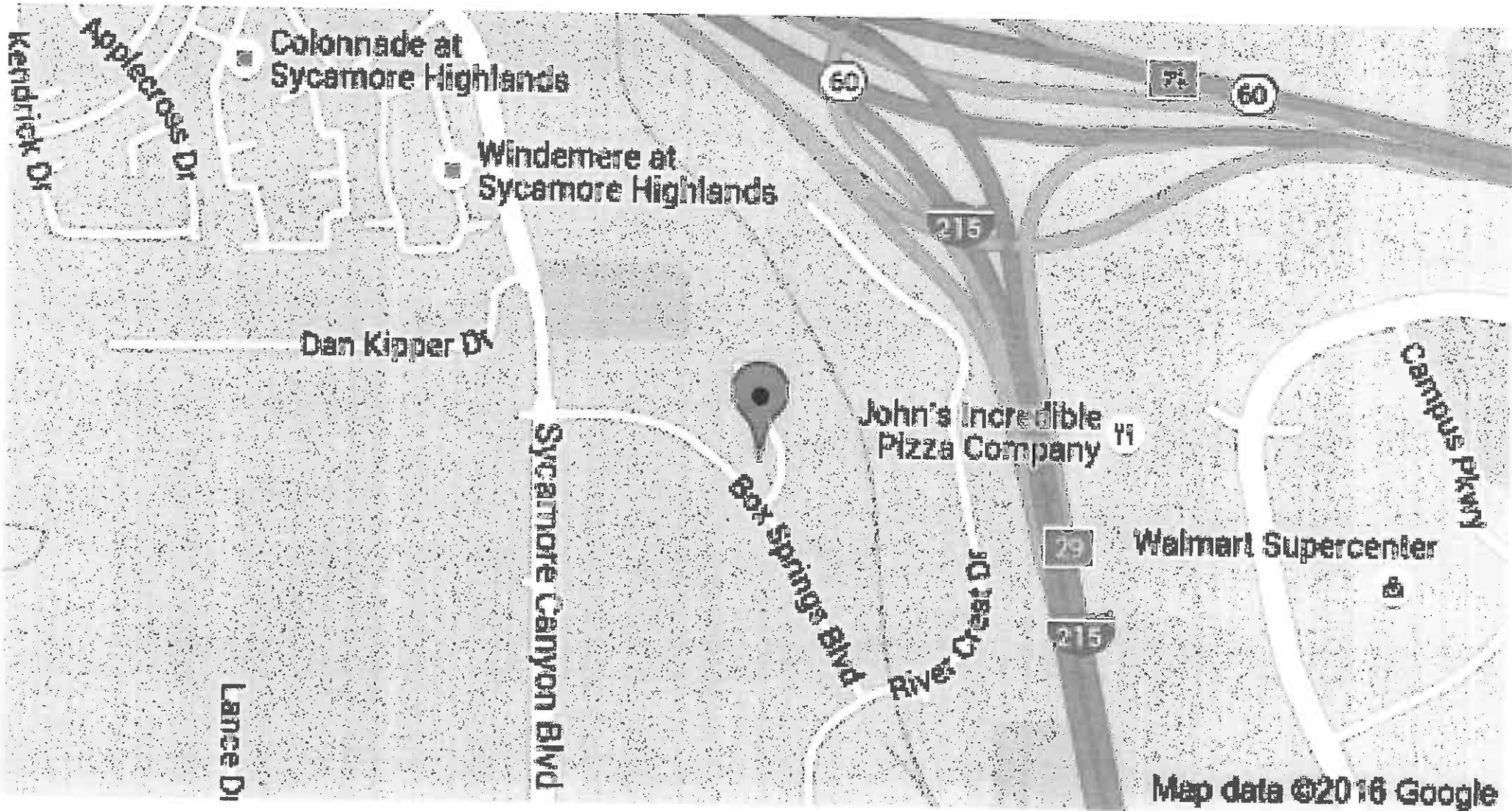
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport



Kendrick Dr

Applecross Dr

Colonnade at Sycamore Highlands

Windemere at Sycamore Highlands

Dan Kipper Dr

Sycamore Canyon Blvd

Lance Dr

Box Springs Blvd

River Crest Dr

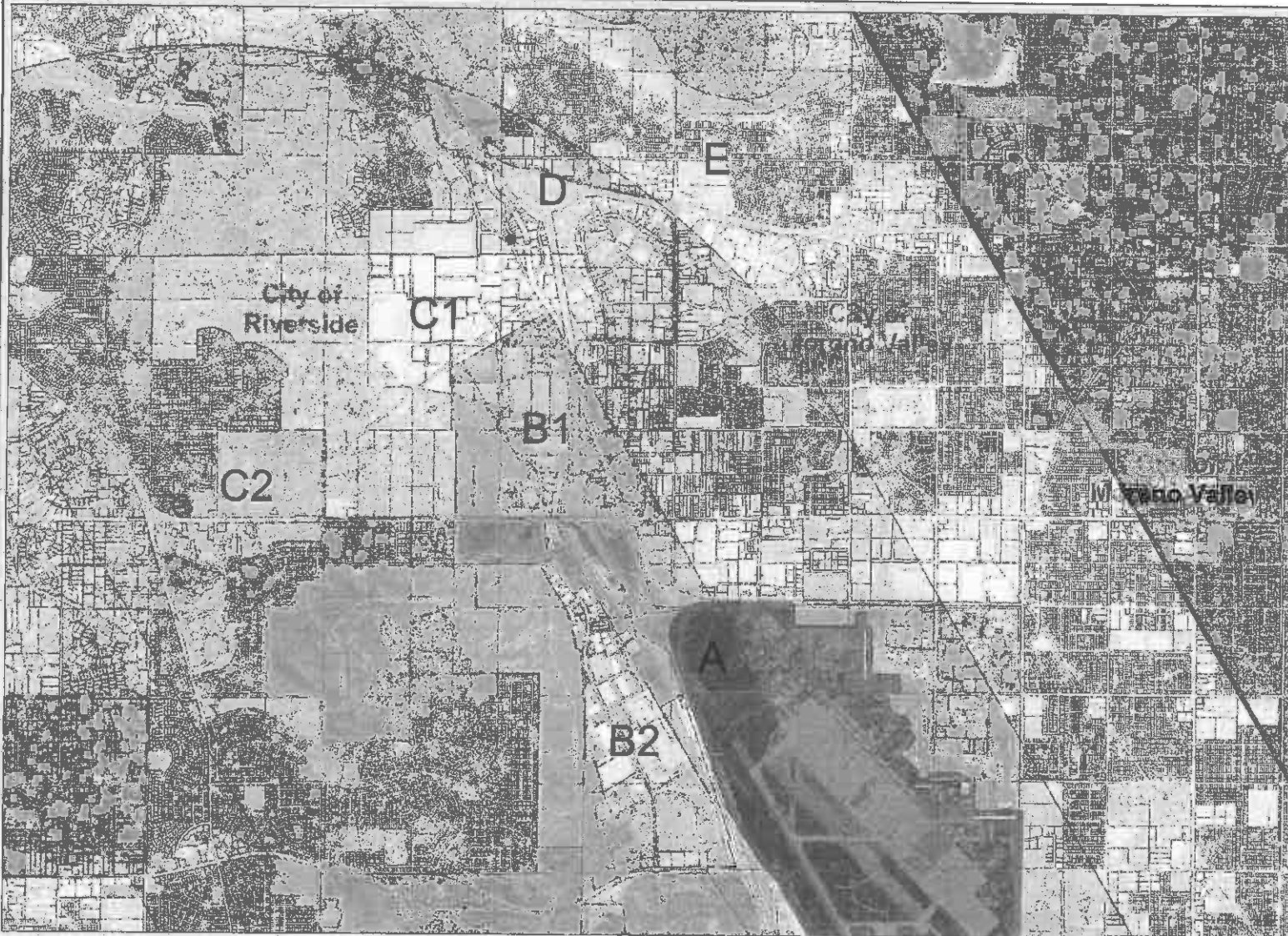
John's Incredible Pizza Company

Walmart Supercenter

Campus Parkway

Map data ©2016 Google

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



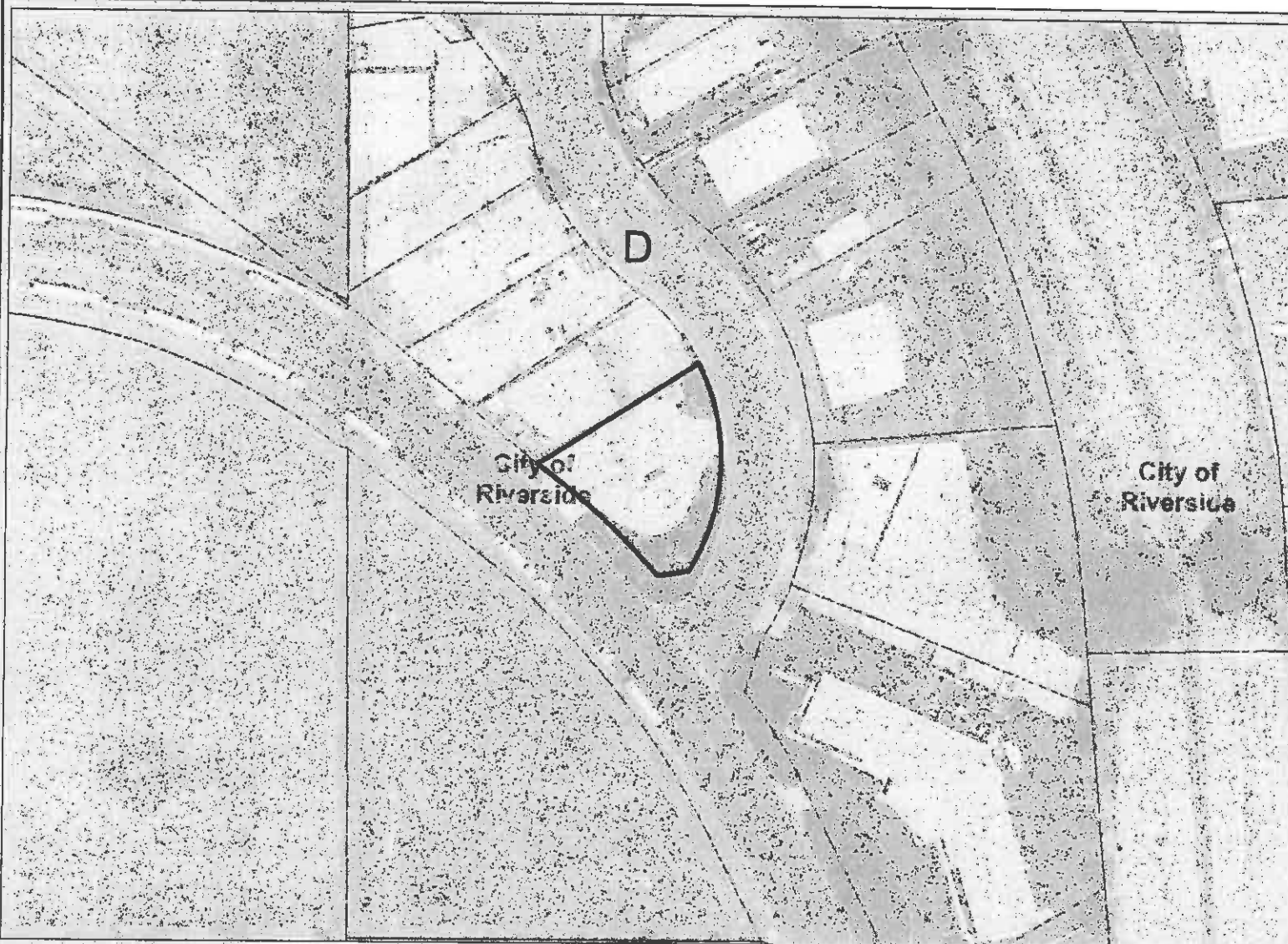
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:52:52 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 176 352 Feet



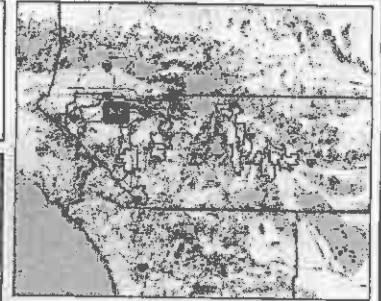
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:51:52 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers



0 5,632 11,265 Feet



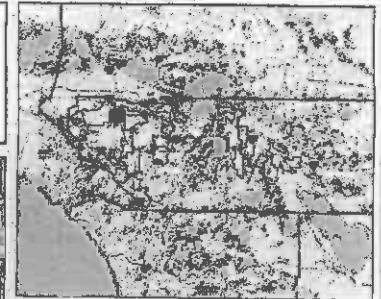
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:53:27 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

2,816

5,632 Feet



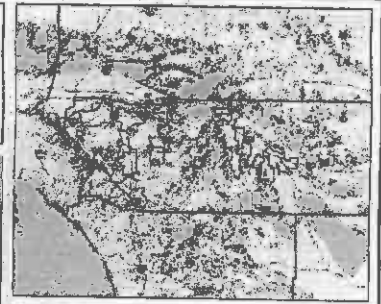
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:53:54 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 704 1,408 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... 1/24/2017 12:54:35 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

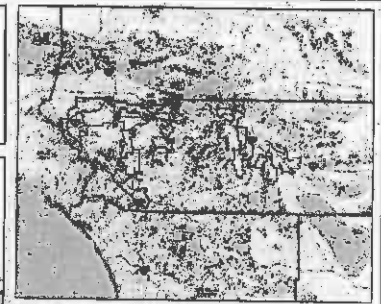
Notes



REPORT PRINTED ON... 1/24/2017 12:55:04 PM

© Riverside County RCIT GIS

My Map



Legend

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



0 176 352 Feet



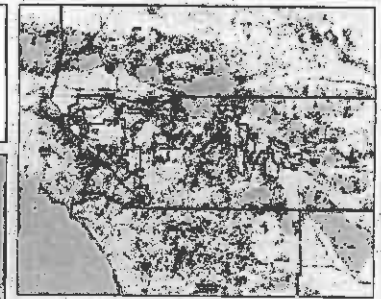
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:51:12 PM







© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 88 176 Feet

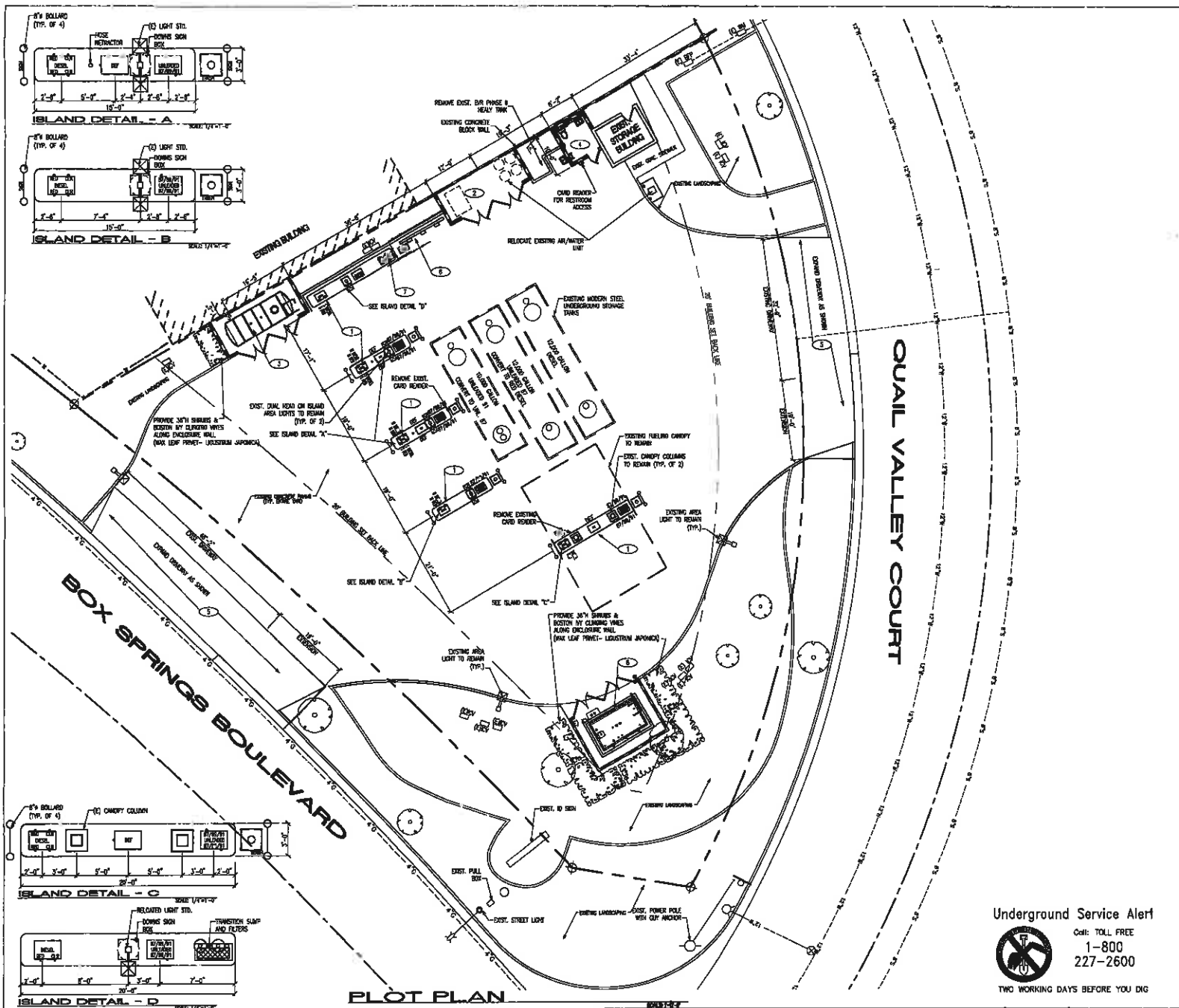


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/24/2017 12:55:30 PM

© Riverside County RCIT GIS

Notes



GRAPHIC SCALE

VICINITY MAP

SCOPE OF WORK

1. NEW CONCRETE ISLAND WITH FUEL DISPENSERS AND DEF DISPENSERS AS NOTED ON THE PLAN
2. WORK OF HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH (4) 4" STEEL GATES
3. NEW 2,000 GALLON DEF TANK INSIDE 6" BLOCK WALL ENCLOSURE INSTALLED ON CONCRETE PAD
4. NEW CONCRETE BLOCK RESTROOM ADDITION TO EXISTING STORAGE BUILDING
5. EXPAND EXISTING CONCRETE DRIVEWAY AS SHOWN. MODIFY LANDSCAPING AND PLANTER CURBS AS SHOWN.
6. INSTALL NEW BULK FUELING RACK WITH BROUGHT IRON FENCE AND TANK DATE
7. INSTALL NEW DIESEL & RED DIESEL FILTER
8. NEW 2,000 GALLON ABOVE GROUND UNLEADED #1 TANK INSIDE 6" BLOCK WALL ENCLOSURE INSTALLED ON CONCRETE PAD w/ 6" CONCRETE CURB

CODES

- 1.-2013 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
- 2.-2013 CALIFORNIA BUILDING CODE (CBC)
- 3.-2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 4.-2013 CALIFORNIA MECHANICAL CODE (CMC)
- 5.-2013 CALIFORNIA PLUMBING CODE (CPC)
- 6.-2013 CALIFORNIA FIRE CODE (CFC)

NOTES

- A. THE HAZARDOUS MANAGEMENT BRANCH SHALL BE CONTACTED A MINIMUM OF 5 WORKING DAYS PRIOR TO UPDATES TO THE LIST SYSTEMS AND ALL SITE INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF THE REQUESTED DATE.
- B. ALL TEST RESULTS SHALL BE SUBMITTED TO GOVERNMENTAL AGENCY FIRE DEPARTMENT. AT THE COMPLETION OF THE LIST UPDATES, A CALIFORNIA LICENSED TANK TESTER SHALL PERFORM A LEAK INTEGRITY TEST ON EACH OF THE NEW DIESEL FUEL LINES. THE NEW UNLEADED LINE, RED DYE DIESEL AND DIESEL FUEL PRODUCT LINES TO THE BULK FUELING RACK WILL ALSO BE REQUIRED TO BE INTEGRITY TESTED BY A CALIFORNIA LICENSED TANK TESTER. ALL NEW SHUTS TO BE HYDROSTATICALLY TESTED.
- C. ALL WORK IS TO BE DONE AND SUPERVISED BY A ICC CERTIFIED INSTALLER AND SERVICE TECH.
- D. ALL EQUIPMENT AND MATERIAL INSTALLED BY A MANUFACTURER'S TRAINED TECH.
- E. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE STARTING ANY WORK. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE OWNERS ENGINEER FOR HIS DECISION BEFORE PROCEEDING WITH THE WORK.
- F. GENERAL CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM APPLICABLE AGENCIES FOR DICHOTOMY OF TRENCHES 6'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
- G. ALL MATERIALS SHALL BE COMPATIBLE WITH USE FOR THE INTENDED PURPOSE AS PER NATIONALLY RECOGNIZED CODES, LOCAL CODES AND GOVERNING AUTHORITIES.
- H. FUELING SYSTEM TO BE INSPECTED PER LOCAL REGULATING AGENCIES AND BY OWNERS REPRESENTATIVE PRIOR TO BEING PLACED BACK IN SERVICE.
- I. TANK SYSTEM LEAK DETECTORS AND MONITORING SYSTEM INTEGRITY TESTS FORWARDED AND APPROVED BY GOVERNING AGENCY PRIOR TO TANK SYSTEM BEING PLACED IN OPERATION (AS APPLICABLE)
- J. PRIOR TO FUEL BEING PUMPED, STATION MUST HAVE VENDOR ROOT FUNCTIONAL AND MONITORING ANNULAR SPACES OF TANK.
- K. REFERENCE CODES SHALL INCLUDE 2013 CEC; 2013 IBC; 2013 EFC.
- L. FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2013 EFC. FIRE EXTINGUISHERS SHALL BE PROVIDED.
- M. ALL SLUMP SPECIMENS MUST BE PROPERLY PROPORTIONED, LOCATED AT THE LOWEST POINT IN THE SLUMPS UTILIZING A SENSOR HOLDER.
- N. SOIL/PEA GRAVLS SAMPLES SHALL BE TAKEN AS DIRECTED AND WITNESSED BY RIVERSIDE COUNTY DEPT. PUBLIC PERSONNEL. THE SAMPLES SHOULD HAVE NO HEADSPACE AND BE PLACED ON ICE AND IMMEDIATELY ANALYZED ON A 24-HOUR TURNAROUND OR "TRISH" SCHEDULE. SAMPLE RESULTS SHALL BE SUBMITTED TO RIVERSIDE COUNTY DEPT. FROM TO BACKLOG.

REVISIONS	
DATE	DESCRIPTION
1/15/13	ISSUED FOR CLIENT
2/15/13	ISSUED FOR PERMIT
3/15/13	ISSUED FOR PERMIT
4/15/13	ISSUED FOR PERMIT
5/15/13	ISSUED FOR PERMIT
6/15/13	ISSUED FOR PERMIT

CJC Design, Inc.
 2800 La Brea Avenue, Suite 202, Van Nuys, CA 91411
 (818) 709-8888
 www.cjcdesign.com

BOWNS ENERGY
 FUEL & LUBRICANTS
 1296 Magnolia Avenue
 Corona, CA 92679
 PH: 951-737-9866

PROJECT: 671 QUAIL VALLEY COURT RIVERSIDE, CA. 92507
PROPOSED PLOT PLAN

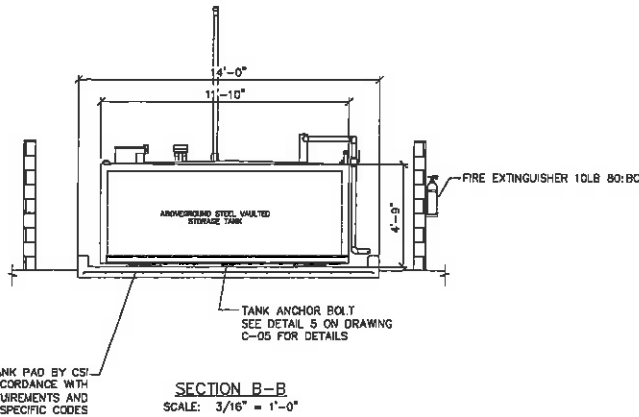
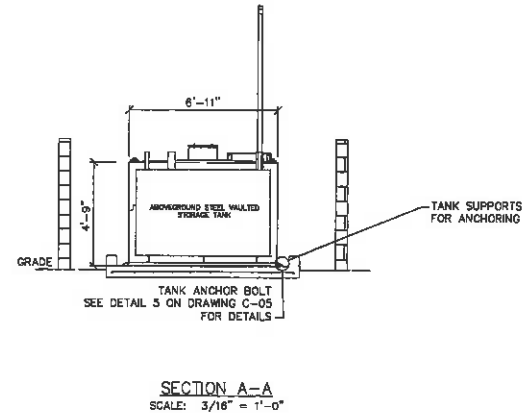
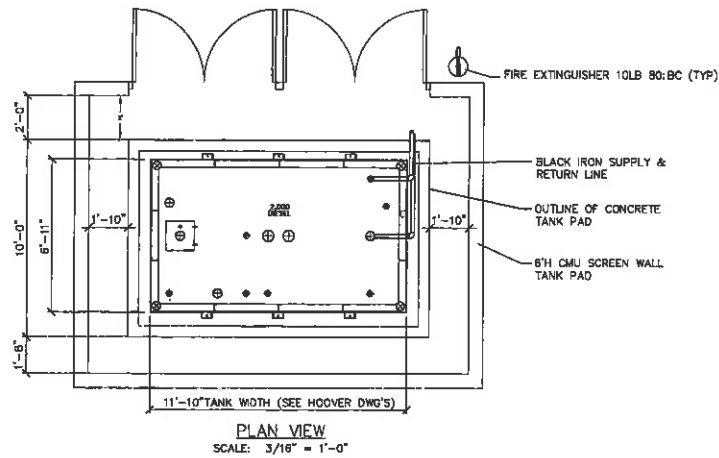
DATE: 03/09/16

DESIGNED BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 16028
 FIRM NUMBER: COWNS ENERGY

C.11

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600

 TWO WORKING DAYS BEFORE YOU DIG



PRE-FABRICATED TANK PAD BY CSI-
BEARING PAD DESIGN IN ACCORDANCE WITH
AST MANUFACTURER'S REQUIREMENTS AND
SITE SPECIFIC CODES

NOTE:
SEE DRAWING C-05 FOR
CONSTRUCTION DETAILS
SEE DRAWINGS C-06
FOR SIGNAGE DETAILS

NOTE:
TANK DIMENSIONS ARE TO BE
VERIFIED BY CONTRACTOR PRIOR
TO INSTALLING TANK PAD

GENERAL NOTES:

1. USE DOUBLE WALL UL 2085 STEEL TANK AS SHOWN.
2. ANCHOR TANKS TO CONCRETE SLAB AS PER MANUFACTURER'S DIRECTIONS.
3. ALL EQUIPMENT INSTALLATIONS MUST COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
4. TANK SLAB DESIGN BY HOOVER, SEE HOOVER DRAWINGS FOR CONCRETE SPECIFICATION, REINFORCING, AND SUBGRADE REQUIREMENTS.
5. COMPACT SUBGRADE TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
6. COMPACT FILL TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
7. TANK DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLING TANK PAD.
8. SEE DRAWING C-05 AND C-06 FOR CONSTRUCTION DETAILS AND SIGNAGE DETAILS.

REVISIONS	
NO.	DESCRIPTION

CJC Design, Inc.
25408 La Mesa Avenue, Suite 202, Vista, CA 92083
Tel: 760 477-2222
Fax: 760 477-2222
www.cjcdesign.com

DOWNS ENERGY FUEL & LUBRICANTS
1296 Magnolia Avenue
Corona, CA 92879
Ph: 951-737-9866

PROJECT: 671 QUAIL VALLEY COURT
RIVERSIDE, CA. 92507
2,000 GALLON AND UNDER TANKS CIVIL PLAN
AND SECTIONS

DATE ISSUED: 03/09/18

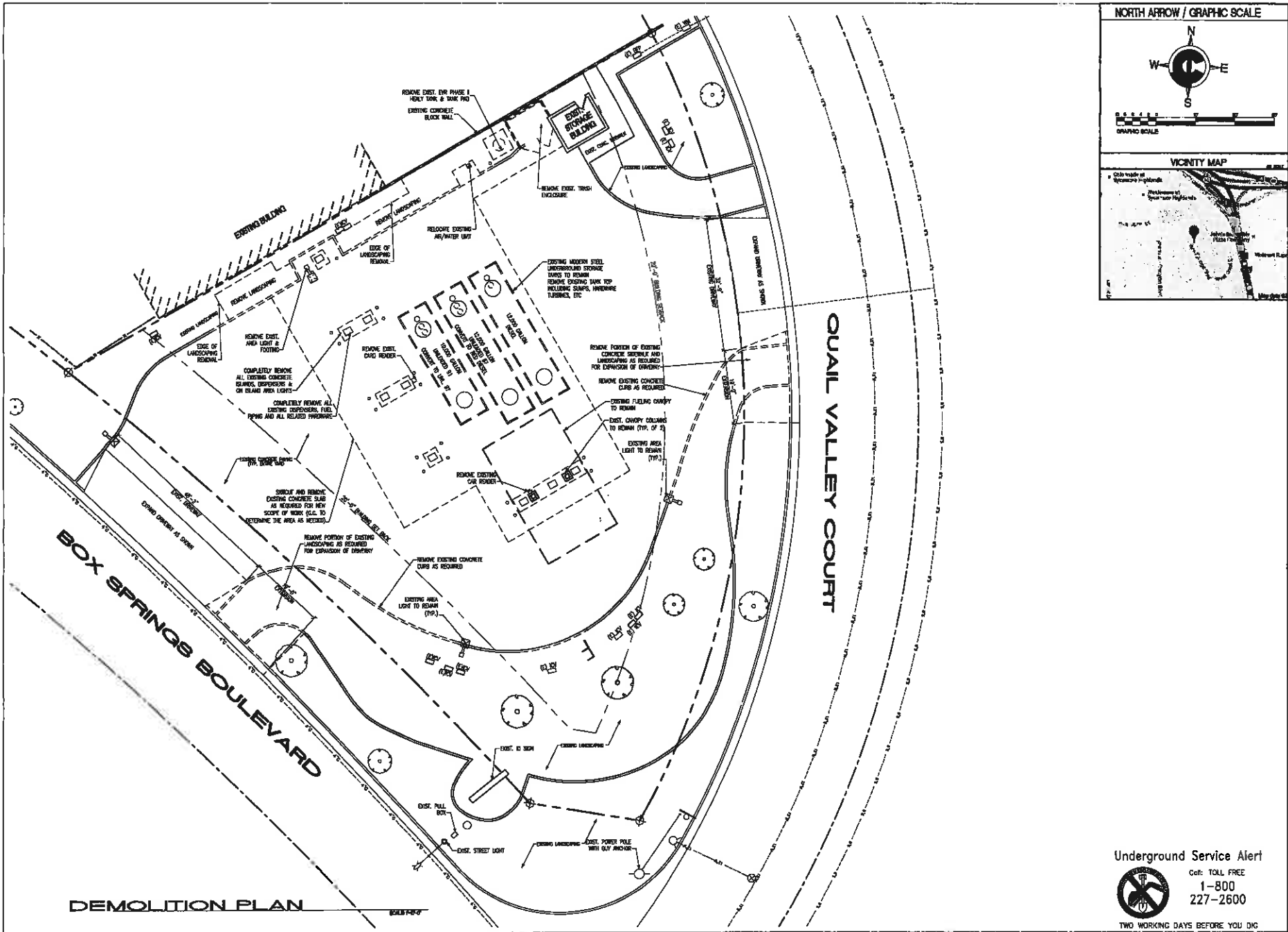
SCALE:

DRAWN BY: F. COHEN | **CHECKED BY:** F. COHEN

PROJECT NUMBER: 16028

DRAWING NUMBER: DOWNS ENERGY

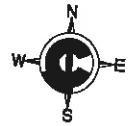
TITLE: C-03



DEMOLITION PLAN

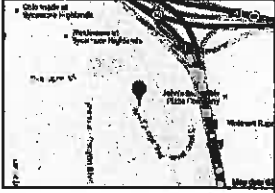
SCALE: 1/8" = 1'-0"

NORTH ARROW / GRAPHIC SCALE



GRAPHIC SCALE

VICINITY MAP



REVISIONS	
NO.	DATE
1	11/7/16
2	REVISION FOR IFC
3	
4	
5	
6	
7	
8	
9	
10	
<p>CJC Design, Inc. Design Planning Permitting 24499 La Habra Avenue, Suite 202, La Habra, CA 91748 Tel: (714) 962-2222 www.cjcdesign.com</p>	
<p>PROJECT: 6171 QUAIL VALLEY COURT RIVERSIDE, CA 92507 DEMOLITION PLAN</p>	
<p>DATE REVISION: 03/09/16</p>	
<p>SCALE:</p>	
<p>DRAWN BY: F. COHEN</p>	<p>CHECKED BY: F. COHEN</p>
<p>PROJECT NUMBER: 18026</p>	
<p>DATE: 11/02/16</p>	
<p>BY: DOWNS ENERGY</p>	
<p>C:10</p>	

Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 8, 2017

Ms. Sandra Campbell, Project Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4060 Lerron St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

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

File No.: ZAP1043PS17
Related File No.: 16-051 (Conditional Use Permit)
APNs: 681-310-007, 681-310-031

Dear Ms. Campbell:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. 16-051 (Conditional Use Permit), a proposal to develop an independent living, assisted living, and memory care facility on 4.8 acres located northerly of Carey Road, westerly of the northerly terminus of Palm Valley School Road, and easterly of Cree Road and Palm Oasis Road. The easterly parcel includes seven buildings that were formerly utilized as a resort hotel. These buildings will be utilized for independent living. The two new buildings on the westerly parcel will be utilized as assisted living and memory care facilities.

The site is located within Airport Compatibility Zones D and E of the 2005 Palm Springs Airport Influence Area (AIA). Within Compatibility Zone E of the 2005 Palm Springs Airport Compatibility Plan, nonresidential intensity is not restricted. A portion of the easterly parcel is located within Compatibility Zone D, where nursing homes are a discouraged use and which restricts nonresidential intensity to 100 people per average acre, and 300 people per single acre. The Zone D portion results in a 60 people per average acre and 21 people per single acre, which is consistent with the Zone D criteria. Therefore, the conversion of the building(s) in Zone D will not have a significant impact on airport land use compatibility and may be reviewed and found consistent by the ALUC Director.

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 10,246 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 497.5 feet AMSL. The project site elevation is 325 feet AMSL, and the tallest object height is 34 feet, resulting in a maximum top point elevation of 359 feet AMSL (lower than the runway elevation). Therefore, review by the FAAOES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property.
4. Any new retention or 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.
5. Buildings located on the easterly parcel within Zone D shall not be utilized as skilled nursing or memory care facilities.

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



Edward C. Cooper, Director

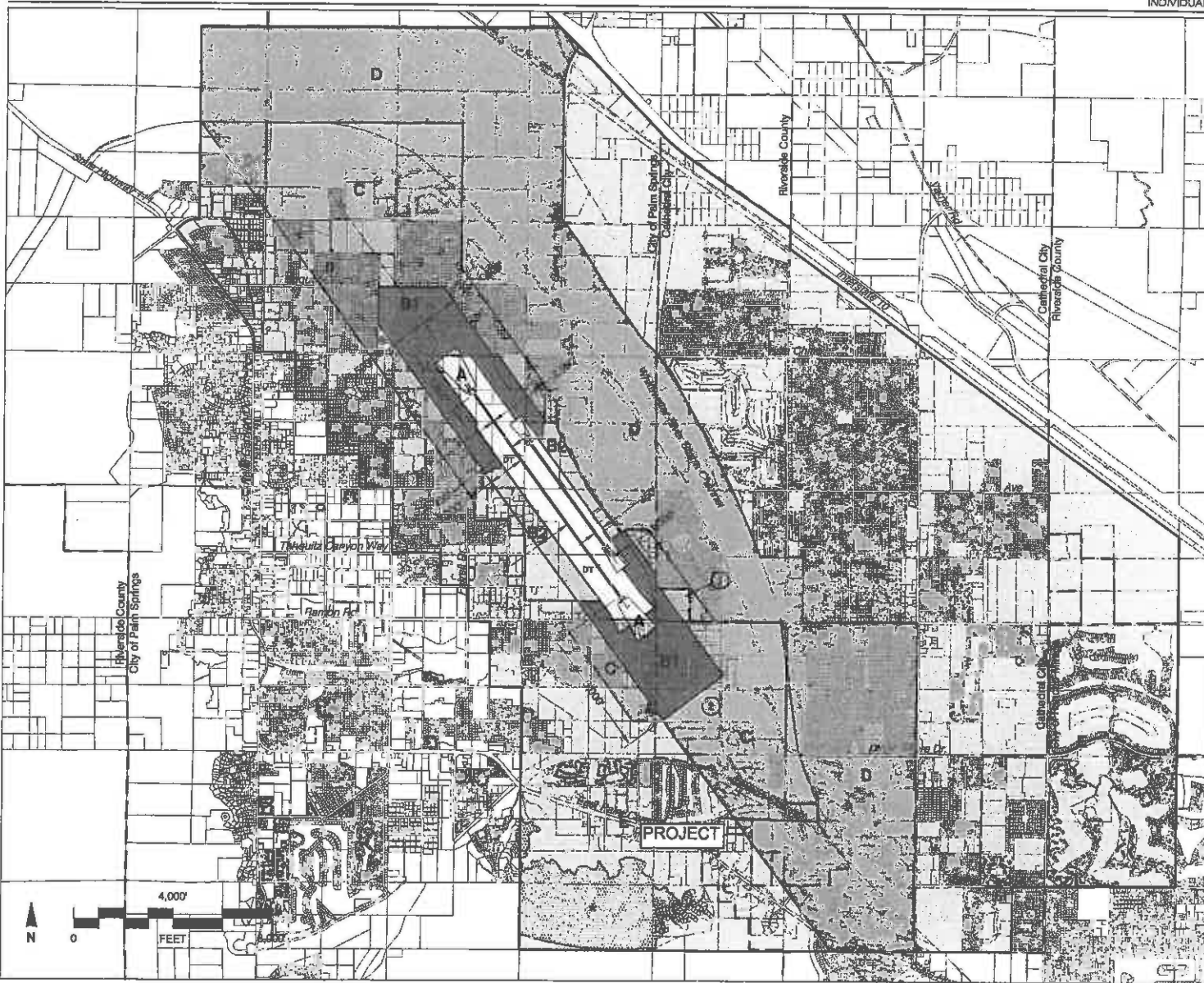
Attachment: Notice of Airport in Vicinity

cc: Aaron Whitfield, Prospect Companies, LLC/Whitfield Architects (applicant)
Greg and Elizabeth Grant (property owner)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1043PS17\ZAP1043PS17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

See Policy PS.2.1.

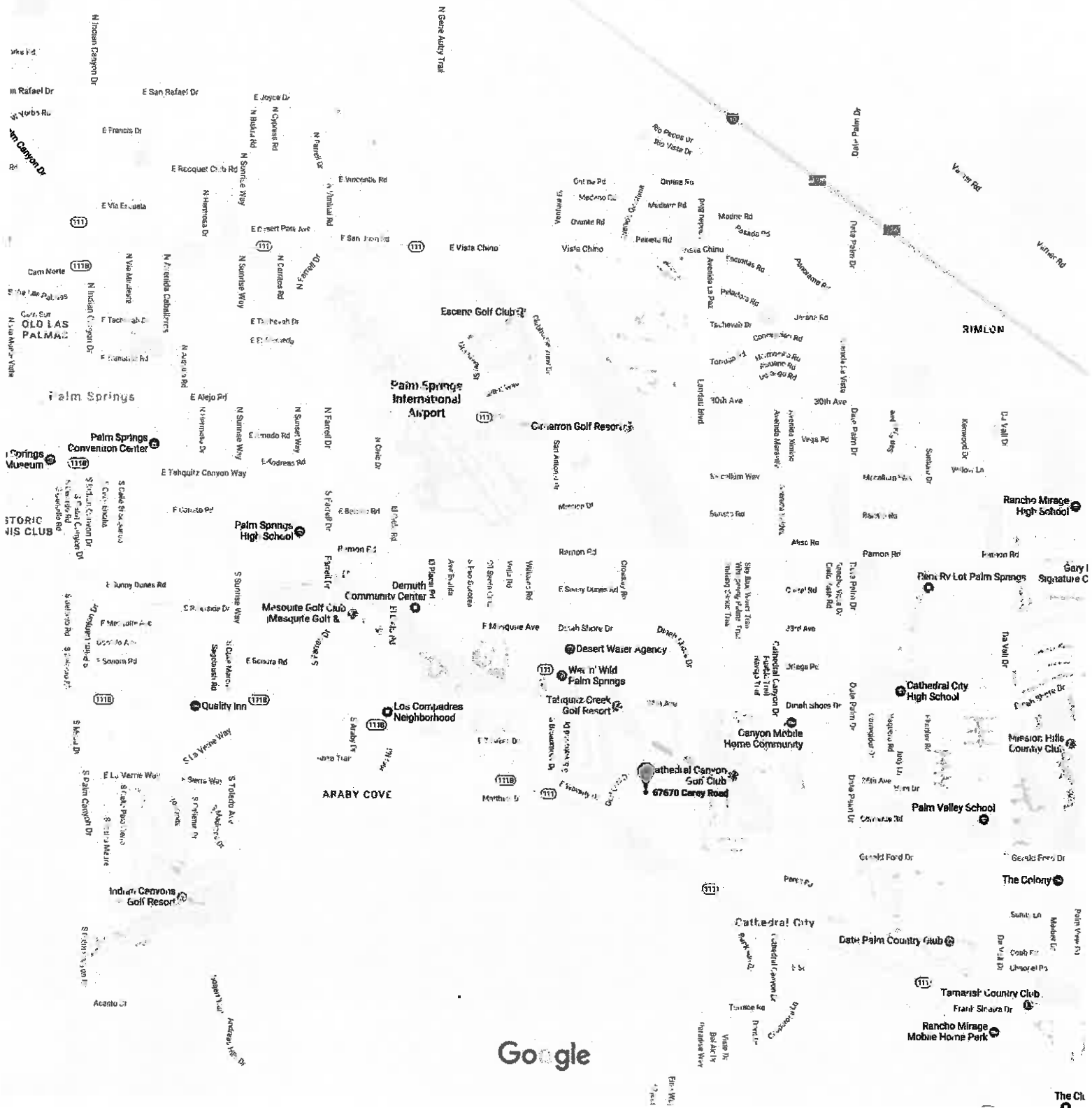
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted March 2005)

Map PS-1

Compatibility Map
Palm Springs International Airport

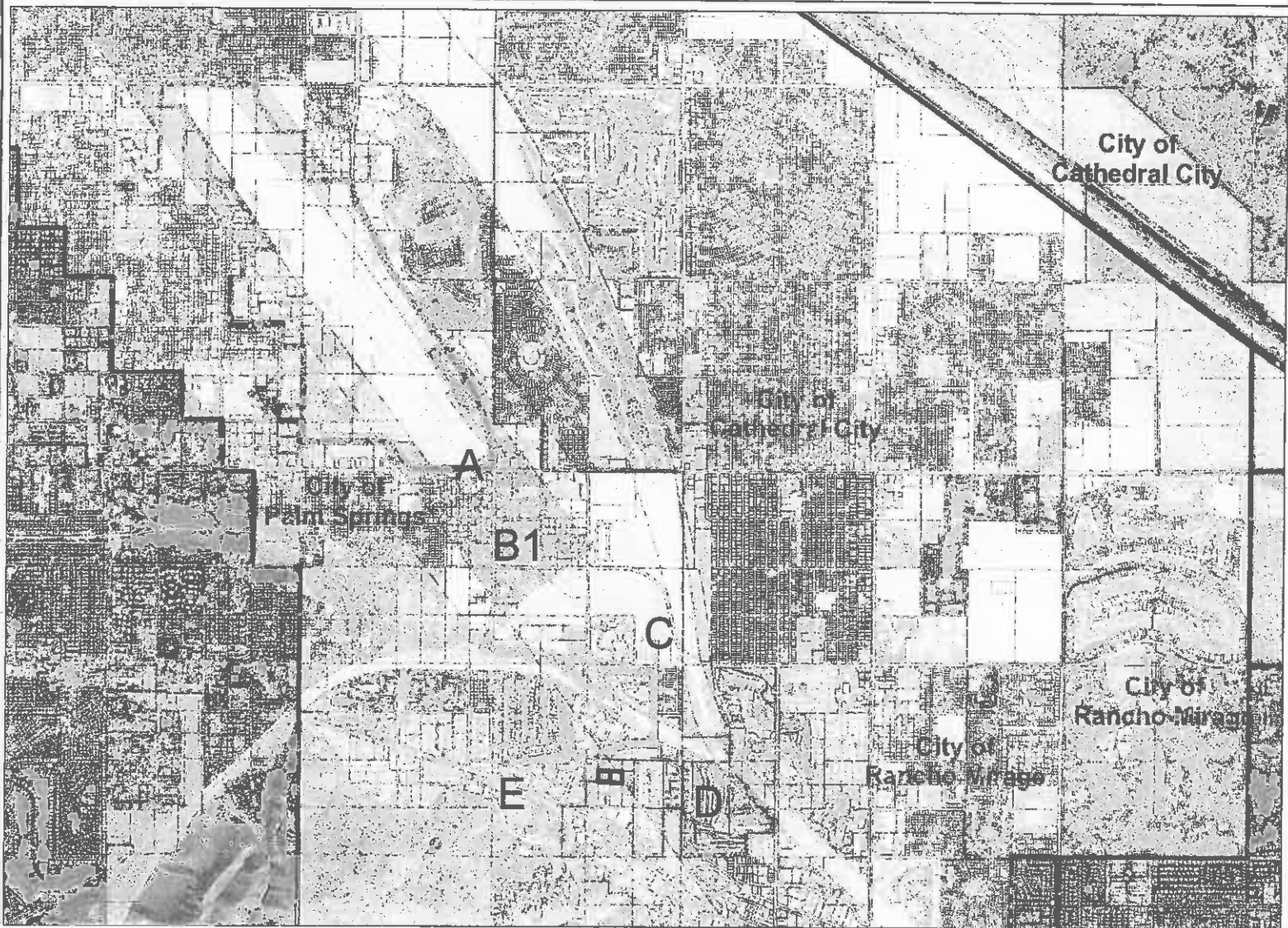
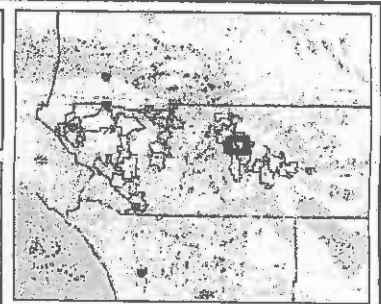


67670 Carey Rd Vicinity Map





























Map data ©2017 Google 2000 ft

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 5,111 10,222 Feet



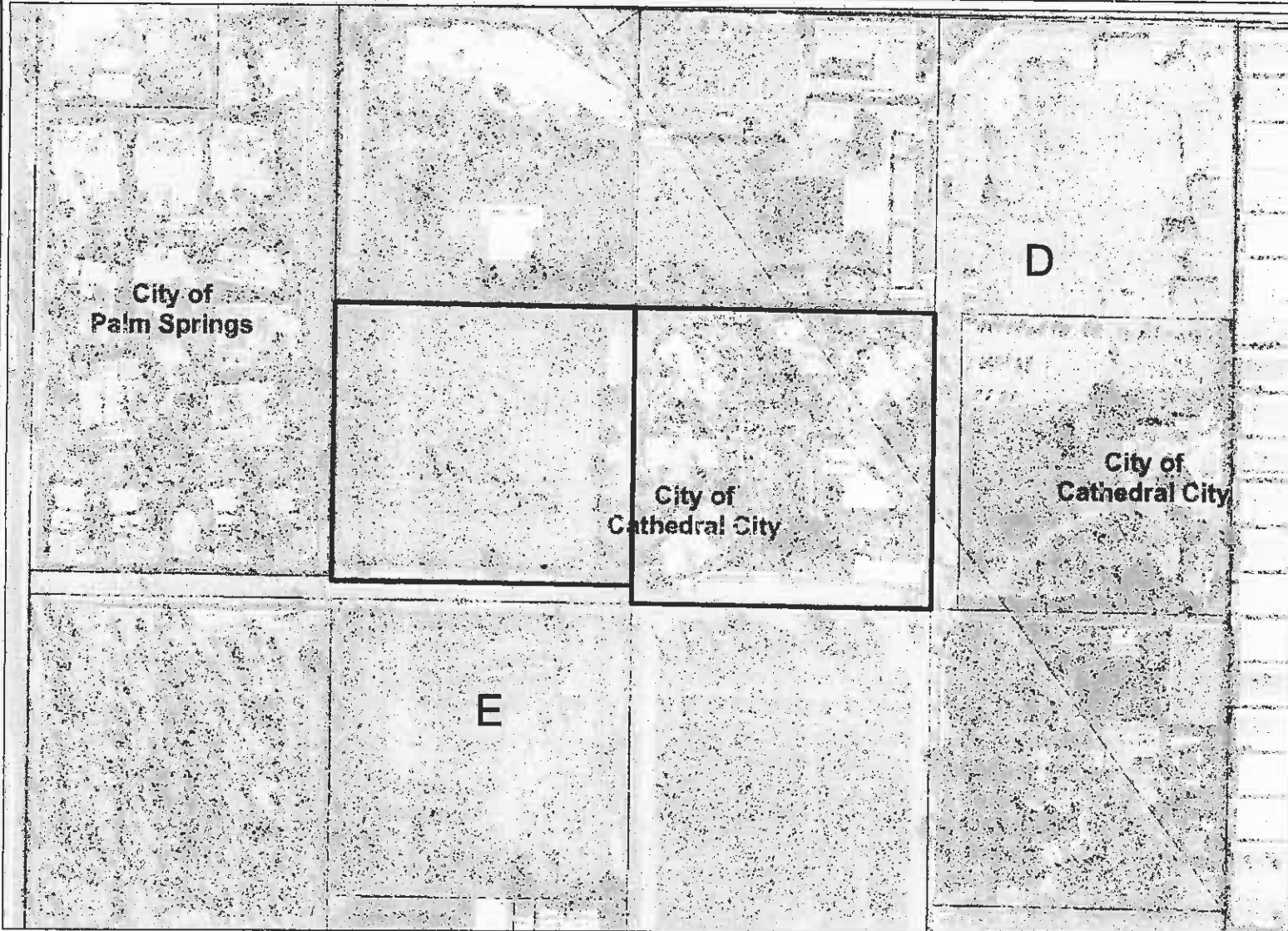
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 10:12:42 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



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

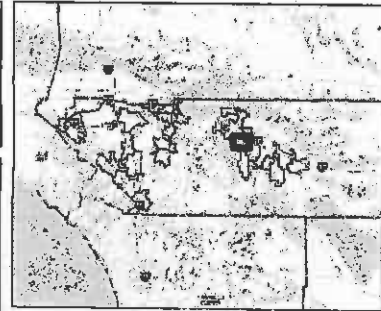
0 204 409 Feet



REPORT PRINTED ON... 1/23/2017 10:09:45 AM

© Riverside County RCIT GIS

My Map



- Legend**
- Airports
 - Runways
 - Historic Preservation Districts I
 - City Boundaries
 - highways**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - 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.

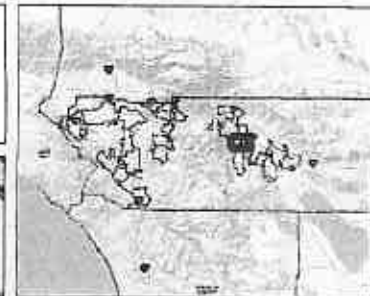


REPORT PRINTED ON... 1/31/2017 10:31:49 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers



0 5,111 10,222 Feet



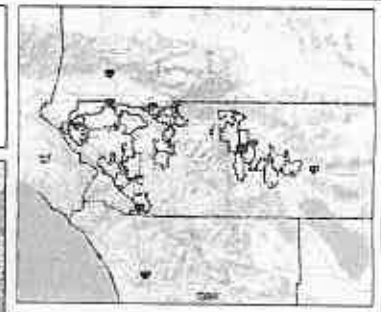
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 10:15:20 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

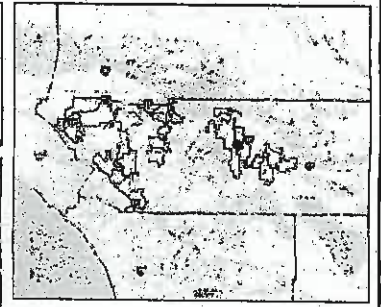


REPORT PRINTED ON... 1/23/2017 10:18:58 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- Landuse**
- Rural Community - Estate Density F
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area
- Rural Residential
- Rural Mountainous
- Rural Desert



0

584

1,167 Feet



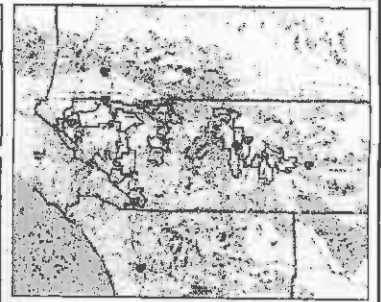
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/31/2017 10:27:47 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0

319

639 Feet



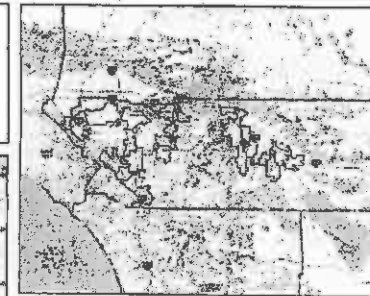
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 10:17:38 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0

204

409 Feet



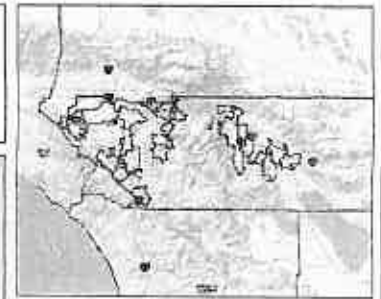
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 10:10:24 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 160 319 Feet

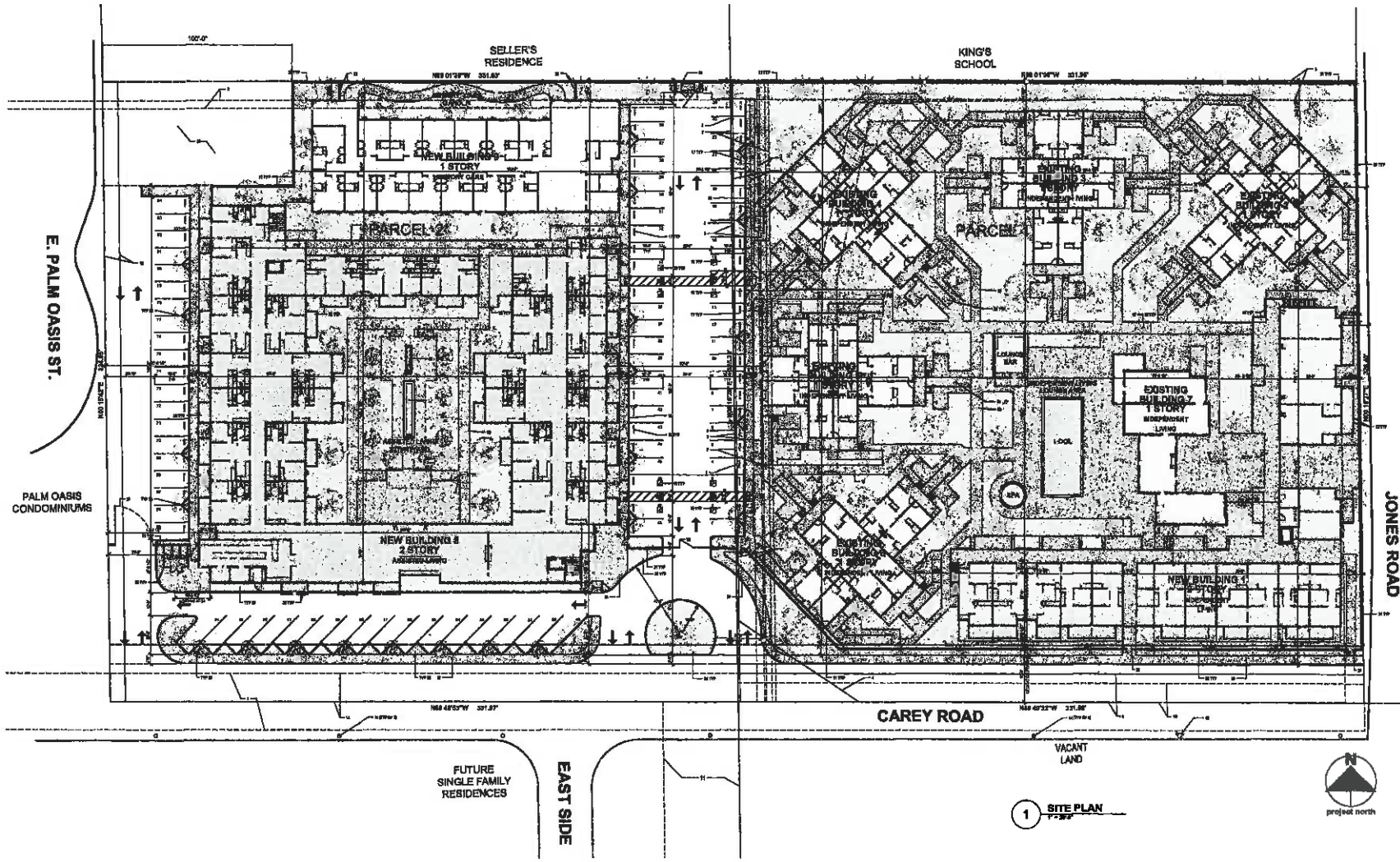


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/23/2017 10:18:05 AM

© Riverside County RCIT GIS

Notes



1 SITE PLAN
1/2" = 1' - 0"



SITE PLAN KEYNOTES

1. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
2. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
3. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
4. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
5. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
6. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
7. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
8. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
9. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
10. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
11. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
12. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
13. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
14. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
15. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
16. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
17. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
18. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
19. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.
20. All dimensions are shown in feet and inches (ft-in). Dimensions are rounded up to the next inch.

SITE PLAN LEGEND

- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint
- [Symbol] Proposed Building Footprint

Whitfield Associates, Inc.
 4055 ...
 www.whitfield.com
 Office 1 415 885 1100

Cathedral City Senior Living
 Assisted Living - Memory Care
 Active Living - APN 881-301-407 & 881-310-031
 67570 CAREY ROAD, CATHEDRAL CITY, CA 92234

SITE PLAN

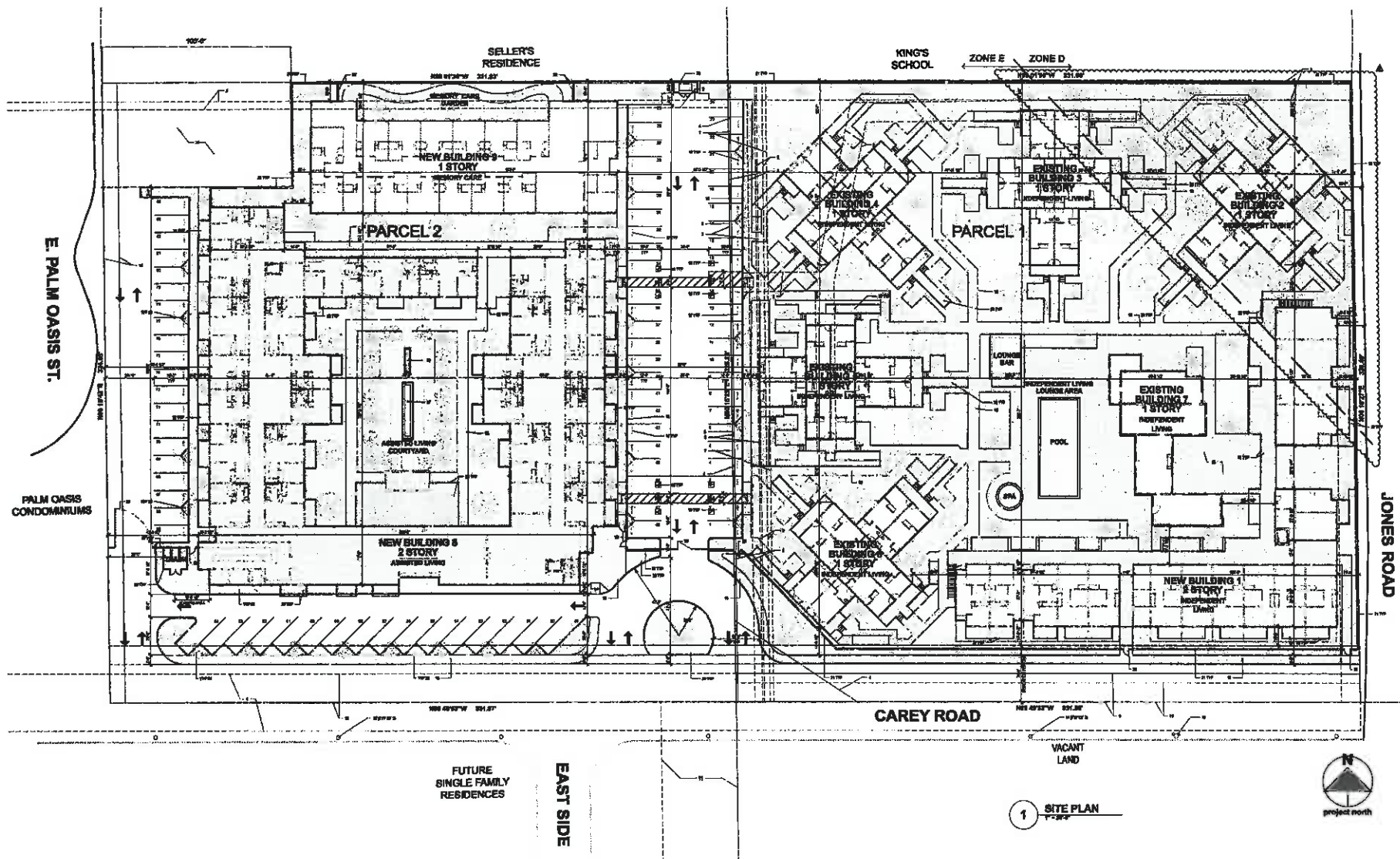
PROJECT NO: 2016-0056

SCALE: 1" = 10' - 0"

DATE: 11/21/16

PLANT DATE: 11/21/16

AS1.1



1 SITE PLAN
1" = 30'

SITE PLAN KEYNOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, ZONING ORDINANCES AND THE CALIFORNIA BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.

11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHEDRAL CITY, CALIFORNIA, PLANNING AND DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.

SITE PLAN LEGEND

	PROPOSED NEW BUILDING
	EXISTING BUILDING
	PROPOSED SINGLE-FAMILY HOME
	EXISTING SINGLE-FAMILY HOME
	LOT LINE
	EASEMENT
	UTILITY LINE
	PROPOSED ACCESSWAY
	PROPOSED ACCESSWAY

A. DATE DESCRIPTION

DATE	DESCRIPTION



Whitfield Associates, Inc.
 ARCHITECTS
 www.whitfield.com
 10000 W. 10th St. Suite 100
 Los Angeles, CA 90024



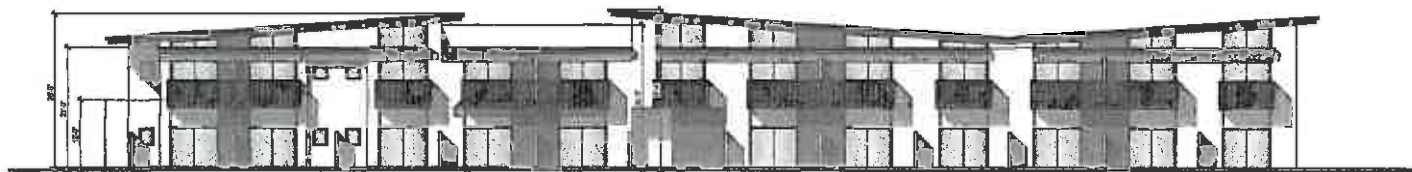
PROJECT TITLE
Cathedral City Senior Living - Memory Care
 Memory Care - Assisted Living - Memory Care
 APN 681-301-007 & 681-310-031
 67670 CAREY ROAD, CATHEDRAL CITY, CA 92224

SITE PLAN

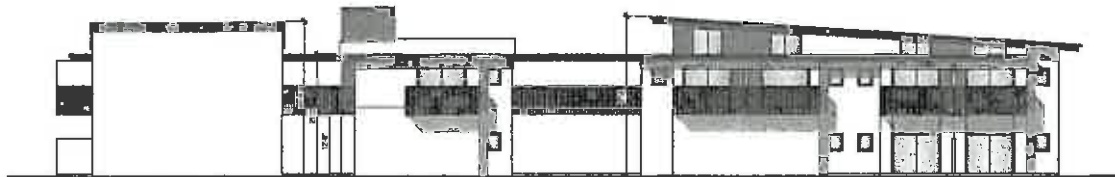
PROJECT NO. 2016-0058

SCALE: 1" = 30'
 DRAWN BY: JAA
 PLOT DATE: 04/15/16

SHEET NUMBER
AS1.1



1 SOUTH ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS



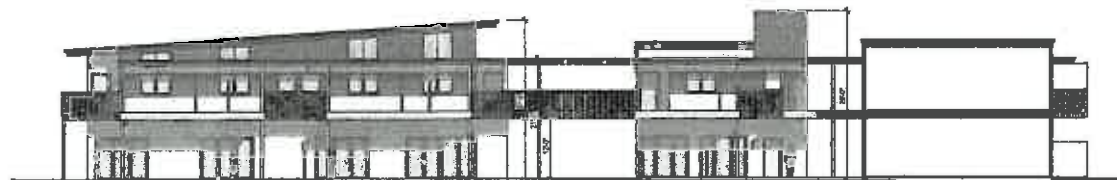
2 EAST ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS



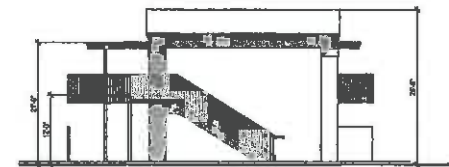
3 NORTH ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS



4 NORTH INTERIOR COURTYARD ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS

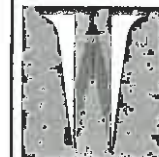


5 WEST INTERIOR COURTYARD ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS



6 WEST ELEVATION - BUILDING 1
W-1/4" NON-PERMANENT DIMS

A	DATE	DESCRIPTION



Whitfield Associates, Inc.
1461 Lakeside Blvd, Suite 100, San Jose, CA 95128
Phone: 408.261.1400
www.whitfield.com
architecture | planning | interior design



PROJECT FILE:
Cathedral City Senior Living - Assisted Living - Memory Care
Active Living - APN 881-301-007 & 881-310-031
67870 CAREY ROAD, CATHEDRAL CITY, CA 92234

PROJECT FILE:
EXTERIOR ELEVATIONS BUILDING 1

PROJECT FILE: **2016-0056**

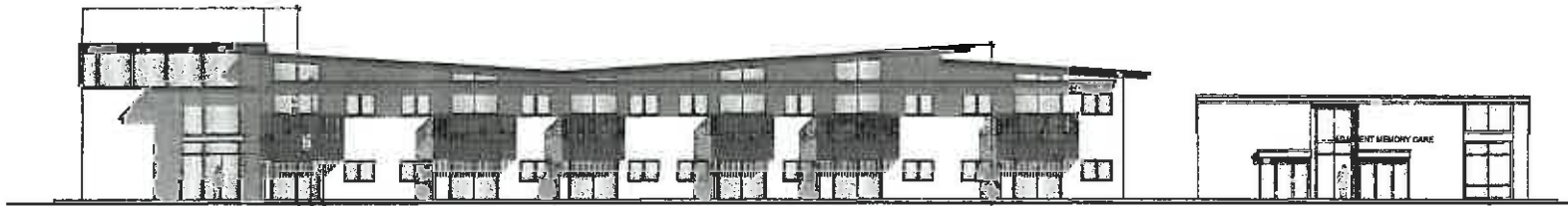
SCALE: 1/8" = 1'-0"
DRAWN BY: WJ/BA
PLOT DATE: 06/14/2016

SHEET NUMBER

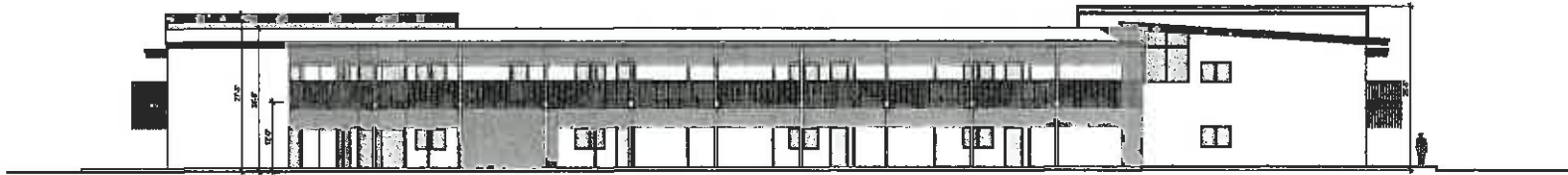
A5.1



1 SOUTH ELEVATION - BUILDING 8
1/8" = 1'-0" AS SHOWN



2 EAST ELEVATION - BUILDING 8
1/8" = 1'-0" AS SHOWN



4 NORTH ELEVATION - BUILDING 8
1/8" = 1'-0" AS SHOWN



5 WEST ELEVATION - BUILDING 8
1/8" = 1'-0" AS SHOWN

A	DATE	DESCRIPTION



Whitfield Associates, Inc.
 3441 Hillside, Santa Ana, CA 92705
 Phone: 714.241.1500
 www.whitfield.com
 Architecture | Planning | Interior Design

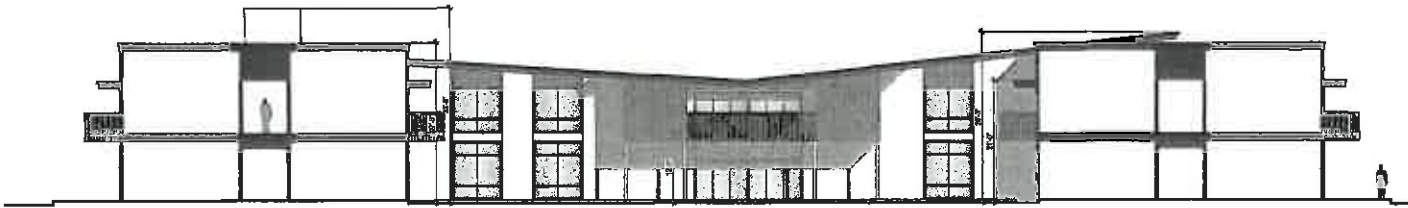


PROJECT TITLE
Cathedral City Senior Living
 Active Living - Assisted Living - Memory Care
 APN 681-301-007 & 681-310-031
 67670 CAREY ROAD, CATHEDRAL CITY, CA 92234

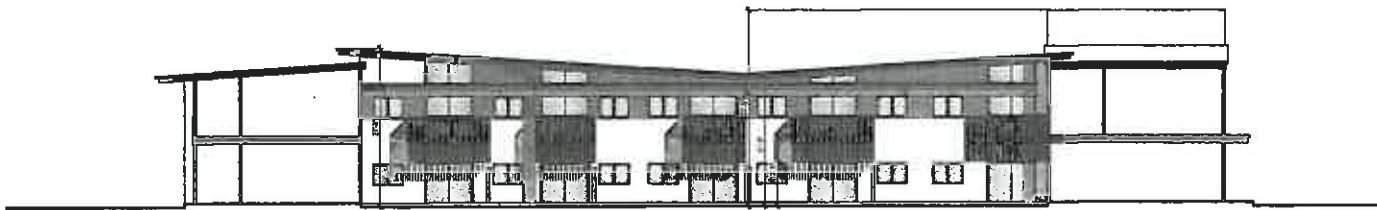
SHEET TITLE
EXTERIOR ELEVATIONS BUILDING 8

PROJECT No. — **2016-0056**
 SCALE: 1/8" = 1'-0"
 DRAWING BY: JAA
 PLOT DATE: 09/16/2016
 SHEET NUMBER

A5.2



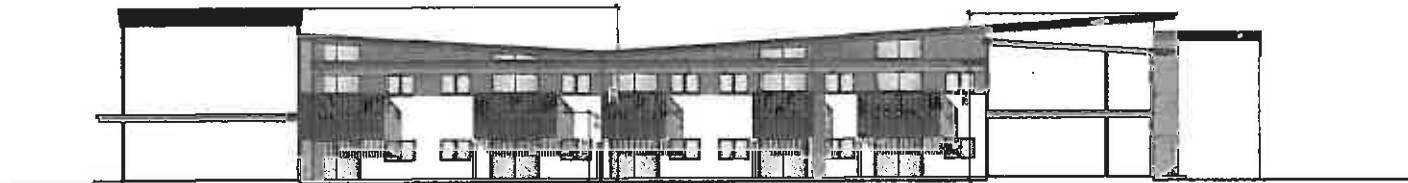
1 NORTH INTERIOR COURTYARD ELEVATION - BUILDING 8
W.P.C.T.P. 2/16/16 02/16



2 WEST INTERIOR COURTYARD ELEVATION - BUILDING 8
W.P.C.T.P. 2/16/16 02/16

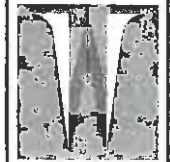


3 SOUTH INTERIOR COURTYARD ELEVATION - BUILDING 8
W.P.C.T.P. 2/16/16 02/16



4 EAST INTERIOR COURTYARD ELEVATION - BUILDING 8
W.P.C.T.P. 2/16/16 02/16

DATE	DESCRIPTION



Whitfield Associates, Inc.
 ARCHITECTS
 2400 SAN JOAQUIN ST., SUITE 200, SAN JOAQUIN, CA 95131
 (916) 434-1100
 www.whitfield.com
 architecture | planning | interior design



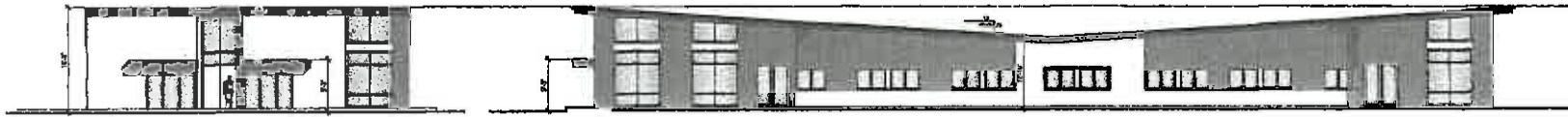
PROJECT TITLE
Cathedral City Senior Living - Memory Care
 Active Living - Assisted Living - Memory Care
 APN 881-301-007 & 881-310-031
 67870 CAREY ROAD, CATHEDRAL CITY, CA 92234

SHEET TITLE
EXTERIOR ELEVATIONS BUILDING 8

PROJECT NO. **2016-0056**

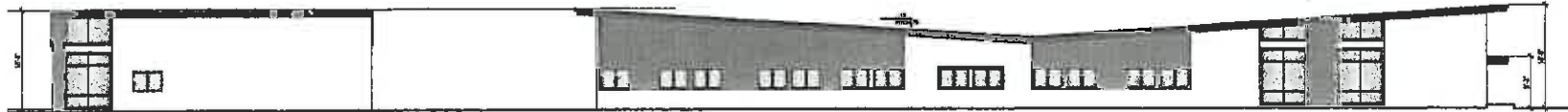
SCALE: 1/8" = 1'-0"	
DESIGNED BY: J.W. JAK	
PLOTTED BY: J.W. JAK	
SHEET NUMBER	

A5.3



1 EAST ELEVATION - BUILDING 9
DWG NO. 2016-0056

2 NORTH ELEVATION - BUILDING 9
DWG NO. 2016-0056

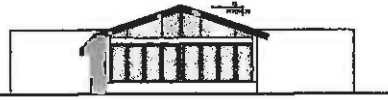


3 WEST ELEVATION - BUILDING 9
DWG NO. 2016-0056

4 SOUTH ELEVATION - BUILDING 9
DWG NO. 2016-0056



5 RIGHT ELEVATION - EXISTING BUILDINGS 2 - 6
DWG NO. 2016-0056



6 FRONT ELEVATION - EXISTING BUILDINGS 2 - 6
DWG NO. 2016-0056

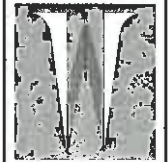


7 LEFT ELEVATION - EXISTING BUILDINGS 2 - 6
DWG NO. 2016-0056



8 REAR ELEVATION - EXISTING BUILDINGS 2 - 6
DWG NO. 2016-0056

A	DATE	DESCRIPTION



Whitfield
Associates, Inc.
2411 San Pablo Ave., Suite 200, Emeryville, CA 94608
Phone: 914.331.1122
www.whitfield.com
CAD/Revit | Planning | Interior Design

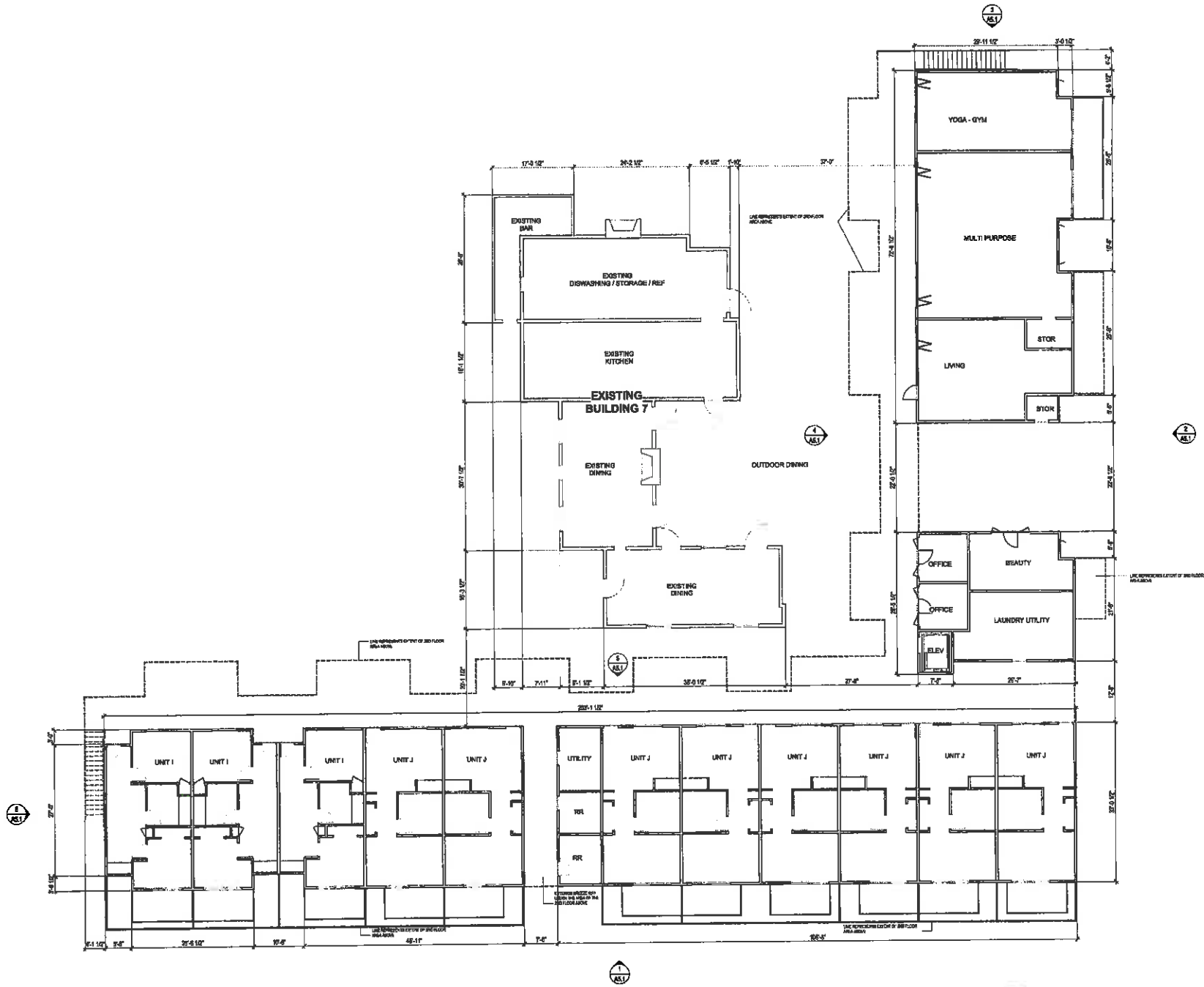


PROJECT TITLE:
Cathedral City Senior Living
Active Living - Assisted Living - Memory Care
APN 681-301-007 & 681-310-031
67670 CAREY ROAD, CATHEDRAL CITY, CA 92234

EXTERIOR ELEVATIONS
BUILDING 9
BUILDINGS 2-6

PROJECT NO. 2016-0056
SCALE: 1/8" = 1'-0"
DRAWN BY: DW/JAA
PLOT DATE: 2016.02.28
DWG NO: 2016-0056

A5.4



1 1st FLOOR PLAN - BUILDING 1 ADJACENT EXISTING BUILDING 7
1/4" = 1'-0" INDEPENDENT DWG




A	DATE	DESCRIPTION



Whittle Associates, Inc.
2400 Garfield, Suite 200, San Francisco, CA 94132
 Phone: 415.774.1111
 www.whittle.com

architectural | planning | interior



PROJECT TITLE: **Cathedral City Senior Living - Memory Care**

PROJECT NUMBER: **681-301-007 & 681-310-031**

PROJECT TITLE: **1ST FLOOR PLAN BUILDING 1 BUILDING 7 INDEPENDENT LV1**

PROJECT No. **2016-01**

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

DRAWN BY: GY JAA

PLT DATE: 05/18/2016

SHEET NUMBER:

A1.1

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 8, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

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

File No.: ZAP1239MA17
Related File No.: PP26142 (Plot Plan)
APN: 285-160-064

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP (Plot Plan), a proposal to establish a Class II dog kennel (11 to 25 dogs) at an existing single family residence on 5 acres, located at 19410 Harley John Road (on the easterly side of Harley John Road, northerly of its intersection with Cajalco Road), in the unincorporated community of Lake Mathews.

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 residential density nor nonresidential intensity is restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 32,000 feet from the project property line to the nearest point of that runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,808 feet AMSL. The elevation of the project site is 1,555 feet AMSL, with the existing home and structures onsite reaching a maximum height of 25 feet. The applicant is not proposing any new buildings or structures. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following 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 review of this Plot Plan 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, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants (if any) of the home(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality 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/water quality 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 following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

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.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

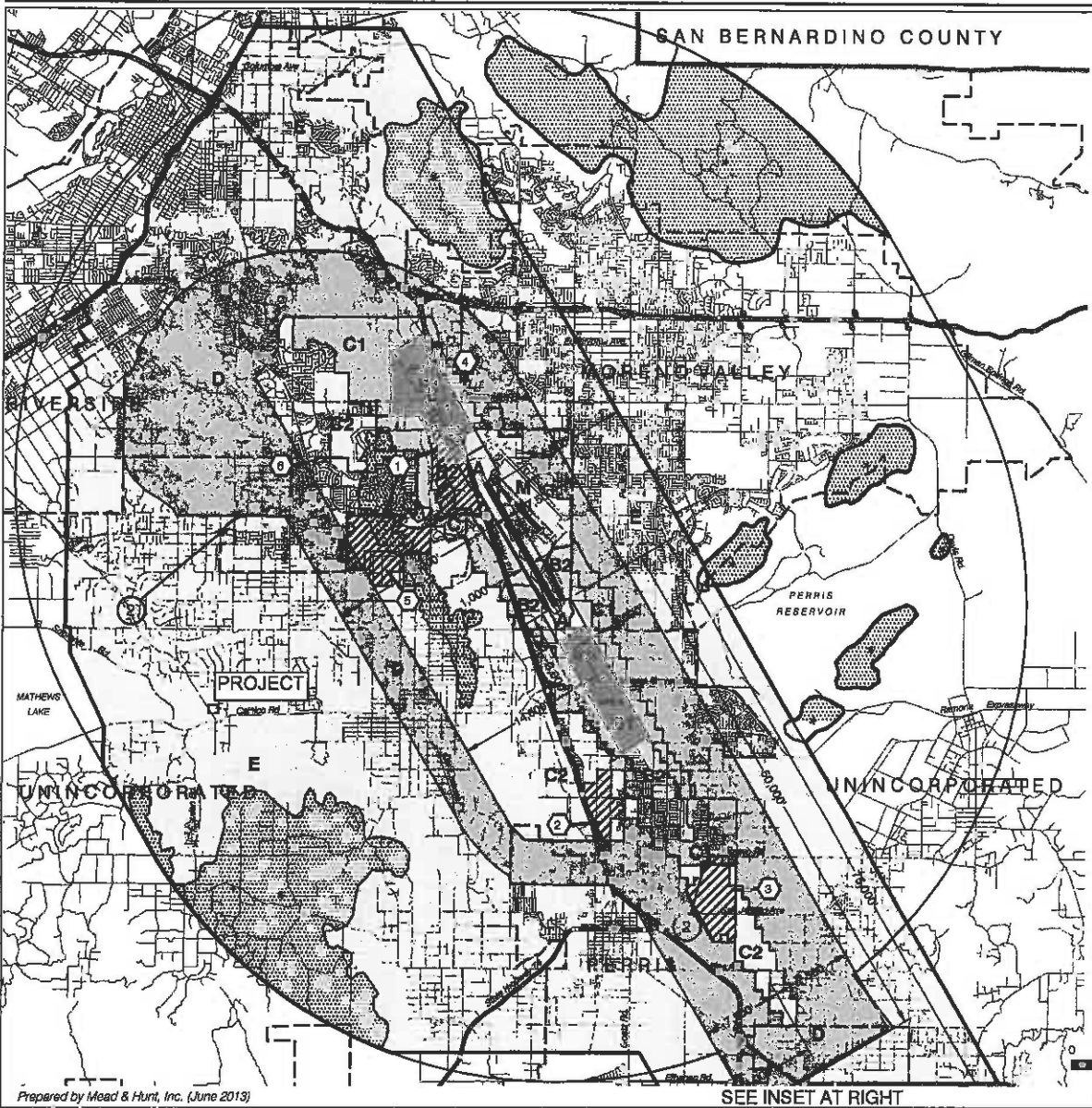
Attachments: Notice of Airport in Vicinity

cc: Tobias Sanders (applicant/property owner)
Gene Selaya (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1239MA17\ZAP1239MA17.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

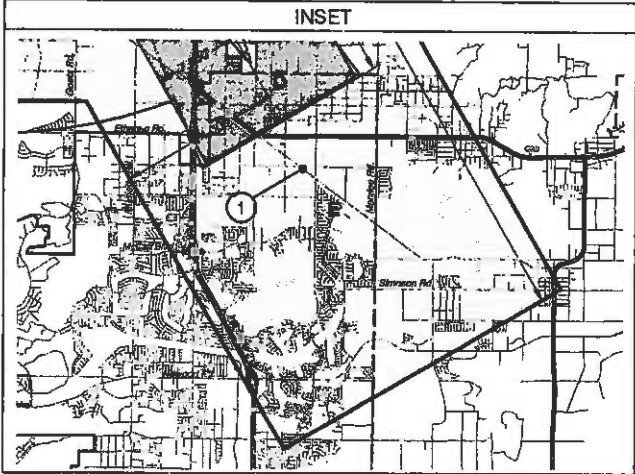
Compatibility Zones

- 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: Rldge Crest Subdivision



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



Base map source: County of Riverside 2013

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

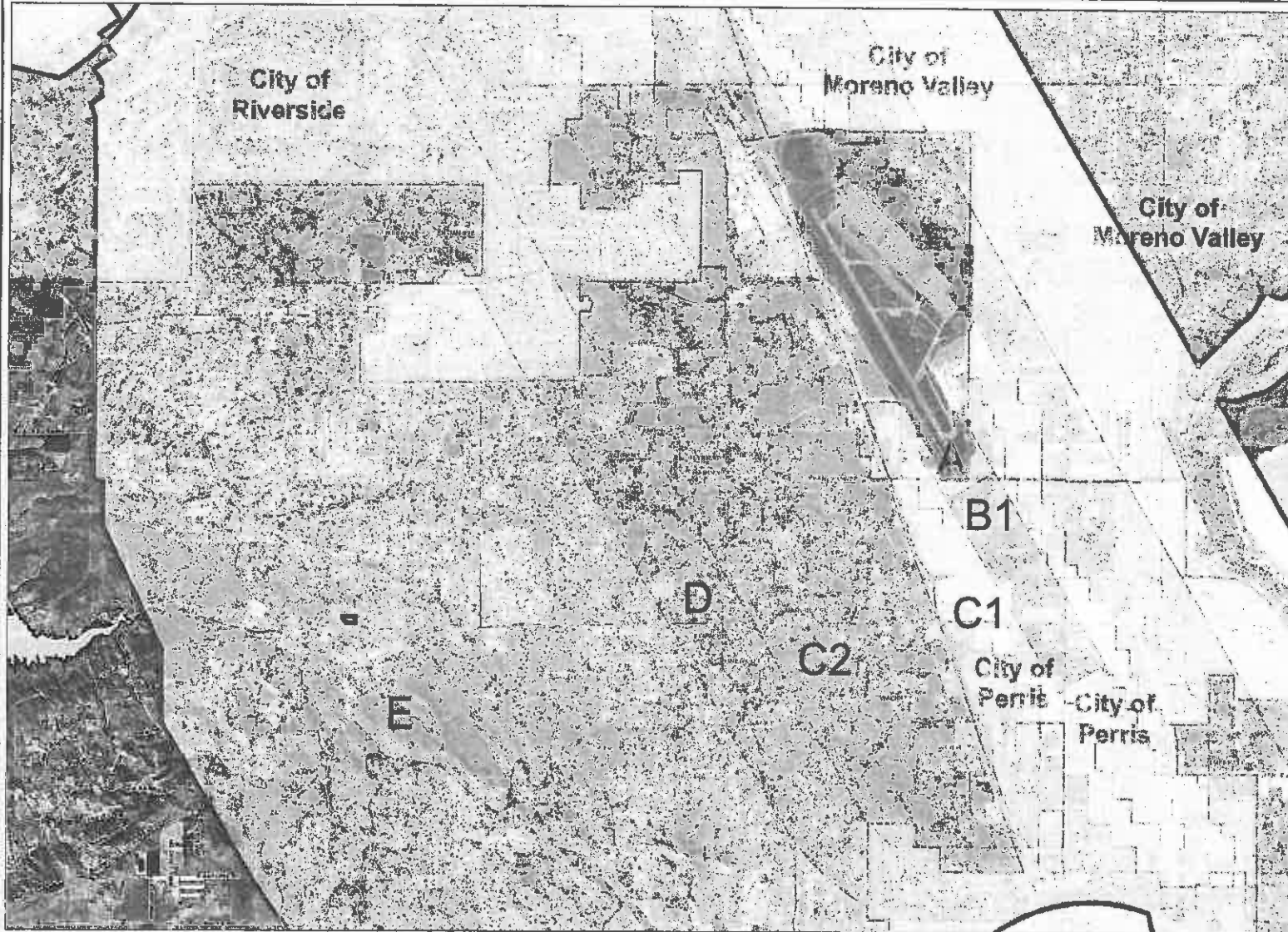
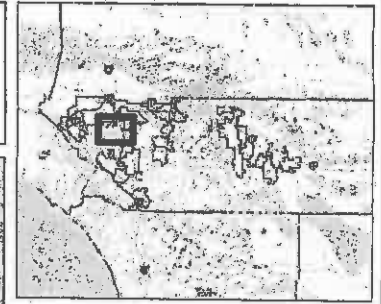
Map MA-1

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



























Prepared by Mead & Hunt, Inc. (June 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-EXC6
-  C2-HIGHT



0 10,085 20,171 Feet



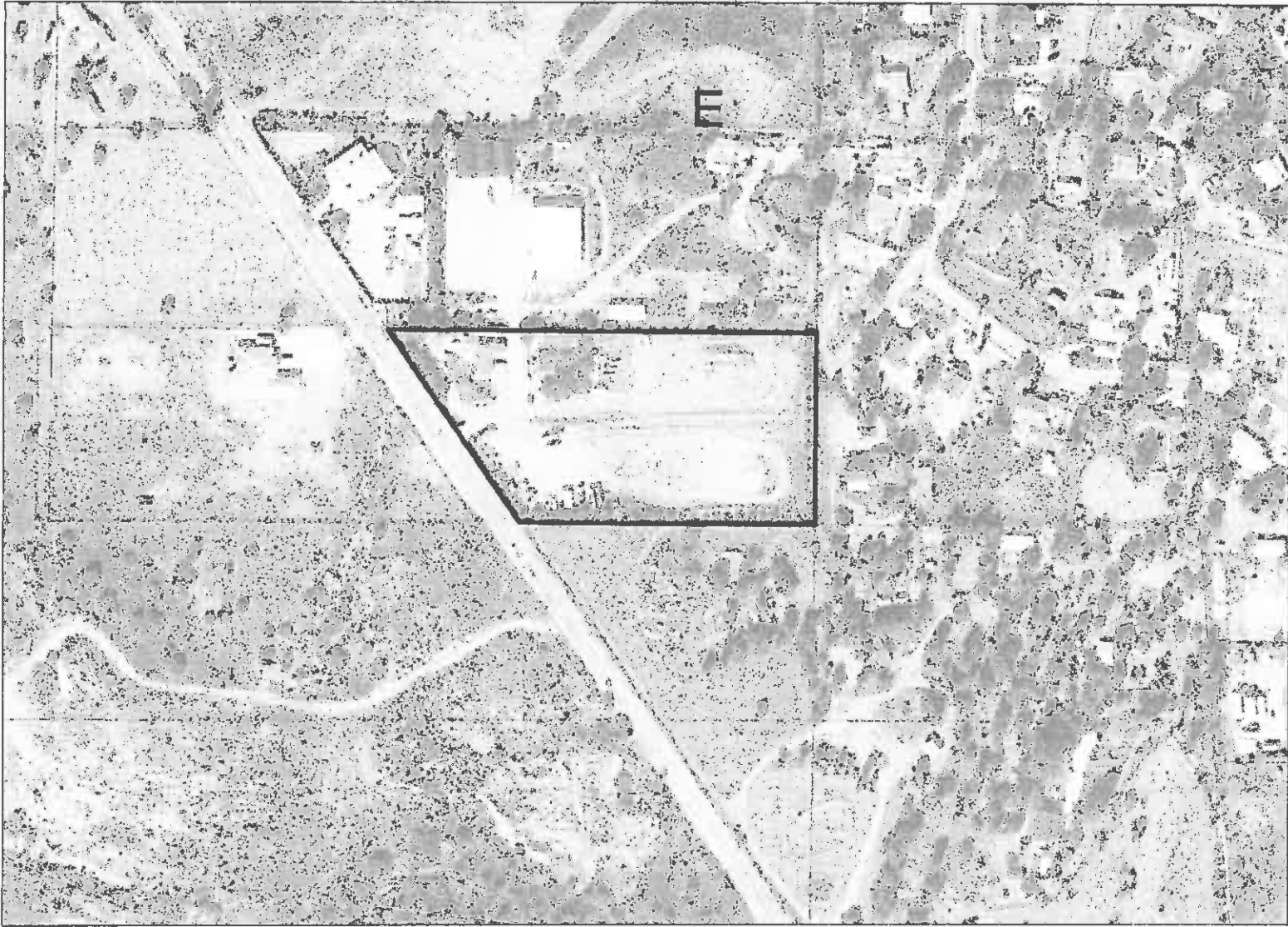
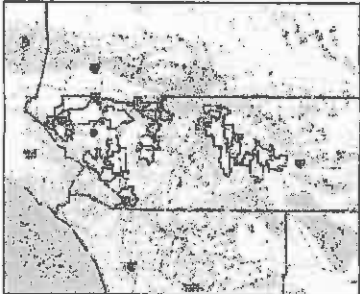
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 11:17:36 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



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.

0 315 630 Feet

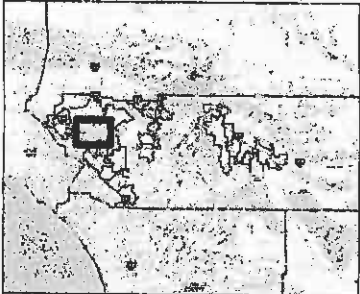


REPORT PRINTED ON... 1/27/2017 11:14:54 AM














© 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.

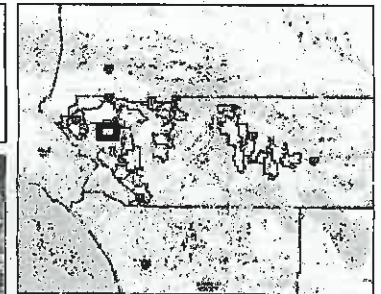


REPORT PRINTED ON... 1/27/2017 11:19:19 AM




© Riverside County RCIT GIS

Notes

My Map



Legend

-  City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
-  counties
-  cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 5,043 10,085 Feet



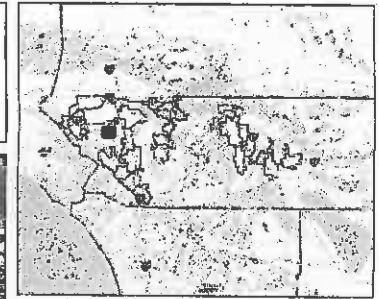
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 11:19:49 AM

© 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

2,521

5,043 Feet



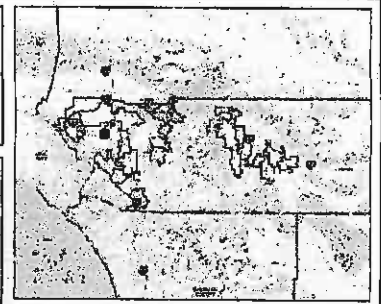
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 11:20:35 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,261 2,521 Feet



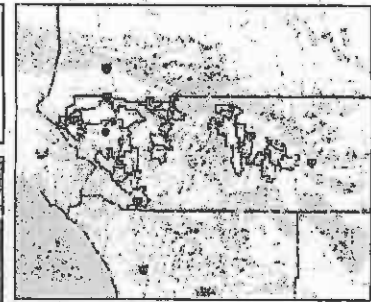
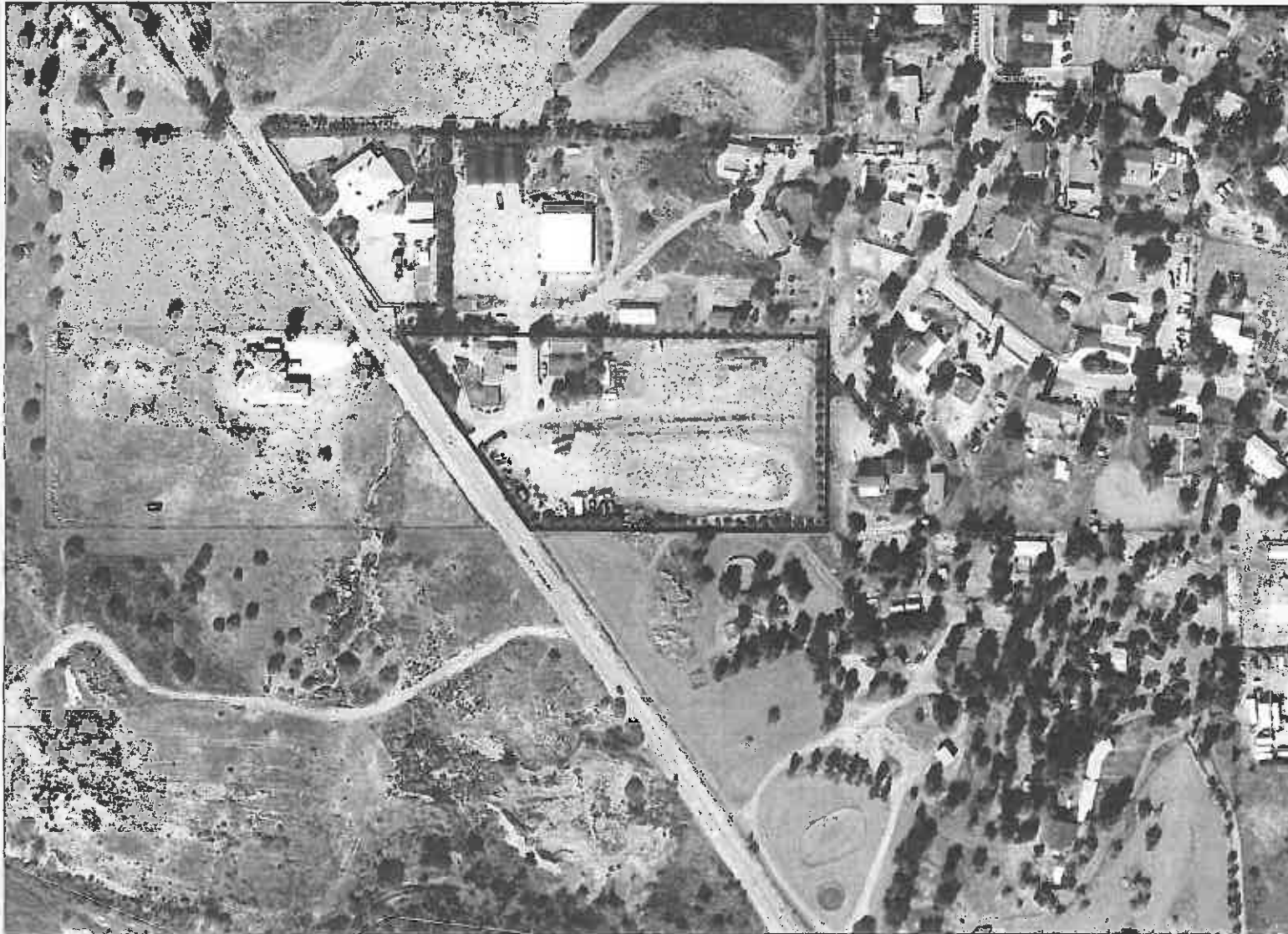
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 11:21:24 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

Notes

0 315 630 Feet



REPORT PRINTED ON... 1/27/2017 11:22:00 AM

© Riverside County RCIT GIS

Better K9 Business Description:

Dog kennel, training, boarding and dog day care facility. 24-hour staffing to be with the dogs at all times. The building will house dogs. Audrey Salaya owns here for three and a half years. The remaining part of the building on her personal residence. Several parties/benches are used outside for dog's use. Front yard will be for training purposes only.

1. Applicants:

Audrey Salaya
29413 Harley John Rd., Riverside CA 92504
951-405-6579
salaya@att.net

Veronica Salaya
3400 Trinity Ct.
Riverside CA 92505
951-507-5405
vsa@att.net

Land Owner:

Tobias Sanders
29413 Harley John Rd.
Riverside CA 92504

Exhibit Preparer:

Steve R. Salaya Construction
54008 Quail Ridge Dr., Riverside CA 92505
951-402-8260
r.salaya@att.net

2. APN: 285-140-044

Property Address: 29413 Harley John Rd., Riverside CA 92504

5. Data Exhibit Prepared:

6. Title of Exhibit: Class II Kennel Plan Application for Land Use Project

Property Profile: Single Family Residence 1189 sq ft. Home, .85 acres of land
Land Use: SFH
Legal Description: LOT 7 AND 095/022 TR 2549
1. Owner: Alexander Houghlight and Melissa Houghlight
Property Address: 29165 Green Acres Dr., Foothill CA 92620
Property Profile: Single Family Residence 2784 sq. ft. Home, 1.07 acres of land
Land Use: SFH
Zoning: R-A-4
Legal Description: LOT 21 AND 099/033 TR 2549
12. Owner: Jamal Salaya and Oshira Salaya
Property Address: 29413 Harley John Rd., Riverside CA 92504
Zoning: R-A-4 S
Property Profile: Single Family Residence 4871 sq. ft. Home, 4.34 acres of land
Land Use: SFH
Legal Description: 4.34 ACRES N&S W/ POR NW 1/4 OF SEC 22 T4S R4W

17. n/a

18. 19410 Harley John Rd. Riverside CA 92504

Utilities, Parveyors and School District

1. Electricity- So. California Edison
2. Gas- So. Cal Gas Co.
3. Water- Western Municipal
4. Cable- Time Warner
5. Telephone- AT&T
6. School District- Valencia Unified School District
7. Sewer- Septic

18. n/a

19. n/a

20. n/a

21. n/a

22. Streets, alleys and rights-of-ways widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the site plan. On blue print.

7. Detailed Project Description: Yards on side and back of home converted to kennel and yards to be used by dogs. Front room (old garage space) will be used to board and head dogs. Front room of home will be used as office space. Remaining part of residence is personal residence of Tobias Sanders.

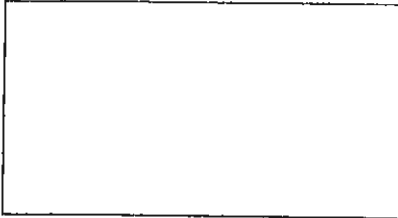
8. Complete Legal Description: on PDF and Great Deal

9. Overall Dimensions and total net and gross acreage of property:

Single Family Residence 3 bedrooms, 3 bathrooms 1481 sq ft home on 5.28 acres of land

10. Vicinity Map, showing site relationship to major highways and cities, and two access roads. Vicinity map two maps to scan, take to planners to add to blue print.

11. Amendment Block:



12. Proposed boundary lines and approximate dimensions for each space or site, on blue print

13. Net size, for each space or site. On plot map and blue print

14. n/a

15. Indicate whether property is within a county service area or community facilities district, and identify the district or area. Western Municipal Water District

16. n/a

17. FEMA mapped floodplains and floodways including zoning designation. On attachment FEMA map

18. n/a

19. Location, dimensions, setbacks and nature of proposed and existing fences, gates, walls, free standing signs, driveways, turnouts, and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems. See set back map in attachment and plot map for information

20. Location, dimensions, arrangement and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces. See Plot Map for Parking layout and pictures. 100 feet long by 12 ft wide parking area enclosed in gate, outside facility for customer parking. Parking facility gate at facility is for loading, unloading and handicap parking. Parking picture see in Section: Handicap Parking (15), Loading/Unloading (16) (1), Customer Parking Outside facility gate 2x15 (1)

21. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation. See Plot Map for Parking Information - 100 ft long x 12 ft wide to gate customer parking, 37 ft long and 12 ft wide entrance of gate/driveway. See pictures

22. Location, dimensions, and height of existing dwellings, buildings or other structures. Label the existing use or function, provide applicable building permit number and indicate if they are to remain or be removed. Drawings on plot map for existing single family residence on property. Use in for residence "no other building permit located" is found for property. Nothing to remove.

14. n/a

15. Location of Adjoining property and lot lines. Refer to adjoining property and lot line map in attachments

16. Surrounding Neighbors Property profiles, zoning and land purpose:

1. Owner: Tobias Sanders 19407 Harley John Rd., Riverside CA 92504
Zoning: R-A 2 S
Property Profile: Single Family Residence 3 bedrooms, 3 bathrooms 1481 sq ft home on 5.01 acres of land
Land Use: SFH
APN: 285-140-044
Legal Description: S. 01 ACRES W/ POR NW 1/4 OF SEC 22 T4S R4W
Owner: Tobias Sanders
Property Address: 29413 Harley John Rd., Riverside CA 92504
Zoning: R-A-2 S
Property Profile: Single Family Residence 2900 sq ft home on 5 acres of land
Land Use: SFH
APN: 285-140-017
Legal Description: 5.00 Acres by POR NW 1/4 OF SEC 22 T4S R4W
2. Owner: MRS: OFER LUTY UNDEVELOPED- No utilities associated to land
Land Use: SFH
Property Profile: 2.04 Acres
APN: None given
Legal Description: None given
4. Owner: Patrick Joseph Brown
Property Address: 28486 Brown Acres Dr., Perris CA 92570
Zoning: R-A-1
Property Profile: Single Family Residence: 2480 sq. ft. on .54 acres of land
Land Use: SFH
APN: 285-320-008
Legal Description: LOT 6 MR 016/011 TR 2648
5. Owner: Tobias Sanders
Property Address: None - Open undeveloped lot
Land Use: Residential lot
Property Profile: .05 acres of land
Legal Description: None
APN: None given
6. Owner: Kenneth M. Royal and Jeannette M. Royal
Property Address: 19456 Green Acres Dr., Perris CA 92570
Zoning: R-A-1

41. n/a

42. Setback dimensions, of existing and proposed structures and paved areas. See setback map in attachments.

43. Labeled landscaped areas with dimensions and spacing of proposed planters. No plants on property. Plot map has dimensions of landscaped areas. 21 ft long x 6 ft wide in front yard to house. 24ftw x 73ft Lx 22.6 ft Wx 66 ft. on side yard.

44. n/a

45. Square footage calculations per floor and total for each building shown and per dwelling unit, as applicable. Home square footage is 1489 sq ft, one floor dwelling. Only building.

46. n/a

47. To show compliance with the county's water quality management plan, water quality features or a note describing the sites water quality features shall be shown.

TABLE OF CONTENTS	
SHEET 1:	TITLE PAGE AND BUSINESS DESCRIPTION
SHEET 1a:	GRANT DEED
SHEET 2:	SITE PLAN
SHEET 3:	FACILITY PLAN
SHEET 4:	ASSESSORS MAP & VICINITY MAP
SHEET 5:	SITE PHOTOS
SHEET 6:	SITE PHOTOS

NO.	DESCRIPTION	BY	DATE
TITLE SI			
SHEET TITLE:			
DRAWINGS PROVIDED BY: POWELL & AS			
CLASS II, K2-A-1-S			
15800 HARLEY JOHN RD			
RIVERSIDE, CA			
YES, INC.			
15800 HARLEY JOHN RD			
RIVERSIDE, CA 92504			
DATE:			
10/18/2016			
SCALE:			
SHEET:			
1			

CLASS II KENNEL PLAN

DOC # 2005-0961312
11/14/2005 10:48 AM Page 10 of 28
Filed 11/14/2005 10:48 AM
Notary Public
County of Riverside
LARRY A. BIRD
Assistant, Justice Clerk & Recorder

RECORDING REQUESTED BY
First American Title Company

ALSO WHEN RECORDED MAIL TO:
Tobias S. Sanders and Leah A. Sanders
470 9940 Indeban Ave., # 212
Riverside, CA 92503

APR - 018 695

1	2	3	4	5	6	7	8	9	10	11	12

APR: 205-960-664-4 File No: AR-2011373 (80)

2011373-4

GRANT DEED

The development described in this deed is a subdivision of the land shown on the plat or map filed with this deed, and the subdivision is in compliance with all laws of the State of California relating to the subdivision of land, and the subdivision is in compliance with all laws of the State of California relating to the subdivision of land, and the subdivision is in compliance with all laws of the State of California relating to the subdivision of land.

FOR A VALIDABLE CONVEYANCE, recite of which is hereby acknowledged, Margaret M. Rye, an unmarried woman

hereby GRANTS to Tobias S. Sanders and Leah A. Sanders, husband and wife as joint tenants the following described property in the unincorporated area, County of Riverside, State of California:

Legal description see per Exhibit "A" attached hereto and made a part hereof.

Date: 11/14/2005

Margaret M. Rye
Margaret M. Rye

Leah A. Sanders

Parcel "A"

PARCEL 1:
THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASIN AND MESA, AS SHOWN BY SECTIONED SURVEY OF THE RANCHO S. DOMINIQUE DE SAN JACINTO, ON FILE IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED WITHIN HAZLEY JOHN ROAD FORMERLY MCKENZIE CANYON ROAD, ALSO EXCEPTING THEREFROM 1/2 INTEREST IN ALL GAS, OIL, NATURAL GAS AND HYDROCARBON RESOURCES, LEVING 300 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF THE LAND TO REMOVE, DRILL OR PROSPECT FOR SAME, AS RESERVED BY HENRI BAUTER, A WIDOW, BY DEED RECORDED JUNE 11, 1969 AS INSTRUMENT NO. 8794 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS COMPREHEIVED TO YORRI PARRISH/BAKER ET AL IN DEED RECORDED SEPTEMBER 12, 1978 AS INSTRUMENT NO. 15296 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
THAT PORTION OF THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASIN AND MESA, AS SHOWN BY SECTIONED SURVEY OF THE RANCHO S. DOMINIQUE DE SAN JACINTO AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING NORTHERLY OF THE NORTH LINE OF HAZLEY JOHN ROAD FORMERLY MCKENZIE CANYON ROAD.

APR: 205-960-664-4 Grant Deed - continued File No.: AR-2011373 (80) Date: 07/20/2005

STATE OF California)
COUNTY OF Riverside)
On August 4, 2005 before me, the undersigned authority, personally appeared Margaret M. Rye known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the capacity in which he/she/they are so identified in the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

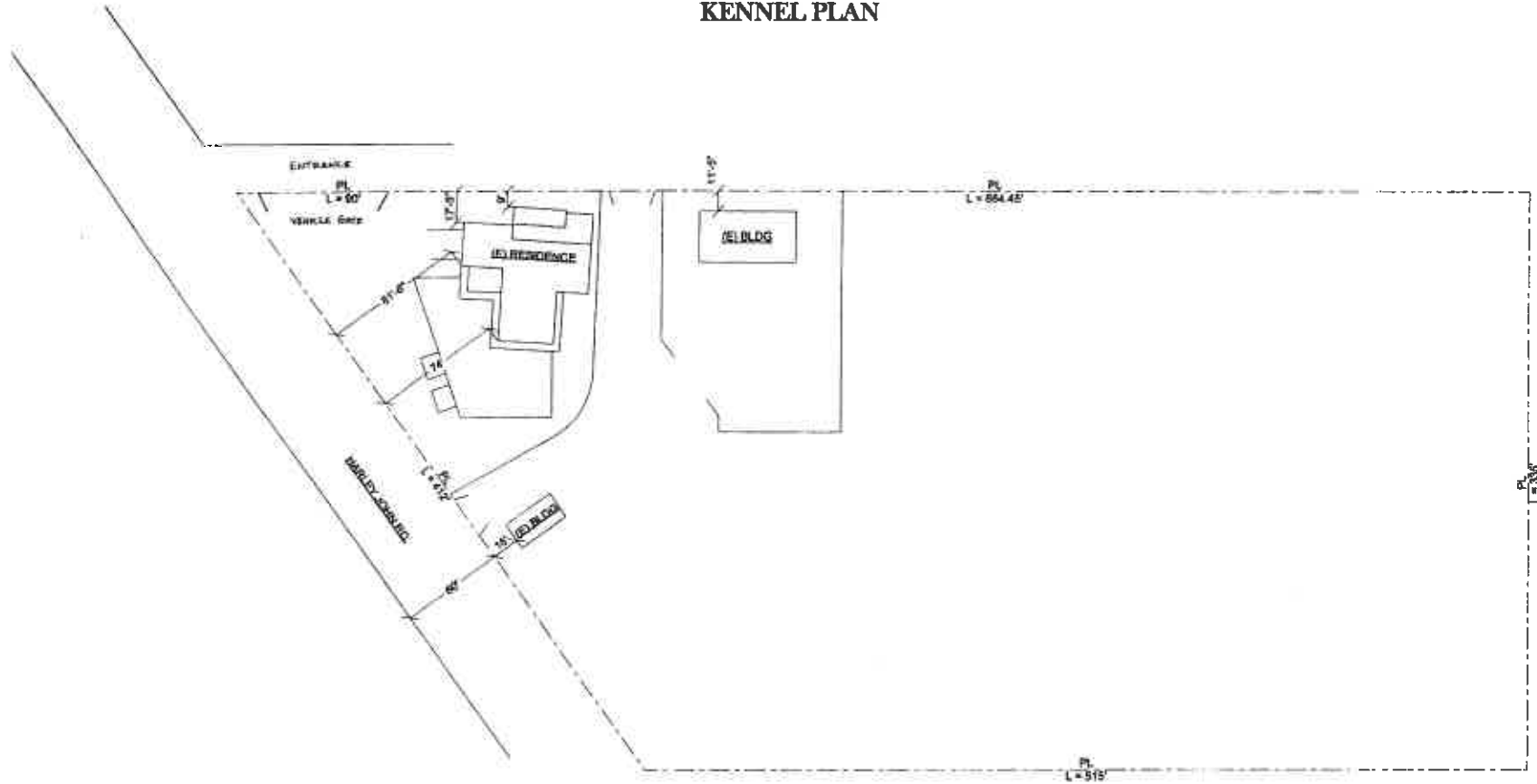
WITNESS my hand and official seal. This act is for other record and

Signature: DA Bellingard D. A. BELLINGER
Notary Public, State of California
My Commission Expires: 11/14/2008

Notary Name: _____ Notary Firm: _____
Notary Registration Number: _____ County of Principal Place of Business: _____

SNT:
1A

**CLASS II
KENNEL PLAN**



SITE PLAN
SCALE: 1" = 30'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
3885 HAZEL JOHN RD
MARIETTA, GA

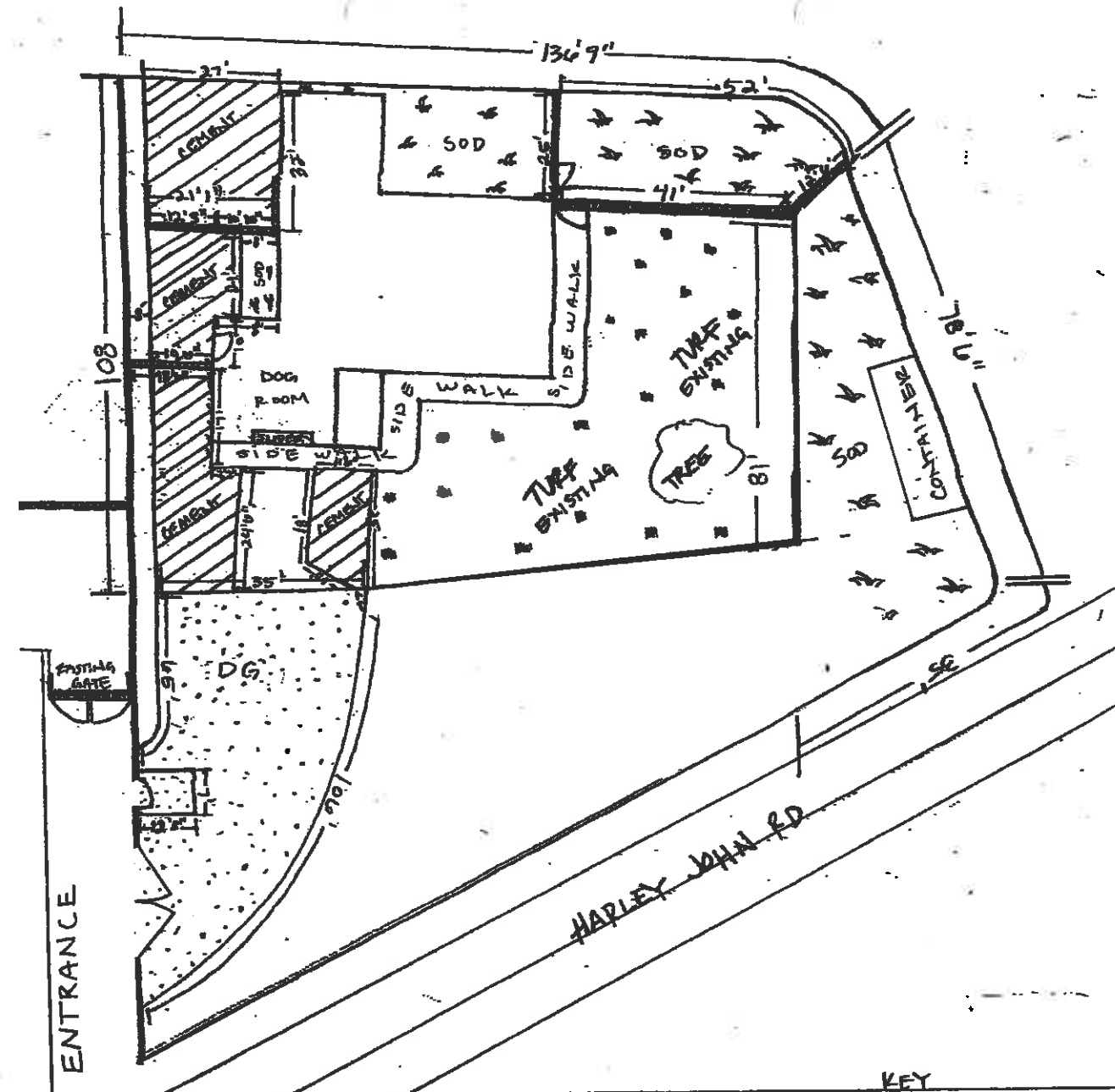
DRAWINGS PROVIDED BY:
PTES, INC.
SOUTHERN CALIFORNIA
3810 JORDANA AVE STE. 107
MARIETTA, GA 30067
770-477-0000

DATE:
10/18/2016






SCALE:

SHEET:

2



KEY

-  FENANG
-  SOD
-  TURF
-  CEMENT
-  DECOMPOSED GRANITE

3	SHT.	
---	------	--

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 9, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Sergio Gutierrez, Project Planner
City of Moreno Valley Community Development Department
14177 Frederick Street, P.O. Box 88005
Moreno Valley CA 92552

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

File No.: ZAP1242MA17
Related File No.: PEN-0161 (Conditional Use Permit)
APN: 484-253-032

Dear Mr. Gutierrez:

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 Moreno Valley Case No. PEN16-0161 (Conditional Use Permit), a proposal to expand an existing 23,911 square foot commercial retail building by 791 square feet for a cumulative total of 24,702 square feet, on a 2.19-acre parcel with an address of 14920 Perris Boulevard within an 8.47-acre shopping center located on the northeast corner of John F. Kennedy Drive and Perris Boulevard.

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, nonresidential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 13,400 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,669 feet AMSL. The site's finished elevation is 1,543 feet AMSL, and has a proposed maximum building height of 29 feet, resulting in a top point elevation of 1,572 feet AMSL. Therefore, FAA OES review is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

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.
3. The landowner shall provide the attached disclosure notice to all potential purchasers of the property and tenants of the building.
4. Any new 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.

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



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

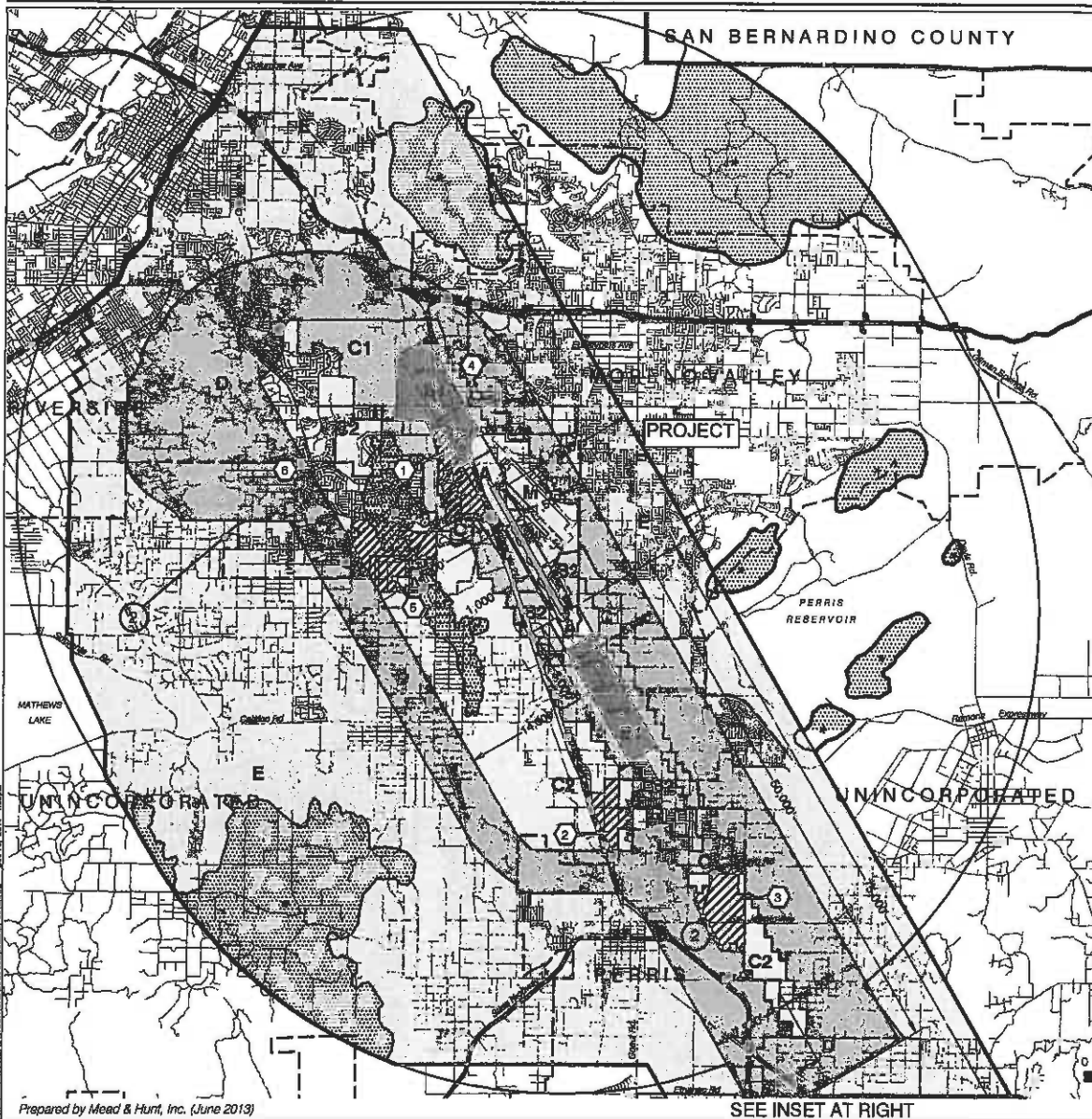
AIRPORT LAND USE COMMISSION

cc: Grill Food Investment Inc. (applicant) (Chino address)
Hsiu Yuan Liao (applicant) (Walnut address)
Yaolong Chen (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1242MA17\ZAP1242MA17.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

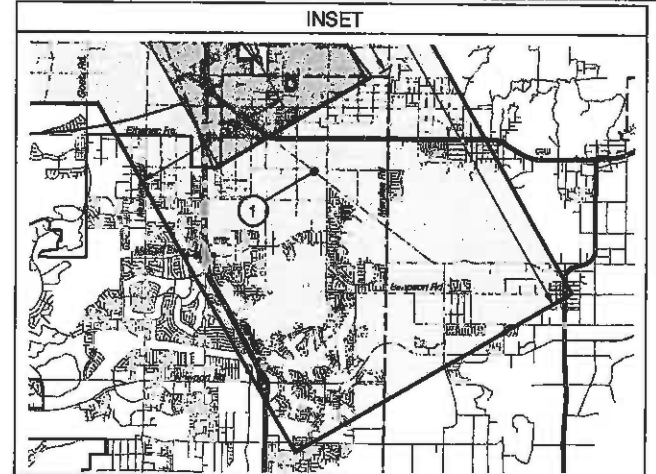
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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

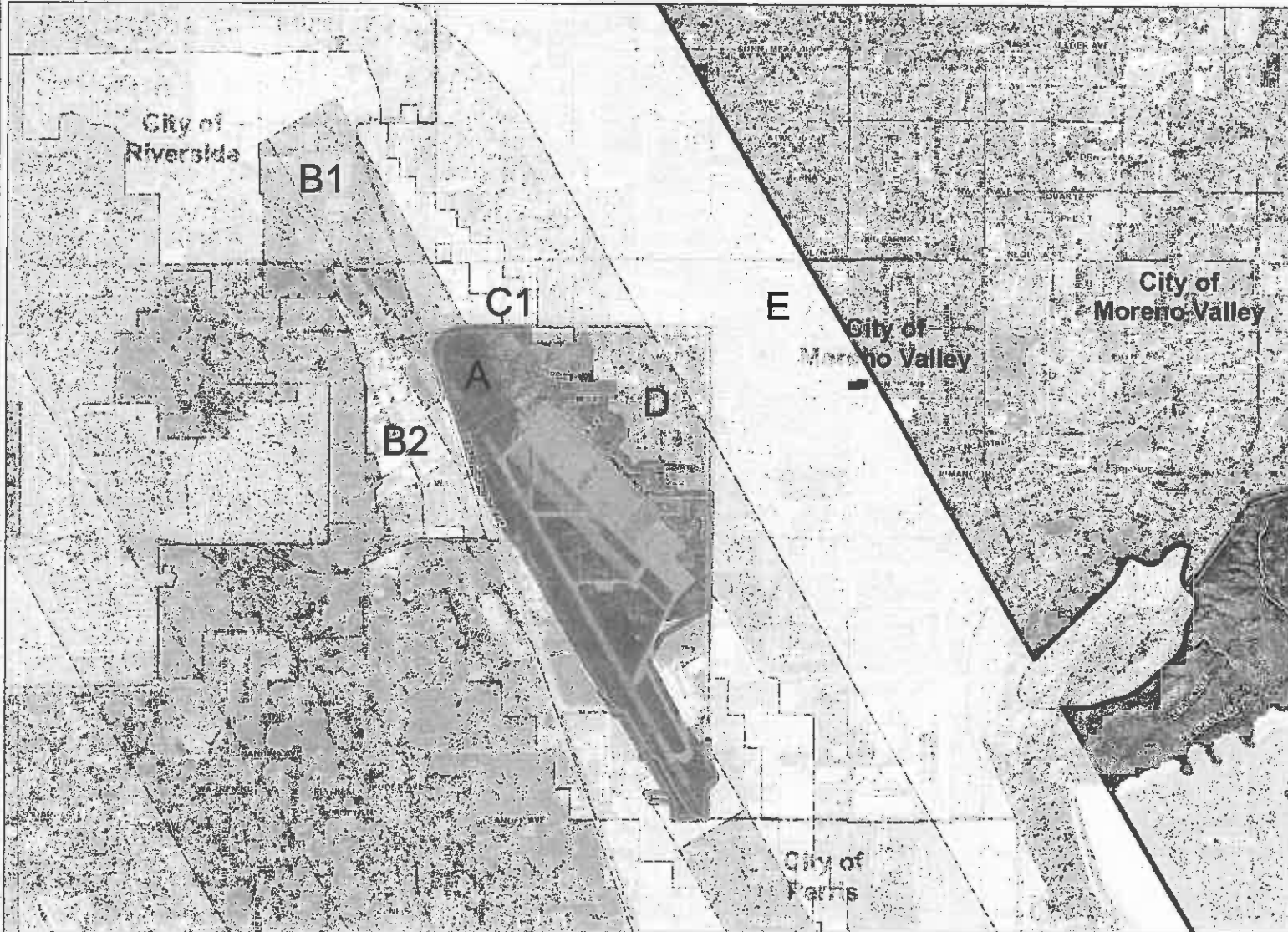
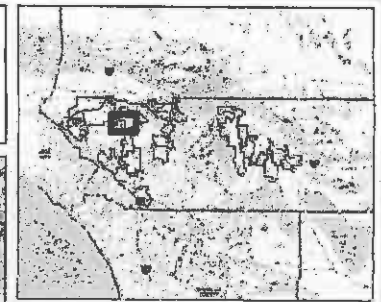
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

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.



0 7,155 14,310 Feet



REPORT PRINTED ON... 2/2/2017 2:11:30 PM

© Riverside County RCIT GIS

My Map



Legend

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



0 525 1,049 Feet



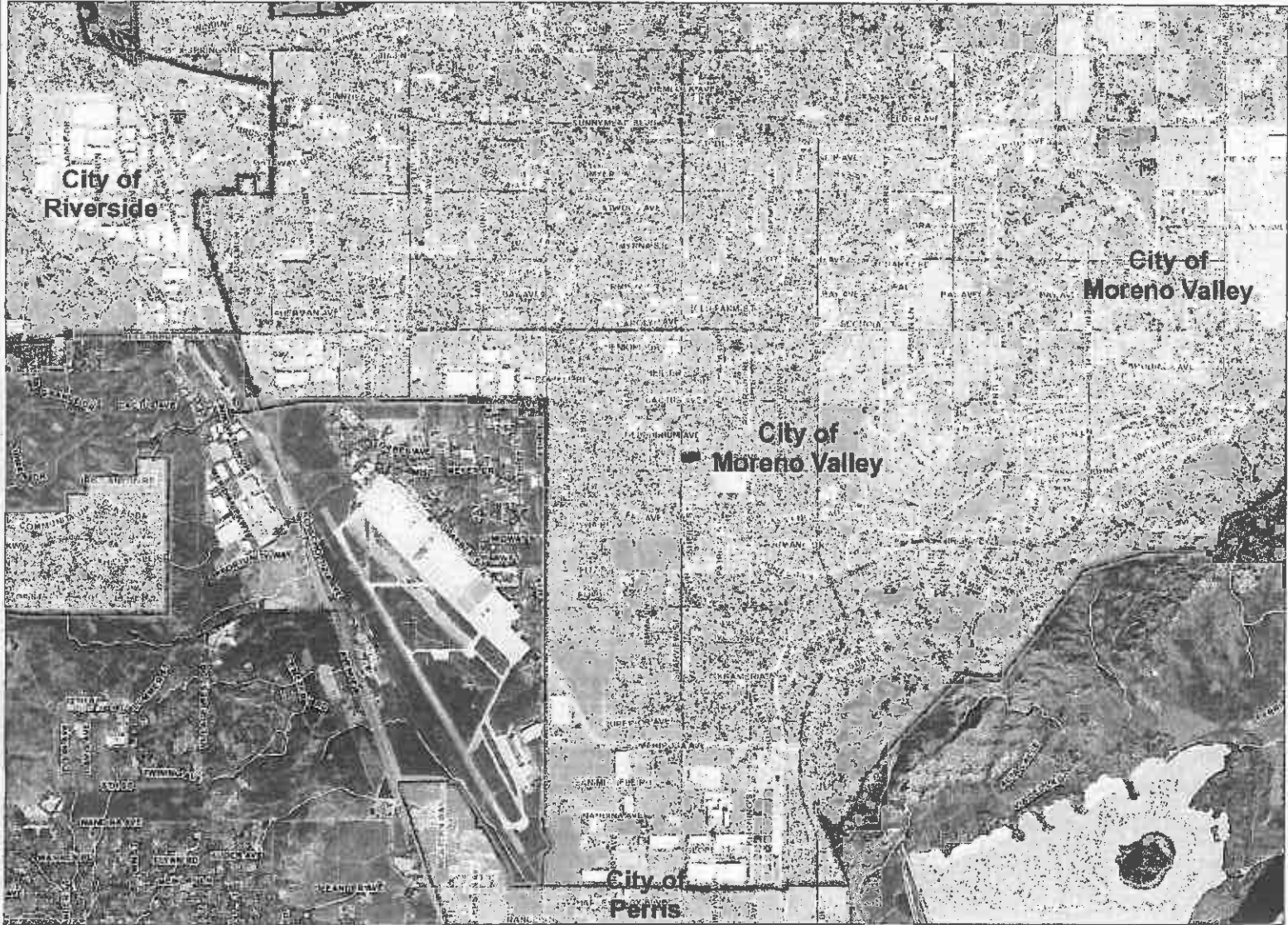
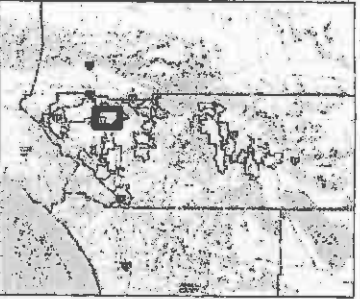
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 2/2/2017 2:10:03 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities



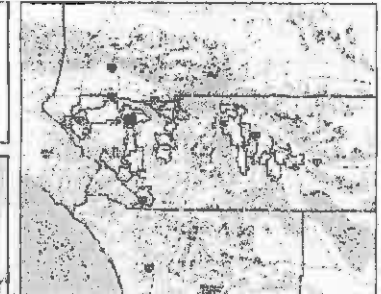
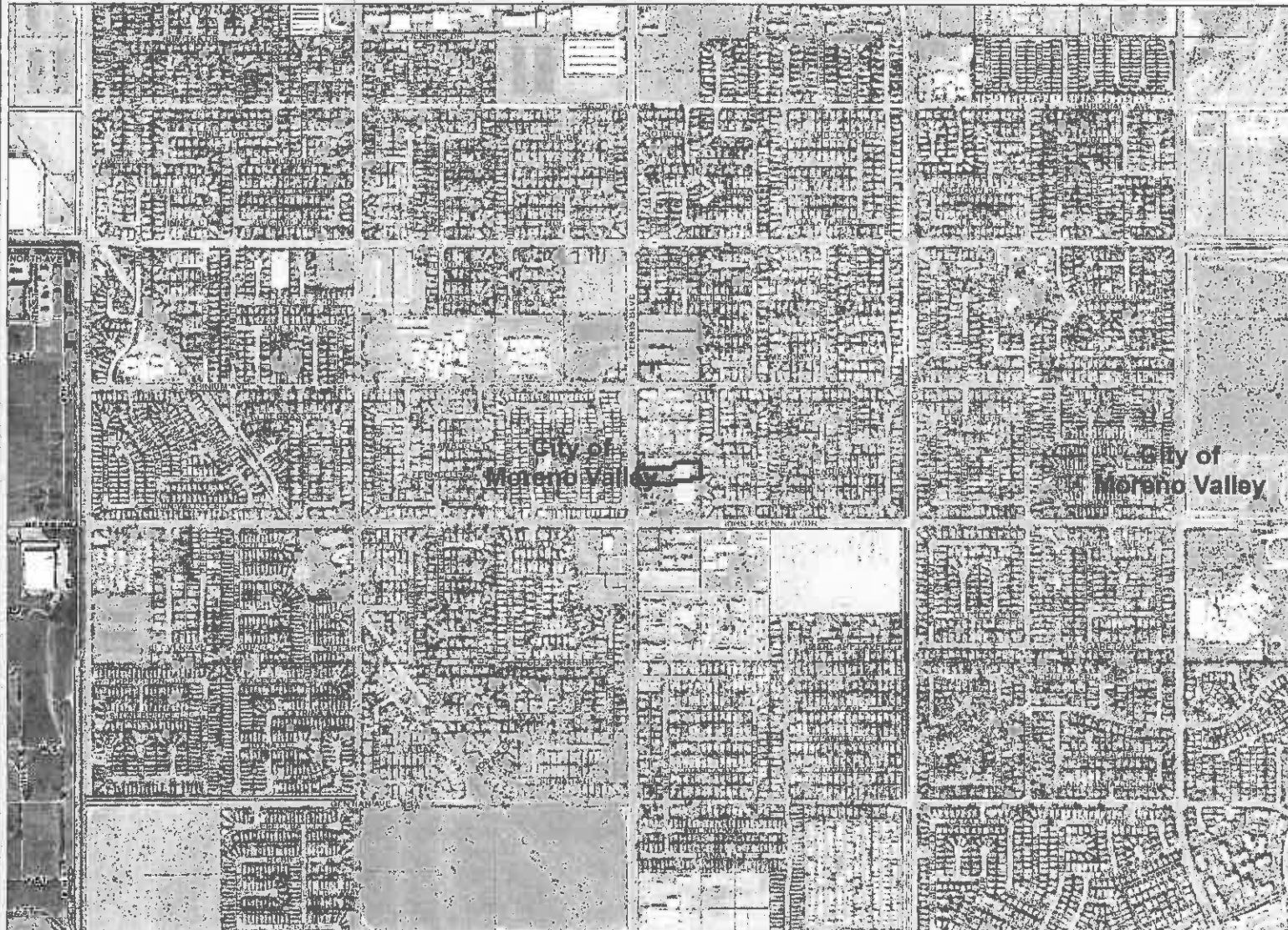
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 2/2/2017 2:12:27 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Display Parcels
- 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.

Notes

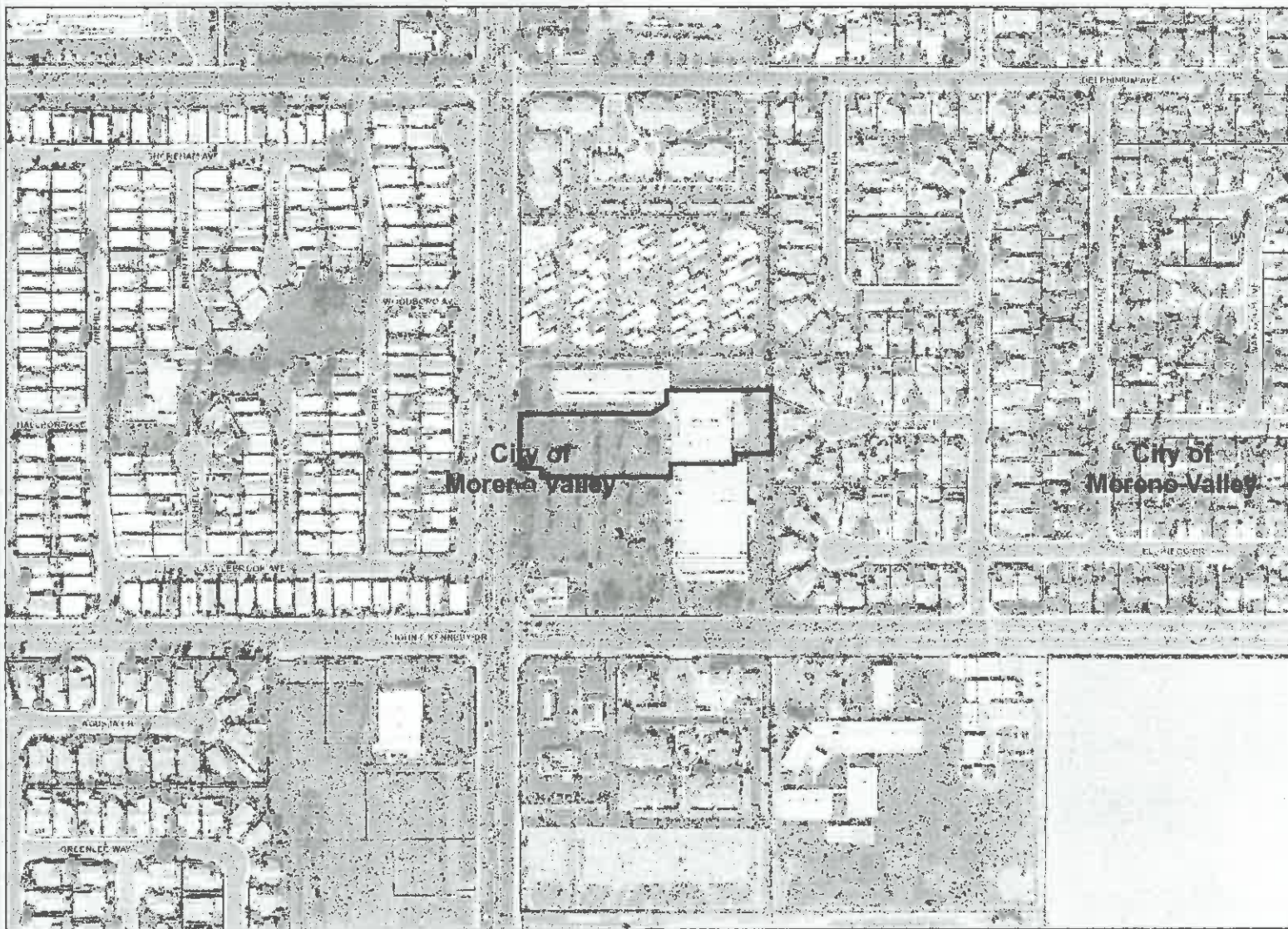
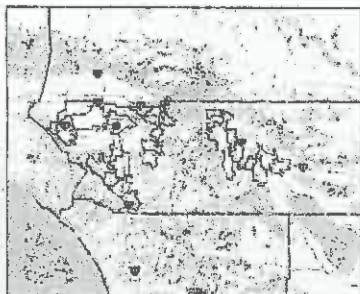
0 1,789 3,578 Feet



REPORT PRINTED ON... 2/2/2017 2:12:58 PM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- 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.

Notes



My Map



Legend

- Display Parcels
- 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.



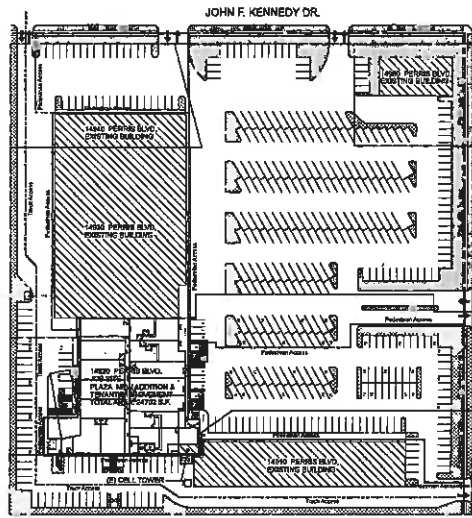
REPORT PRINTED ON...2/2/2017 2:13:51 PM

© Riverside County RCIT GIS

Notes

PLAZA IMPROVEMENT

14920 PERRIS BLVD, MORENO VALLEY, CA 92553



APPLICABLE CODES:
 2013 CALIFORNIA BUILDING CODE (CBC)
 2013 CALIFORNIA RESIDENTIAL BUILDING CODE (CRB)
 2013 CALIFORNIA MECHANICAL CODE (CMC)
 2013 CALIFORNIA PLUMBING CODE (CPC)
 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 2013 CALIFORNIA FIRE CODE (CFC)
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2014 CALIFORNIA LACO BUILDING CODE (LBC)
 2014 CALIFORNIA LACO RESIDENTIAL CODE (LRC)
 2014 CALIFORNIA LACO ELECTRICAL CODE (LEEC)
 2014 CALIFORNIA LACO MECHANICAL CODE (LMC)
 2014 CALIFORNIA LACO PLUMBING CODE (LPC)

CONTACT INFO:
 PROPERTY OWNER: GRELL FOOD INVESTMENT INC.
 ADDRESS: 12006 CENTRAL AVE. CHINO, CA 91710
 P: 925-852-1843 E: RTSEINGWONG@GMAIL.COM

DESIGNER: YAO LING CHEN
 ADDRESS: 11218 SPRINGWOOD ST. SOUTH EL MONTE, CA 91733
 P: 626-226-9600 E: YAO.LING@G221@YAHOO.COM

PAGE INDEX:
 A1-SITE PLAN & DATA
 A2-EXISTING FLOOR PLAN & DEMO PLAN
 A3-NEW FLOOR PLAN
 A4-EXISTING & NEW ROOF PLAN, SECTION
 A5-EXISTING ELEVATION
 A6-NEW ELEVATION

PROJECT DATA:
 PROJECT ADDRESS: 14920 PERRIS BLVD, MORENO VALLEY, CA 92553

OCCUPANCY ZONING: NC
 A.D.N. #: 494-265-033
 TRACT #: 0426.05, BLOCK 265, LOT 232
 TYPE OF CONSTRUCTION: VA
 STORY: 1 STORY
 FIRE SPRINKLER: YES

DESCRIPTION: PLAZA REMODEL
 -NEW ADDITION
 -NEW ARISA: 791 S.F.
 -INTERIOR TENANT IMPROVEMENT: 15 NEW UNITS
 -4 RESTAURANTS
 -3 RETAIL SPACES
 -2 RETAIL OFFICE SPACE

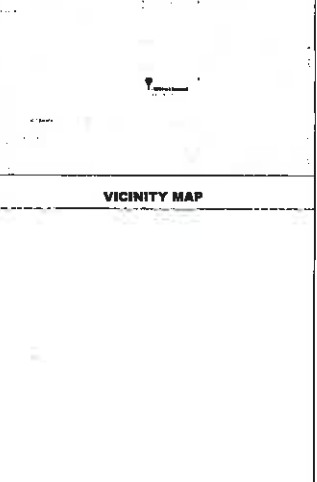
GROSS LOT AREA: 16,426 S.F. ± 2.19 ACRE
EXISTING BUILDING: 25,911 S.F.
PROPOSED BUILDING: 62,321 S.F. ± (07731) ± 24,762 S.F.
NEW LOT COVERAGE: 124,702 S.F. ± 25.83%
LANDSCAPE AREA: 6,716 S.F. ± 0.2%

POLICE DEPARTMENT NOTE:
 1. Address numbers should be placed at multiple locations on the building and be 18" min. high.
 2. Rooftop addressing of all building.
 3. Provide security cameras outside the businesses and several cameras outside.
 4. All exterior doors shall have a vandal resistant light fixture installed above the door. The doors shall be finished with a min. 1" grade flange on the ground level, evenly dispersed.
 5. Upon completion of construction, each building or business shall have an alarm system that is monitored by a designated private alarm company to notify the Moreno Valley Police Department of any intrusion.
 6. ABC approvals will be required for alcohol licenses in the area.

BUILDING BREAKDOWN
 (N) RESTAURANT 1-1: 12942 S.F.
 (N) RESTAURANT 2-2: 1584 S.F.
 (N) RETAIL SPACE 1-3: 1565 S.F.
 (N) RETAIL SPACE 2-4: 1569 S.F.
 (N) RETAIL SPACE 3-4: 1569 S.F.
 (N) RESTAURANT 3-6: 1658 S.F.
 (N) RESTAURANT 4-7: 1857 S.F.
 (N) OFFICE 2-8: 1494 S.F.
 (N) OFFICE 1-8: 1448 S.F.
 (N) OFFICE 3-8: 1229 S.F.
 (N) OFFICE 4-8: 1474 S.F.
 (N) OFFICE 5-8: 1472 S.F.
 (N) OFFICE 6-8: 1472 S.F.
 (N) OFFICE 7-8: 1494 S.F.
 (N) OFFICE 8-8: 1492 S.F.
 (N) MECHANICAL ROOM: 149 S.F.
 (N) STORAGE ROOM: 99 S.F.
 (N) HALLWAY: 1351 S.F.
 (N) MECHANICAL ROOM: 114 S.F.

TOTAL AREA: 24,762 S.F.
PARKING BREAKDOWN
 RETAIL STORE: 226 S.F. PER SPACE
 RETAIL STORE NEEDED: 1406 S.F. / 226 S.F. = 62.4
 RETAIL OFFICE: 225 S.F. PER SPACE
 RETAIL OFFICE NEEDED: 1094 S.F. / 225 S.F. = 47.3
TOTAL REQUIRED PARKING SPACE: 109 PARKING SPACE
TOTAL PARKING SPACE PROVIDED: 119 PARKING SPACE

Note:
 Restaurant needed: within 2500 S.F. of gross floor area or greater - 1 space/250 S.F.
BIKE STALL REQUIREMENT
 ACCORDANCE WITH MANUAL 8.11.2007 264179-4-699 (BICYCLES)
 PROVIDE 3 U-SHAPE STALLS (U-SHAPE STALL FOR 2 BICYCLES)
FIRE PREVENTION BUREAU NOTE:
 The underground fire main supplying the existing the sprinkler system shall not run under the building more than 15' as measured from the outside edge of the building to the controller of the riser, or modifications to the underground the main will be required.



REVISIONS	
DATE	NO.

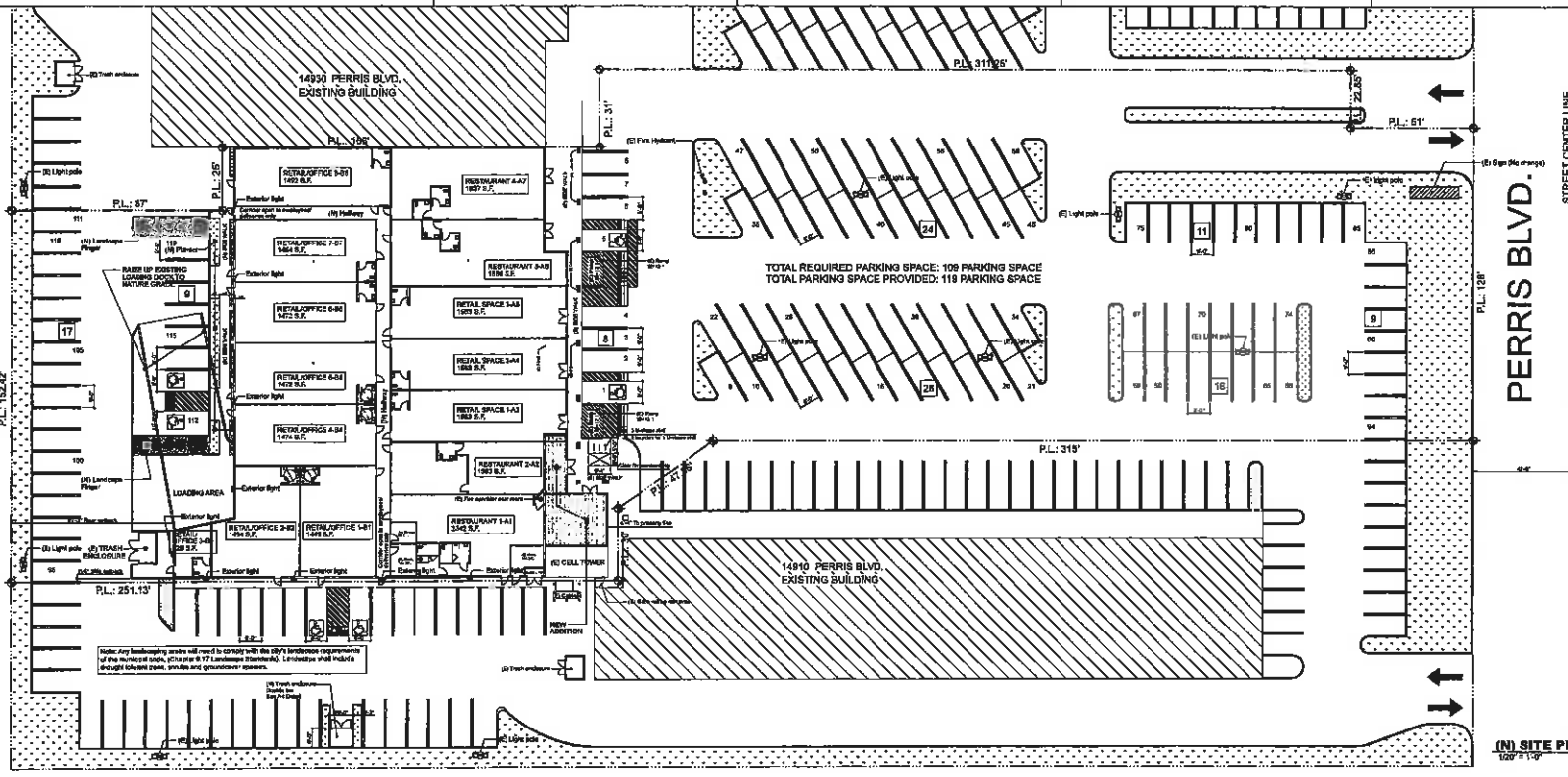
TOP-ARC GROUP
 DESIGNER: YAO LING CHEN
 PHONE: (626) 226-9600
 EMAIL: YAO.LING@G221@YAHOO.COM

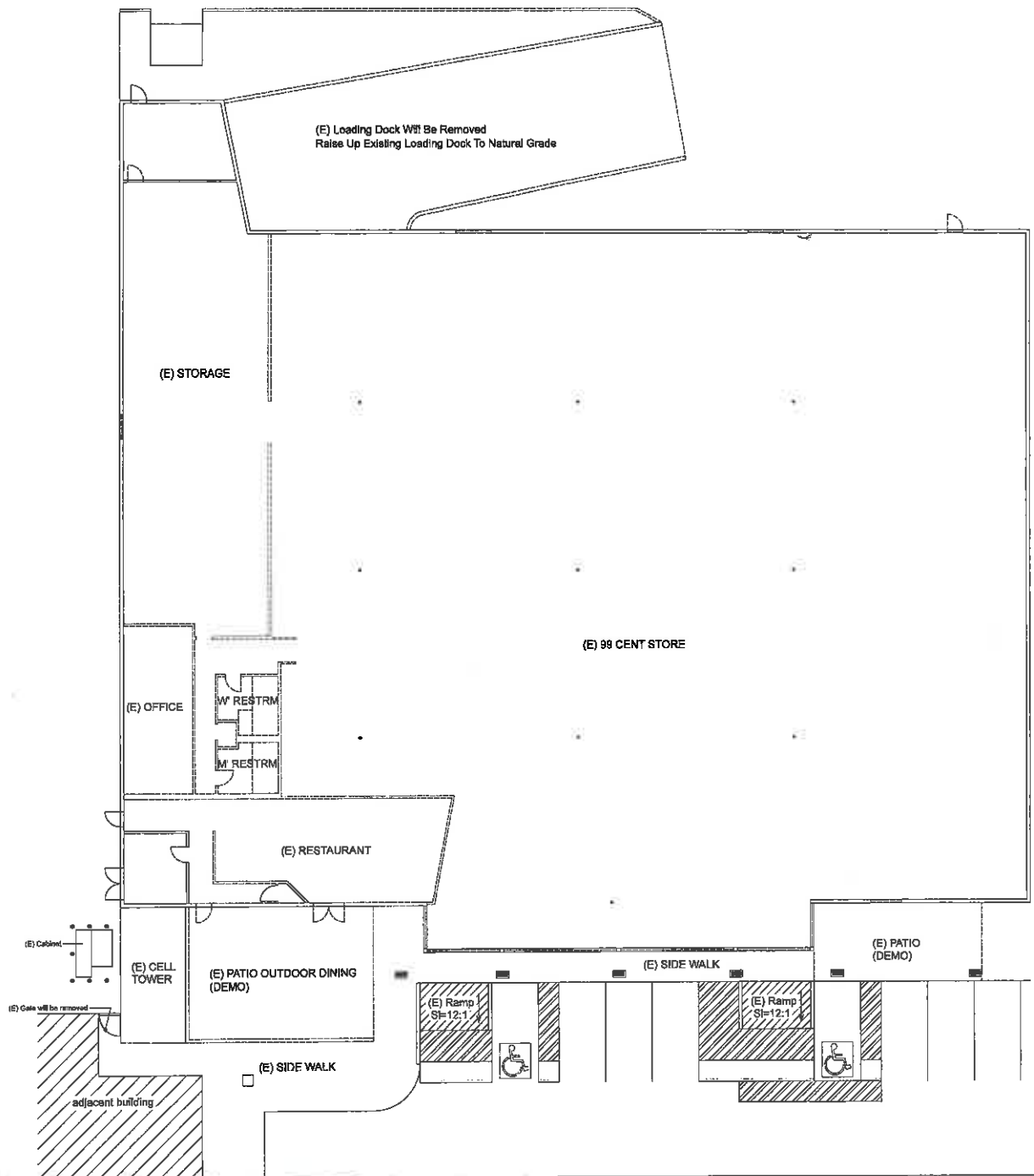
PROJECT TITLE / ADDRESS
 PLAZA REMODEL
 14920 PERRIS BLVD,
 MORENO VALLEY, CA 92553

DRAWING TITLE

SITE PLAN & DATA

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO.
A1

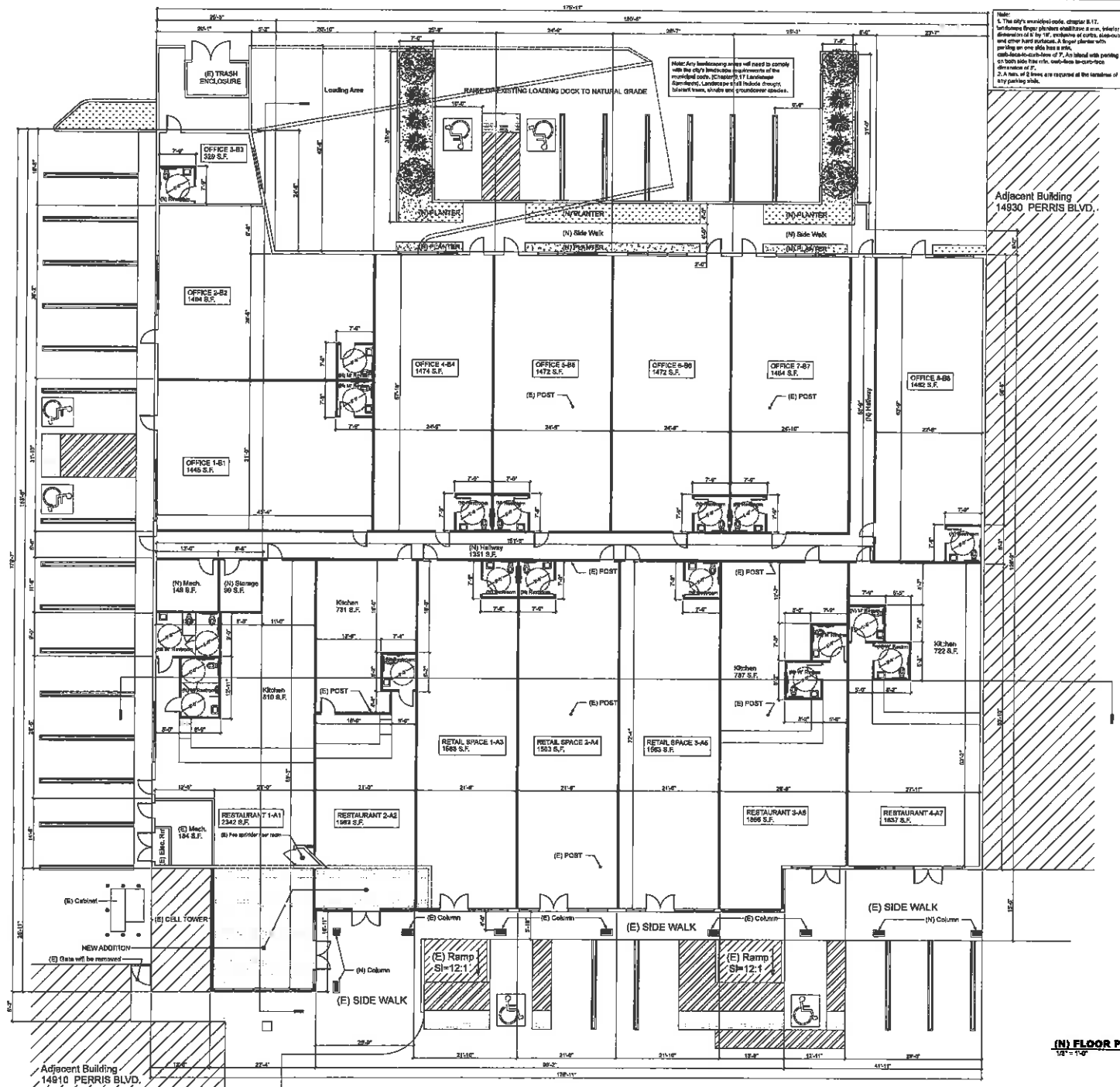




REVISIONS	
DATE	NO.

TOP-ARC GROUP DESIGNER: YAO LONG CHEN PHONE: (650) 226-8208 EMAIL: YAO.LONG.CHEN@TOPARC.COM
PLAZA REMODEL 1480 PEARLS BLVD, MONTROSE VALLEY, CA 95031
(E) FLOOR PLAN & DEMO
DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO.
A2

(E) FLOOR PLAN & DEMO ^N
1/8" = 1'-0"



Note:
 1. The city's mandated code, Chapter 8.17, requires these signs to be a size, letter dimension of 2 by 18" minimum of each, 2000-0000 and other hand letters, a slope of 1/4" per inch on one side has a 2" minimum dimension of 2". An island with parking on both sides has a 2" minimum dimension of 2".
 2. A pair of 2 hours are required at the entrance of any parking area.

Note: Any landscaping will need to comply with the city's landscape requirements of the proposed code, Chapter 17.1 Landscape Planning, Landscape shall include shrubs, lawn trees, shrubs and groundcover species.

Adjacent Building
 14930 PERRIS BLVD.

Adjacent Building
 14910 PERRIS BLVD.

(N) FLOOR PLAN
 1/8" = 1'-0"

REVISIONS	
DATE	NO.

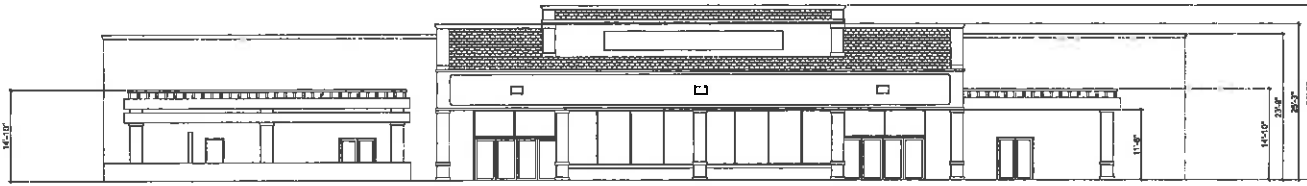
TOP-ARC GROUP
 DESIGN: YAKING CHEN
 PROJECT: 14930 PERRIS BLVD.
 EMAIL: YKCHEN@TOPARC.COM

PROJECT TITLE / ADDRESS
 PLAZA RENOVEL
 14930 PERRIS BLVD.
 MERRICKVILLE, CALIFORNIA

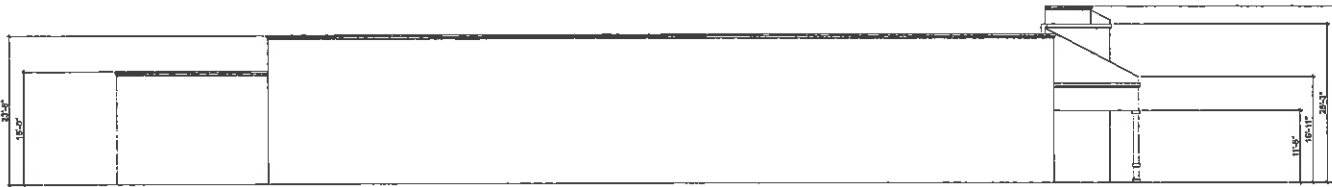
DRAWING TITLE

NEW FLOOR PLAN

DATE:
 DRAWN BY:
 CHECKED BY:
 SCALE:
 SHEET NO.



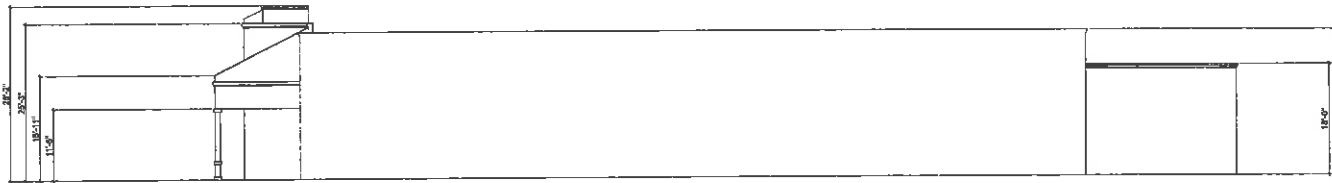
(E) WEST ELEVATION-FRONT ELEVATION
1/8" = 1'-0"



(E) NORTH ELEVATION-SIDE ELEVATION
1/8" = 1'-0"



(E) EAST ELEVATION-REAR ELEVATION
1/8" = 1'-0"



(E) SOUTH ELEVATION-SIDE ELEVATION
1/8" = 1'-0"

REVISIONS	
DATE	NO.

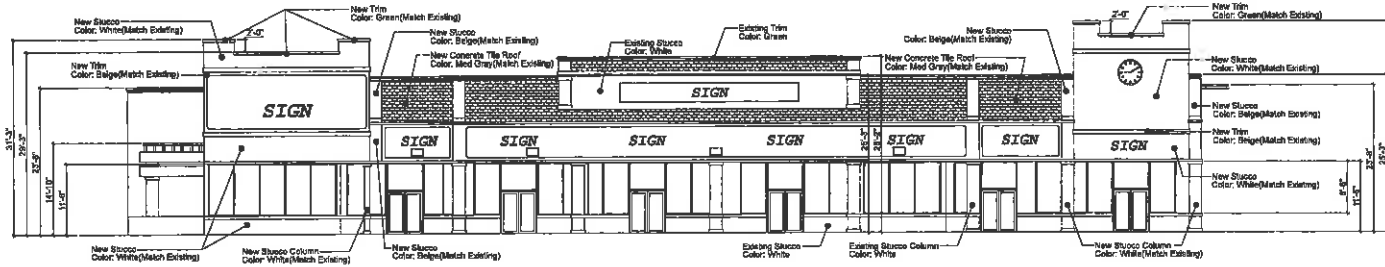
TOP-ARC GROUP
DESIGNER: YUJONG CHEN
PHONE: (855) 226-8339
EMAIL: YUJONGCHEN@TOPARC.COM

PROJECT TITLE / ADDRESS
PLAZA REMODEL
14000 PARKS BLVD.
MORRIS VALLEY, CA 92583

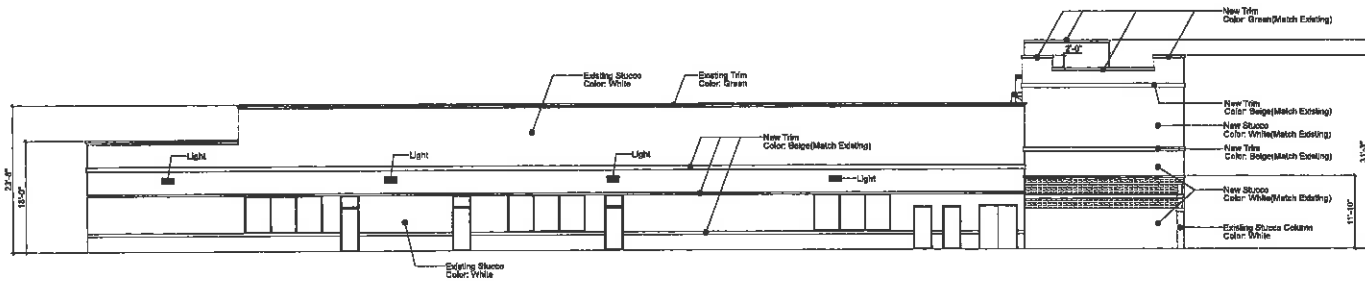
DRAWING TITLE

(E) ELEVATION

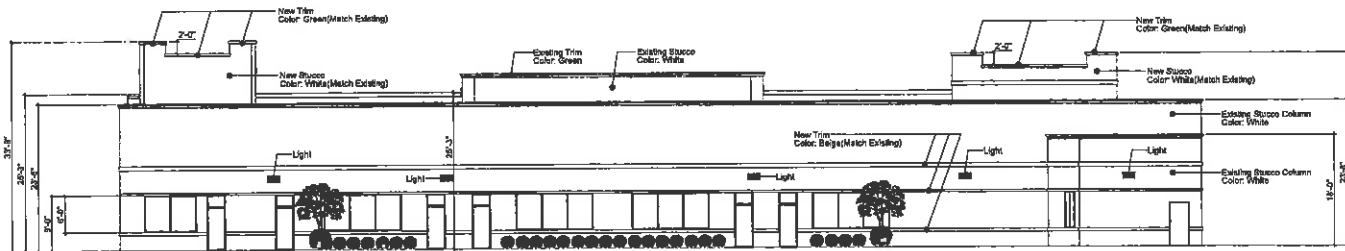
DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO.



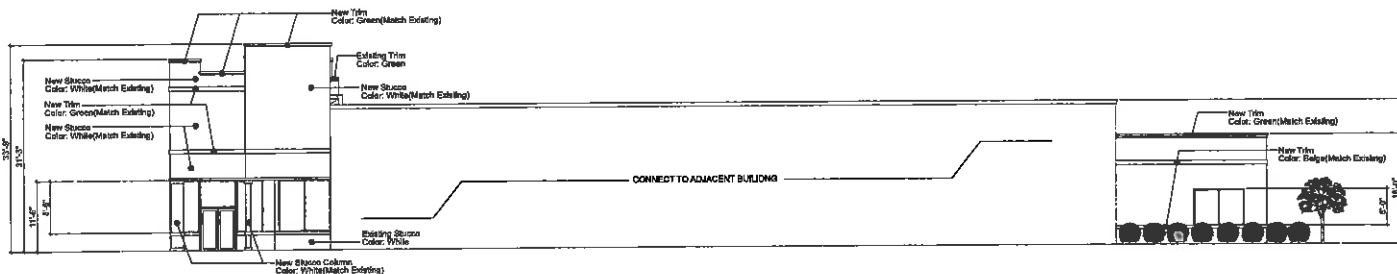
(N) WEST ELEVATION-FRONT ELEVATION
1/8" = 1'-0"



(N) NORTH ELEVATION-SIDE ELEVATION
1/8" = 1'-0"



(N) EAST ELEVATION-REAR ELEVATION
1/8" = 1'-0"



(N) SOUTH ELEVATION-SIDE ELEVATION
1/8" = 1'-0"

Note:
Sign will require separate submittal and approval

REVISIONS	
DATE	NO.

TOP-ARC GROUP
DESIGNER: WAJING CHEN
PHONE: (888) 233-3433
EMAIL: WAJING@TOP-ARC.COM

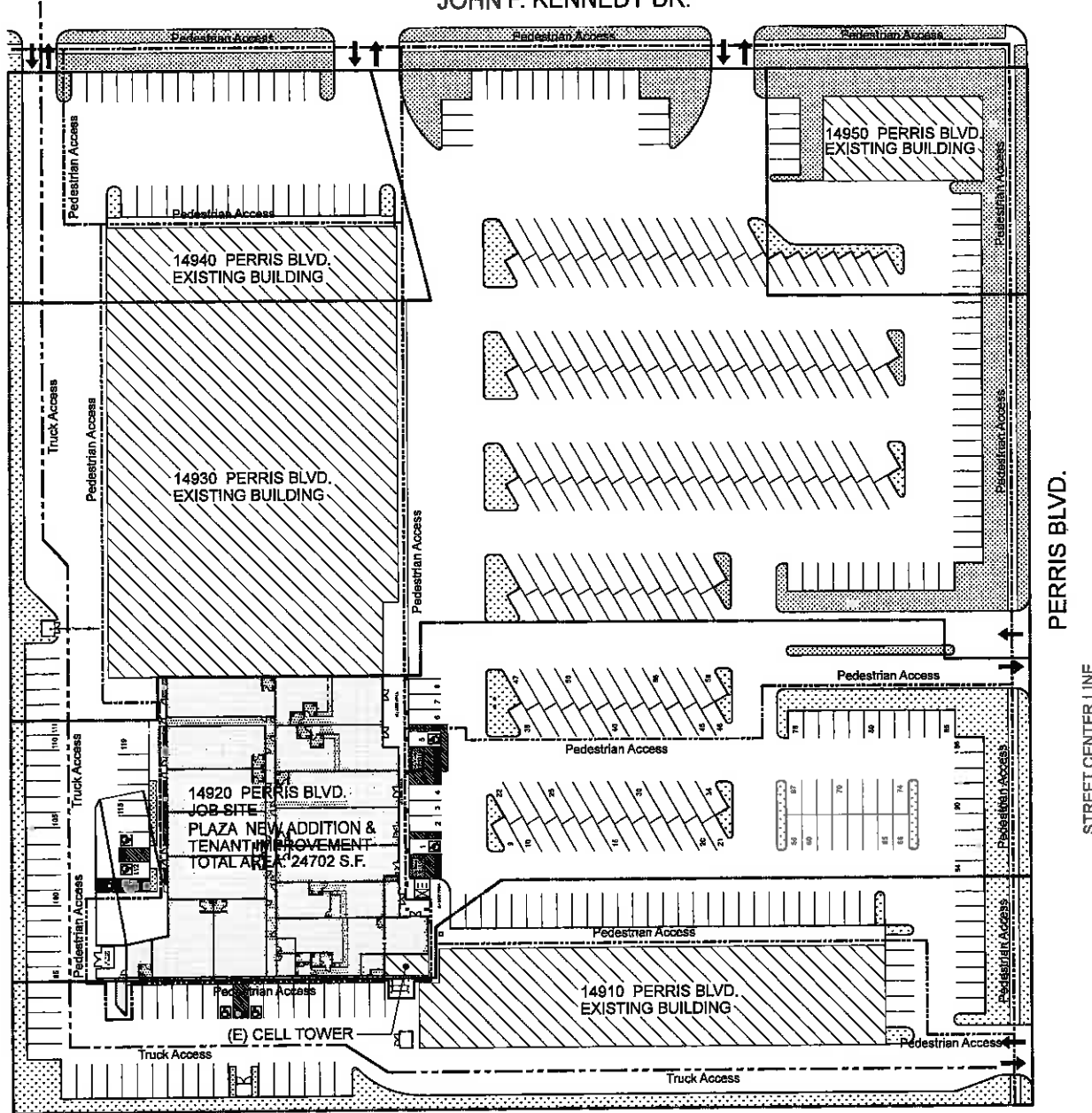
PROJECT TITLE / ADDRESS
PLAZA REMODEL
1400 PEARSE BLVD.
EMERYVILLE, CA 94608

DRAWING TITLE

(N) ELEVATION

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO.

JOHN F. KENNEDY DR.



PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



February 14, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. David Leonard, Contract Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

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

File No.: ZAP1044PS17
Related File No.: SPA97-55C (Specific Plan Amendment), TTM37124
(Tentative Tract Map – Condominium Purposes)
APN: 677-050-023

Dear Mr. Leonard:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its February 9, 2017, meeting, I have reviewed City of Cathedral City Case No. SPA 97-55C (Specific Plan Amendment), a proposal to amend the text of the Rio Vista Village Specific Plan (RVVSP) to establish design standards for the R-2 Zone within that Specific Plan, which is located southerly of Interstate 10 Freeway, northerly of Verona Road, westerly of Landau Boulevard, and easterly of Rio Guadalupe Road.

Additionally, under the delegation of ALUC pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Tentative Tract Map No. 37124, a proposal to divide 8.56 acres located northerly of Verona Road, westerly of Landau Boulevard, and southerly of Rio Largo Drive into condominium lots for a 58-unit single-family detached cluster development.

The site is located within Airport Compatibility Zone E of the 2005 Palm Springs Airport Influence Area (AIA). Within Compatibility Zone E of the 2005 Palm Springs Airport Compatibility Plan, residential density is not restricted.

The elevation of Runway 13R-31L at Palm Springs International Airport at its northerly terminus is approximately 474.4 feet above mean sea level (AMSL). At a distance of 11,800 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services review would be required for structures exceeding a top point elevation of 592.4 feet AMSL. As the site elevation is 450 feet AMSL and building height is 35 feet, this level will not be exceeded and FAA review will not be required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the proposed dwelling units and any tenants therein.
4. Any new retention or 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 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



Edward C. Cooper, Director

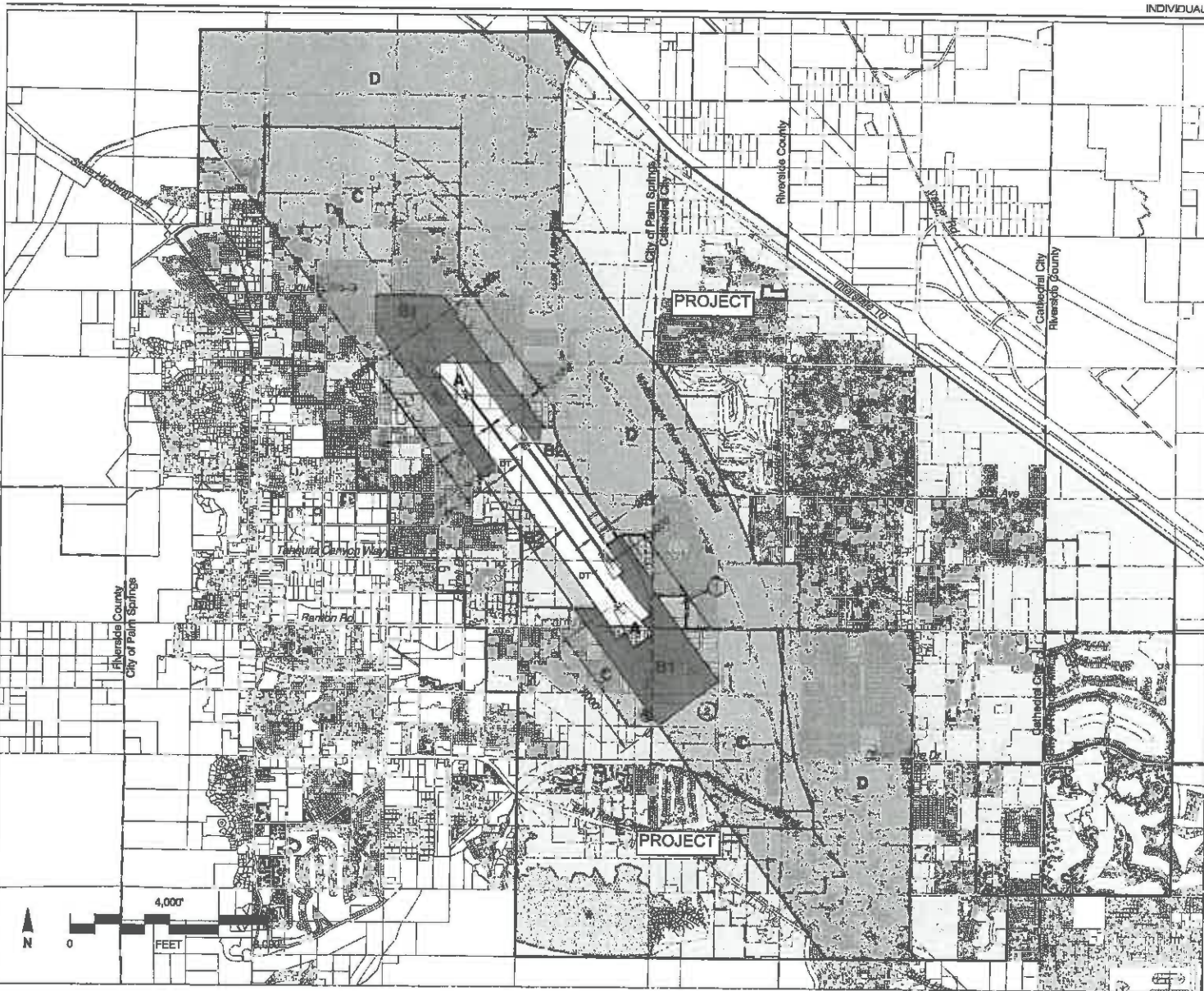
Attachment: Notice of Airport in Vicinity

cc: Verano Recovery, LLC Attn: Mohamad Younes (applicant/property owner)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1044PS17\ZAP1044PS17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

See Policy PS.2.1.

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

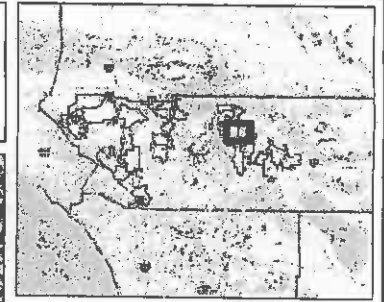
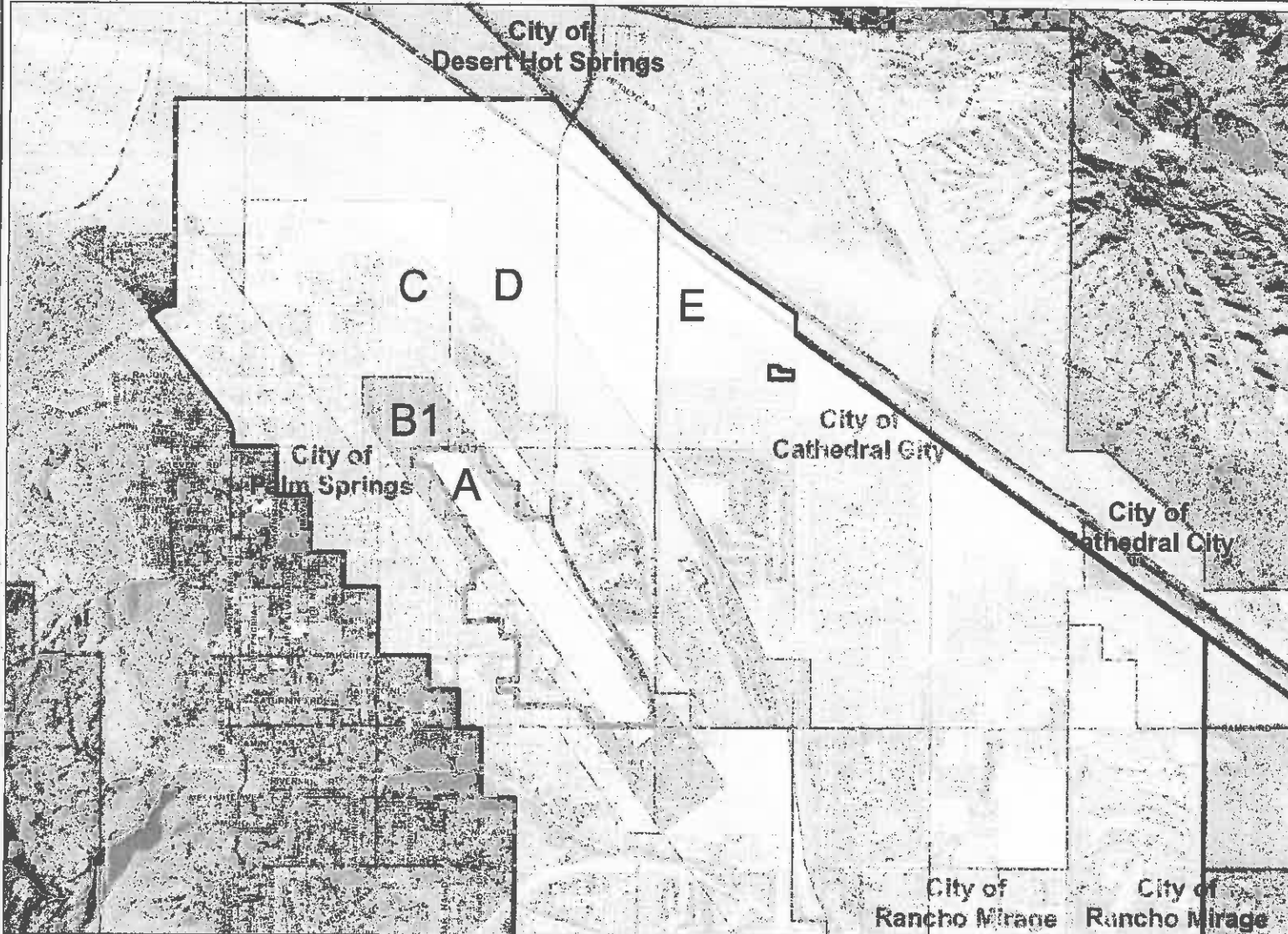
Map PS-1

Compatibility Map
Palm Springs International Airport



PSP - compat 2011

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 7,132 14,264 Feet



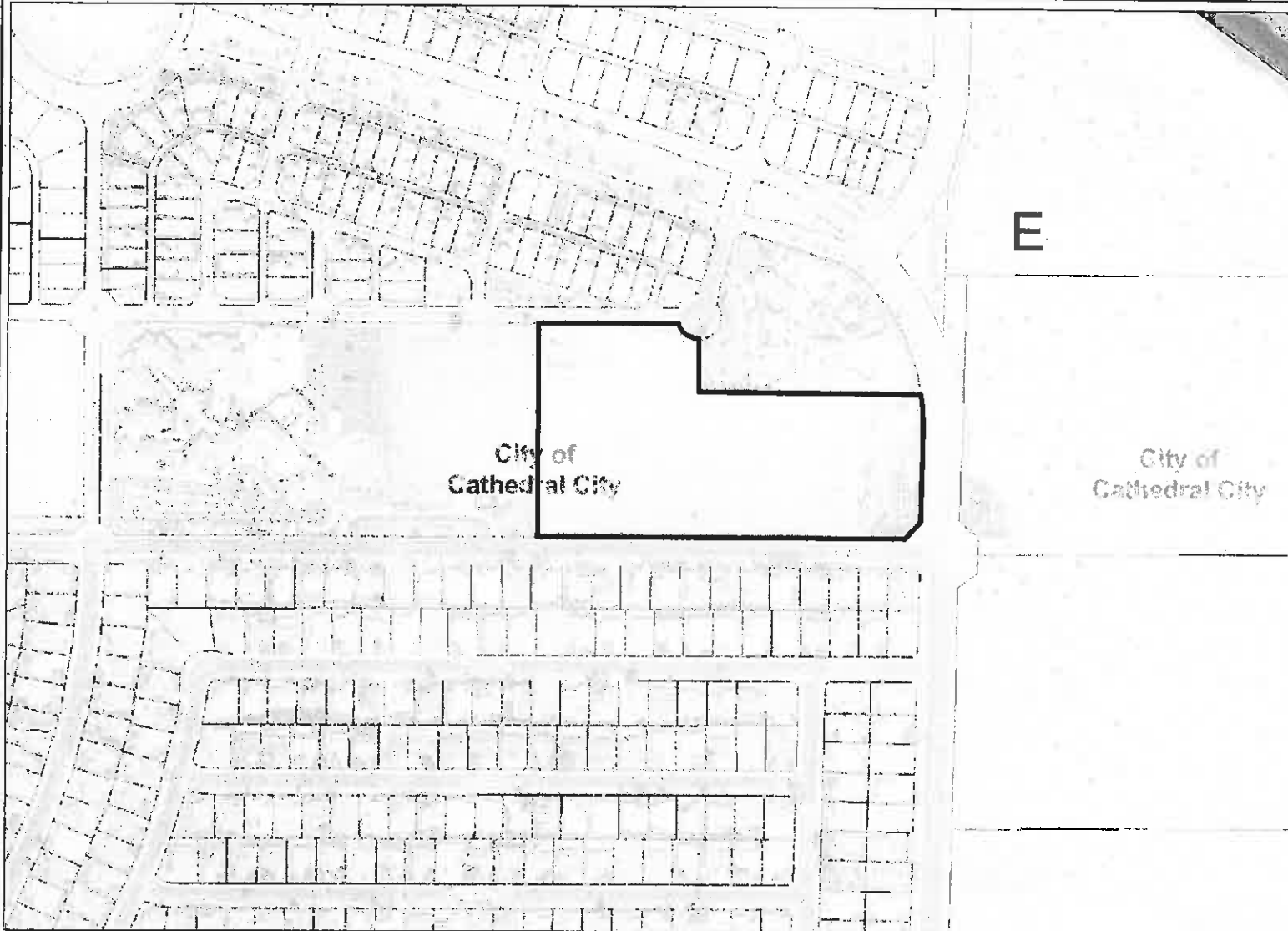
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 12:33:08 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 446 891 Feet



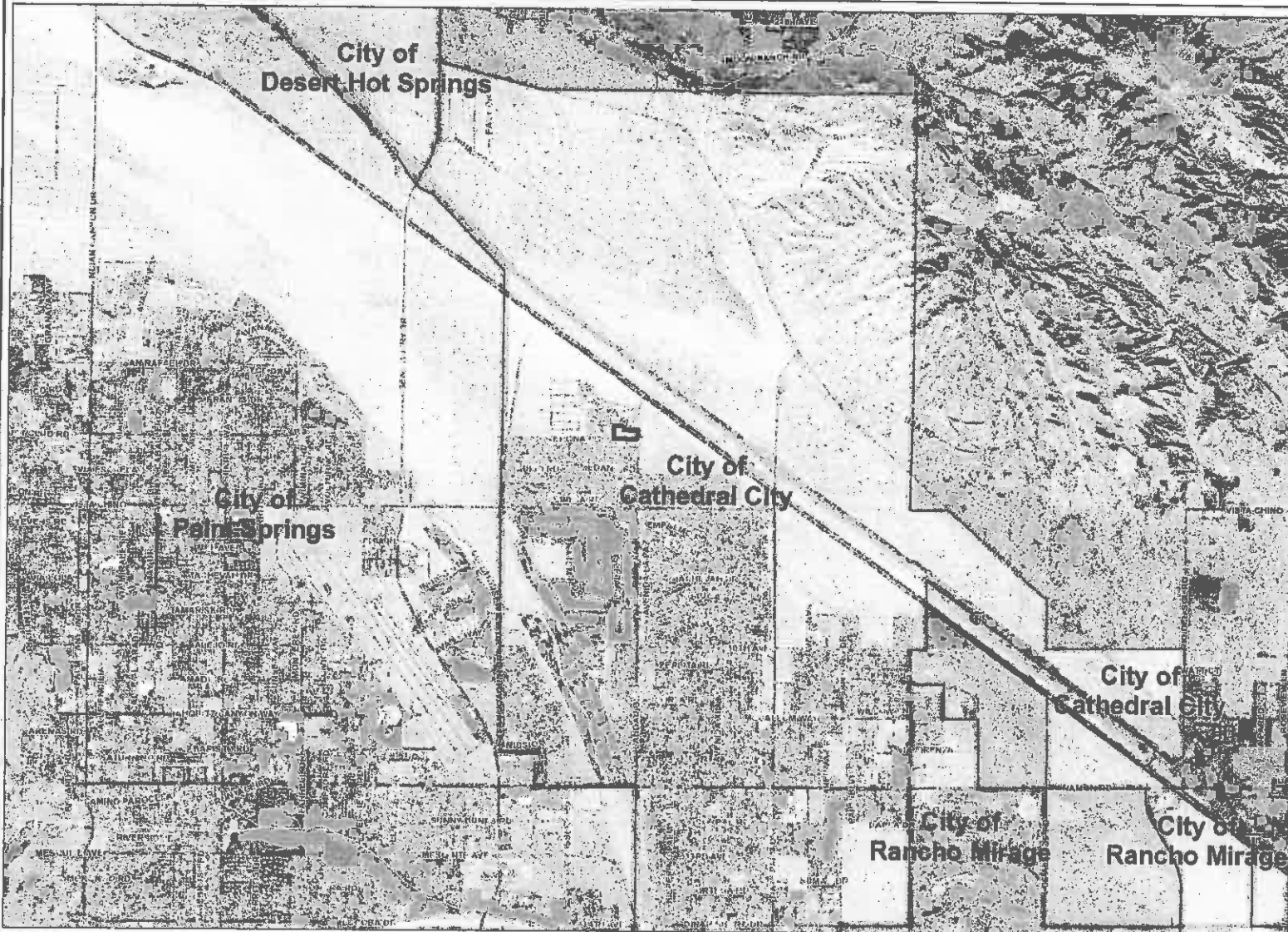
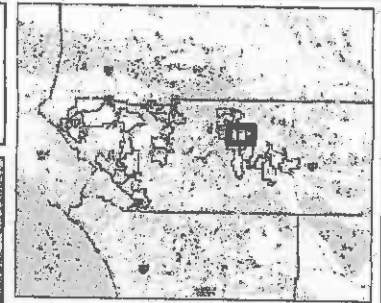
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 12:30:32 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities**
- highways_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities



0 7,132 14,264 Feet



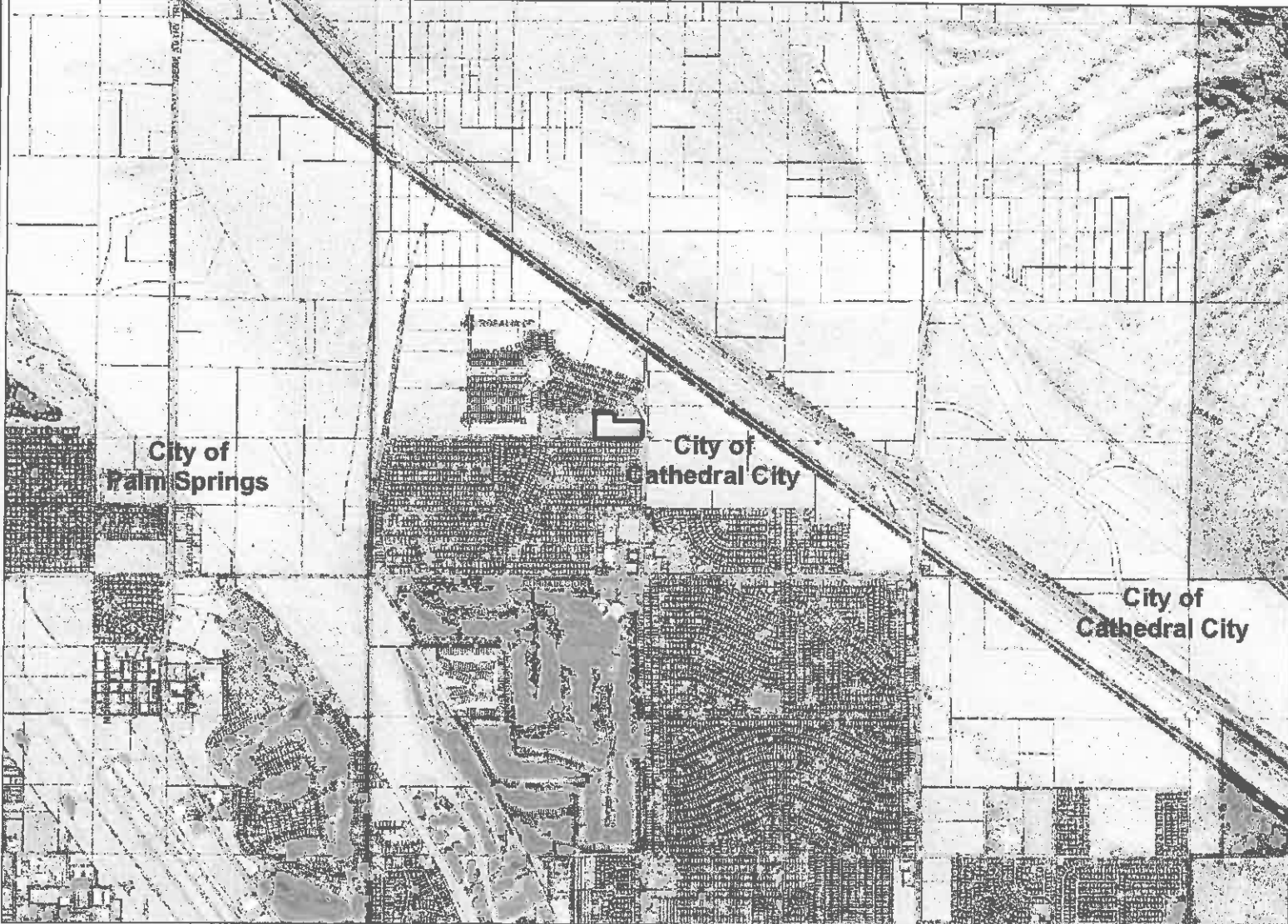
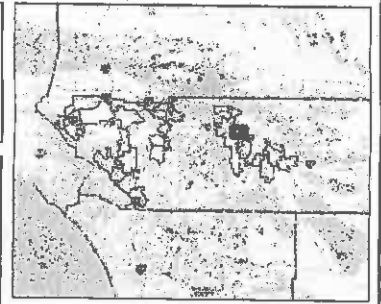
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 1/27/2017 12:34:20 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 3,566 7,132 Feet



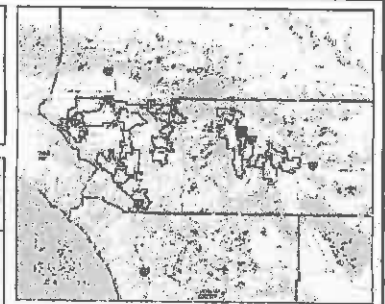
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 12:34:48 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 891 1,783 Feet



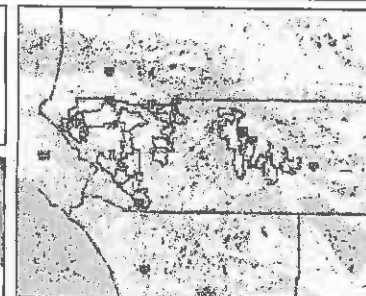
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 12:35:14 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0

446

891 Feet



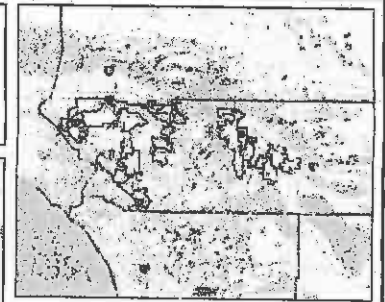
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/27/2017 12:31:09 PM













© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 223 446 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... 1/27/2017 12:35:47 PM

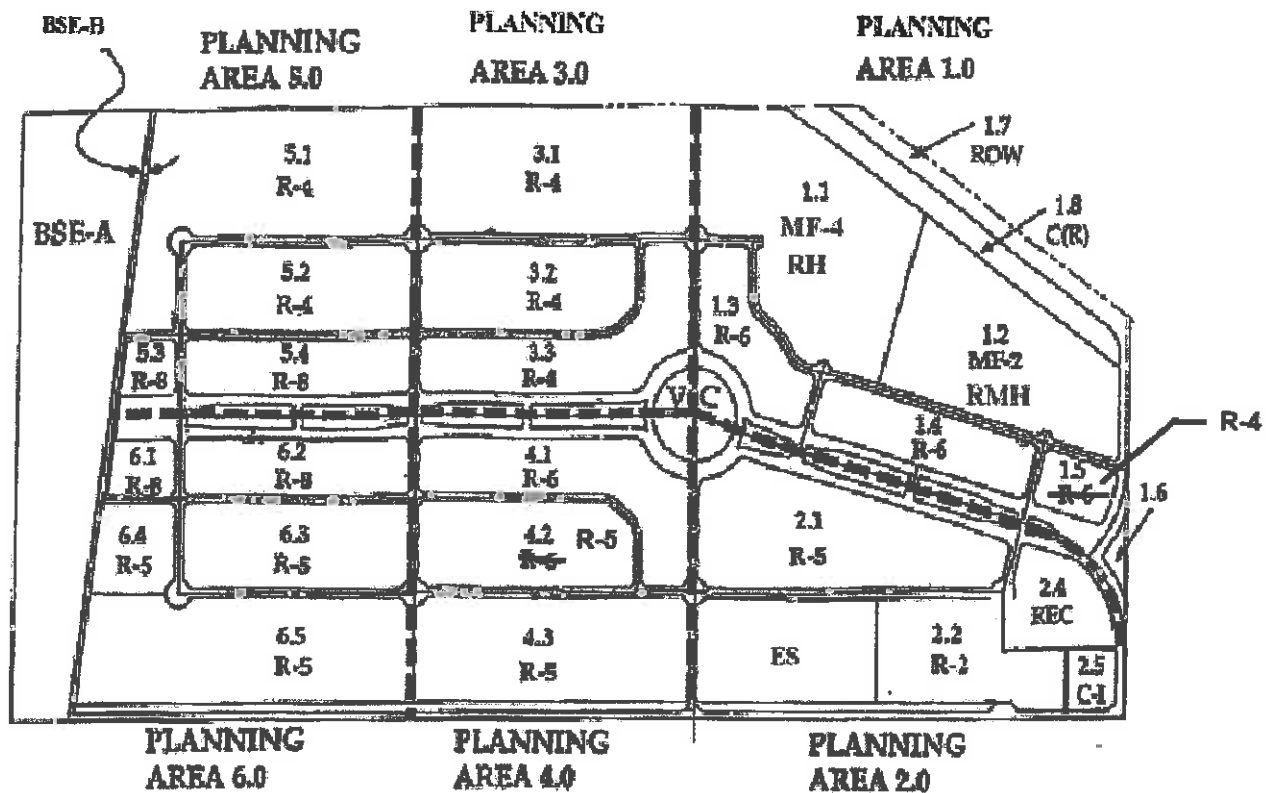
© Riverside County RCIT GIS

Notes

4.5 CIRCULATION PLAN

Rio Vista Village is intended to be pedestrian friendly while providing safe streets for automobiles and service traffic. The hierarchy of streets is simple and limited. The use of service lanes (alleys) is encouraged, but not required. However, to reduce the impact of curb cuts and driveways accessing local streets, any lot with less than 50 feet of frontage must utilize a service lane for vehicular access to on-site parking. The exception to this rule are small lots plotted in a cluster concept.

4.5.1 The design and layout of streets shall be on an interconnected grid system in which residents have a number of alternative routes from their dwelling to the other areas within the village boundaries. The street sizes and uses shall conform to the Circulation Plan and related street sections. All in-tract streets shall be 30 foot Local Streets *with an exception for Cluster SFD Residential Development where the minimum local street width, public or private, is 26 feet when no street parking is allowed.* Refer to Section 6, Implementation Plan of this document for additional detail on the financing, construction and phasing of circulation system improvements.



SECTION 5.0

DEVELOPMENT PLAN REGULATIONS

5.1.5 DEFINITIONS AND USE OF TERMS: The use of new urbanism and neo-traditional planning concepts requires some new descriptive language. The application of the specific plan regulations in this section use the following terms.

TERM	APPLICATION
Common Drive: is 24 feet wide paved driveway to access the garages for two or more detached residential units. Common Drive is also classified as "Emergency Access	and Fire Lanes" in which parking is prohibited." Is commonly used in Cluster SFD Residential Development

5.2 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS

The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project. ~~with the exception for the R-2 Cluster SFD Residential Development in Planning Area 2.2. For Cluster SFD Residential Site Development Standards, refer to Section 5.8~~

B. CLUSTER SFD: Small lots with detached dwellings arranged in non-traditional clusters, frequently using private auto courts or common drives and arranged without requiring frontage along public streets. For Cluster SFD Residential Site Plan Development Standards, refer to section 5.8.

5.2.2 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES. (For R-2 – Cluster SFD Residential Development Setback Requirements, refer to Section 5.8.1),

5.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS. The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances. (For R-2 – Cluster SFD Residential Development Special Residential Site Development Standards, refer to Section 5.8.3),

5.3.8 SECOND DWELLING UNITS: An additional dwelling is permitted on any lot served by a service lane on which the following standards shall apply.

- A Second dwelling units may only be developed on lots with single family detached homes in land use designations "R".
- B Only lots served by a service lane may develop second dwelling units.
- C The second dwelling unit may be used for rental purposes or for the exclusive use of the residents of the primary dwelling. When used as a rental unit, the second dwelling unit is required to be maintained and managed in accordance with the CC&Rs of the Rio Vista Village Community Association.
- D The second dwelling unit may be attached or detached from the primary

dwelling unit. When detached, the separations between structures shall be a minimum of 10 feet. All other setbacks and site development standards shall apply as though the second dwelling unit were attached to the primary structure.

- E A one car carport or garage is required for the resident of the second dwelling unit. This carport or garage must have a secure separation from the service lane a minimum of 8 feet high and lockable.
- F Second dwelling units must have a separate entry from the primary dwelling, whether attached or detached, and directly accessible to the designated on-site parking space.
- G Second dwelling units constructed above the garage must have at least one window from a living area overlooking the service lane.
- H Second dwelling units must be provided with a private outdoor open space of 90 square feet with a minimum dimension of 6 feet.
- ~~I Second dwelling units require a Conditional Use Permit.~~

5.7 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS. (*For R-2 – Cluster SFD Special Recreation Site Development Standards, refer to Section 5.8.9*),

5.8 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR R-2-CLUSTER SFD DEVELOPMENT

CLUSTER SFD: Small lots with detached dwellings arranged in nontraditional clusters, frequently using private auto courts or common drives and arranged without regard for frontage on public streets. The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project

5.8.1 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES

- A STANDARD FRONT SETBACK: 8 feet if fronting on Private Local Street and 2 feet if fronting on a Common Drive.
- B REDUCED FRONT SETBACK: Not Applicable
- C STANDARD SIDE SETBACK: 5 feet.
- D SIDE SETBACK WITH DRIVEWAY: Not Applicable
- E SHARED SIDE SETBACK: 5 feet.
- F ZERO SIDE SETBACK: Zero feet: no projections, encroachments or openings permitted.
- G CORNER SIDE SETBACK: 10 feet.
- H REDUCED SIDE SETBACK: Not Applicable
- I REAR SETBACK WITH SERVICE LANE: Not Applicable
- J REAR SETBACK: 10 feet.

K ENCROACHMENTS AND MISCELLANEOUS PROVISIONS

- (1) Fireplaces, bays, cornices, eaves and other similar architectural features may project a maximum of 24 inches into required setbacks.
- (2) Shading devices may project a maximum of 24 inches into required front setbacks, a maximum of 24 inches elsewhere unless waived by the Director of Community Development with validating documentation.
- (3) Garden walls in front setbacks are not permitted.
- (4) Pools and spas must provide a minimum of 5 feet of lateral clearance to any adjacent lot line.
- (5) Solar walls may be constructed to a two story height anywhere within the building envelope.
- (6) A 3-inch thick, 30 inch by 48 inch concrete slab must be provided along the rear fence/wall directly accessible from the private local street or from the common drive for the placement of trash receptacles. In addition, a 24 inch by 36 inch concrete pad shall be provided in front of the unit next to the Garage for placing the trash receptacles during the trash pickup day.

5.8.2 SPACE BETWEEN BUILDINGS: For purposes of developing Cluster SFD Residential Development projects that do not follow the standard block pattern, adjacent buildings shall be presumed to have a ~~property line/lot line~~ between them for the purpose of measuring setbacks. The minimum building separations shall be 10 feet.

- A ~~— The standards for setbacks shall define the required building separations. Buildings with entries facing each other across an open space, courtyard or plaza shall be deemed to be facing front to front and each shall meet front setback criteria.~~
- B ~~— If only one of two facing structures has an entry, it shall respond to front setback criteria, the other building shall meet side setback criteria.~~

5.8.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR CLUSTER SFD RESIDENTIAL DEVELOPMENT PROJECTS

The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances.

5.8.3.1 COMMON OPEN SPACE: Common open space requirements are deemed met under the Rio Vista Village Specific Plan. Additional common open space shall be provided ~~only for the purpose of~~ to establishing pedestrian circulation links to areas within and beyond the project boundary. ~~an amount of common open space that exceeds the requirement and approval of this specific plan which will constitute approval of the common open space requirement. Individual projects will not be required to provide additional calculations validating common open space provisions.~~

5.8.3.2 PRIVATE OPEN SPACE: ~~However,~~ Each single family dwelling site in a Cluster SFD project must contain a minimum of 300 SF of contiguous private open space with a minimum dimension of 10 feet.

5.8.3.3 SERVICE LANES COMMON DRIVES: Use Private Street

- A. ~~Service lanes~~ Common drives serving ~~are not applicable for~~ Cluster SFD Residential Development shall be in the form of a private drive having a minimum width of 24-26 feet curb to curb where no street parking is allowed. Garages shall be setback a minimum of 25 feet.

- B. Private Street shall have a minimum width of 26 feet and shall be signed as 'Emergency Access and Fire Lane-No Parking'. Emergency gated access shall be required that will enable access onto a public street other than the primary access road.

5.8.3.4 PARKING REQUIREMENTS:

- A Each single family dwelling must be provided with a two car garage.
- B If a standard single family lot pattern is used that accommodates on-street parking, no additional guest parking is required. When a ~~the~~ non-traditional lot ~~block~~ pattern is used, one additional off-street parking space for every two units is required, to be allocated in proximity to dwelling units, and provided onsite.
- C Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.3.5 GARAGE ACCESS AND ACCESSIBILITY:

- A Garage may be accessed from either a common drive or directly from the private or public local street.
- B No direct access to Rio Vista Boulevard is permitted.
- C In all cases, from the garage door to the opposite side of the common drive minimum of 25 feet of clear backup space must be provided.
- D Garages on interior lots directly accessing a local street must provide 25 feet of clear back-up space immediately in front of the garage door and occurring behind the front setback line the full width of the garage. The last 24 inches of the required 25 feet as well as the sides of the backup area may be in landscape material.
- E. Garages must be equipped with automatic roll up doors and flanked by at least one wall-mounted carriage light.

5.8.3.6 HEIGHT: No dwelling shall exceed 35 feet or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof.

5.8.3.7 RESIDENTIAL LANDSCAPE REGULATIONS: The following regulations apply to common residential areas. All proposed landscape species must be identified in the Lush and Efficient Gardening in the Coachella Valley produced by CVWD.

- A Local Private Street Treatments
 - (1) Local streets aligned along a project boundary shall include minimum 15 gallon trees spaced at- 50 feet on center.
 - (2) Where dwelling units are oriented to the local street, minimum 15 gallon trees shall be planted at a ratio of 1:1.5 per dwelling unit along the street block.
 - (3) ~~Punctuated by~~ Alternative varieties of trees, minimum 15 gallon size, (Jacaranda, Mimosa, etc), various shall be planted at local streets will become gateways into distinct neighborhoods. ~~These trees shall be placed on a similar grid pattern, to those identified for the Mesquite grove.~~
 - (4) Parkway Street trees, minimum 15 gallon size, shall be planted in any island ~~the parkway portion~~ of the public use easement

- (5) A -three (3) foot landscape setback shall be provided between the sidewalk and the dwelling unit to be planted in groundcover, 4 feet on center and having a maximum plant height at maturity not exceeding 12 inches, with a two-inch thick layer of decomposed granite having a common accent color.
- (6) Guest parking areas shall have a landscape island for every seven spaces and planted with one minimum 15 gallon tree. Guest parking nodes having more than 10 spaces shall have minimum 15 gallon trees planted 25 feet on center within the five foot landscape setback.

5.8.4 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS.

5.8.4.1 PARKING REQUIREMENTS:

- A The parking requirements of the Zoning Code shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.
- B Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.
- C Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.4.2 OPEN SPACE: Open space must be landscaped, including paving, plant material, arbors, treillage, water features and seating areas. Since open space is a critical ingredient of community level recreation facilities, no mandatory area is required.

5.8.4.3 TRASH ENCLOSURES AREAS: All portions of the site devoted to trash collection must be screened from the view of all adjacent properties.

5.8.4.4 SITE LIGHTING: Site lighting shall conform to the applicable regulations of the City.

5.8.4.5 SIGNAGE: On-site signage shall conform to the requirements of the sign regulations of the City and according to the recommendations of the Community Character Criteria.

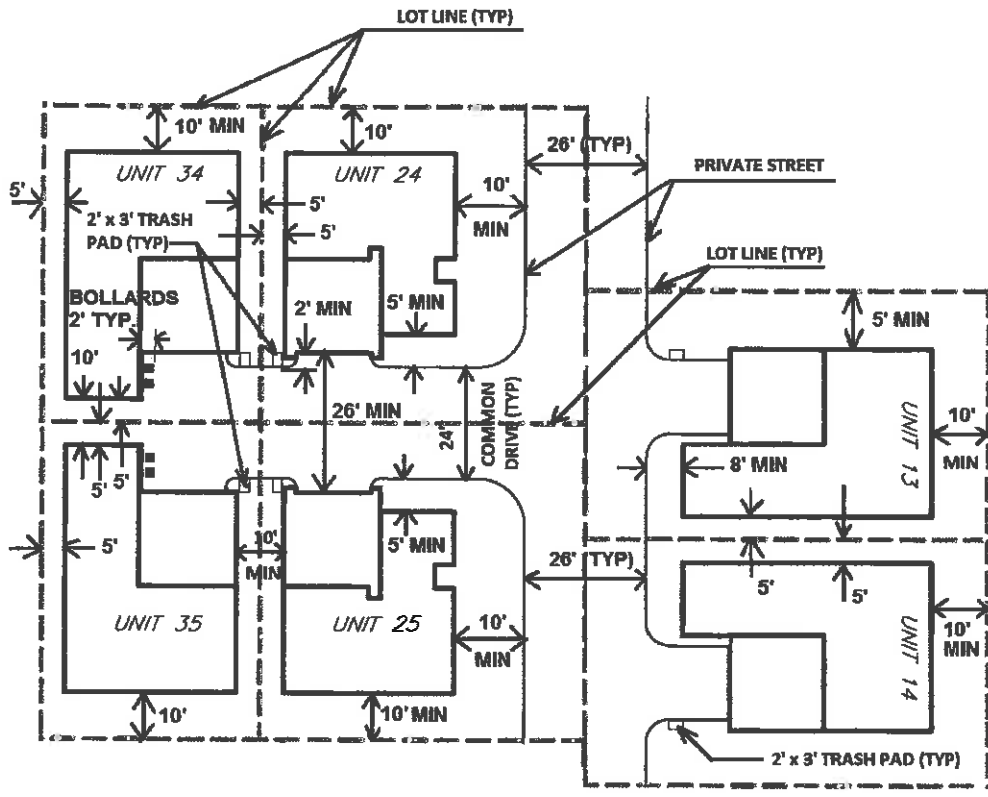


EXHIBIT "A"
TYPICAL CLUSTER SFD RESIDENTIAL DEVELOPMENT LAYOUT

TENTATIVE TRACT MAP 37124 FOR CONDOMINIUM PURPOSES

CATHEDRAL CITY, CALIFORNIA
MAY 2016



OWNER/DEVELOPER
 WINDWARD PROPERTIES, LLC
 16400 SANDHARBOR COURT
 SUITE 200
 LOS ANGELES, CA 90024
 PHONE (310) 441-1800
 FAX (310) 441-1800

ENGINEER
 SCH & ASSOCIATES INC.
 2328 CANYON EXPRESS DRIVE #11439
 ANAHEIM, CA 92805
 PHONE (714) 642-1800
 FAX (714) 782-2114

ASSESSORS PARCEL NO.
 877-030-003

LAND USE
 EXISTING: RESIDENTIAL
 PROPOSED: RESIDENTIAL

NUMBER OF LOTS
 1

LEGAL DESCRIPTION
 PART OF TRACT 28639-1
 LOT 204
 COUNTY OF RIVERSIDE, CALIFORNIA

NUMBER OF OPEN SPACE LOTS
 1

EXISTING GENERAL PLAN DESIGNATION
 R1

EXISTING SPECIFIC PLAN DESIGNATION
 NO 103A (ISSUED 08-11-02)

LEGEND

PL	PROPOSED DRIVE	PL	PROPOSED DRIVE
PLA	PROPOSED DRIVE	PLA	PROPOSED DRIVE
PLB	PROPOSED DRIVE	PLB	PROPOSED DRIVE
PLC	PROPOSED DRIVE	PLC	PROPOSED DRIVE
PLD	PROPOSED DRIVE	PLD	PROPOSED DRIVE
PLE	PROPOSED DRIVE	PLE	PROPOSED DRIVE
PLF	PROPOSED DRIVE	PLF	PROPOSED DRIVE
PLG	PROPOSED DRIVE	PLG	PROPOSED DRIVE
PLH	PROPOSED DRIVE	PLH	PROPOSED DRIVE
PLI	PROPOSED DRIVE	PLI	PROPOSED DRIVE
PLJ	PROPOSED DRIVE	PLJ	PROPOSED DRIVE
PLK	PROPOSED DRIVE	PLK	PROPOSED DRIVE
PLL	PROPOSED DRIVE	PLL	PROPOSED DRIVE
PLM	PROPOSED DRIVE	PLM	PROPOSED DRIVE
PLN	PROPOSED DRIVE	PLN	PROPOSED DRIVE
PLO	PROPOSED DRIVE	PLO	PROPOSED DRIVE
PLP	PROPOSED DRIVE	PLP	PROPOSED DRIVE
PLQ	PROPOSED DRIVE	PLQ	PROPOSED DRIVE
PLR	PROPOSED DRIVE	PLR	PROPOSED DRIVE
PLS	PROPOSED DRIVE	PLS	PROPOSED DRIVE
PLT	PROPOSED DRIVE	PLT	PROPOSED DRIVE
PLU	PROPOSED DRIVE	PLU	PROPOSED DRIVE
PLV	PROPOSED DRIVE	PLV	PROPOSED DRIVE
PLW	PROPOSED DRIVE	PLW	PROPOSED DRIVE
PLX	PROPOSED DRIVE	PLX	PROPOSED DRIVE
PLY	PROPOSED DRIVE	PLY	PROPOSED DRIVE
PLZ	PROPOSED DRIVE	PLZ	PROPOSED DRIVE

AREA TABULATIONS

LOT	TOTAL AREA (SQ. FT.)	CONCRETE DRIVEWAY AREA (SQ. FT.)	CONCRETE DRIVEWAY PERCENTAGE (%)	NET AREA (SQ. FT.)
1	1,000	100	10.0	900
2	1,000	100	10.0	900
3	1,000	100	10.0	900
4	1,000	100	10.0	900
5	1,000	100	10.0	900
6	1,000	100	10.0	900
7	1,000	100	10.0	900
8	1,000	100	10.0	900
9	1,000	100	10.0	900
10	1,000	100	10.0	900
11	1,000	100	10.0	900
12	1,000	100	10.0	900
13	1,000	100	10.0	900
14	1,000	100	10.0	900
15	1,000	100	10.0	900
16	1,000	100	10.0	900
17	1,000	100	10.0	900
18	1,000	100	10.0	900
19	1,000	100	10.0	900
20	1,000	100	10.0	900
21	1,000	100	10.0	900
22	1,000	100	10.0	900
23	1,000	100	10.0	900
24	1,000	100	10.0	900
25	1,000	100	10.0	900
26	1,000	100	10.0	900
27	1,000	100	10.0	900
28	1,000	100	10.0	900
29	1,000	100	10.0	900

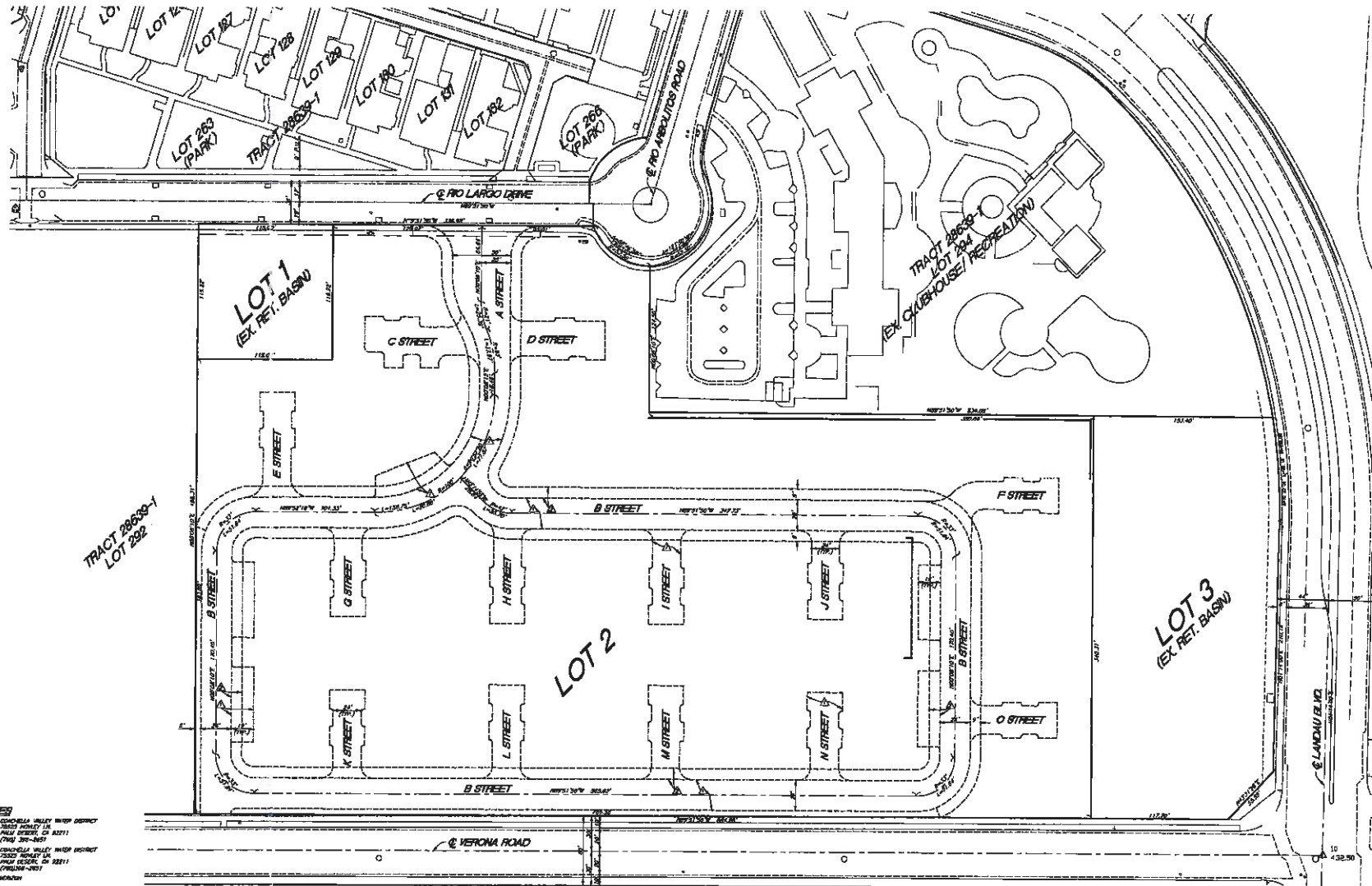
AREA TOTALS

TOTAL CONCRETE DRIVEWAY AREA (SQ. FT.)	1,000
TOTAL NET AREA (SQ. FT.)	9,000
TOTAL DRIVEWAY PERCENTAGE (%)	11.11

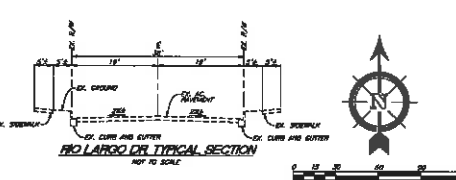
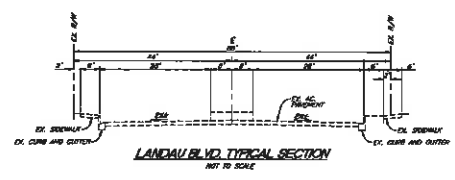
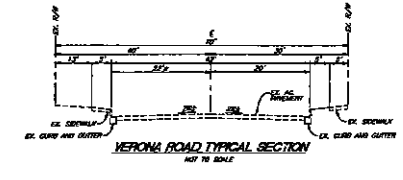
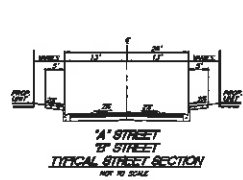
LOT SUMMARY

LOT 1	1,000
LOT 2	1,000
LOT 3	1,000
TOTAL	3,000

EASEMENT NOTES
 1. PROPOSED EASEMENT FOR WATER AND PUBLIC UTILITIES TO BE SHOWN ON THE FINAL MAP.
 2. PROPOSED 5' PUBLIC EASEMENT.



UTILITIES
 WATER: CATHEDRAL VALLEY WATER DISTRICT
 SEWER: CATHEDRAL VALLEY WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS
 POWER: SOUTHERN CALIFORNIA ENERGY SERVICES
 CABLE: THE HANCOCK CABLE



SDH
 SCH AND ASSOCIATES INC.
 2328 CANYON EXPRESS DRIVE #11439
 ANAHEIM, CALIFORNIA 92807
 TEL: (714) 642-1800 FAX: (714) 782-2114



PAGE BREAK



RESOLUTION NO. 2017-01

**A RESOLUTION OF THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
ADOPTING THE NEGATIVE DECLARATION FOR THE HEMET-RYAN AIRPORT LAND USE
COMPATIBILITY PLAN AND ADOPTING THE HEMET-RYAN AIRPORT LAND USE
COMPATIBILITY PLAN**

WHEREAS, the California Public Utilities Code requires each county in the state with an airport or landing strip operated for the benefit of the general public to establish an Airport Land Use Commission ("ALUC"), the goals of which are to promote public health, welfare, and safety by ensuring compatible land uses around airports (see Pub. Util. Code, §21670 et seq.); and,

WHEREAS, in December 1970, after a duly noticed public hearing, the Riverside County Board of Supervisors, acting in conjunction with the mayors of the cities in the county, designated the then-existing five member Riverside County Aviation Commission to assume the planning responsibilities of an ALUC; in 1982, the Board of Supervisors augmented the ALUC with two members selected by the committee of mayors; and, in September 1997, the Board of Supervisors reformed the ALUC pursuant to the Public Utilities Code, as amended; and,

WHEREAS, Public Utilities Code section 21675 provides that the ALUC shall prepare and adopt an Airport Land Use Compatibility Plan ("ALUCP"), formerly known as a Comprehensive Land Use Plan, for each operating, public use airport within its jurisdiction, and further specifies that each ALUCP shall contain land use planning guidelines to promote compatible land use development in the areas surrounding each airport, to the extent the land is not already devoted to incompatible land uses; and,

WHEREAS, the ALUC has prepared the proposed Hemet-Ryan ALUCP (Riverside County Airport Land Use Commission Case No. ZAPEA02HR13) which establishes new boundaries of the airport influence area ("AIA") for Hemet-Ryan Airport and addresses land use compatibility in the AIA for Hemet-Ryan Airport; and,

WHEREAS, pursuant to the Public Utilities Code section 21647.7, subdivision (a), the formulation, adoption, and amendment of an ALUCP shall be guided by information contained in the Airport Land Use Planning Handbook ("Handbook") published by the Division of Aeronautics of the California Department of Transportation ("Caltrans"); and,

WHEREAS, at the direction of the ALUC, staff prepared an Initial Study for the proposed Hemet-Ryan ALUCP, pursuant to the California Environmental Quality Act ("CEQA," Pub. Resources Code, §21000 et seq.), to determine if the Hemet-Ryan ALUCP may have a significant effect on the environment. The Hemet-Ryan ALUCP includes, but is not limited to, land use policies and guidelines to be used to determine whether a proposed land use is compatible with the operation of Hemet-Ryan Airport, along with airport layout diagrams, figures identifying the airport's noise contours and safety zones; and,

WHEREAS, the Initial Study showed that there is no substantial evidence, in light of the whole record, that the proposed Hemet-Ryan ALUCP may have a significant effect on the environment; and,

WHEREAS, based on the Initial Study, a proposed Negative Declaration was prepared, pursuant to CEQA, which documented the reasons in support of the finding that the proposed Hemet-Ryan ALUCP would not have a significant effect on the environment; and,

WHEREAS, the ALUC prepared a Notice of Intent ("NOI") to Adopt a Negative Declaration for the Hemet-Ryan ALUCP, which: (i) provided notice of the ALUC's intention to adopt a Negative Declaration for the Hemet-Ryan ALUCP; (ii) stated that the ALUC would receive public comments on the proposed

Negative Declaration for a 30-day period, beginning November 7, 2016 and concluding on December 8, 2016; (iii) identified the locations where copies of the Initial Study and proposed Negative Declaration were available for review, which included the ALUC's website; and, (iv) noted that the ALUC would hold a public hearing to consider adoption of the Hemet-Ryan ALUCP and the proposed Negative Declaration on December 8, 2016; and,

WHEREAS, on or before November 3, 2016, the ALUC transmitted copies of the NOI to all owners of properties within proposed Compatibility Zones A, B1, B2, C, and D whose development rights could be affected by the proposed Plan (excluding owners of existing homes on lots not available for land division pursuant to existing City or County General Plans); and,

WHEREAS, on November 4, 2016, the ALUC (via consultant firm Mead & Hunt, Inc.) delivered copies of the NOI, the Initial Study and the proposed Negative Declaration to the State Clearinghouse for review by state agencies; and,

WHEREAS, on November 7, 2016, the ALUC transmitted an electronic copy of the NOI to the Clerk of the County of Riverside for public posting; and,

WHEREAS, all written comment letters submitted on the Initial Study and Negative Declaration were provided to the ALUC and were made available to the public at the December 8, 2016 public hearing; and,

WHEREAS, a duly noticed public hearing was held before the ALUC on December 8, 2016 (and continued to February 9, 2017), at which time all public and affected government agency comments, testimony, and evidence were presented as to the proposed Hemet-Ryan ALUCP, Initial Study, and Negative Declaration; and,

WHEREAS, the ALUC appointed an ad hoc subcommittee at the December 8, 2016 public hearing to meet with (and address concerns expressed orally and in writing by) representatives of the City of Hemet; and,

WHEREAS, the ALUC's ad hoc subcommittee met three times with representatives of the City of Hemet and recommended changes to the proposed policies, which were incorporated into the Hemet-Ryan ALUCP through the ALUC's approval on February 9, 2017; and,

WHEREAS, the ALUC has carefully and thoroughly reviewed the Initial Study and proposed Negative Declaration and all public comments and responses pertaining thereto, both written and oral, and the Land Use and Planning and Population and Housing addenda thereto, all of which are incorporated herein by this reference. These documents and other materials, including those documents reviewed and incorporated by reference, constitute the record of proceedings on which the ALUC's determination is based, and are in the custody of the staff of the Riverside County ALUC, whose offices are located at 4080 Lemon Street, 14th Floor, Riverside, California, 92501; and,

WHEREAS, the public comments do not constitute substantial evidence in support of a fair argument that the Hemet-Ryan ALUCP may have a significant effect on the environment or that preparation of an environmental impact report ("EIR") is required under CEQA; and,

WHEREAS, the purpose of an ALUCP is to protect the 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 of the City of Hemet and unincorporated Riverside County around Hemet-Ryan Airport, to the extent that these areas are not already devoted to incompatible uses; and,

WHEREAS, ALUC staff consulted with and sought comments from affected land use jurisdictions regarding the proposed Negative Declaration, Initial Study, the Hemet-Ryan ALUCP and the proposed AIA boundary, as required by Public Utilities Code section 21675, subdivision (c); and,

WHEREAS, based on the entire record of these proceedings, the ALUC has determined that the proposed Negative Declaration should be adopted because there is no substantial evidence that the Hemet-Ryan ALUCP may have a significant effect on the environment; and,

WHEREAS, the ALUC has considered all of the information presented to it as set forth above, and this Resolution memorializes the final action taken by the ALUC on February 9, 2017, as a result of the ALUC's independent judgment and analysis; and,

IT HAVING BEEN RESOLVED, FOUND, DETERMINED, AND ORDERED at the continued public hearing held on February 9, 2017, this Resolution hereby memorializes the prior final action taken on February 9, 2017, that the Riverside County ALUC:

1. Certified that the Initial Study and Negative Declaration (SCH No. 2016111016) have been prepared and completed in compliance with CEQA (Pub. Resources Code, §21000 et seq.) and the CEQA Guidelines (Cal. Code of Regs., tit. 14, §15000 et seq.); and,
2. Found, on the basis of the whole record before it, that there is no substantial evidence that the Hemet-Ryan ALUCP may have a significant effect on the environment, and that the Negative Declaration reflects the ALUC's independent judgment and analysis; and,
3. Adopted the Negative Declaration dated November 2, 2016, as modified by the Land Use and Planning and Population and Housing addenda provided to the ALUC prior to its February 9, 2017 continued public hearing; and,
4. Adopted the Hemet-Ryan ALUCP, inclusive of the Policy Addendum dated February 7, 2017, as further modified by the Commission on February 9, 2017; and,
5. Directed staff to prepare a final printing of the Hemet-Ryan ALUCP, as adopted, and to send copies to the State of California Department of Transportation, Division of Aeronautics; the Offices of the City Manager and the Director of Community Development of the City of Hemet; and the Riverside County Planning Department; and,
6. Directed staff to file a Notice of Determination pursuant to CEQA and the CEQA Guidelines; and,

WHEREAS, a Notice of Determination was filed with the Office of the Riverside County Assessor-Clerk-Recorder (with a copy sent by mail to the State Clearinghouse) pursuant to CEQA and the CEQA Guidelines on February 15, 2017.

NOW, THEREFORE, the Riverside County ALUC hereby adopts this Resolution memorializing the prior final action taken at the continued February 9, 2017 public hearing by the following vote:

AYES: Commissioners:

NAYS: Commissioners:

Chair,
Riverside County ALUC

WITNESS, my hand this 9th day of March, 2017.

Director,
Riverside County ALUC

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

DRAFT

A regular scheduled meeting of the Airport Land Use Commission was held on February 9, 2017 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Russell Betts
Arthur Butler
Glen Holmes
Beth Larock, alternate for John Lyon

COMMISSIONERS ABSENT: John Lyon
Steve Manos

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Paul Rull, Urban Regional Planner IV
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Mitch Akkison, Applicant
Deanna Elliano, City of Hemet
Linda Krupa, City of Hemet
Mohamad Younes, Inland Communities Corp.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1: ZAPEA02HR13 – Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) – SCH#2016111015.** The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of Hemet-Ryan Airport, in accordance with ALUC's duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area within portions of the City of Hemet and nearby unincorporated Riverside County areas. Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection, and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight. Continued from 12-8-16.

II. **MAJOR ISSUES**

The City of Hemet has expressed concerns regarding the prohibition on intermediate residential densities within Compatibility Zone D. The Plan, as originally released for public review, allows for densities of 4.5 to 5.0 dwelling units per acre and higher, but the City would like the Plan to allow densities as low as 3.0 dwelling units per acre in Zone D. The ad hoc subcommittee is recommending that densities as low as 3.0 dwelling units per acre be permitted within Zone D. The Countywide Policies also require that projects at least 10 acres in size incorporate minimum percentages of open area (20% in Zone C and 10% in Zone D). The City objects to this requirement and requests that the Commission waive project-specific open area requirements and instead accept a list of open areas in the general vicinity. The ad hoc subcommittee reviewed a map of permanent open space and is proposing Additional Compatibility Policies that acknowledge such areas and waive open area requirements in Compatibility Zone D and portions of Zones B1 and C. A commercial land owner has noted that the extent of Compatibility Zones B1 and C northeasterly of the runway exceeds California Airport Land Use Planning Handbook guidelines for comparable safety zones and that the proposed intensity allowances are more restrictive than those allowed in the Handbook. The ad hoc subcommittee recommends that the extent of Compatibility Zones B1 and C northeasterly of the runway be reduced and that intensity allowances in Compatibility Zone D be raised to the maximum levels permitted for Traffic Pattern Zones in the Handbook. As a result of the change in the boundaries of Compatibility Zone C, the landowner's property would be located in Compatibility Zone D. It should be noted in this regard that Hemet-Ryan Airport is also home to a Cal Fire air attack base flying aircraft larger than other general aviation aircraft. The commercial landowner also suggests that Hemet-Ryan should be considered an urban airport, rather than a suburban airport, in light of the existing intensities and traffic levels in the area. The ad hoc subcommittee recommends addition of an Additional Compatibility Policy clarifying that intensities attributable to uses/structures established prior to the adoption date of the Compatibility Plan on a site in Compatibility Zone D shall not be counted against the intensity limits of new development or expansions on that site.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission consider testimony, and, after the close of public hearing, that the Commission:

- (1) Adopt the Negative Declaration for the Hemet-Ryan Airport Land Use Compatibility Plan, and thereby find that:
 - a. Having considered the Initial Study/Negative Declaration, *including the Addendum thereto*, the comments received during the public review process, and the record before the Commission, there is no substantial evidence that adoption of the Hemet-Ryan Airport Land Use Compatibility Plan would have a significant effect on the environment; and

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

b. The Initial Study/Negative Declaration, *including the Addendum thereto*, reflects the Commission's independent judgment and analysis;

(2) Adopt the Hemet-Ryan Airport Land Use Compatibility Plan; and

(3) Direct staff and ALUC Counsel to prepare a Resolution memorializing the Commission's actions for adoption on March 9, 2017.

IV. PROJECT DESCRIPTION

The proposed project is the Commission's adoption of the 2016 Hemet-Ryan Airport Land Use Compatibility Plan ("Hemet ALUCP"), which includes "Additional Compatibility Policies" specifically tailored to the land use environs of Hemet-Ryan Airport and an Airport Influence Area ("AIA") with new boundaries. The new AIA includes the area in which noise, safety, airspace protection, or overflight concerns may significantly affect land uses or necessitate restrictions on those uses, as determined by the Commission. Accordingly, the Compatibility Plan includes policies for determining whether a proposed development project, lying within the AIA, is consistent with the Compatibility Plan and the objectives set forth in the State Aeronautics Act, which include ensuring the continued operation of public-use airports (such as Hemet-Ryan Airport), while simultaneously protecting the public's health, safety, and welfare. (See Pub. Util. Code, §§21670-21679.5.)

The Commission is required by state law to prepare airport land use compatibility plans for the airport influence areas around public-use airports. Airport officials project that activity levels at Hemet-Ryan Airport will continue and likely increase over time.

Much of the portion of the City of Hemet located westerly of downtown Hemet, as well as easterly areas of Winchester and Green Acres, are in the vicinity of the Airport and are affected by aircraft noise and overflight. The Commission's charge is to protect the public from excessive noise and safety hazards. Therefore, the Hemet-Ryan ALUCP imposes limits on the density and intensity of future land use development in the AIA.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

The following spoke in favor of the project:

Deanna Elliano, City of Hemet, 445 E. Florida, Hemet, CA

Linda Krupa, City of Hemet, 445 E. Florida, Hemet, CA

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 **ADOPTED** the Negative Declaration and Compatibility Plan. Directed staff and ALUC Counsel to prepare a Resolution for adoption on March 9, 2017. Absent: Commissioner 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@rctlma.org. ITEM 2.1: TIME: 9:22 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1: ZAP1023BA16 – Banning Industrial, LP (Representative: William S. Messenger Jr.)** – City of Banning Planning Case No. DR16-7002 (Design Review). The applicant is proposing to develop a 1,000,000 square foot industrial distribution warehouse building and detention basins on 63.9 acres. The building will have 990,000 square feet of warehouse area and 10,000 square feet of office area. The project site is located southerly of Interstate 10 Freeway, easterly of John Street, and northerly of Banning Municipal Airport (Airport Compatibility Zones B1, B2, and D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Design Review be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**

The applicant is proposing to develop a 1,000,000 square foot industrial distribution warehouse building and detention basins on 63.9 acres. The building will have 990,000 square feet of warehouse area and 10,000 square feet of office area.

CONDITIONS: Final Conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of a building permit, the property owner shall convey an aviation easement

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

to Banning Municipal Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Banning.

4. The attached notice shall be provided to all potential purchasers and tenants of the property.
5. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. The ALUC eligible open area shall be kept obstacle and obstruction free per ALUC open area definition.
7. This project has been evaluated as a proposal for 990,000 square feet of industrial distribution warehouse area and 10,000 square feet of office area. Any increase in total building area, increase in office area, or relocation of the building into either Zone B1, Zone B2, or both will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials in the Zone B1 and B2 areas of the project site without review and approval by the Airport Land Use Commission.
8. 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

No one spoke in favor, neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 5-0 found the project **CONDITIONALLY CONSISTENT**.

Recused: Chairman Housman; Absent: Commissioner 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@rctlma.org.

ITEM 3.1: TIME: 9:03 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2: ZAP1082RI16 – Jones Wholesale Lumber (Representative: Adkan Engineers) –** City of Riverside Planning Case No. P16-0895 (Minor Conditional Use Permit) and P16-0896 (Design Review). The applicant proposes to construct an outdoor storage yard, with a 2-story 3,505 square foot office building, a railroad spur, and an 8,000 gallon underground diesel storage tank on 5.16 acres located at 7027 Central Avenue, situated on the northwest corner of Central Avenue and Wilderness Avenue (Airport Compatibility Zones A, B1, C of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The project proposes perimeter block walls and steel entry gates located within Compatibility Zone A which are identified as prohibited uses, as well as being inconsistent with Compatibility Zone A open area requirements.

III. **STAFF RECOMMENDATION**

Staff recommends that the Minor Conditional Use Permit and Design Review be found INCONSISTENT, based on prohibited structures being located within Compatibility Zone A. If these features were deleted or relocated outside Zone A, the project would be CONDITIONALLY CONSISTENT.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct an outdoor storage yard, with a 2-story 3,505 square foot office building, a railroad spur, and an 8,000 gallon underground diesel storage tank on 5.6 acres.

CONDITIONS: Final conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting plans shall be subject to review by airport management.
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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

- e. Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, places of worship, aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
4. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Riverside Municipal Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Riverside.
5. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Trees shall be spaced to avoid creation of a continuous canopy. Landscaping in and around the detention basin shall not include vegetation that produces seeds, fruits, or berries.
6. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
7. The applicant shall submit plans for the proposed underground fueling tanks with the Riverside County Department of Environmental Health Hazardous Materials Branch for review and approval according to their safety regulations and such mitigations shall be in place to protect the public safety in the event that an aircraft ruptures and ignites the fueling tanks.
8. Noise attenuation measures shall be incorporated into the design of the office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

The following spoke in favor of the project:

Mitch Akkison, applicant, 6879 Airport Drive, Riverside, CA 92504

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT** with amended conditions. Adding a condition that the proposed 6 foot high block wall located in Compatibility Zone A be replaced with a 6 foot high chainlink fence with slats and frangible breakaway posts. Absent: Commissioner Manos

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.2: TIME: 9:07 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 9, 2017
RIVERSIDE MEETING**

I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Specific Delegation of Authority: Specific Plan Amendment in Zone E of Palm Springs International Airport Influence Area

The ALUC Commission by a vote of 5-0 granted delegation of authority to the ALUC Director for the case regarding the Specific Plan Amendment in Zone E of the Palm Springs International Airport Influence Area. Absent: Manos and Holmes

II. 5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the January 12, 2017 minutes. Absent: Holmes and Manos; Abstained: Beth Larock, alternate for John Lyon

III. 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director announced his retirement after 32 years with the County of Riverside.

IV. 7.0 COMMISSIONER'S COMMENTS

Chairman Housman announced that in the past month his wife was named Airman of the year in the State of California for the Air National Guard.

V. 8.0 ADJOURNMENT

Chairman Housman adjourned the meeting at 10:19 a.m.

VI. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.0: TIME IS: 10:10 A.M.