



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., April 13, 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**

NONE

3.0 **PUBLIC HEARING: NEW ITEMS**

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.1 **ZAP1047PS17 – EHOFF Canyon View LLC (Representative: Rhonda Neely, Summit Land Partners) – City of Palm Springs Planning Case Nos. 5.1384 (General Plan Amendment), PD 381 (Planned Development District), TR36969 (Vesting Tentative Tract Map).** The applicant is proposing to divide 13.25 acres located southerly of Highway 111/ Palm Canyon Drive, easterly of Linden Way, northerly of Matthew Drive and westerly of Gene Autry Trail into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District (Airport Compatibility Zone E 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

BERMUDA DUNES AIRPORT

- 3.2 ZAP1068BD17 – LE Baron Investments (Representative: Pearson Architects, Inc.) – County of Riverside Planning Case Nos. GPA1213 (General Plan Amendment) and CUP3764 (Conditional Use Permit). The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property located at the northwest corner of Varner Road and Badger Street from Light Industrial (CD: LI) to Commercial Retail (CD: CR) and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1244MA17 – MAT Logistics (Representative: Interstate Tenant Advisors, Investment Building Group, and Lee & Associates Commercial Real Estate Brokerage, Brad Gilmer) – City of Riverside Case No. 17-0805 (Building Permit/Tenant Improvement). A proposal to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres located at 6975 Sycamore Canyon Boulevard (on the westerly side of Sycamore Canyon Boulevard, northerly of Cottonwood Avenue, and southerly of Eastridge Avenue), to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons (Airport Compatibility Zones B1 and B1-APZ-II 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

FRENCH VALLEY AIRPORT

- 3.4 ZAP1074FV17 – Wal-Mart Stores, Inc. (Representative: Kimley Horn, Jacob Glaze) – County of Riverside Planning Case Nos. PP26084 (Plot Plan) and PM37190 (Tentative Parcel Map). The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres located easterly of Winchester Road, southerly of Auld Road, westerly of Sky Canyon Drive, and northerly of Sparkman Way. The shopping center would include a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate commercial parcels (Airport Compatibility Zones B2 and D of the French Valley 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

5.0 APPROVAL OF MINUTES

March 9, 2017

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 COMMISSIONER'S COMMENTS

Y:\ALUC Agendas\ALUC Commission Agendas\2017 Agendas\ALUCAGDA-4-13-17.doc

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: April 13, 2017

CASE NUMBER: ZAP1047PS17 – EHOFCanyon View LLC (Representative:
Summit Land Partners)

APPROVING JURISDICTION: City of Palm Springs

JURISDICTION CASE NO: Case 5.1384 (General Plan Amendment), PD 381 (Planned Development District), TR36969 (Vesting Tentative Tract Map)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment CONSISTENT with the 2005 Palm Springs International Airport Land Use Compatibility Plan, and find the Planned Development District and Vesting Tentative Tract Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant is proposing a vesting Tentative Tract Map to divide 13.25 acres into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District.

PROJECT LOCATION: The site is located southerly of Highway 111/Palm Canyon Drive, easterly of Linden Way, and northerly of Matthew Drive within the City of Palm Springs, approximately 8,985 feet southerly of the southerly 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 E
- c. Noise Levels: Below 60 CNEL from aircraft noise

BACKGROUND:

Residential Density: The site is located within Compatibility Zone E of Palm Springs International Airport Influence Area. Residential density is not restricted in Compatibility Zone E.

Prohibited and Discouraged Uses: The only uses prohibited in Compatibility Zone E are hazards to flight, and no hazards to flight are proposed by the project.

Noise: The Palm Springs Airport Land Use Compatibility Plan depicts the site as being in an area below 60 CNEL from aircraft. Therefore, special measures to mitigate aircraft-generated noise would not be required.

Part 77: The elevation of Runway 13L-31R at its southerly terminus is 404.4 feet above mean sea level (AMSL). The site's elevation is 350 feet above mean sea level. With a maximum building height of 24 feet, the top point elevation would be 374 feet AMSL, well below the runway elevation. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service was not required.

Open Area: Compatibility Zone E does not require any open area be set aside for emergency landings.

CONDITIONS:

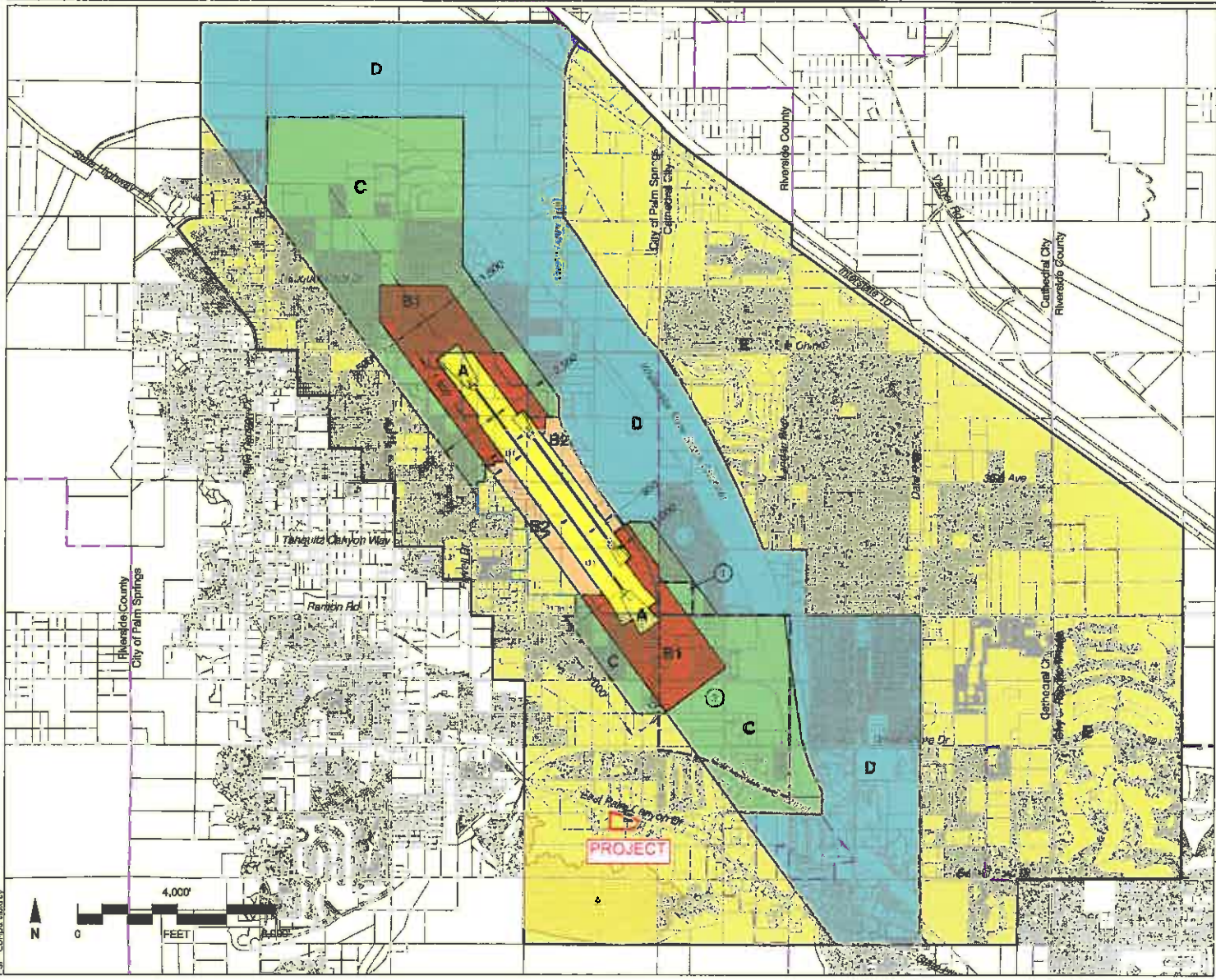
1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, 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.
3. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of the homes thereon.
 4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

NOTICE OF AIRPORT IN VICINITY

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



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)

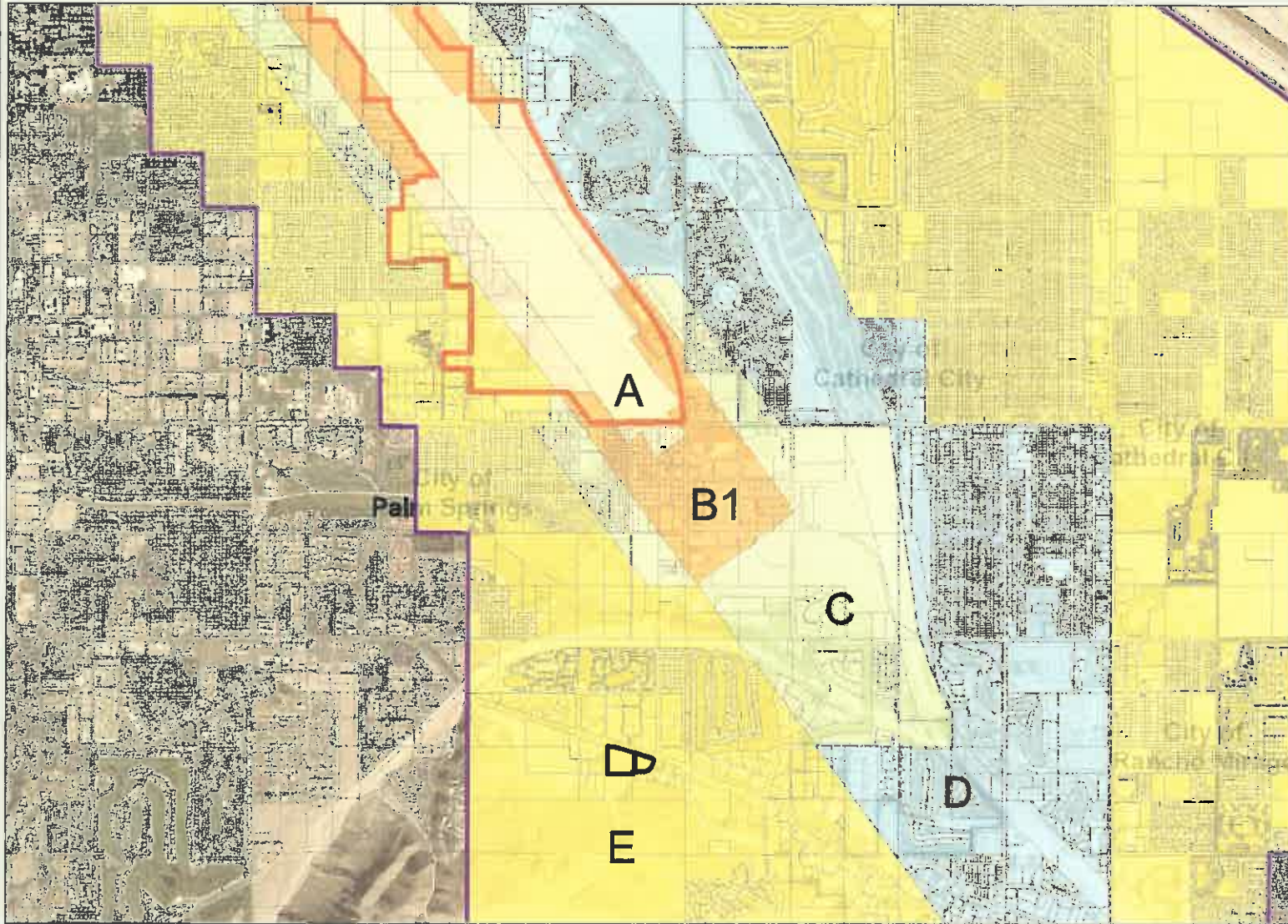
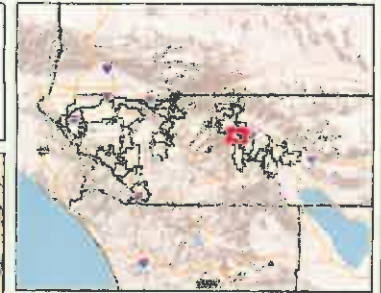
Map PS-1

Compatibility Map
 Palm Springs International Airport



PSP-compatibility

My Map



Legend

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



0 4,593 9,185 Feet



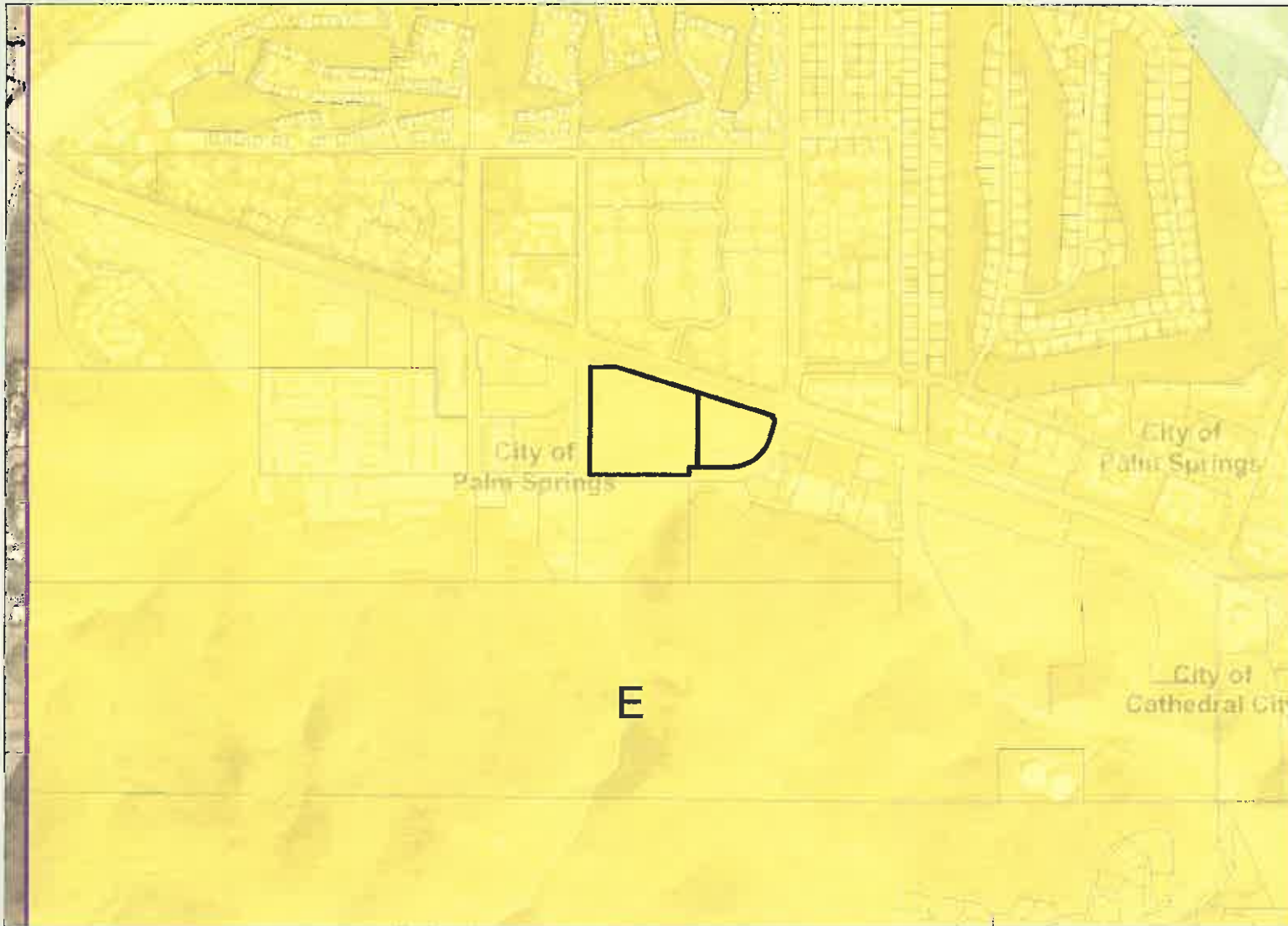
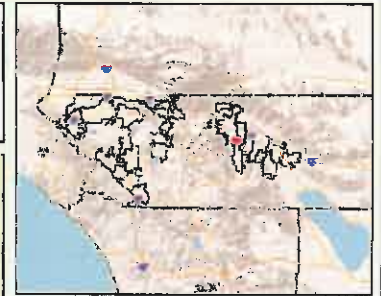
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Notes

My Map



Legend

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



0 1,148 2,296 Feet



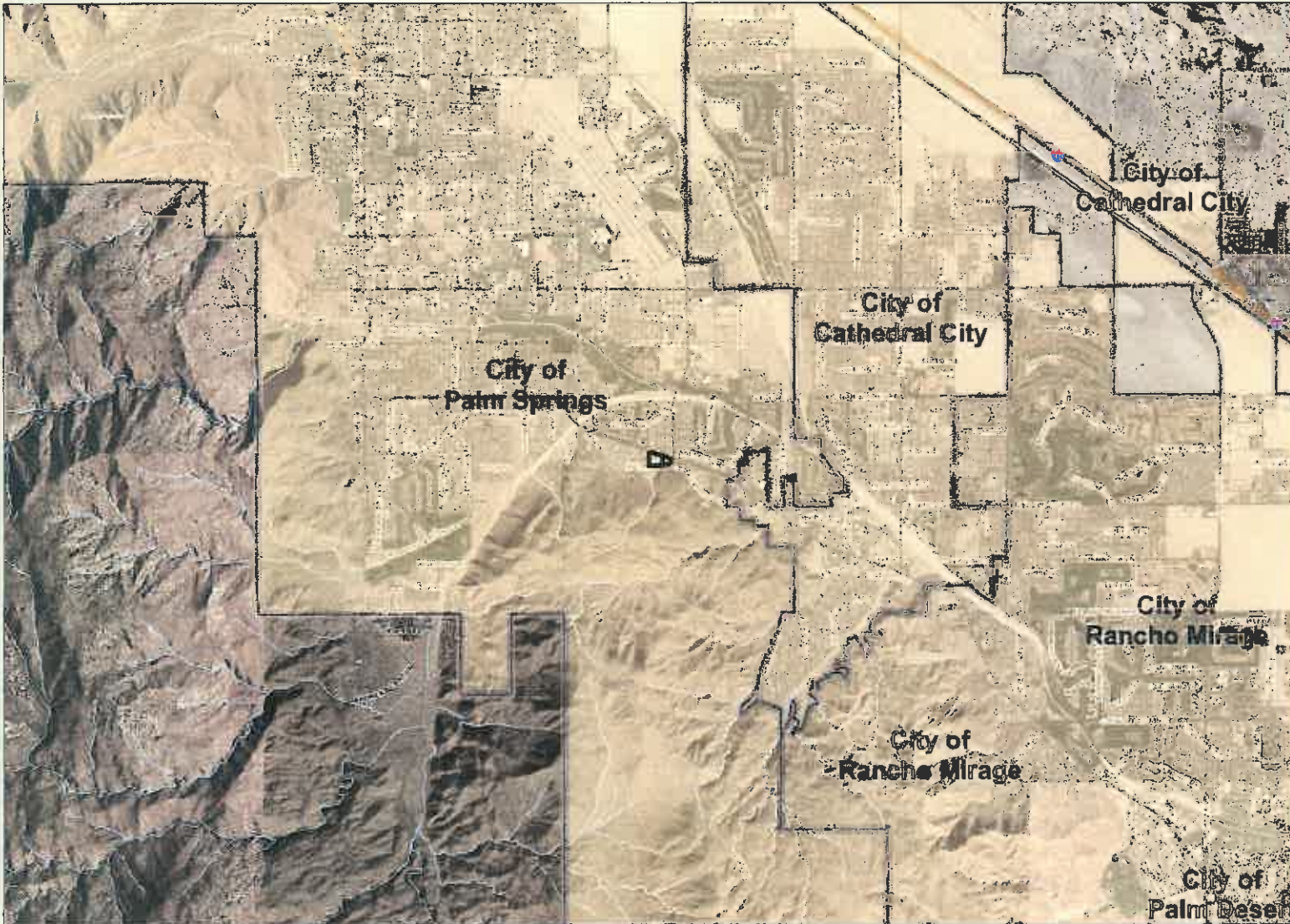
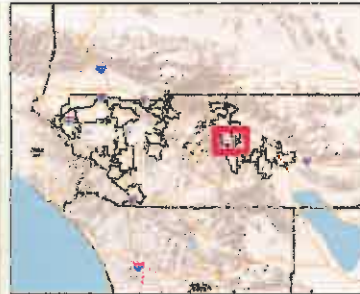
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Notes

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



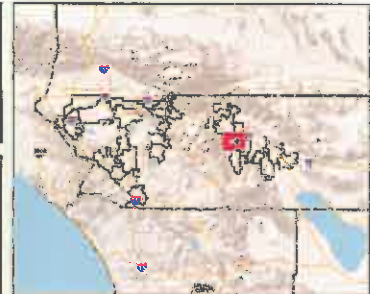
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Notes

My Map



Legend

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



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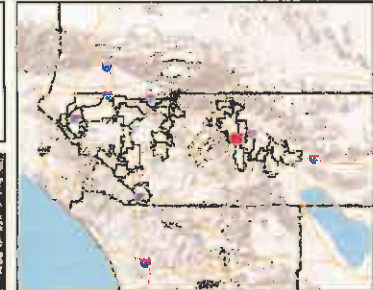
Notes



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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 2,296 4,593 Feet



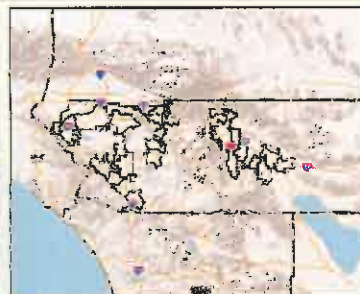
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Notes

My Map



Legend

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



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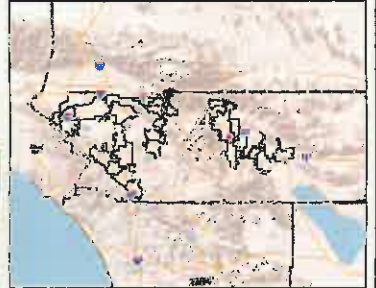


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Notes

My Map



Legend

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



0 287 574 Feet



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Notes

EXISTING GENERAL PLAN DESIGNATIONS



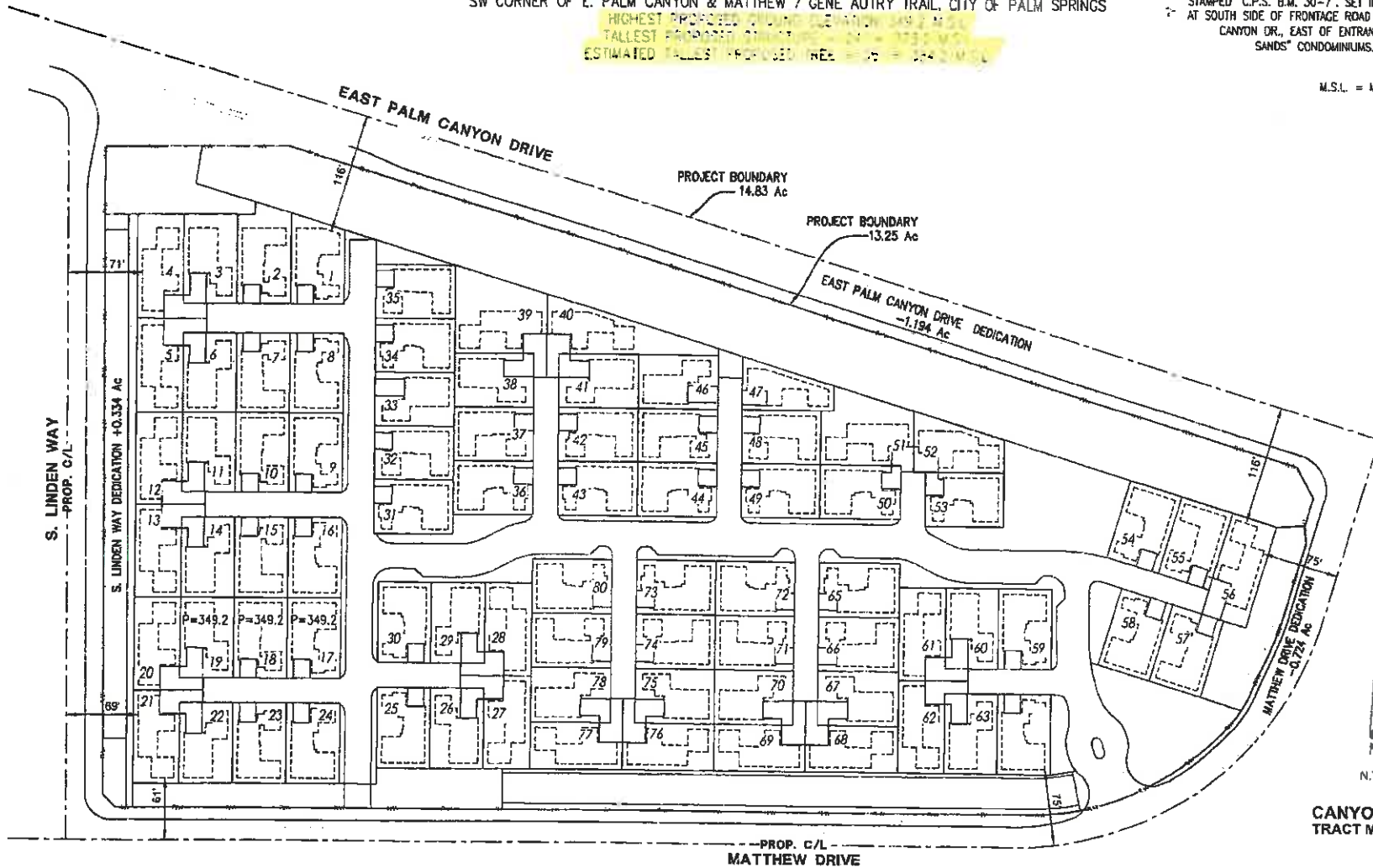
PROPOSED GENERAL PLAN DESIGNATIONS



CANYON VIEW RESIDENTIAL PROJECT (ALUC ZONE E)
 ±80 HOMES ON 13.25 NET ACRES
 SW CORNER OF E. PALM CANYON & MATTHEW / GENE AUTRY TRAIL, CITY OF PALM SPRINGS
 HIGHEST PROPOSED OVERALL ELEVATION: 349.2'
 TALLEST PROPOSED STRUCTURE: 32'-0" (3 STORIES)
 ESTIMATED TALLEST PROPOSED TREE: 30' - 35' (MIM)

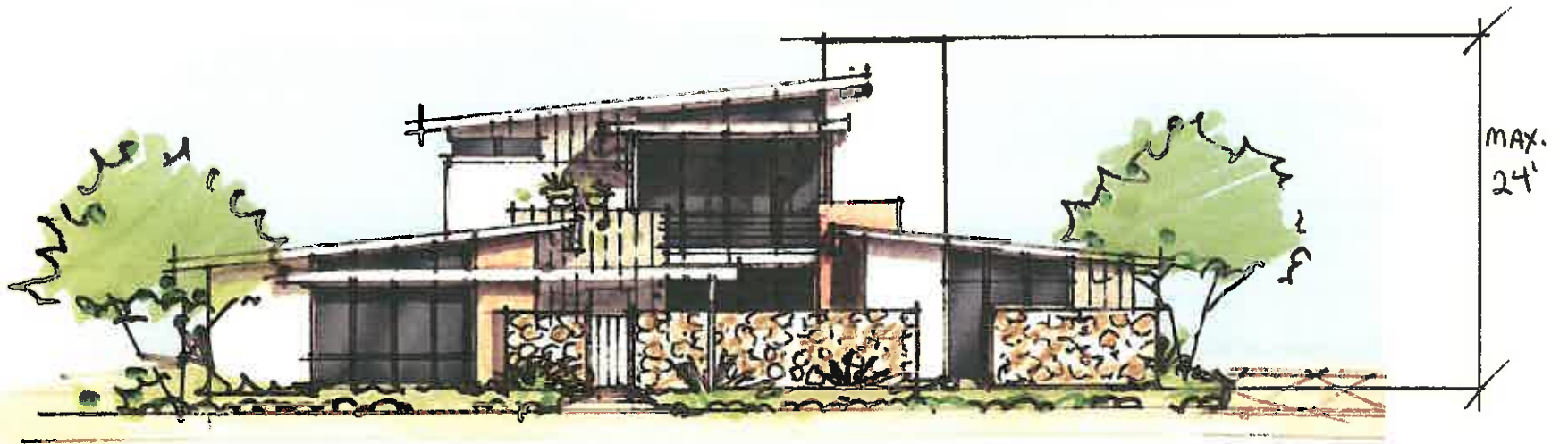
BENCH MARK
 BENCH MARK: C.P.S. B.M. 30-7, 2" BRONZE DISC
 STAMPED "C.P.S. B.M. 30-7". SET IN TOP OF CURB
 AT SOUTH SIDE OF FRONTAGE ROAD ALONG E. PALM
 CANYON DR., EAST OF ENTRANCE TO "CANYON
 SANDS" CONDOMINIUMS. ELEV.=342.639

LEGEND
 M.S.L. = MEAN SEA LEVEL



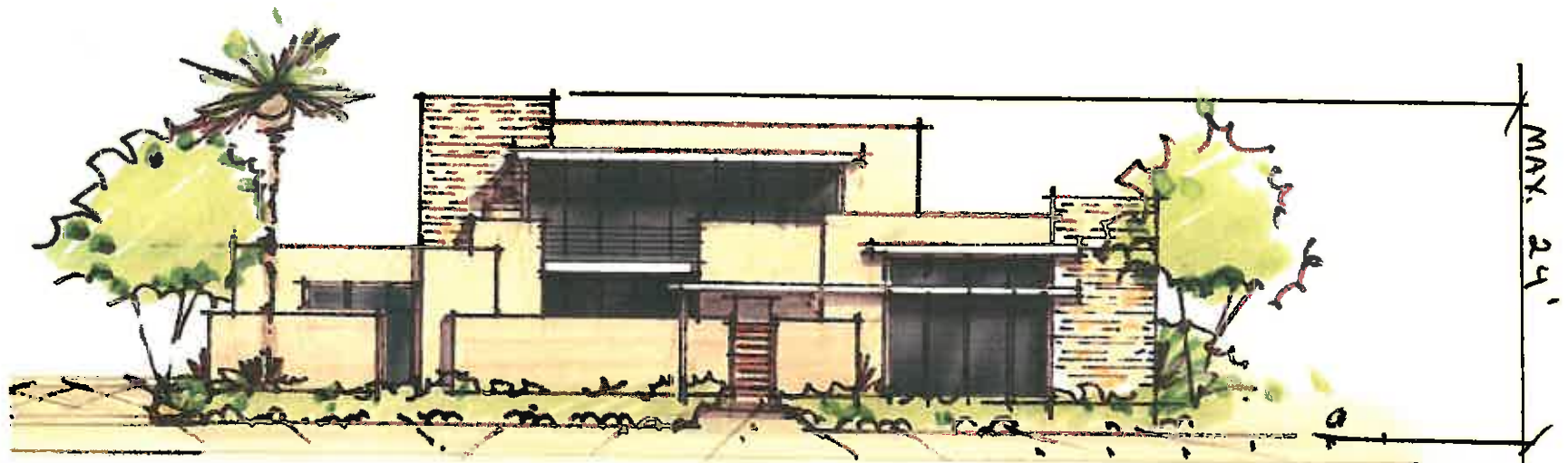
CANYON VIEW TRACT MAP 36969

SUMMIT
 2/23/2017









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 and written comments may be submitted 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 Palm Springs 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: April 13, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1047PS17 – EHOFF Canyon View LLC (Representative: Rhonda Neely, Summit Land Partners) – City of Palm Springs Planning Case Nos. 5.1384 (General Plan Amendment), PD 381 (Planned Development District), TR36969 (Vesting Tentative Tract Map). The applicant is proposing to divide 13.25 acres located southerly of Highway 111/ Palm Canyon Drive, easterly of Linden Way, northerly of Matthew Drive and westerly of Gene Autry Trail into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District (Airport Compatibility Zone E of the Palm Springs International 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. Flinn Fagg of the City of Palm Springs Planning Department at (760) 323-8269.

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

ALUC Identification No.

ZAP 1047 PS17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application Feb. 24, 2017
 Property Owner EHOF Canyon View LLC by Summit Phone Number 949-554-6936
 Mailing Address 430 32nd St. #200
NEWPORT BEACH, CA 92663
ATTN: RHONDA NEELY
E: RNEELY@SUMMITLLC.COM

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

Palm Sp
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 SW corner E-Palm Canyon & Gene Autry Trail
 Assessor's Parcel No. 681-170-038 and 681-170-039 Parcel Size 13.25 net ac
 Subdivision Name CANYON VIEW Zoning PROPOSED MED.
 Lot Number _____ Classification DENSITY 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) VACANT FLAT LAND

Proposed Land Use (describe) MAXIMUM TWO-STORY (24') SINGLE FAMILY RESIDENTIAL HOMES (APPROX 80 HOMES)

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 80 proposed
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site Maximum Number 164 residents
 Method of Calculation Palm Springs average household size of 2.05 (2000 census) x 80 homes

Height Data Height above Ground or Tallest Object (including antennas and trees) EST. 35 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site less than 400 MSL

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	02-28-2017
Agency Name	CITY OF PALM SPRINGS
Staff Contact	FLINN FAGG
Phone Number	760-323-8269
Agency's Project No.	CASE NO. 5.1384-PD 381
Type of Project	<input checked="" 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 Tent. Tract 36969 & PDD 381

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.
- N/A 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: April 13, 2017

CASE NUMBER: ZAP1068BD17 – LE Baron Investments (Representative:
Pearson Architects, Inc.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: GPA1213 (General Plan Amendment), CUP3764
(Conditional Use Permit)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the General Plan Amendment be found CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property from Light Industrial (CD: LI) to Commercial Retail (CD: CR), and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed.

PROJECT LOCATION: The site is located at the northwest corner of Varner Road and Badger Street, approximately 8,950 feet northwesterly of Runway 10-28 at Bermuda Dunes Airport.

LAND USE PLAN: 2004 Bermuda Dunes Airport Land Use Compatibility Plan

- a. Airport Influence Area: Bermuda Dunes Airport
- b. Land Use Policy: Compatibility Zone C
- c. Noise Levels: 55 - 60 CNEL contour

BACKGROUND:

Non-Residential Average Intensity: Pursuant to the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone C, which restricts average intensity to 75 people per acre.

The project proposes no buildings and therefore no occupancy would be generated inside an inhabitable floor area. Customers visiting the proposed site will visit and park at the adjacent existing Holland RV sales office, and be escorted over by their employees. Therefore, no new occupancy will be generated by the proposed project.

Non-Residential Single-Acre Intensity: Pursuant to the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone C, which restricts single acre intensity to a maximum of 150 persons in any given acre. In this case, the site acreage is less than 2 acres, so the total occupancy cannot exceed (1.71×75) , or 128 people.

Based on the site plan and business operation of the proposed project as discussed above, no new occupancy will be generated by the project itself. Customers and employees will utilize the proposed site from the existing Holland RV sales office and would be considered as part of the overall occupancy. Based on the site's acreage and layout, the project has been conditioned not to exceed 128 people on site.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone C of the Bermuda Dunes Airport Influence Area.

Noise: The site is located within the 55-60 CNEL contour range from aircraft noise. The project does not propose any buildings or uses that would be sensitive to noise, and therefore would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 10-28 at its westerly terminus is approximately 73 feet above mean sea level (AMSL). At a distance of approximately 8,950 feet from the runway, FAA review would be required for any structures with top of roof exceeding 162.5 feet AMSL. The project's site elevation is 121 feet AMSL, and the height of the proposed light poles are 25 feet, for a maximum top point elevation of 146 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Open Area: The site is located within Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area, which requires projects 10 acres or larger to designate 20% of project area as ALUC qualifying open area that could potentially serve as emergency landing areas. Since the overall project size is less than 10 acres, the open area requirement is not applicable to this project.

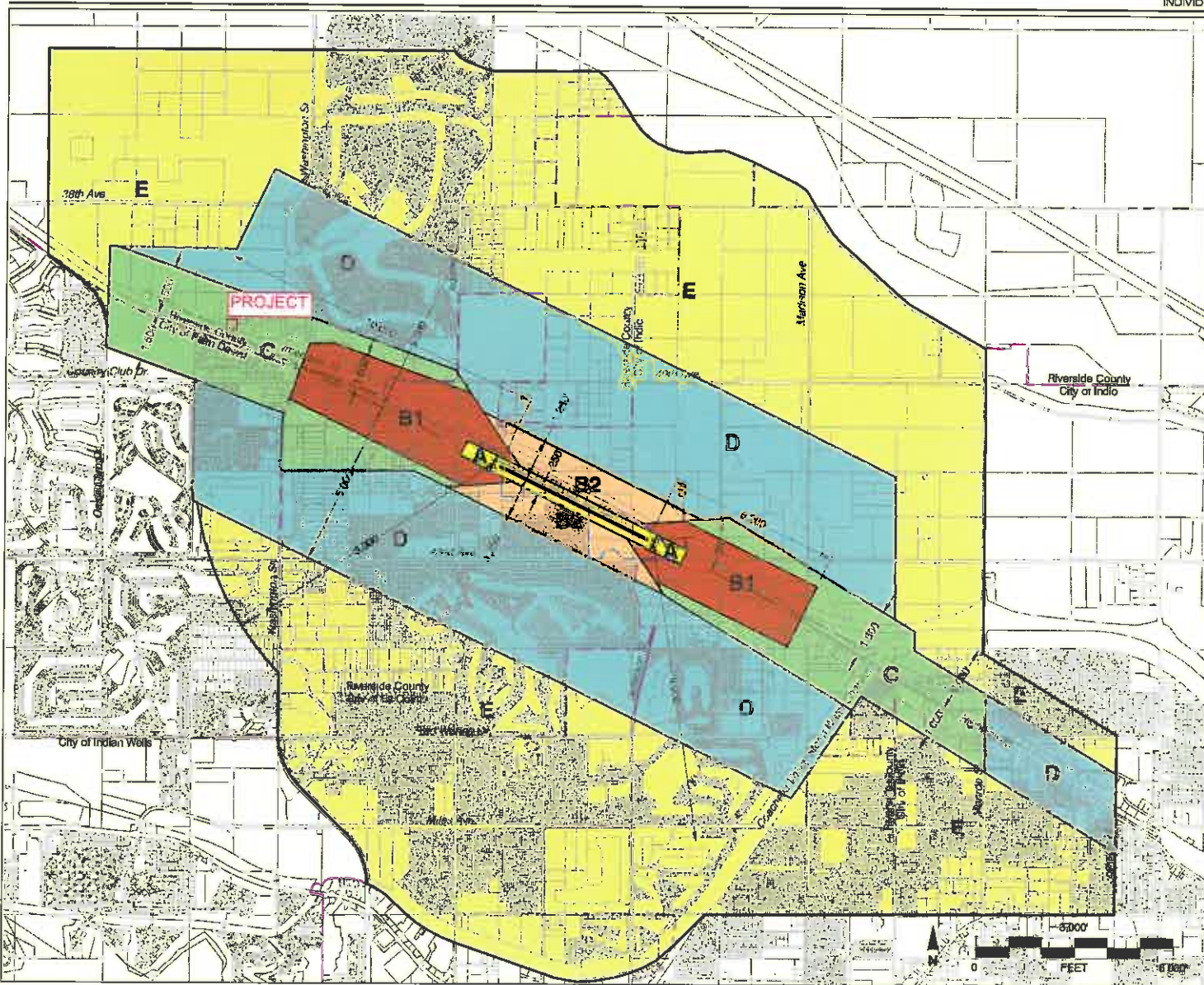
CONDITIONS:

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use 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, and shall be recorded as a deed notice.
4. The following uses/activities are specifically prohibited at this location: children's schools; day care centers; libraries; hospitals; nursing homes; 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.
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.
6. Any special events (sales, fairs, etc.) held on this site shall be limited to a maximum of 128 persons (including customers and employees) at any given time. (This limit applies to the areas west of Badger Street only).

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

Note

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

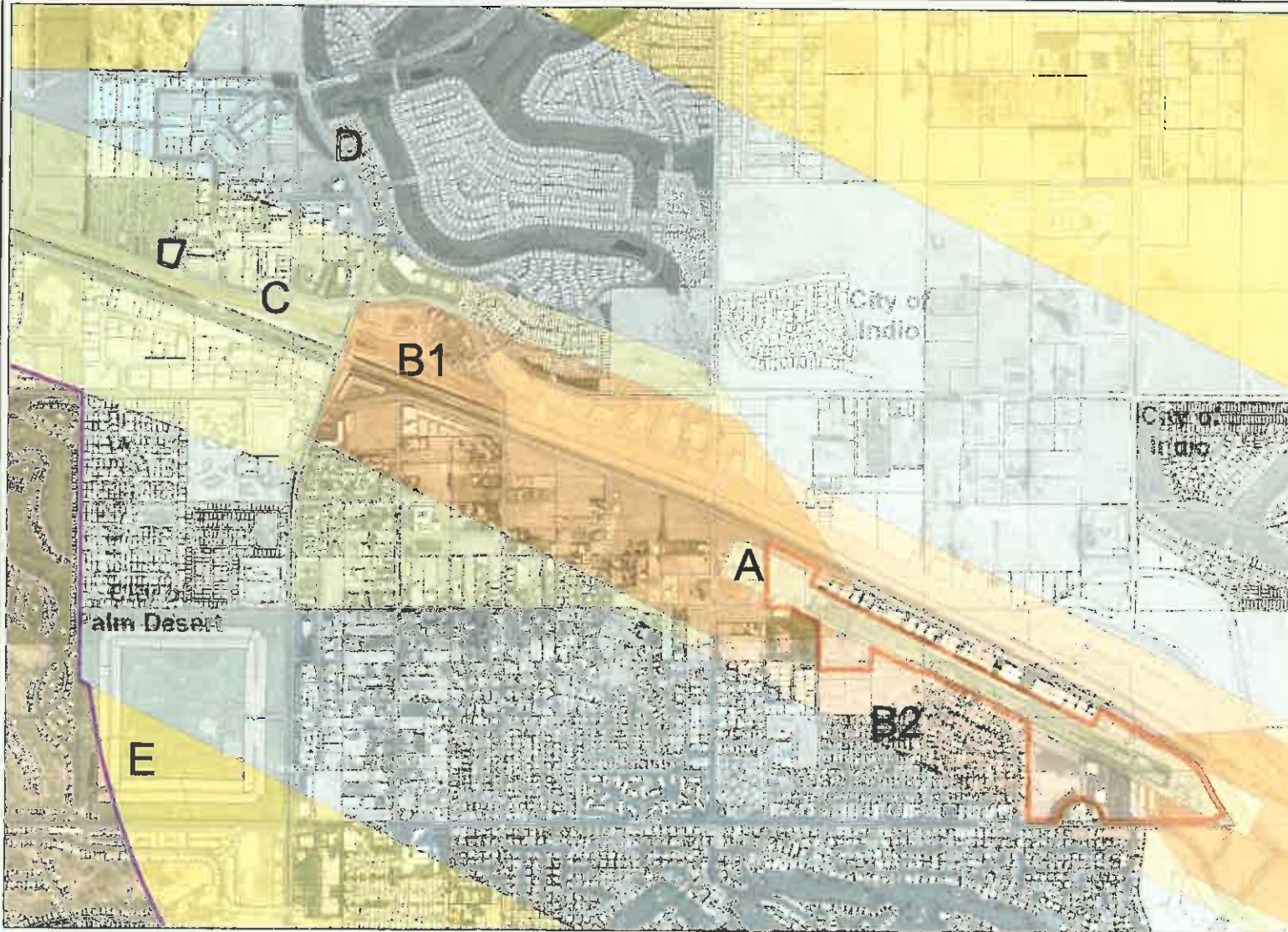
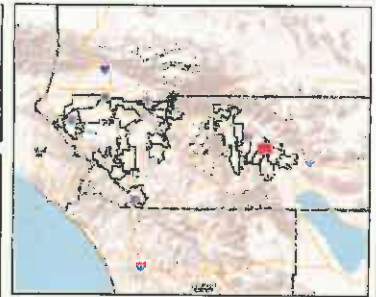
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted December 2004)

Map BD-1

Compatibility Map
 Bermuda Dunes Airport

My Map

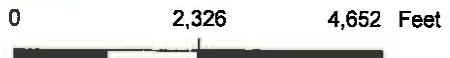


Legend

- Airports
- AIA

Airport Compatibility

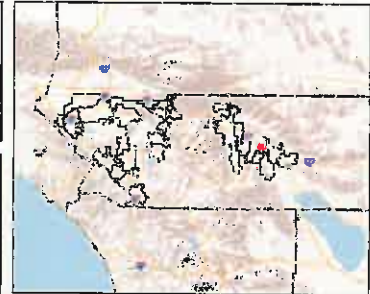
- OTHER_ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



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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



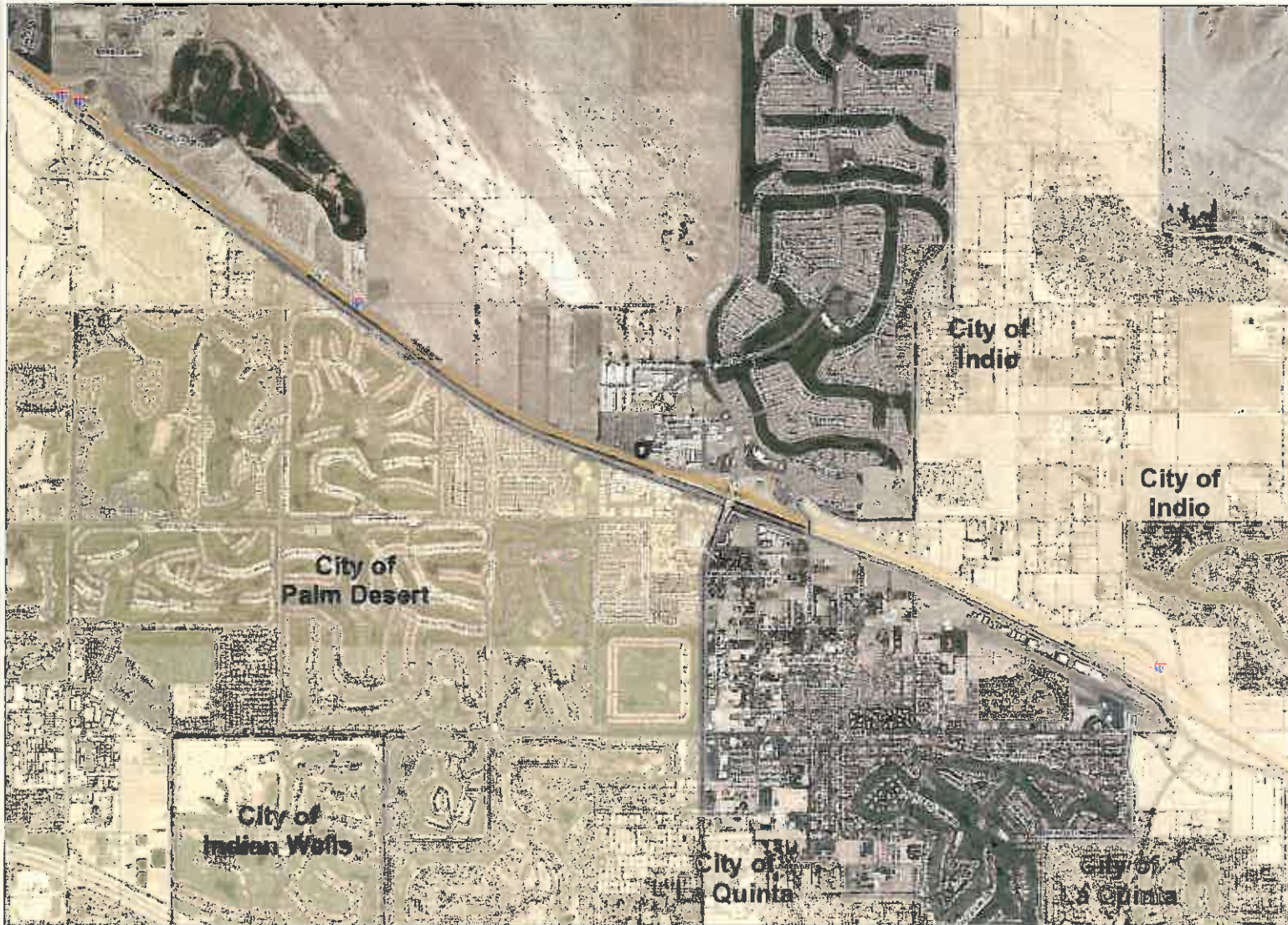
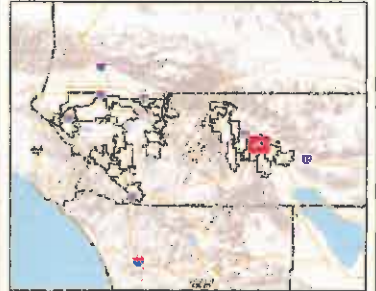
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Notes

My Map



Legend

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



0 4,652 9,303 Feet



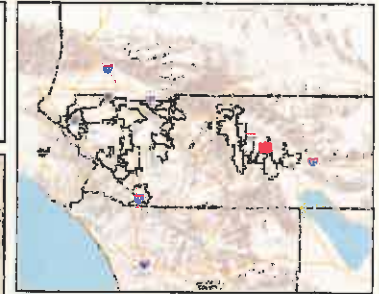
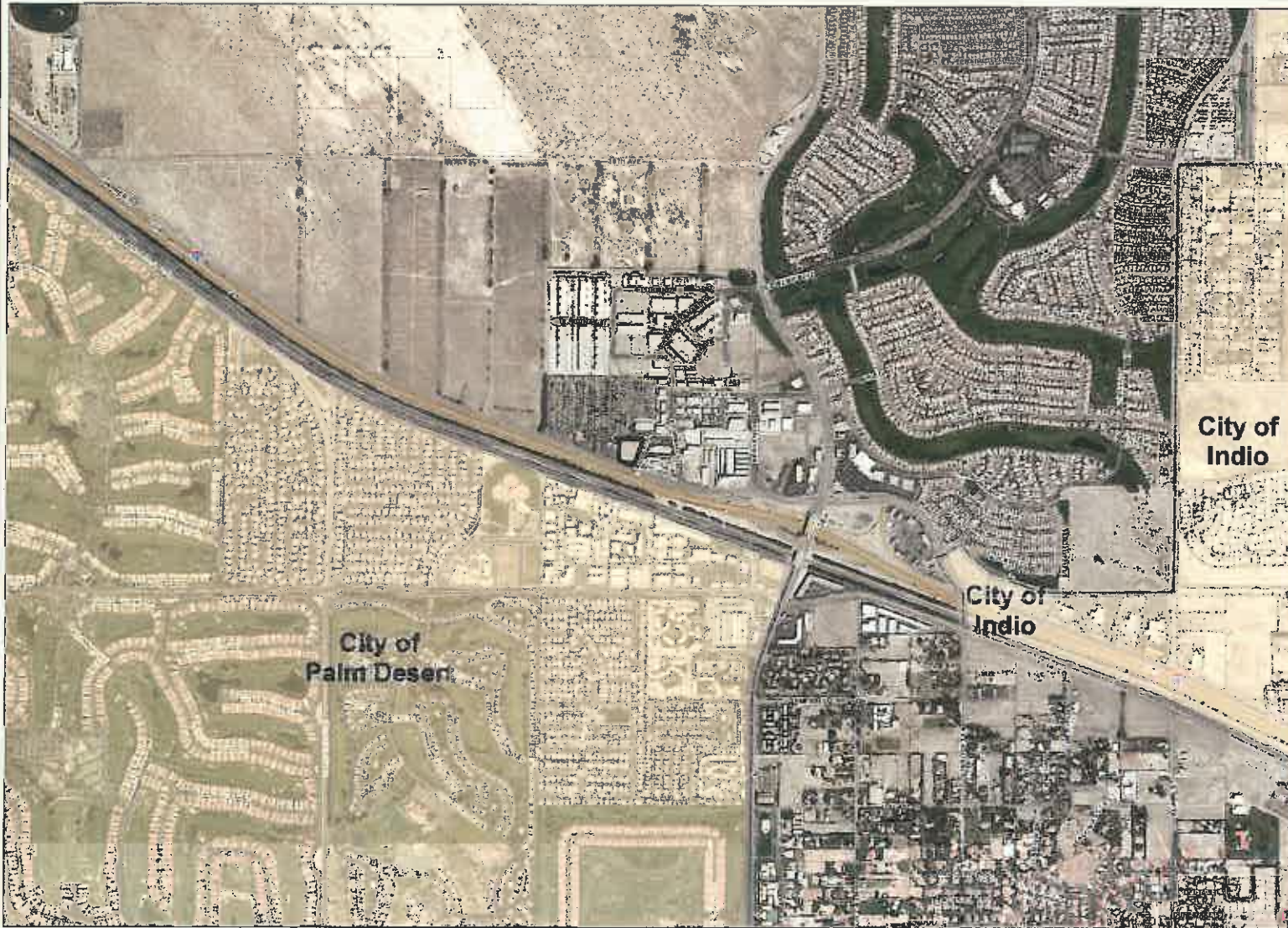
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Notes

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



0 2,326 4,652 Feet



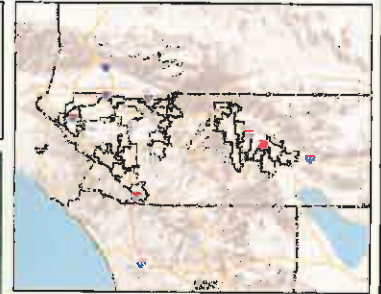
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Notes

My Map



Legend

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



0 1,163 2,326 Feet



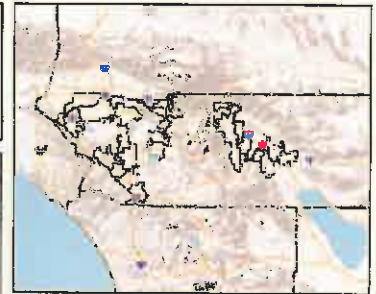
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Notes

My Map



Legend

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



0 581 1,163 Feet



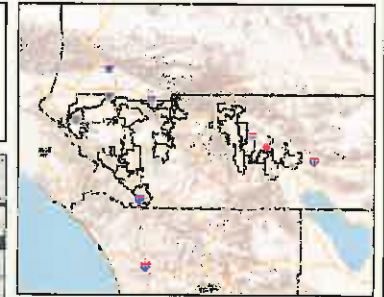
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Notes

My Map



Legend

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

City of
Palm Desert



0 291 581 Feet



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Notes

My Map



Legend

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



0 145 291 Feet

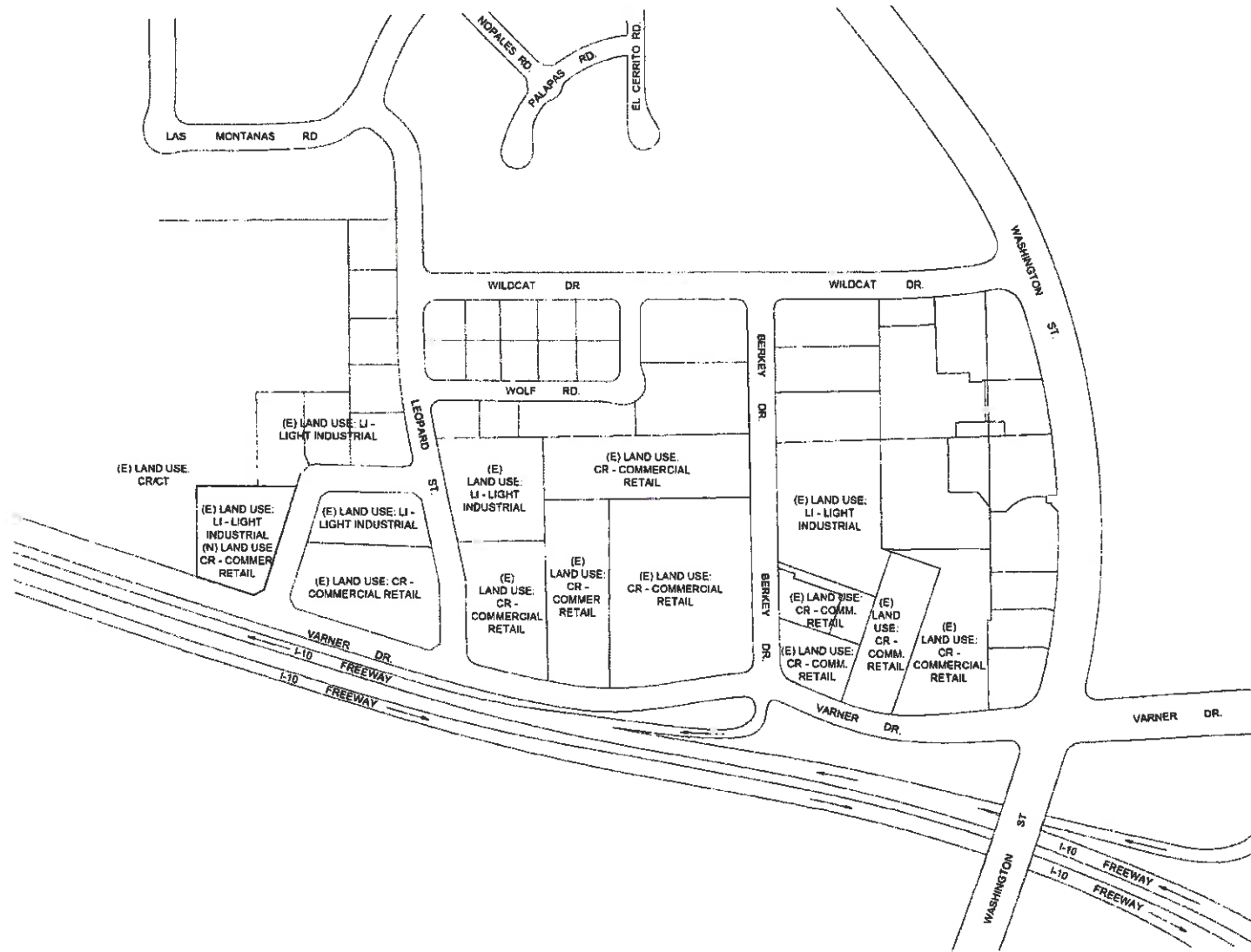


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Notes



AREA SITE PLAN
SCALE 1" = 3,000'-0"



1	2	3	4	5	6	7	8	9	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
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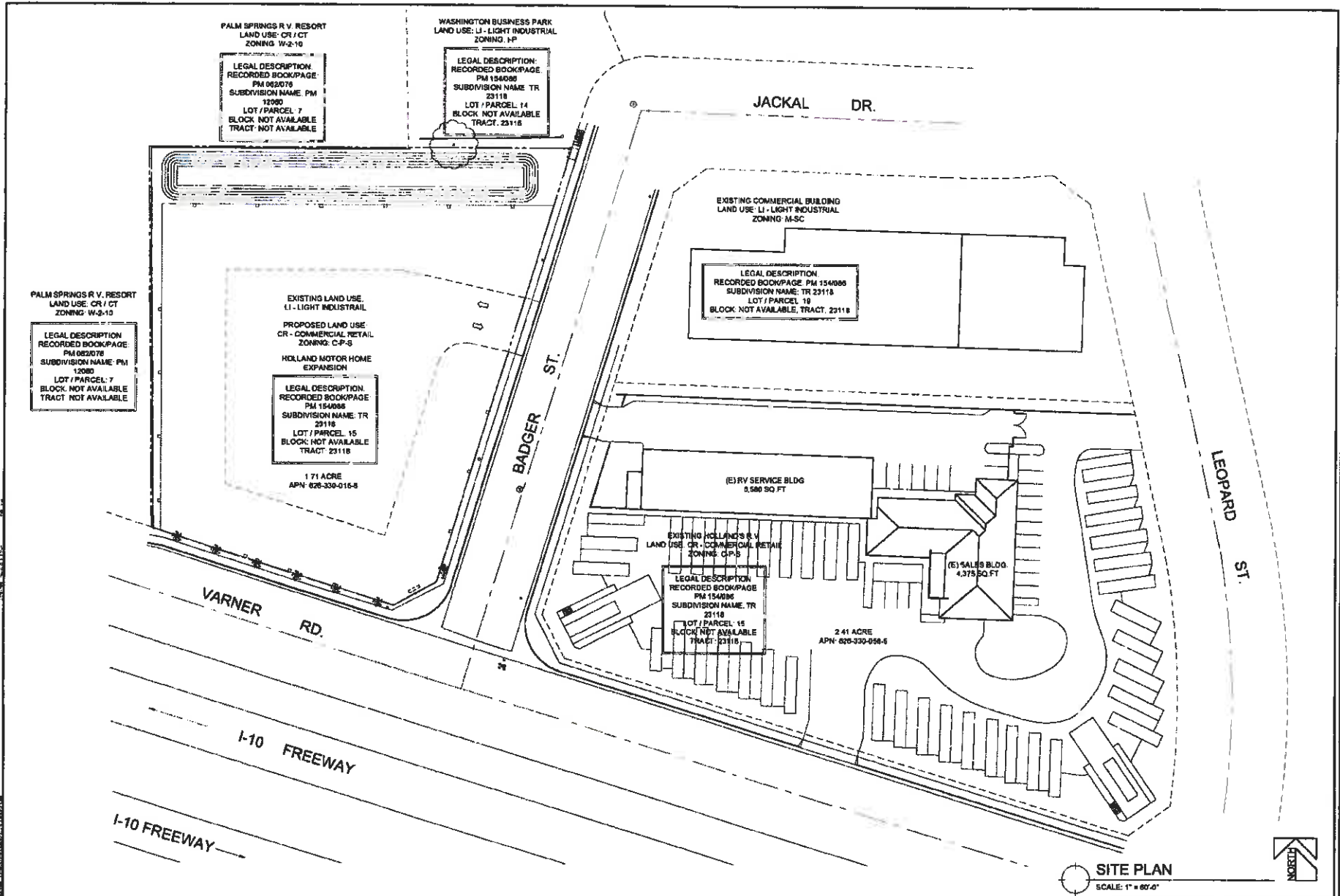


AREA SITE PLAN

EXPANSION FOR:
HOLLAND MOTOR HOMES
R.V. SALES
30-321 BADGER STREET
PALM DESERT, CA 92211

Plot Date: 11/22/16
Scale: AS NOTED
Drawn: G. BROS
Job:
Sheet:

A1.1



SITE PLAN	
EXPANSION FOR HOLLAND MOTOR HOMES R.V. SALES 30-231 BADGER STREET PALM DESERT, CA 92211	
Plot Date: 1/17/21	Scale: AS NOTED
Drawn: G HCS	Job:
A1.0	

SITE PLAN
SCALE: 1" = 80'-0"

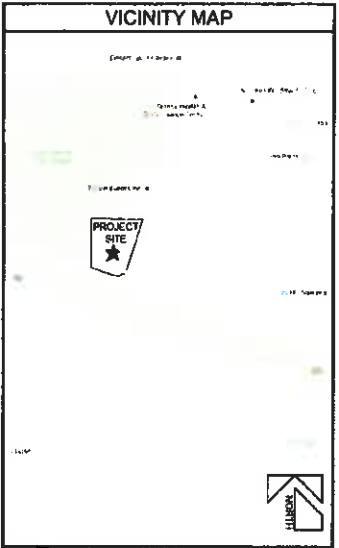
**REVISED CONDITIONAL USE PERMIT
FOR:
HOLLAND MOTOR HOMES
R.V. SALES
39-321 BADGER STREET
PALM DESERT, CA 92211**



TITLE SHEET /
SHEET INDEX
AND VICINITY MAP

EXPANSION FOR:
**HOLLAND MOTOR HOMES
R.V. SALES**
39-321 BADGER STREET
PALM DESERT, CA 92211

PLD DATE
SCALE AS SHOWN
DRAWN: G. ROSS
PROJECT
SHEET
T1.0



APPLICABLE CODES	
2011 CALIFORNIA ADMINISTRATIVE CODE PART 1	
2018 CALIFORNIA BUILDING CODE PART 2	
2018 CALIFORNIA ELECTRIC CODE PART 3	
2018 CALIFORNIA MECHANICAL CODE PART 4	
2018 CALIFORNIA PLUMBING CODE PART 5	
2018 CALIFORNIA ENERGY CODE PART 6	
2018 CALIFORNIA FIRE CODE PART 7	
2018 CALIFORNIA GREEN BUILDING STANDARDS PART 8	
2018 CALIFORNIA REFERENCED STANDARDS CODE PART 13	
PERMAL LISTS OF APPLICABLE STANDARDS	
NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA EDITION) 2015 EDITION	
NFPA 704 CLEAN AGENT FIRE EXTINGUISHING SYSTEM 2012 EDITION	
PERMAL - THE FEDERAL CODES AND STANDARDS	
ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA ELECTRICAL CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA MECHANICAL CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA PLUMBING CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA ENERGY CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA FIRE CODE, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE, UNLESS OTHERWISE SPECIFIED.	

PROJECT DESCRIPTION
SCOPE OF WORK: EXPANSION OF AN EXISTING R.V. RETAIL SITE BY THE ADDITION OF APPROX 50 FT OF PAVED AND COVERED SALES AREA.
NOTE: NO PUBLIC PARKING PROPOSED.

UTILITIES	
WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
GAS	THE GAS COMPANY
ELECTRIC	INTEGRAL COMMUNICATION
TELEPHONE	INTEGRAL COMMUNICATION
CABLE TV	SYNCHRON CABLE
SEA	UNDERGROUND SERVICE AIR FRI
WASTE	BUNTRIC WASTE & RECYCLING SERVICES

UTILITIES NOTE
ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE UTILITIES SHOWN SHALL BE NOTED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITIES PROVIDERS PRIOR TO CONSTRUCTION. ANY CHANGES TO THE UTILITIES SHOWN SHALL BE NOTED ON THE CONSTRUCTION DOCUMENTS.



EXPANSION OWNER
LE BARON INVESTMENTS
3026 E ORANGE THORPP AVE
SUITE 200
PALMDALE, CA 93559
TEL: 760 880 3822 Ext 310
CONTACT: ERIC FLETCHER
EMAIL: ERIC@LEBARONINVESTMENTS.COM

EXISTING OWNER
XXXXXXXXXXXXXXXXXX
33313 N KINGS HIGHWAY 130
SUITE 200
XEROX, CA 94154
TEL: 888 848 3100
FAX: 415 768 4004
CONTACT: STEVEN BOWEN
EMAIL: STEVE@XEROX.COM

ARCHITECT
PEARSON ARCHITECTS, INC.
74-289 HWY 111, SUITE 8
PALMDALE, CALIFORNIA 93550
TEL: 760 770 1827 EXT 21
FAX: 760 770 8744
CONTACT: CRAIG PEARSON
EMAIL: CPEARSON@PEARSONARCHITECTS.COM

CIVIL
WATSON ENGINEERING
80 8004K VINE STREET
MENDO CALIFORNIA 93941
TEL: 760 278 0533
CONTACT: L. OWEN WATSON
EMAIL: LOWNEN@WATSONENGINEERING.COM

ELECTRICAL
MISEAN ELECTRIC CONSULTANTS
870 DUNCAN BLANCH ROAD
CHULA VISTA, CA 92014
PHONE: 619 4020
MOBILE: 619 684 8822
CONTACT: ANTHONY MATHIAS
EMAIL: ANTHONY@MISEAN.COM

LANDSCAPE
RAY LOPEZ & ASSOCIATES
49-374 OLA RIVER STREET
MENDOTA, CA 93931
TEL: 760 278 8975
FAX: 760 278 8920
CONTACT: RAY LOPEZ
EMAIL: RLOPEZ@RAYLOPEZ.COM

EXPANSION SALES AREA	
DOCUMENT GROUP: B - SERVICES	LOT SIZE: 1.74 ACRES OR 74,447 8.00 FT
TYPE OF CONSTRUCTION: NA	LEGAL DESCRIPTION: RECORDED BOOK PAGE PM 194086 SUBDIVISION NAME TR 2318 LOT 1 PARCEL 13 BLOCK NOT STALLABLE TRACT 2318
PLANNING DISTRICT: NA	TOURISM ZONE MAP PAGE 1020
LOCAL ORDINANCE: NA	THOUSAND PALM BEACH ZONE MAP PAGE 1020
	CITY ZONE: PALM DESERT

- PLANNING INFORMATION**
- EXISTING LAND USE IS DESIGNATED: H - LIGHT INDUSTRIAL
 - PROPOSED USE WILL BE: COMMERCIAL
 - AREA PLAN (MCP): WESTERN COACHELLA VALLEY
 - ZONING: CPS - SCenic HIGHWAY CONSERVATION
 - COUNTY SERVICE AREA: BERNAUDA DUNES
 - COUNTY INFLUENCE AREA: BERNAUDA DUNES
 - AIRPORT INFLUENCE AREA: BERNAUDA DUNES ZONE C
 - AIRPORT COMPATIBILITY ZONES: BERNAUDA DUNES ZONE C
 - ZONING DISTRICT: BERNAUDA DUNES
 - COMMUNITY ADVISORY COUNCIL: THOUSAND PALM BEACH
 - WATER-SHED: WHITE WATER
 - FAULT ZONE: NOT IN A FAULT ZONE
 - FAULT IS NOT WITHIN 1/4 MILE OF A FAULT ZONE
 - LIQUIDATION POTENTIAL: MODERATE
 - SEISMIC HAZARD: SUBSTANTIAL

EXISTING SALES AREA	
DOCUMENT GROUP: F - SERVICES	LOT SIZE: 2.41 ACRES OR 104,945 50 FT
TYPE OF CONSTRUCTION: RETAIL SITE	LEGAL DESCRIPTION: RECORDED BOOK PAGE PM 194086 SUBDIVISION NAME TR 2318 LOT 1 PARCEL 13 BLOCK NOT STALLABLE TRACT 2318
PLANNING DISTRICT: NA	TOURISM ZONE MAP PAGE 1020
LOCAL ORDINANCE: NA	THOUSAND PALM BEACH ZONE MAP PAGE 1020
	CITY ZONE: PALM DESERT

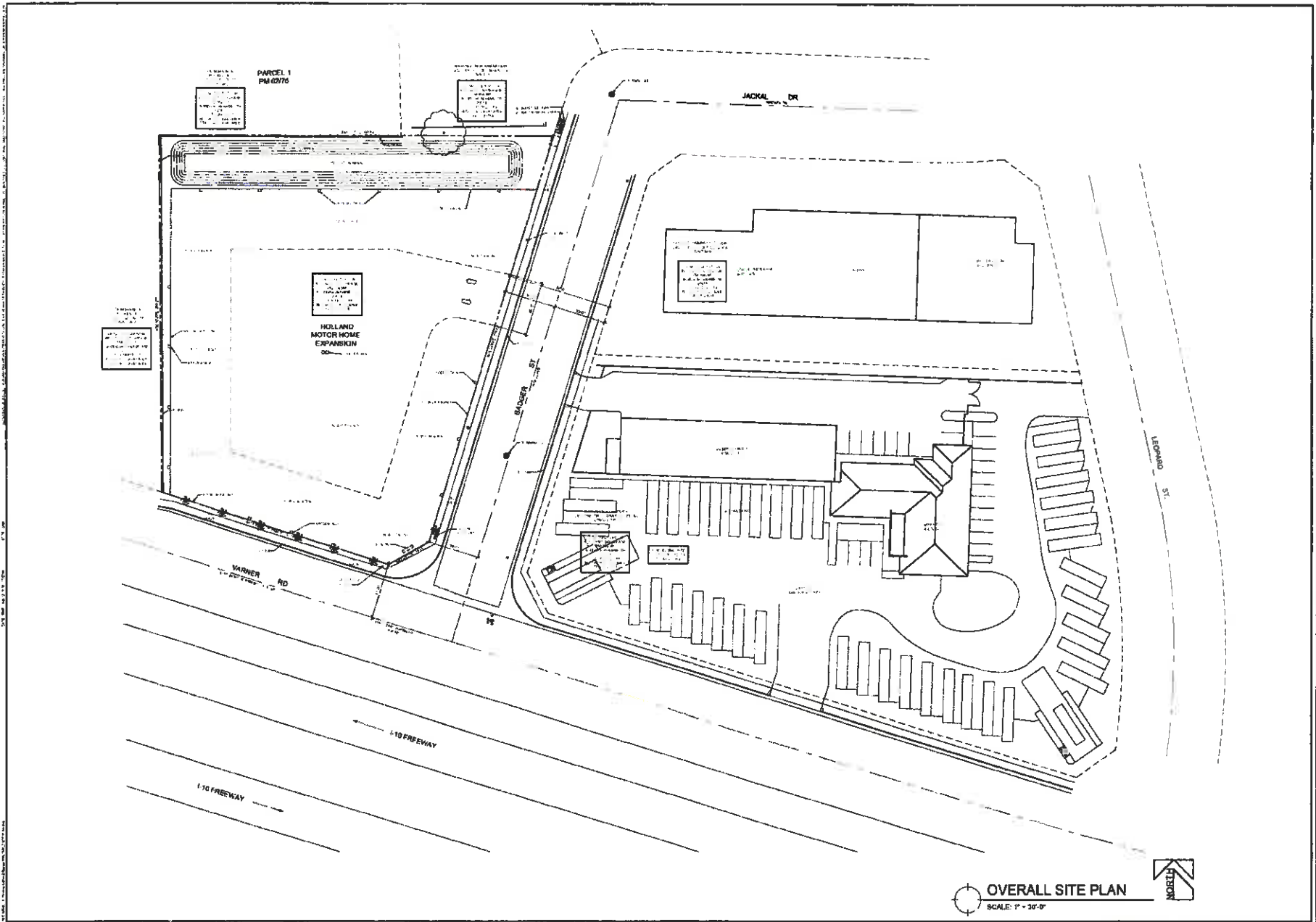
- PLANNING INFORMATION**
- EXISTING LAND USE IS DESIGNATED: CR - COMMERCIAL RETAIL
 - AREA PLAN (MCP): WESTERN COACHELLA VALLEY
 - ZONING: CYS - SCenic HIGHWAY CONSERVATION
 - COUNTY SERVICE AREA: BERNAUDA DUNES
 - COUNTY INFLUENCE AREA: BERNAUDA DUNES
 - AIRPORT INFLUENCE AREA: BERNAUDA DUNES ZONE C
 - ZONING DISTRICT: BERNAUDA DUNES
 - COMMUNITY ADVISORY COUNCIL: THOUSAND PALM BEACH
 - WATER-SHED: WHITE WATER
 - FAULT ZONE: NOT IN A FAULT ZONE
 - FAULT IS NOT WITHIN 1/4 MILE OF A FAULT ZONE
 - LIQUIDATION POTENTIAL: MODERATE
 - SEISMIC HAZARD: SUBSTANTIAL

SHEET INDEX	
ARCHITECTURAL	
SHEET SHEET DESCRIPTION	
T1.0	TITLE COVER SHEET MAP SHEET INDEX
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN
A1.2	ORIGINAL SITE PLAN

CIVIL (FOR REFERENCE ONLY)	
SHEET SHEET DESCRIPTION	
1.01.2	PRELIMINARY GRADING PLAN
2.01.2	PRELIMINARY GRADING PLAN
1.01.1	ROAD SITE PLAN

ELECTRICAL	
SHEET SHEET DESCRIPTION	
E01	ELECTRICAL GENERAL SHEET
E02	ELECTRICAL SPECIFICATIONS
E03	TITLE 24 DOCUMENTS
E11	POWER PLAN
E12	LIGHTING PLAN
E21	SINGLE LINE & SCHEDULES

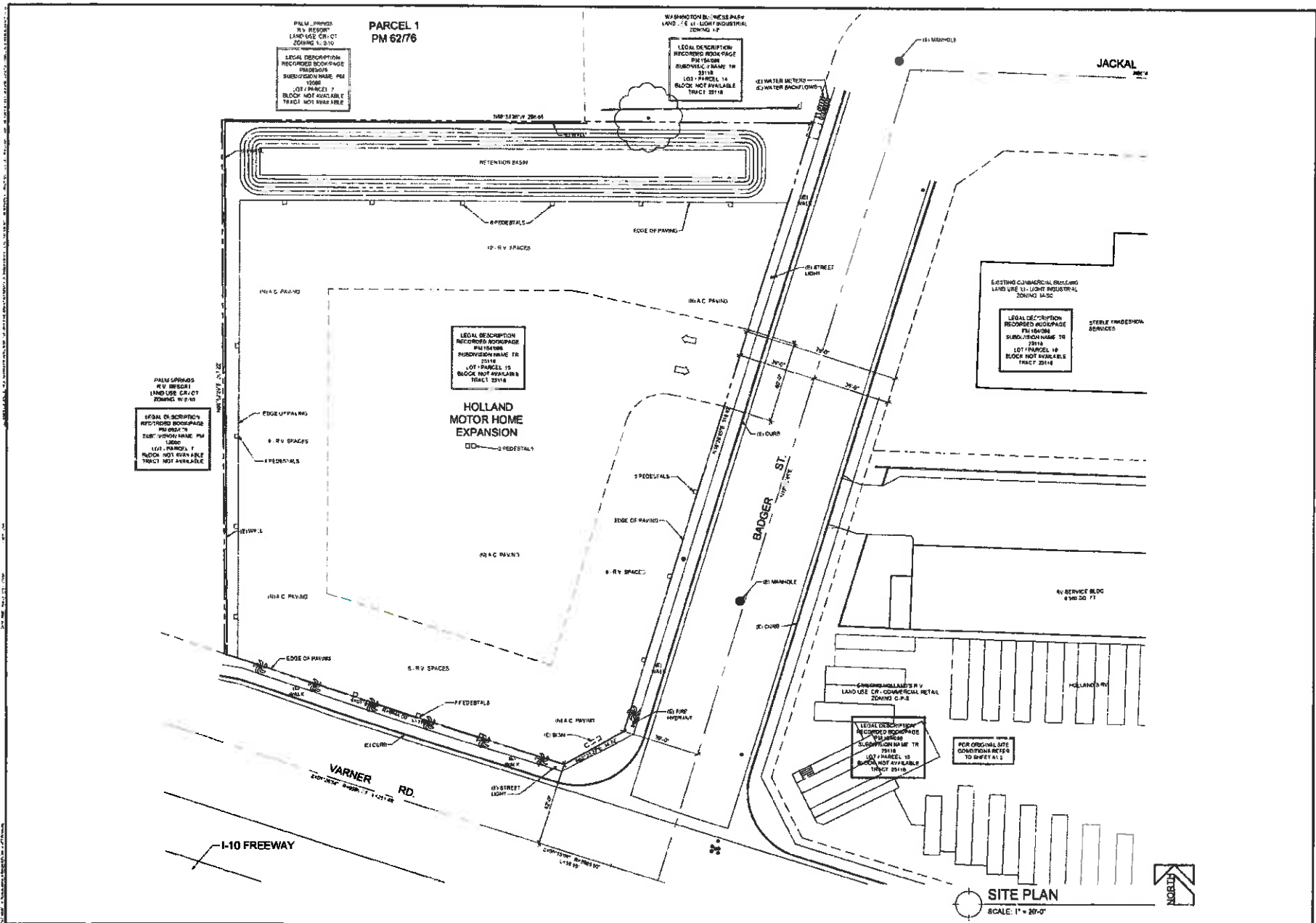
LANDSCAPE	
SHEET SHEET DESCRIPTION	
1.01.2	PRELIMINARY PLANTING PLAN
2.01.2	PRELIMINARY PLANTING PLAN



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



P.A. ARCHITECTS INC. 38321 BAGGER STREET PALM DESERT, CA 92211	
OVERALL SITE PLAN	
EXPANSION FOR: HOLLAND MOTOR HOMES R.V. SALES 38-321 BAGGER STREET PALM DESERT, CA 92211	
PLOT DATE	SCALE AS NOTED
DRAWN: D MCG	PROJECT
SHEET	A1.0



PALM SPRINGS
R.V. RESORT
LAND USE CR-CT
ZONING L-210

PARCEL 1
PM 62/76

W/ SHADON BL. WEST PALM
LAND USE LL-LIGHT INDUSTRIAL
ZONING L-7

LEGAL DESCRIPTION
RECORDED BOOK/PAGE
SUBDIVISION NAME TR
DATE
LOT/PARCEL 14
BLOCK NOT AVAILABLE
TRACT 2018

LEGAL DESCRIPTION
RECORDED BOOK/PAGE
SUBDIVISION NAME TR
DATE
LOT/PARCEL 15
BLOCK NOT AVAILABLE
TRACT 2018

HOLLAND
MOTOR HOME
EXPANSION

EXISTING COMMERCIAL BLDG/LAND
LAND USE LL-LIGHT INDUSTRIAL
ZONING M-5C

LEGAL DESCRIPTION
RECORDED BOOK/PAGE
SUBDIVISION NAME TR
DATE
LOT/PARCEL 19
BLOCK NOT AVAILABLE
TRACT 2018

PALM SPRINGS
R.V. RESORT
LAND USE CR-CT
ZONING W-7-10

LEGAL DESCRIPTION
RECORDED BOOK/PAGE
SUBDIVISION NAME TR
DATE
LOT/PARCEL 1
BLOCK NOT AVAILABLE
TRACT 2018

LEGAL DESCRIPTION
RECORDED BOOK/PAGE
SUBDIVISION NAME TR
DATE
LOT/PARCEL 15
BLOCK NOT AVAILABLE
TRACT 2018

FOR ORIGINAL SITE
CONDITIONS REFER
TO SHEET A1.1

SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECTURE INC.

SITE PLAN

EXPANSION FOR
HOLLAND MOTOR HOMES
R.V. SALES
39-371 BADGER STREET
PALM DESERT, CA 92211

PLAT DATE

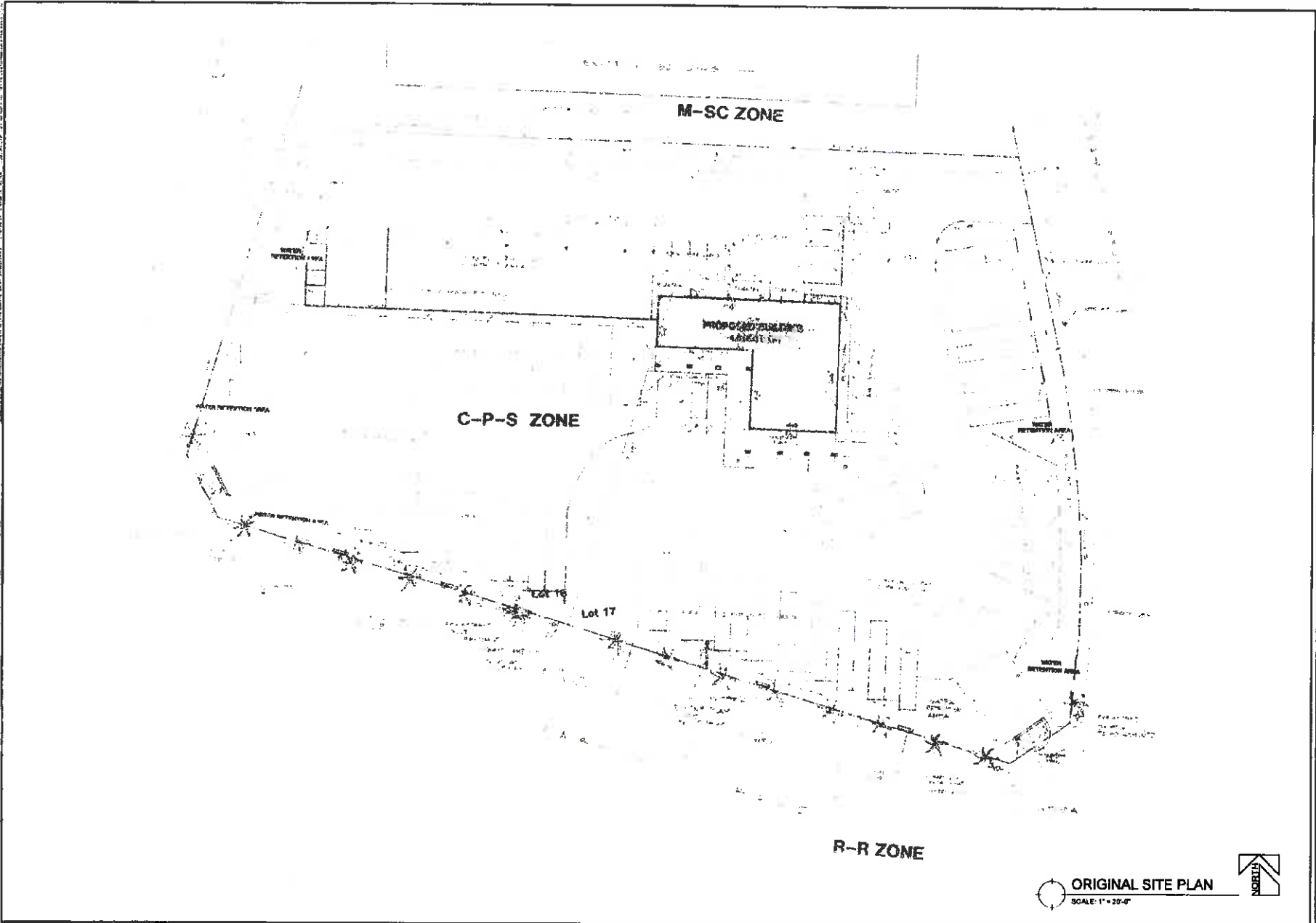
SCALE AS NOTED

DRAWN BY PDS

PROJECT

SHEET

A1.1



ORIGINAL SITE PLAN
SCALE: 1" = 20'-0"



NO.	DATE	REVISIONS

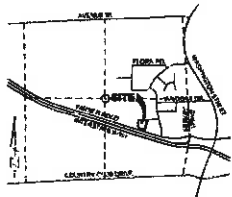
PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]

IPM
 ARCHITECTS INC.
 1000 WEST PALM BEACH AVENUE, SUITE 100
 PALM BEACH, FLORIDA 33411
 PHONE: (561) 832-1111
 FAX: (561) 832-1112

ORIGINAL SITE PLAN

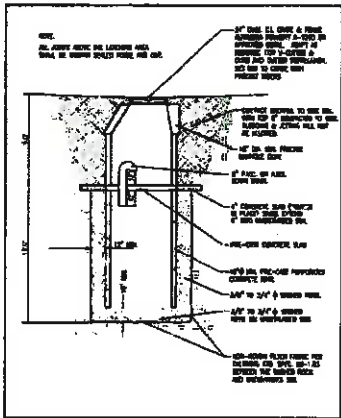
EXPANSION FOR
HOLLAND MOTOR HOMES
RV SALES
 39-331 BADGER STREET
 PALM DESERT, CA 92211

PLOT DATE: [Date]
 SCALE: AS NOTED
 DRAWN: G. ROSE
 PROJECT: [Project Name]
 SHEET:
A1.2

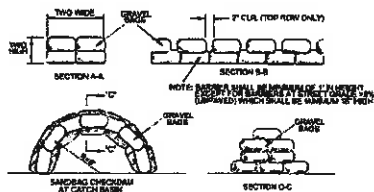


VICINITY MAP
NOT TO SCALE

APN NUMBER:
026-230-411



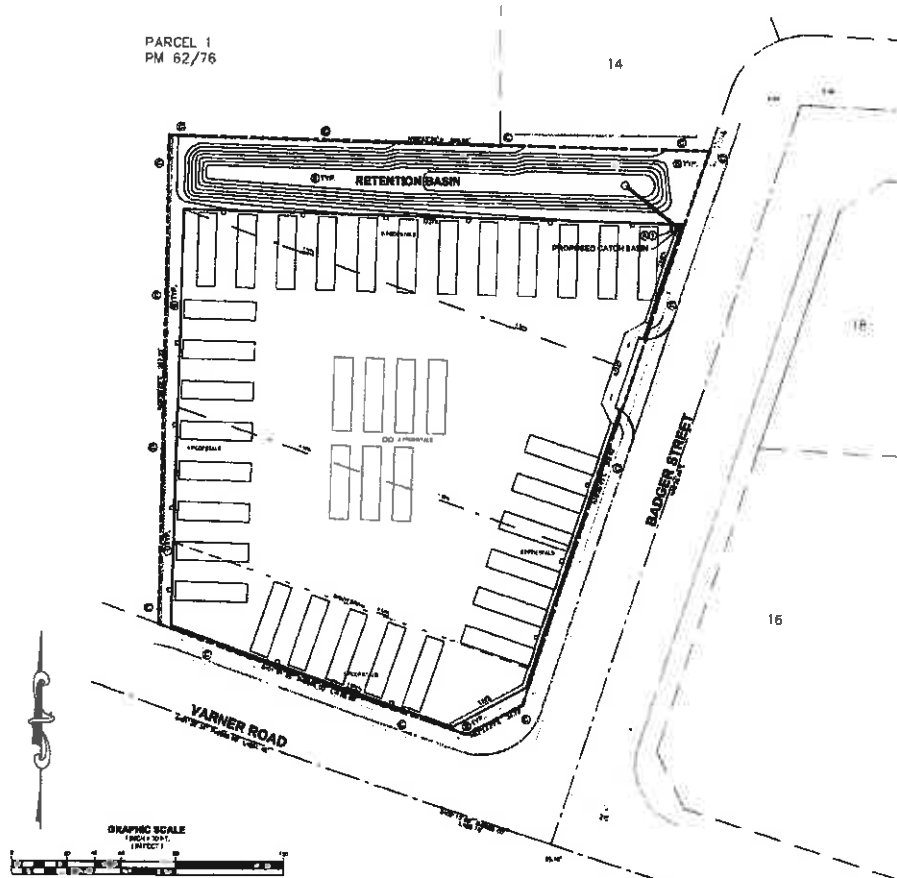
DETAIL "A"
STANDARD DRYWELL DETAIL
NOT TO SCALE



SEDIMENT BARRIER PLACEMENT
NOT TO SCALE

NOTE: TEMPORARY DURING CONSTRUCTION
NOT A PERMANENT BMP.

PARCEL 1
PM 62/76



INDEX MAP
SCALE: 1" = 30'

STRUCTURAL SOURCE CONTROL BMP'S

- ① MSA STRENCING
- ② LANDSCAPE AND IRRIGATION SYSTEM DESIGN
- ③ PROTECT SLOPES AND CHANNELS

LEGEND:

- PAVED AREA
- CONCRETE AREA
- LANDSCAPE/DIG AREA
- DIRECTION OF FLOW
- PROJECT AREA
- STORM DRAIN BALET W/ SANDBAGS

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
2 WORKING DAYS BEFORE YOU DIG

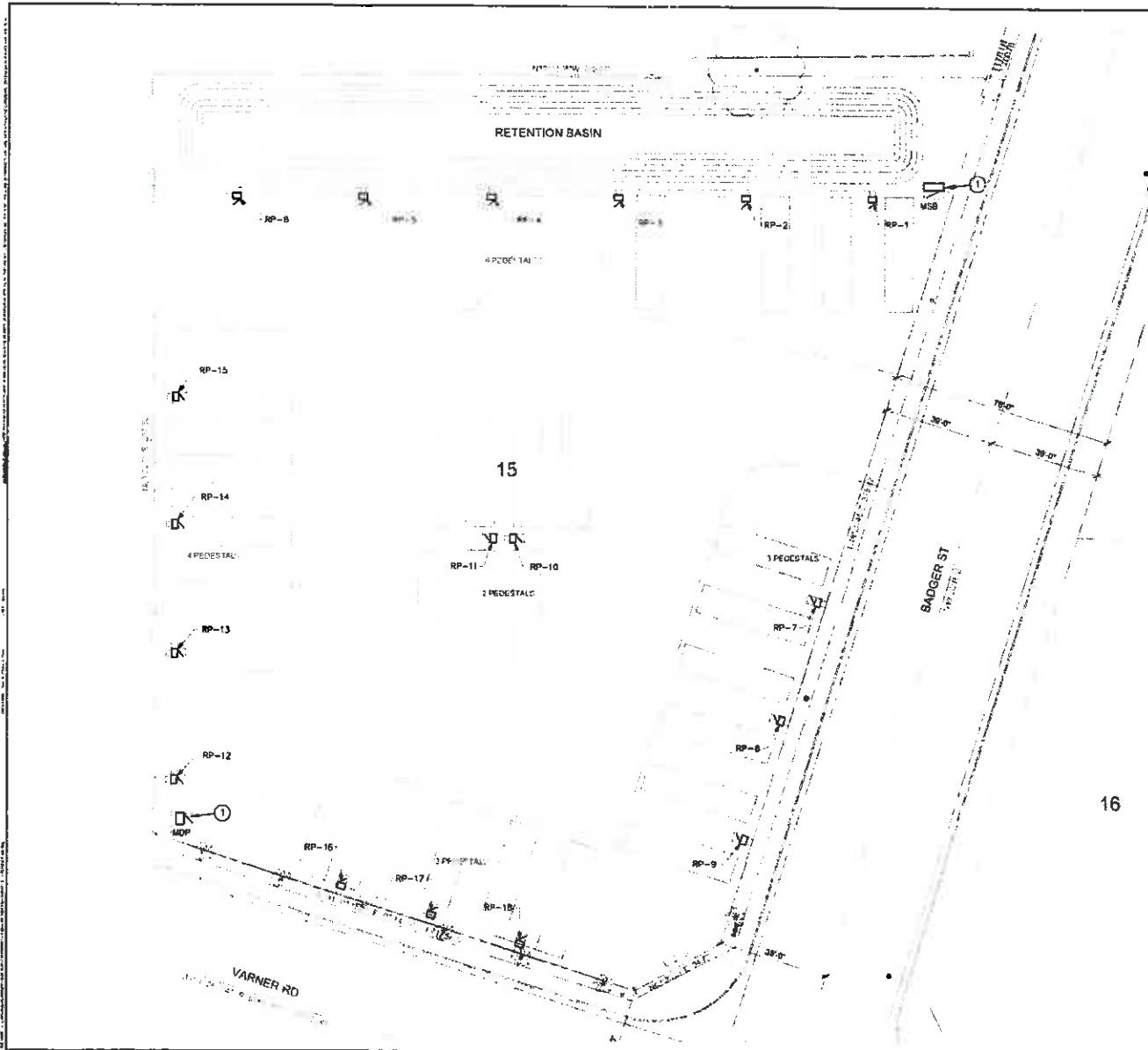


PREPARED UNDER THE SUPERVISION OF:
SIGNATURE: [Signature]
ALLOY W. HAYBLOOM, R.E. NO. 10472
DATE: 11/11/11
WATER PROTECTION
1245 S. UNIVERSITY BLVD., SUITE 100
INDIO, CA 92201
PH: 760-933-1111

APPROVED BY: THE CITY OF INDIO
JUAN RAYA, R.E. NO. 10599
CITY ENGINEER

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
WQMP SITE PLAN
PROJECT NAME: [Blank]
DATE: 11/11/11
APN: 026-230-411
SHEET NO. 1 OF 1

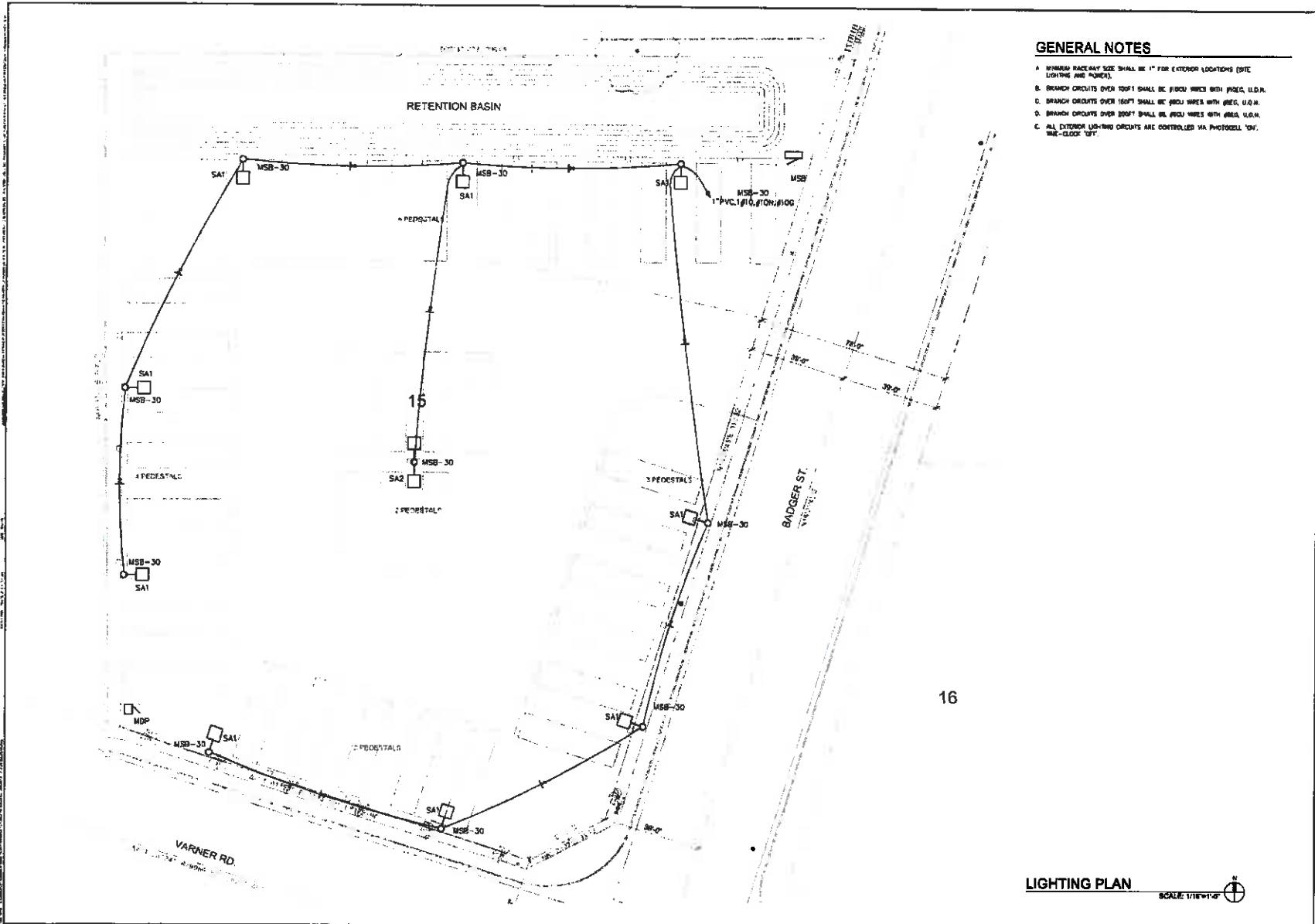
SHEET 1
OF 1
PLAN SET NO. [Blank]



SHEET NOTES
 ① REFER TO DETAIL B, SHEET E0.2 FOR ADDITIONAL INFORMATION.

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

NO.	REVISION	DATE
		
		
		
POWER PLAN		
SITE PLANNING FOR: HOLLAND MOBILE HOMES 36371 BADGER STREET PALM DESERT, CA 92211		
PLOT DATE _____	SCALE _____	
DRAWN _____	PROJECT _____	
E1.1		

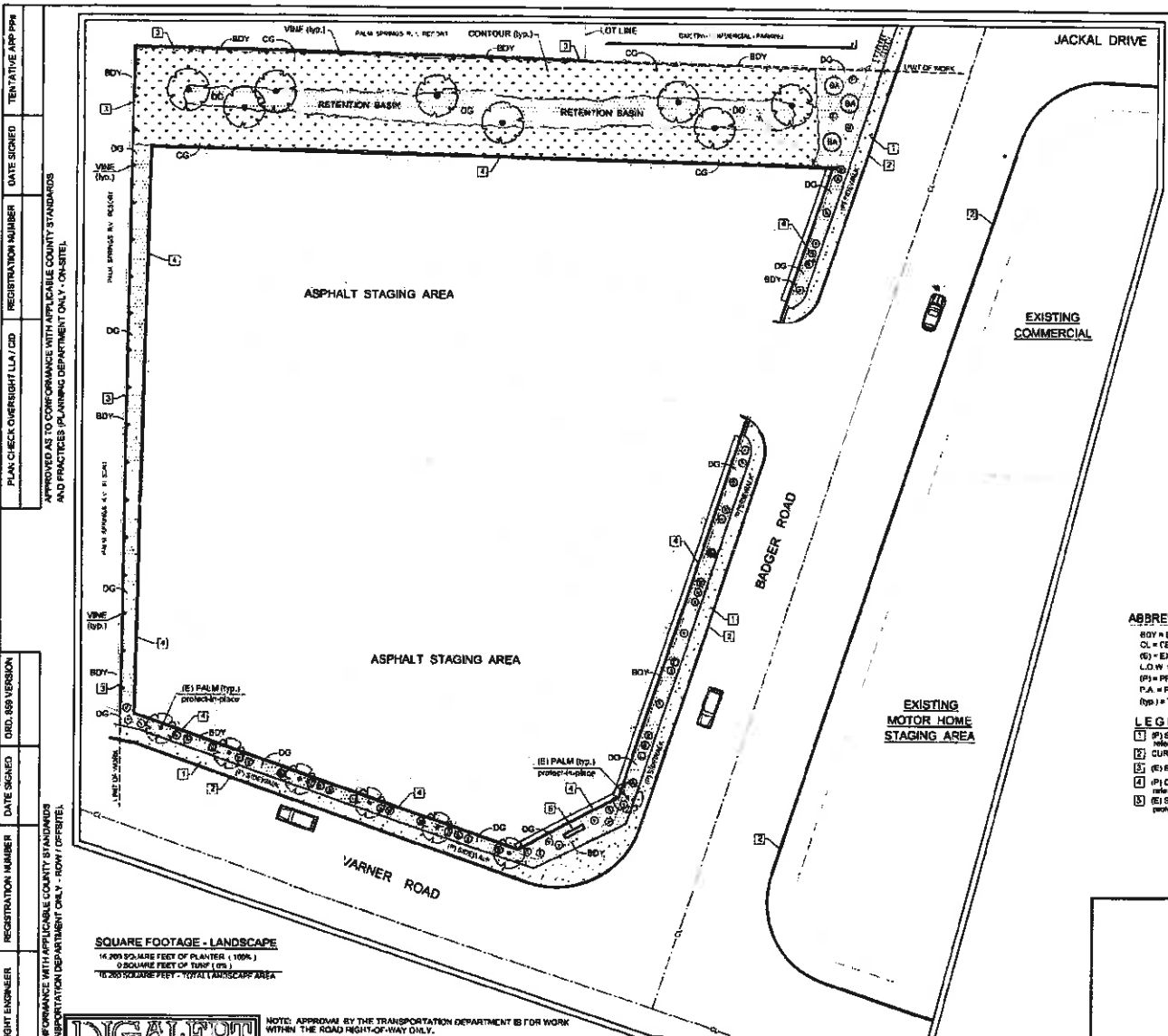


GENERAL NOTES

- MINIMUM RACEWAY SIZE SHALL BE 1" FOR EXTERIOR LOCATIONS (SITE LIGHTING AND PIPES).
- BRANCH CIRCUITS OVER 100FT SHALL BE FIBRO WIRES WITH PRED. U.S.M.
- BRANCH CIRCUITS OVER 150FT SHALL BE #80U WIRES WITH PRED. U.S.M.
- BRANCH CIRCUITS OVER 200FT SHALL BE #60U WIRES WITH PRED. U.S.M.
- ALL EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED VIA PHOTOCELL 'ON', 'OFF'-CLOCK 'OFF'.

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

NO.	DATE	BY	CHKD.
MISEAN Electrical Contractors 1000 S. GARDEN ST. PALM DESERT, CA 92211 TEL: 760.325.1100 FAX: 760.325.1101			
LIGHTING PLAN			
SITE PLANNING FOR: HOLLAND MOBILE HOMES 38221 BADGER STREET PALM DESERT, CA 92211			
PLT/DATE			
SCALE			
DRAWN			
PROJECT			
E1.2			



PLANT LEGEND

PALMS

SYM	QTY	NAME & MATURITY	SIZE	COMMENTS
(BA)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN
(BA)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN

SHRUBS

SYM	QTY	NAME & MATURITY	SIZE	COMMENTS
(B)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN
(E)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN
(V)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN

INERT MATERIAL

SYM	QTY	NAME & MATURITY	SIZE	COMMENTS
(CG)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN
(CG)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN

VINES

SYM	QTY	NAME & MATURITY	SIZE	COMMENTS
(V)	1	BRANDY PALM (10' HIGHER)	10' HIGHER	PLANTING IN RETENTION BASIN

- ABBREVIATIONS**
- BOY = BOUNDARY
 - CL = CENTER LINE
 - (E) = EXISTING
 - L.O.W. = LIMIT OF WORK
 - (P) = PROPOSED
 - P.A. = PLANTER AREA
 - (Typ.) = TYPICAL
- LEGEND**
- (1) SIDEWALK
 - (2) CURB FACE
 - (3) BLOCK WALL
 - (4) CURB
 - (5) STORAGE



SQUARE FOOTAGE - LANDSCAPE

16,200 SQUARE FEET OF PLANTER (100%)

0 SQUARE FEET OF TURF (0%)

16,200 SQUARE FEET TOTAL LANDSCAPE AREA



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

TENTATIVE APP PER DATE SIGNED
 REGISTRATION NUMBER DATE SIGNED
 PLAN CHECK OVERSIGHT LAY OUT DATE SIGNED
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROAD DEPARTMENT)
 REGISTRATION NUMBER DATE SIGNED
 REGISTRATION NUMBER DATE SIGNED
 PLAN CHECK OVERSIGHT ENGINEER DATE SIGNED

NO.	DATE	DESCRIPTION

PREPARED BY:
RAY LOPEZ ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING
 3040 JACKSON STREET, SUITE 100, INDIANAPOLIS, IN 46204
 (317) 760-2049 FAX: (317) 760-2048
 Registered Professional Landscape Architect No. 3474
 Expires 12-31-17

DATE: 12.01.2016
 LATE

BOUNDARY MARK
 ON 800-37-01
 NAVIGATOR
 ELEVATION -103.691
 DATE 1/10/17
 SCALE: REFER TO PLAN

A PORTION OF SECTION 1, T.5.S., R.6.E., S.8.B.6 M.
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SVERDRE
 39321 BADGER STREET, INDIAN, CA 92201
HOLLAND MOTOR HOMES

PARCEL 15.00 OF P.M. 25116 - APN 808-330-115 / CDP No. 3568
 FOR: MR. BOBBE FISHER (P) 714 888 3812 W.S.
 REV. CITY 10/16/16 CUDRY
 FILE NO.

SHEET NO. **L-2**
 2 OF 2 SHEETS

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 and written comments may be submitted 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 County of Riverside will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: April 13, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1068BD17 – LE Baron Investments (Representative: Pearson Architects, Inc.) – County of Riverside Planning Case Nos. GPA1213 (General Plan Amendment) and CUP3764 (Conditional Use Permit). The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property located at the northwest corner of Varner Road and Badger Street from Light Industrial (CD: LI) to Commercial Retail (CD: CR) and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed (Airport Compatibility Zone C of the Bermuda Dunes 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. Jay Olivas of the County of Riverside Planning Department at (760) 863-7050.

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

ALUC Identification No.

ZAP10688017

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 01/27/2017
 Property Owner Eddie Fisher Phone Number 714-680-3812 x201
 Mailing Address LE Baron Investements
2020 East Orangethorpe Avenue Suite 210
Fullerton, CA 92831-5357

Agent (if any) Cliff Cortland Phone Number 760-779-1937
 Mailing Address Pearson Architects, Inc
74-260 HWY 111, Suite 8
Palm Desert, CA 92260

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 39321 Badger Street
Palm Desert, CA 92211
 Assessor's Parcel No. 626-330-015-8 Parcel Size 1.7 acres
 Subdivision Name _____ Zoning Classification Light Industrial
 Lot Number _____

*B. Dunes
C*

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) Motor Home Sales lot. Scope limited to paving, landscape and lighting.
no structures are planned for this site.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
 For Other Land Uses Hours of Use M - F 8:00 AM to 6:00 PM; Sat & Sun 9:00 AM to 6:00 PM
 (See Appendix C) Number of People on Site Maximum Number 10 - 15 at one time
 Method of Calculation Based on business experiance

Height Data Height above Ground or Tallest Object (including antennas and trees) Light Poles, 25' ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 116 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	2-14-17	Type of Project
Agency Name	Riverside County - Planning Dept.	<input checked="" type="checkbox"/> General Plan Amendment
Staff Contact	Jay Olivas	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	760-863-7050	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	CUP3764, GPA1213	<input checked="" 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

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 1/2 x 11 reduced copy of the above
- 1 8 1/2 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)

- 1 Completed Application Form
- 1 Project Site Plans - Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 1/2 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: April 13, 2017

CASE NUMBER: ZAP1244MA17 – MAT Logistics (Representative: Interstate Tenant Advisors, Investment Building Group, and Lee & Associates Commercial Real Estate Brokerage, Brad Gilmer)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: 17-0805 (Building Permit/Tenant Improvement)

MAJOR ISSUES: The applicant had originally proposed 17,000 square feet of manufacturing/production area within the same single-acre area as the offices on the south side of the building. This would have resulted in a single-acre intensity exceeding 100 persons using standard methodology. There are no changes to the portion of the building that is located within Zone B1-APZ-II which was originally approved as high cube warehousing (approximately 31 persons per acre).

RECOMMENDATION: Staff recommends that the Commission find the proposed Building Permit CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons

The Commission found the original project ZAP1130MA15 consistent in 2015. However, it was noted that the project would have to be limited to high-cube warehouse to comply with the single-acre intensity limits, and that conversion to any other use such as a fulfillment center (or other higher intensity) would require a reduction in office areas.

PROJECT LOCATION: The site is located at 6975 Sycamore Canyon Boulevard (on the westerly side of Sycamore Canyon Boulevard, northerly of Cottonwood Avenue, and southerly of Eastridge Avenue) within the City of Riverside, approximately 12,700 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: B1, B1-APZ-II
- c. Noise Levels: 60-65 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 B1 and B1-APZ-II, where the permissible average intensity is limited to 50 people per acre. The proposed use modification is located outside the portion of the building that is within Zone B1-APZ-II.

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:

- High Cube Warehouse – 1 person per 1,428 square feet (35% of 1 person per 500 square feet)
- Office – 1 person per 200 square feet (with 50% reduction)
- Manufacturing – 1 person per 200 square feet

Based on the revised floor plan, the building would include 10,400 square feet of first floor office, 7,400 square feet of second floor office, 10,944 square feet of first floor manufacturing, and 280,173 square feet of first floor high cube warehouse. This results in a total building occupancy of 340 people (89 people for office, 55 people for manufacturing, 196 people for warehouse), and an average intensity of 11 people per acre, which is consistent with Compatibility Zones B1 and B1-APZ-II average criterion of 50.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of standard parking spaces provided of 565 and truck docks of 56, the total occupancy would be estimated at 903.5 people. Based on the 30.21 acres, this results in an average intensity of 30 people per acre, which is also compatible with Zones B1 and B1-APZ-II average acre criterion of 50.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B1 limits maximum single-acre intensity to 100 people. March Air Reserve Base interprets applicable Air Force and Department of Defense Instructions as limiting intensity in APZ II to 50 persons per acre. The portion of the

building in APZ II would remain in warehousing use. The proposed use revision is not located in the portion of the structure that is in Zone B1-APZ-II. 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 be located in the southwestern portion of the building and consist of 3,000 square feet first floor office, 10,944 square feet first floor manufacturing, and 29,616 square feet first floor warehouse (note that 2,214 square feet of the single acre area is located outside of the building and does not generate any occupancy). This would result in a single-acre occupancy of 93 people, which is consistent with the single-acre criterion of 100.

March Air Reserve Base/United States Air Force Input: Given that the project site includes land located within Airport Compatibility Zone B1-APZ-II, 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 (March 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 Zone B1. Industrial warehousing and some manufacturing uses (non-hazardous) are compatible within Compatibility Zones B1 and B1-APZ-II. It should be noted that warehousing and chain-link manufacturing are compatible uses 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.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 60-65 CNEL range from aircraft noise. As an 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 ensure adequate noise attenuation is provided for office uses.

Part 77: The proposed revised use within a portion of the building will not require an increased building height. The elevation of Runway 14-32 at its northerly terminus is approximately 1535 feet above mean sea level (1535 feet AMSL). At a distance of approximately 12,700 feet from the runway to the project boundaries, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1662 feet AMSL. The building has a maximum finished floor elevation of 1516.2 feet AMSL and a maximum height of 45 feet. With an additional 4 foot allowance for roof mounted equipment, the potential maximum building elevation is 1565.2 feet AMSL. Therefore, review of the proposed building by the FAA Obstruction Evaluation Service is not required for height/elevation reasons.

Open Area: The proposed revised project will not change the overall building footprint or lot coverage. 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 a maximum lot coverage of 50%. The net lot area for the Design Review is 1,315,787 square feet. The 304,477 square foot building footprint results in a lot coverage of 23.14%, which is consistent with the lot coverage limit.

CONDITIONS:

[Changes to the original conditions from ZAP1130MA15 are in bold face type].

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, 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, places of assembly, restaurants, hazardous materials manufacture/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship

or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.

- (h) Manufacturing of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks.
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 property and tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around 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 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. The proposed project shall comply with the Compatibility Zone B1 ~~Accident Potential Zone II~~ single-acre criterion of 100 people (i.e., no more than 100 people in any single-acre [210' x 210'] area). ~~The portion of the building within Accident Potential Zone II Pursuant to the currently proposed design and uses, to comply with this criterion, the warehouse area shall be exclusively used for high-cube warehouse and not otherwise increase its occupant density above such standard. Any additional conversion to more occupant-intensive uses such as manufacturing or an e-commerce or fulfillment center shall be subject to subsequent ALUC review of the specific tenant improvements/floor plans to determine consistency with the applicable intensity criterion.~~

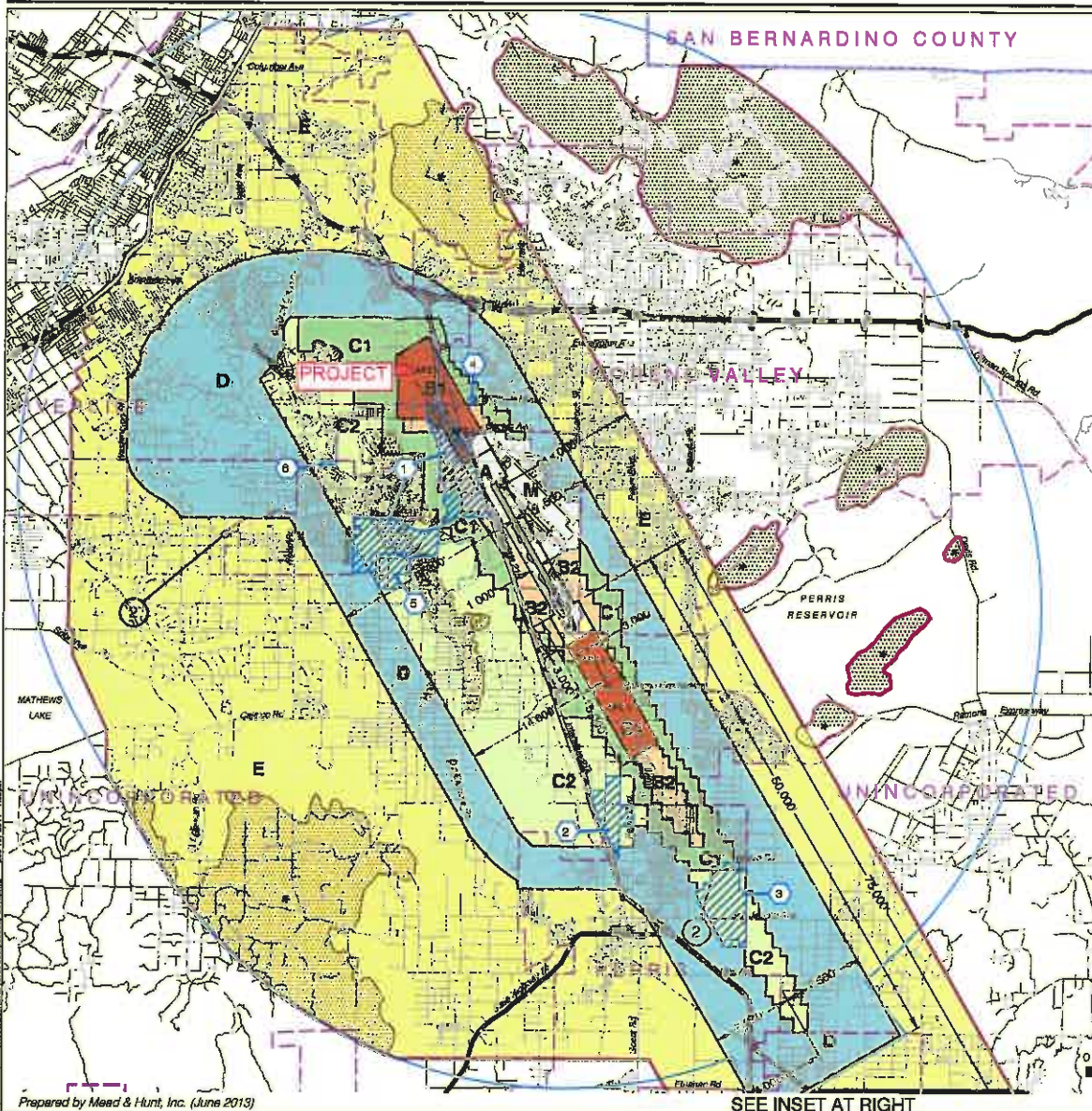
8. To comply with the Compatibility Zone B1 ~~Accident Potential Zone II~~ single-acre criterion of 100 people, the **manufacturing area shall be limited to 10,944 square feet and the City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of office uses exceeding a cumulative total of 14,800 square feet in the eastern portion of the proposed building. No office or manufacturing uses shall be permitted within the portion of the building within Accident Potential Zone II.**
- ~~9. Receiving office area shall be located in the western portion of the building.~~
10. Zoned fire sprinkler systems shall be required throughout the building.
11. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Riverside shall require an acoustical study to ensure compliance with this requirement.
12. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (56 Sycamore Partnership L.P., **Investment Building Group**, or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the new detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
 - b. If any standing water remains in a new basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
 - c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the new detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design

plan to assure that such condition does not persist for more than 48 hours following the conclusion of a “significant” rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

13. **The proposal includes the elimination of the 3,000 square foot second floor mezzanine area located in the southwest portion of the building. Any future use of a mezzanine in this area will require ALUC review and approval.**

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

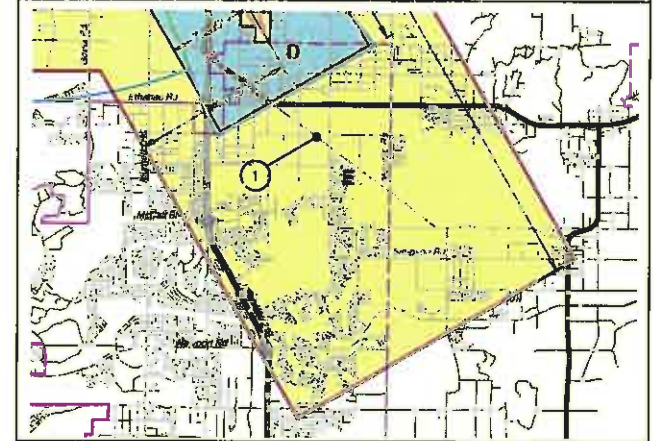
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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

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

INSET



**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

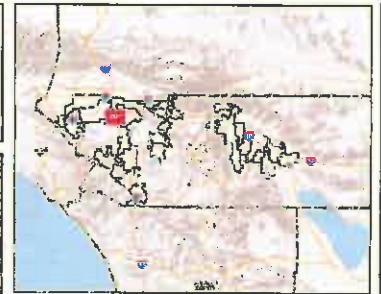
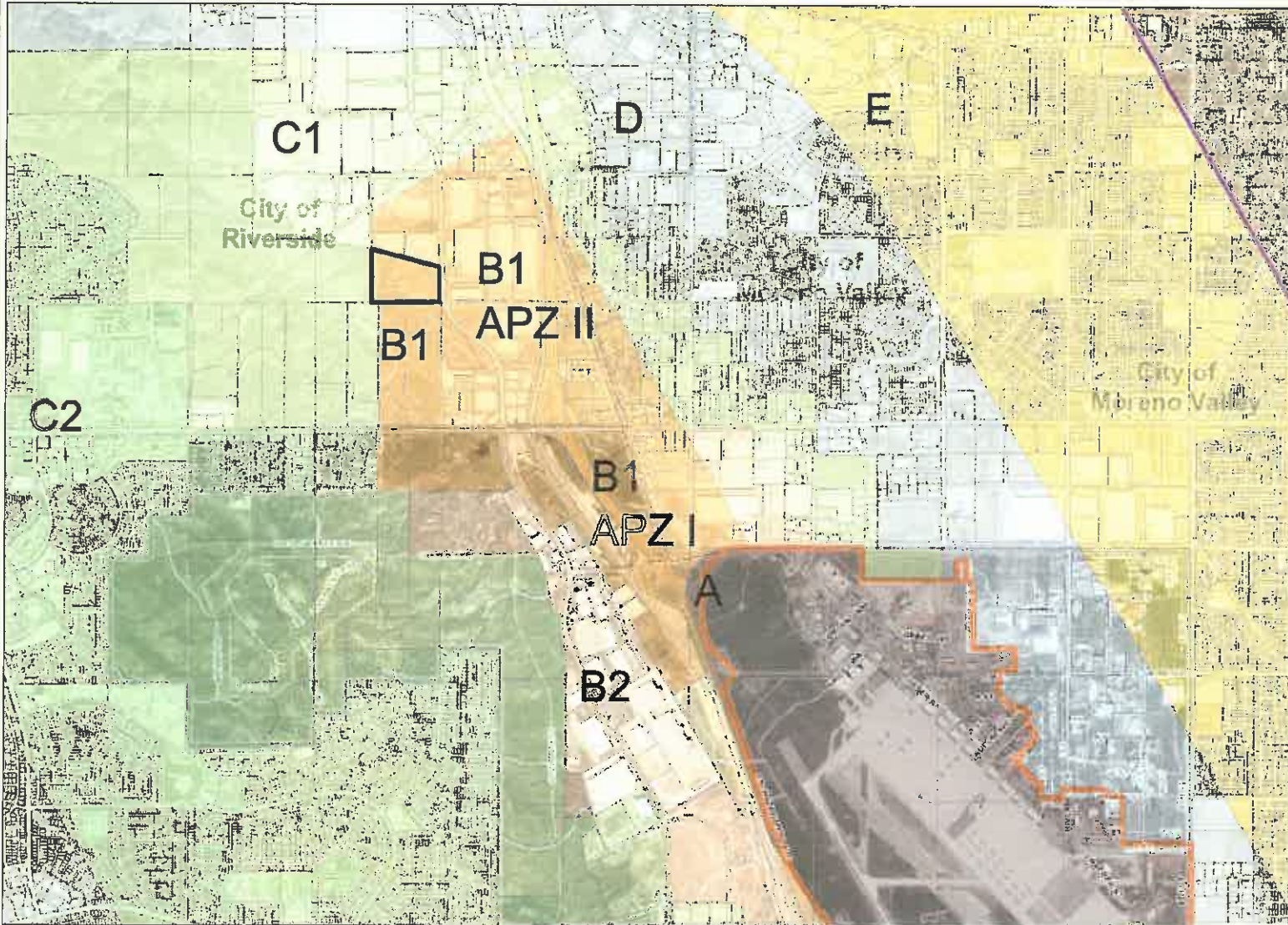
Prepared by Mead & Hunt, Inc. (June 2013)

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



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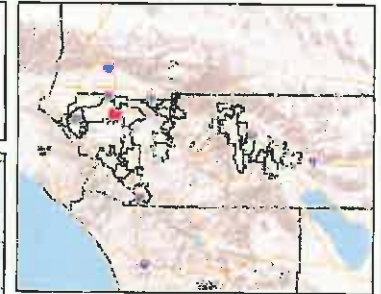
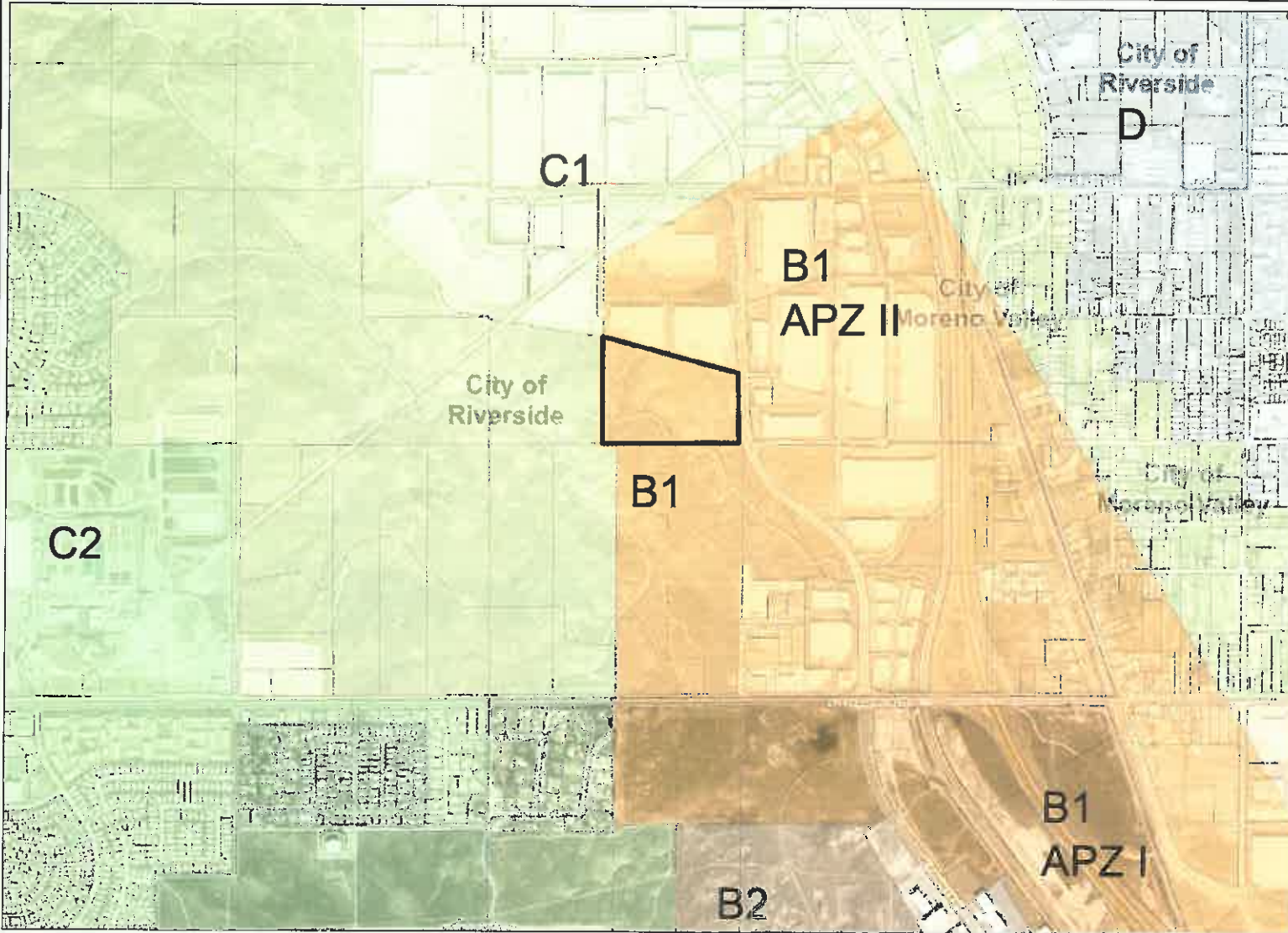


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Notes

My Map



Legend

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



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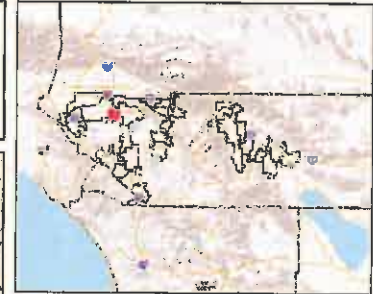
0 1,965 3,930 Feet



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My Map



Legend

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



0 1,965 3,930 Feet



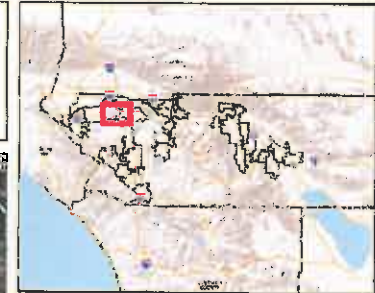
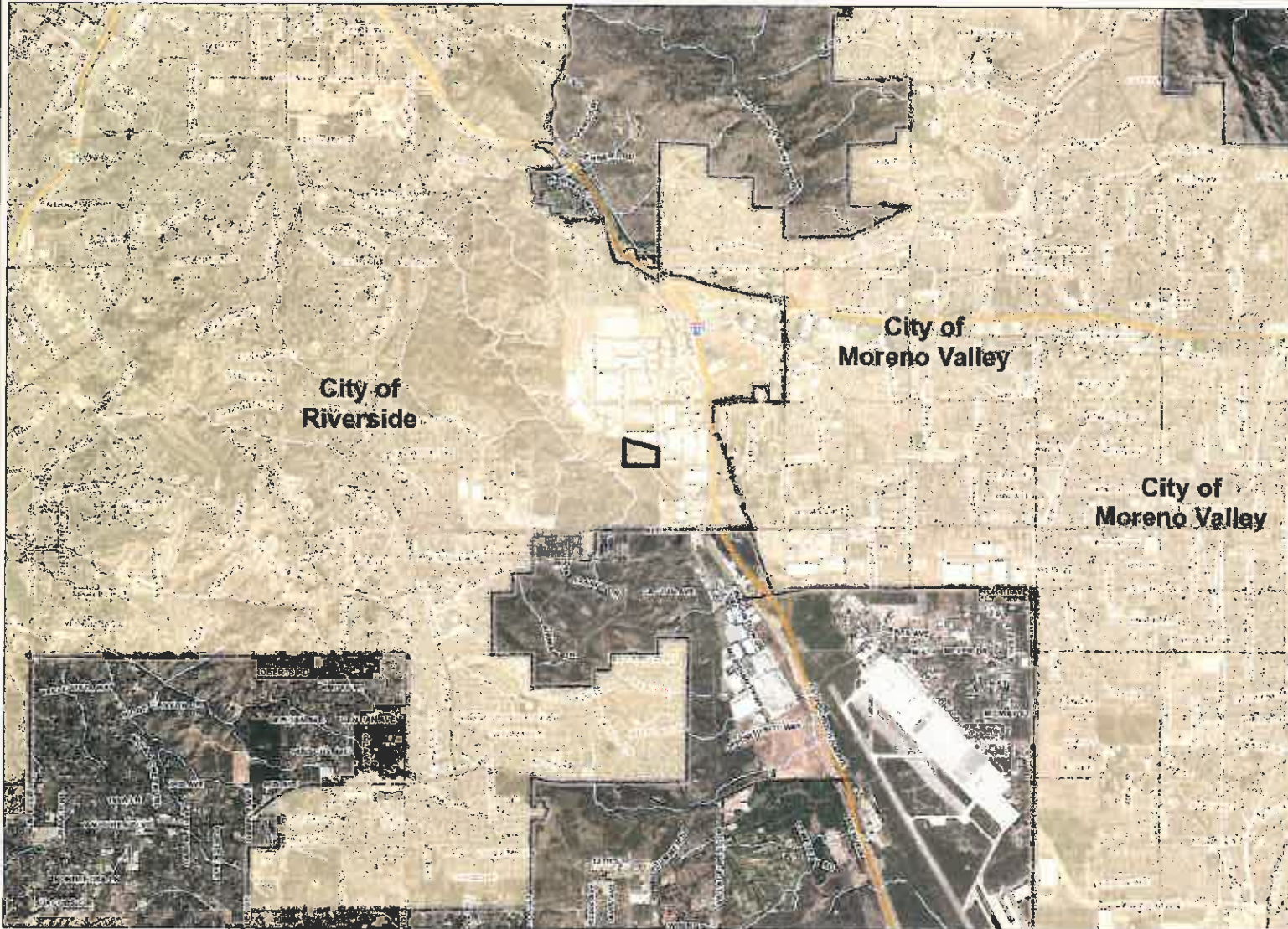
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Notes

My Map



Legend

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



0 7,859 15,718 Feet



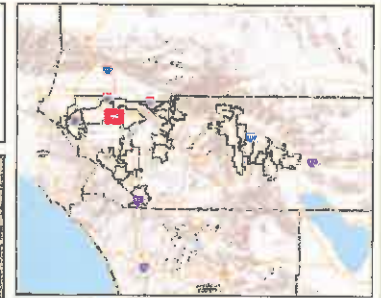
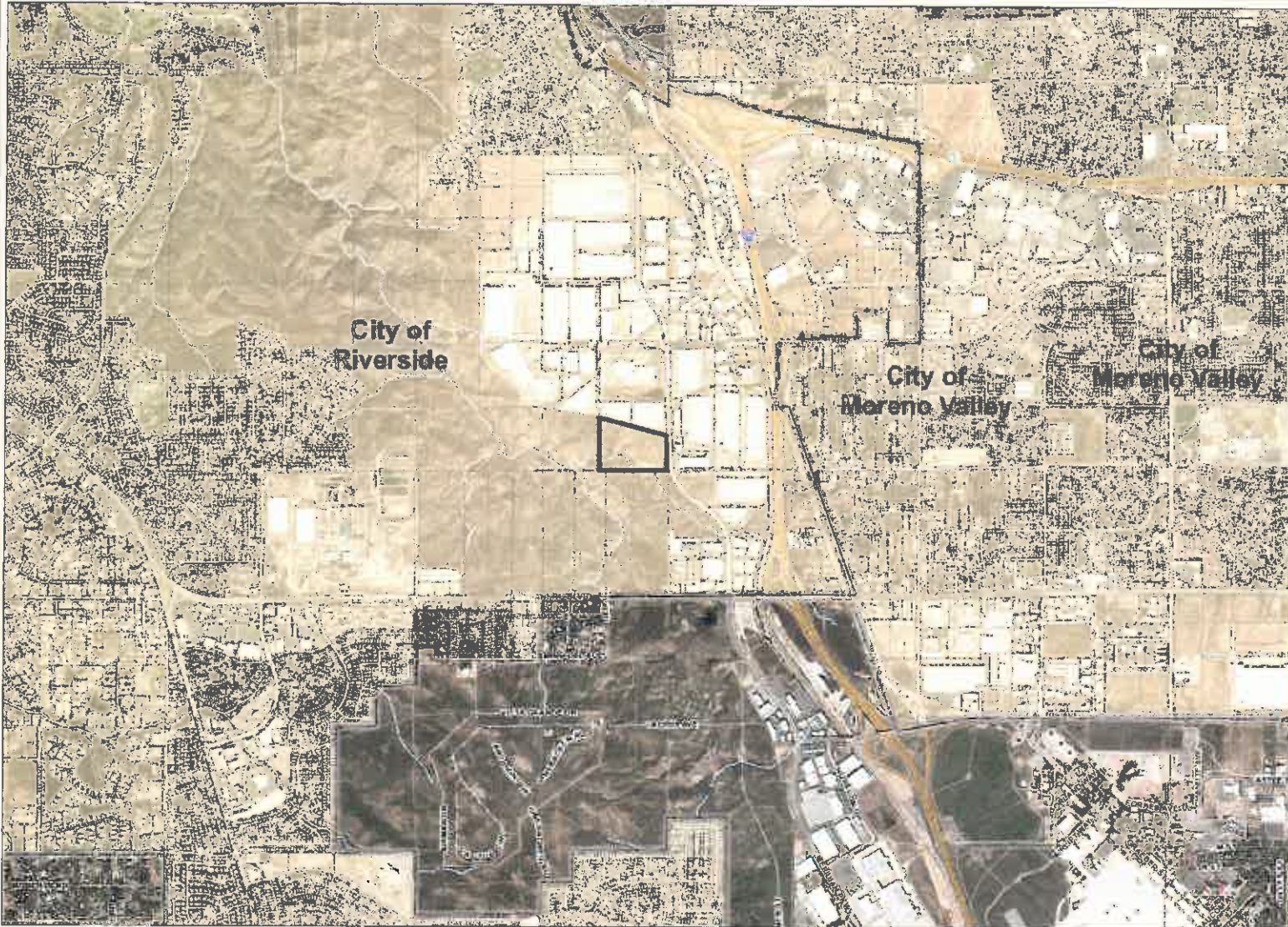
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Notes

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



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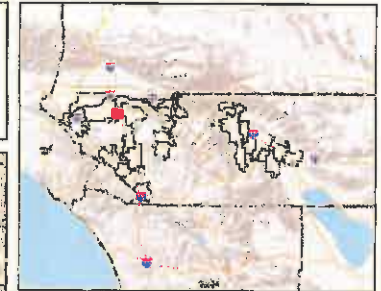
0 3,930 7,859 Feet



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My Map



Legend

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



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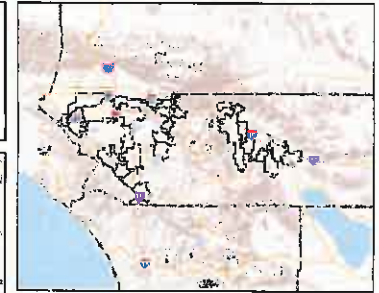
Notes



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My Map



Legend

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



0 491 982 Feet



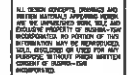
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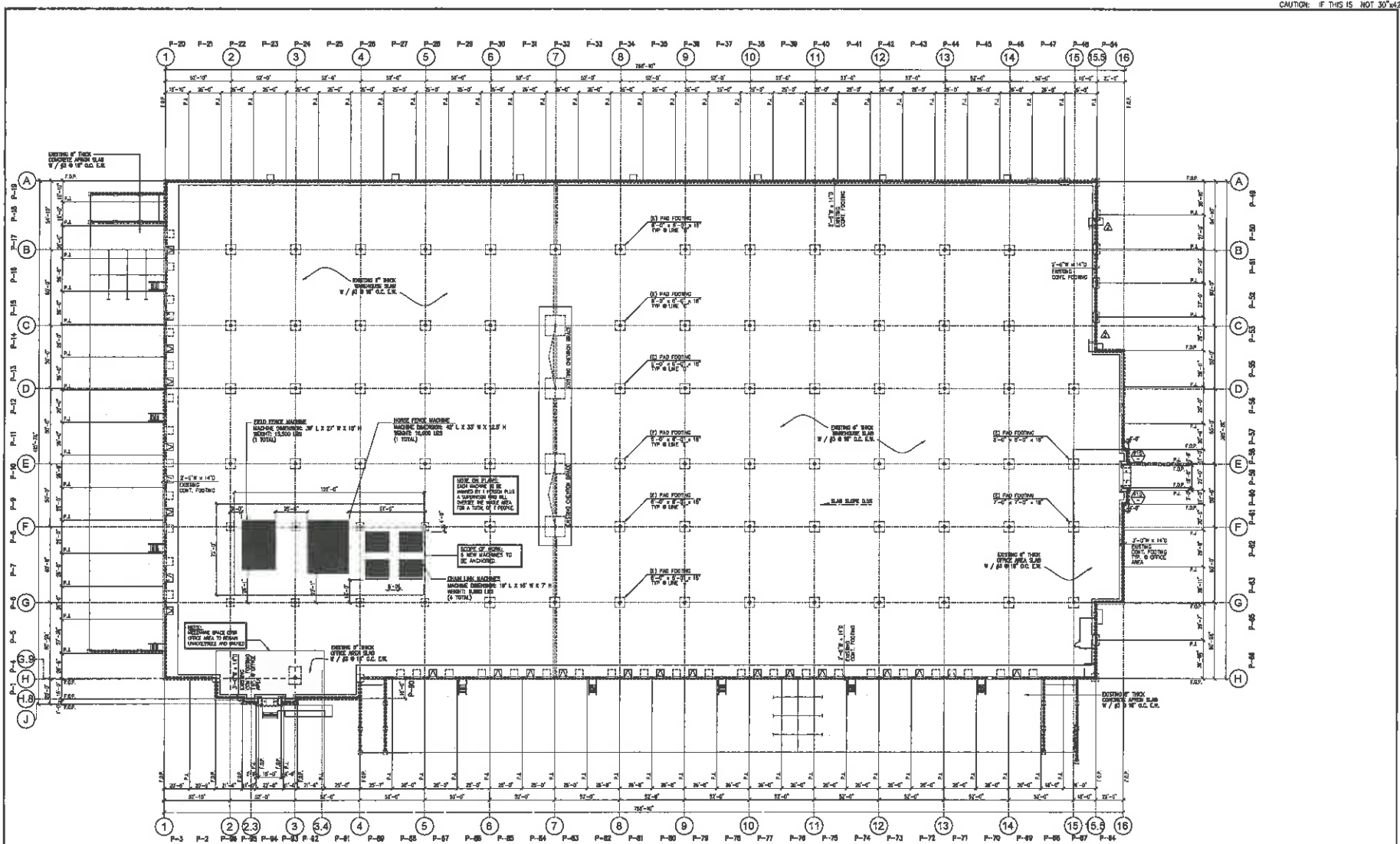
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Notes

BTI
BTI CONSULTING ENGINEERS ARCHITECTS INC.
1000 W. Washington Blvd.
Suite 200, Westborough, MA 01581
Tel: (508) 865-1149
Fax: (508) 865-1148



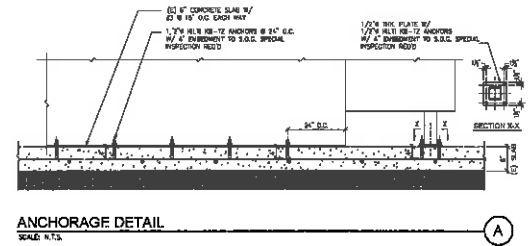
ALL WORK SHOWN DRAWING AND REFERENCED MATERIALS SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



(E) FLOOR PLAN W/ NEW MACHINES
SCALE: 1" = 30'

- DIMENSIONS OF MACHINES**
- 3 PHASE MACHINES = 8**
 - 20 KW LINE MACHINES**
POWER SUPPLY PER MACHINE: 600 VAC / 3 PHASE / 60 HZ / 30 AMP
MACHINE DIMENSION: 18" L X 18" W X 7" H
HEIGHT: 6.000 LBS
 - 1 PHASE 20 KW MACHINES**
POWER SUPPLY PER MACHINE: 480 VAC / 3 PHASE / 60 HZ / 30 AMP
MACHINE DIMENSION: 30" L X 27" W X 20" H
HEIGHT: 13.000 LBS
 - 1 PHASE 10 KW MACHINES**
POWER SUPPLY PER MACHINE: 480 VAC / 3 PHASE / 60 HZ / 30 AMP
MACHINE DIMENSION: 42" L X 27" W X 12.5" H
HEIGHT: 13.000 LBS
- EXPANSION ANCHORS**
- ALL ANCHORS TO SLAB ON GRADE SHOULD HAVE MIN. DIAMETER = 6" U.S.
 - ALL EXPANSION ANCHORS WILL REQUIRE SPECIAL PERMIT FROM A CITY APPROVED QUALITY SURVEYOR.

- GENERAL NOTES**
- "CODE" WHERE REFERRED TO HERE IN 2024 IN CALIFORNIA BUILDING CODE (CBC) 2024 EDITION
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES
 - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SAFETY BARRIERS AND SIGNS DURING CONSTRUCTION. SAFETY AND SIGNAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES.
 - SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL DIMENSIONS REQUIRED FOR DUCTS, PIPES AND FOR ALL WIRE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OPERATING WORKMANSHIP BY STRUCTURAL WORK.
 - IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES OR THE DRAWINGS OR BETWEEN CODES, NOTES AND SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL RESOLVE THE POINT OF THE CONTRACT DOCUMENTS.
 - WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON EXISTING SLABS, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD.



PROJECT: (E) FLOOR PLAN W/ NEW MACHINE ANCHORAGE

CLIENT: Interstate Tenant Advisors
NEW MACHINE ANCHORAGE
8515 STONEMAR CANYON BLVD, RIVERSIDE CA

DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

S-1
03-16-17

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 and written comments may be submitted 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 Riverside should be contacted on non-ALUC issues.

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

DATE OF HEARING: April 13, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1244MA17 – MAT Logistics (Representative: Interstate Tenant Advisors, Investment Building Group, and Lee & Associates Commercial Real Estate Brokerage, Brad Gilmer) – City of Riverside Case No. 17-0805 (Building Permit/Tenant Improvement). A proposal to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres located at 6975 Sycamore Canyon Boulevard (on the westerly side of Sycamore Canyon Boulevard, northerly of Cottonwood Avenue, and southerly of Eastridge Avenue), to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons (Airport Compatibility Zones B1 and B1-APZ-II 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 Ms. Sherry Shimshock of the City of Riverside Community & Economic Development Department at (951) 826-2433.

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

ALUC Identification No.

ZAP1244MA17

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 2-27-17
 Property Owner Steve Wang Phone Number 874-821-9630
 Mailing Address 6700 Wildlife Way
Long Grove, IL 60047

Agent (if any) Brad Gilmer Phone Number 714-564-7164
 Mailing Address Lee & Associates Commrcial Real Estate Brokerage
1004 W. Taft Ave # 150 Ornge Ca 92865

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 6975 Sycamore Blvd
Riverside Ca, 92522
 Assessor's Parcel No. 263-050-074 Parcel Size 30 Acres
 Subdivision Name _____ Zoning Commercial Agerage
 Lot Number # 4 Classification _____

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) High-cube warehouse

Pre-Approved

Proposed Land Use (describe) Use portion of building for manufacturing of fence wire (chain-link)

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) 36' 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 _____

March
 B1
 \$512⁰⁰

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	<u>City of Riverside</u>
Staff Contact	<u>Sherry Shimshuk</u>
Phone Number	<u>(951) 826-2433</u>
Agency's Project No.	<u># 17-0805</u>
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>Building Permit</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: 3.4

HEARING DATE: April 13, 2017

CASE NUMBER: ZAP1074FV17 – Wal-Mart Stores, Inc. (Representative: Kimley Horn, Jacob Glaze)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NOS: PP26084 (Plot Plan), PM37190 (Tentative Parcel Map)

MAJOR ISSUES: The proposed Wal-Mart building exceeds the single acre intensity criteria for Compatibility Zone B2 when occupancy is calculated using the Building Code Method. The Commission may choose to accept the applicant's customer survey count for Wal-Mart in-lieu of using the Building Code Method to calculate building occupancy. The applicant's survey count results in 834 total occupants (customers and employees), which when distributed evenly throughout the Wal-Mart building, results in 177 persons per acre of building area, consistent with the Zone B2 single acre criterion of 200.

Additionally, the 9,500 square foot restaurant on Pad 7 would potentially accommodate 633 persons if entirely within dining area. Recommended conditions restrict dining area to 6,200 square feet, resulting in a total occupancy of 430 (413 in the dining area and 17 employees in the kitchen area), in order to be consistent with the Zone D single-acre criterion of 450.

RECOMMENDATION: Staff recommends that the Commission find the Plot Plan and Tentative Parcel Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres, including a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate commercial parcels.

PROJECT LOCATION: The site is located easterly of Winchester Road, southerly of Auld Road, westerly of Sky Canyon Drive, and northerly of Sparkman Way within the unincorporated community of French Valley, approximately 1,300 feet westerly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zones B2 and D
- c. Noise Levels: 55-65 CNEL

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B2 and D. Zone B2 restricts average intensity to 100 people per acre, and Zone D restricts average intensity to 150 people per acre through French Valley Airport Compatibility Plan Policy 2.4. The project is located on 44.35 gross acres and is split between Zones B2 and D, with approximately 21.75 acres in Zone B2 and 18.56 acres in Zone D (with the remaining acreage being dedicated to Riverside County).

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and French Valley Airport Compatibility Plan Policy 2.5, the following rates were used to calculate the occupancy for the proposed buildings in Compatibility Zones B2 and D:

- office-- 1 person/200 square feet;
- retail – 1 person/115 square feet; and
- restaurant – 1 person/15 square feet (dining area).

The proposed project includes 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices, for a total occupancy of 3,864 people (1,773 in the Wal-Mart, 944 in the additional retail structures, 1,067 people in the restaurants, and 80 people in the offices). The resulting average intensity of 87 people per acre is consistent with the Compatibility Zone B2 standard of 100 and the Compatibility Zone D standard of 150.

As noted, the project site is split between Compatibility Zones B2 and D, with 21.75 acres in Zone B2, and 18.56 acres in Zone D. A breakdown of use by Compatibility Zone indicates that Zone B2 would accommodate 938 people in the Wal-Mart, 463 people in the other retail structures, and 80 people in the offices, resulting in a total occupancy of 1,481 people and an average intensity of 68 people per acre, which is consistent with the Compatibility Zone B2 average intensity criterion of 100. Zone D would accommodate 835 people in the Wal-Mart, 482 people in the other retail structures, and 1,067 people in the restaurants, resulting in a total occupancy of 2,384 people, and an average intensity of 128 people per acre, which is consistent with the Compatibility Zone D average intensity criterion of 150.

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 1,825 spaces, the total occupancy would be estimated at 2,738 people, resulting in an average intensity of 62 people for the entire site, which is consistent with both the Zone B2 average criterion of 100 and the Zone D criterion of 150.

Non-Residential Single-Acre Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B2 and D. Zone B2 restricts single acre intensity to a maximum of 200 people, and Zone D restricts single acre intensity to 450 people in the most intensely utilized acre, through French Valley Airport Compatibility Plan Policy 2.4.

Based on the site plan provided and the occupancies as previously noted, the single-acre intensities of concern would occur in the portion of the Wal-Mart building within Compatibility Zone B2 and in a single-acre area that includes all of restaurant Pad 7 in Zone D and a portion of retail Pad 6 in Zone B2.

The Wal-Mart building includes complete single-acre areas within both Compatibility Zones B2 and D. Based on retail use at an intensity of one person per 115 square feet of gross floor area (excluding any restaurant tenancies or concessionaries), a complete single-acre of retail area including food sales would accommodate 379 persons, which would be consistent with the Zone D single-acre criterion of 450, but inconsistent with the Zone B2 single acre criterion of 200.

The applicant has provided an alternate occupancy analysis based on an existing Wal-Mart located at 1231 South Sanderson Avenue, Hemet. The survey of occupancy was conducted during nine two-hour periods over a consecutive nine-day period starting Saturday February 18, 2017. The highest customer count was reached at 2:17 PM on a Saturday afternoon: 669 persons. It should be noted that this count did not include employees. As a supplement, Wal-Mart has provided a statement that the maximum anticipated number of employees at the proposed site would be 165. On this basis, staff estimates the occupancy of the proposed Wal-Mart store at 834 people. Unfortunately, the proposed Wal-Mart is located in portions of two Compatibility Zones, and there is no way to determine how many of the people in the building would be within the portion in Zone B2 vis-a-vis the portion in Zone D. However, if we were to assume an even distribution of customers and employees throughout the 4.7 acre store, the estimated single-acre occupancy would be 177 people, which is consistent with the Zone B2 single-acre criterion of 200 and Zone D criterion of 450. In order to provide for consistency, dining tenancies are limited to Zone D portions of the building.

The single-acre area focusing on the 9,500 square foot restaurant at Pad 7 also includes the southerly 2,200 square feet of the retail building on Pad 6. Together, these structures would accommodate a single-acre occupancy of 652 people if the entire restaurant were dining area, which would exceed the Compatibility Zone D criterion of 450. However, kitchen areas are considered to have an occupancy of one person per 200 square feet. Therefore, recommended conditions limit the dining area of the restaurant to a maximum of 6,200 square feet, resulting in a restaurant occupancy of 430 people (413 diners and 17 employees) and a single-acre total of 450.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B2 or D (children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, hazardous materials and hazards to flight).

Noise: The French Valley Compatibility Plan depicts the site as being located within the 55-65 CNEL contour range from aircraft noise. Commercial retail uses are identified as normally and marginally acceptable within the 55-65 CNEL contour range. The indoor sensitive uses like retail, office and restaurant areas would be impacted by aircraft generated noise, and, therefore, staff is recommending a condition to incorporate noise attenuation measures into the design of these areas to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 1,300 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 1360 feet AMSL. The site elevation is 1377 feet AMSL. With a maximum building height of 35 feet, the top point elevation would be 1412 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is required. The applicant has submitted Form 7460-1, and FAAOES has assigned Aeronautical Study No. 2017-AWP-1029-OE to this project. The FAA OES issued a "Determination of No Hazard to Air Navigation" letter on March 7, 2017 for Aeronautical Study No. 2017-AWP-1029-OE. The study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into the project's conditions. The FAA no hazard letter review and conditions only apply to the Wal-Mart building. Recommended Condition No. 14 requires issuance of "Determination of No Hazard to Air Navigation" letters for each of the other buildings prior to issuance of building permits.

Open Area: The site is located within Compatibility Zones B2 and D. Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas (Compatibility Zone B2 does not require any amount of open area). The proposed project identifies a minimum 1.9 acres "set aside" of ALUC eligible open areas in Zone D consisting of driveway aisles and parking lot areas within the proposed development. The project is conditioned to maintain these areas consistent with ALUC open area requirements of 300 feet by 75 feet minimum shape, and prohibit obstructions greater than 4 feet in height that are at least 4 inches in diameter.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to

the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)

2. The 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 A on Table 4 of the Southwest 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. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the buildings thereon.
5. 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; children’s schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
6. Any proposed detention basins or facilities 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.

7. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1412 feet above mean sea level.
8. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
9. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
10. The ALUC open areas as shown on the site plan shall be devoid of obstacles/obstructions greater than 4 feet in height that are at least 4 inches in diameter, which includes parking light poles, walls, trash enclosures, and tall landscaping.
11. Pad 7 (Restaurant 1) as shown on the site plan shall not exceed 6,200 square feet of dining area (maximum dining area occupancy of 413 people).
12. Pads 1, 2, 3, 4, and 6 shall be limited to retail and/or office uses only and Pad 5 to office uses only. No dining areas or restaurants shall be established in these buildings.
13. Within the Wal-Mart building, restaurant or dining concessionaires or tenancies shall be limited to locations within Compatibility Zone D only.
14. Prior to issuance of building permits for any building on this site except for the Wal-Mart, the permittee shall provide copies of a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service relating to that specific building or group of buildings to the Department of Building and Safety and to the Riverside County Airport Land Use Commission. The permittee shall comply with all requirements of such letter.
15. The Federal Aviation Administration has conducted an aeronautical study of the proposed Wal-Mart building (Aeronautical Study No. 2017-AWP-1029-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.

16. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,412 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
17. Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 35 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
18. 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.
 2017-AWP-1029-OE

Issued Date: 03/07/2017

Jacob Glaze
 Wal-Mart Stores Inc.
 765 The City Drive
 Suite 200
 Orange, CA 92868

**** 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
 Location: Temecula, CA
 Latitude: 33-34-11.41N NAD 83
 Longitude: 117-08-00.83W
 Heights: 1377 feet site elevation (SE)
 35 feet above ground level (AGL)
 1412 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 09/07/2018 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 2017-AWP-1029-OE.

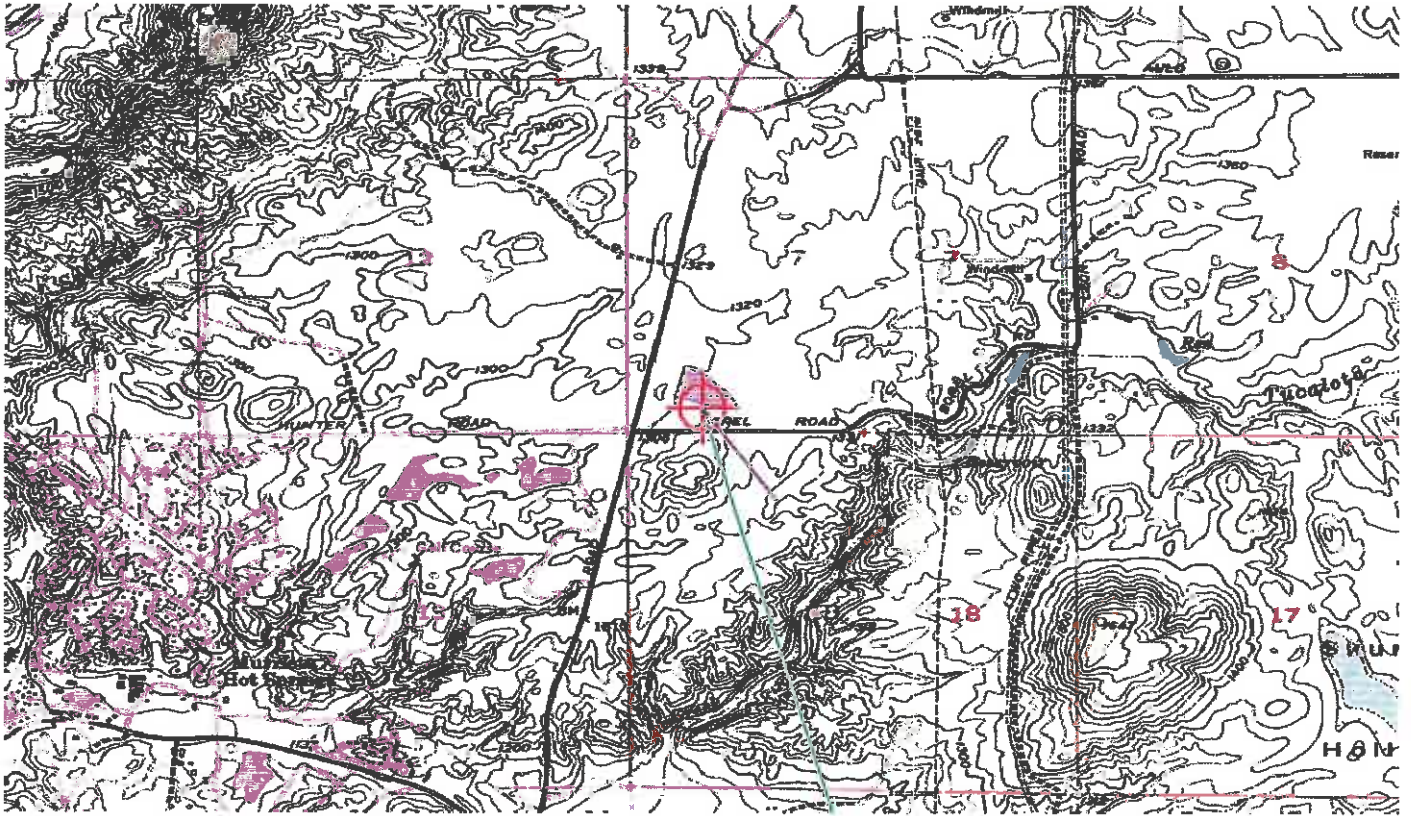
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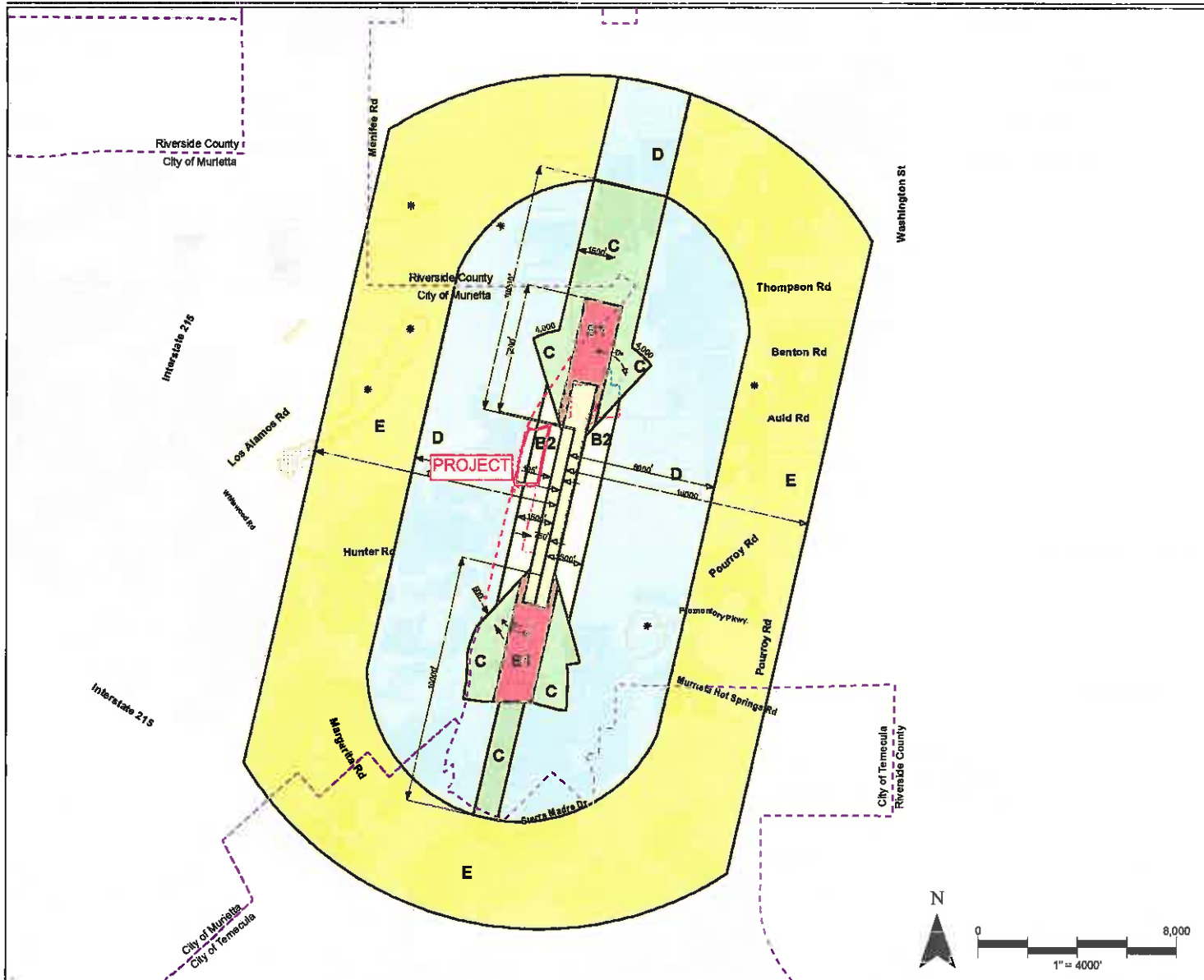
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LaDonna James
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2017-AWP-1029-OE





Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- - - City Limits
- * Height Review Overlay Zone

Note

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

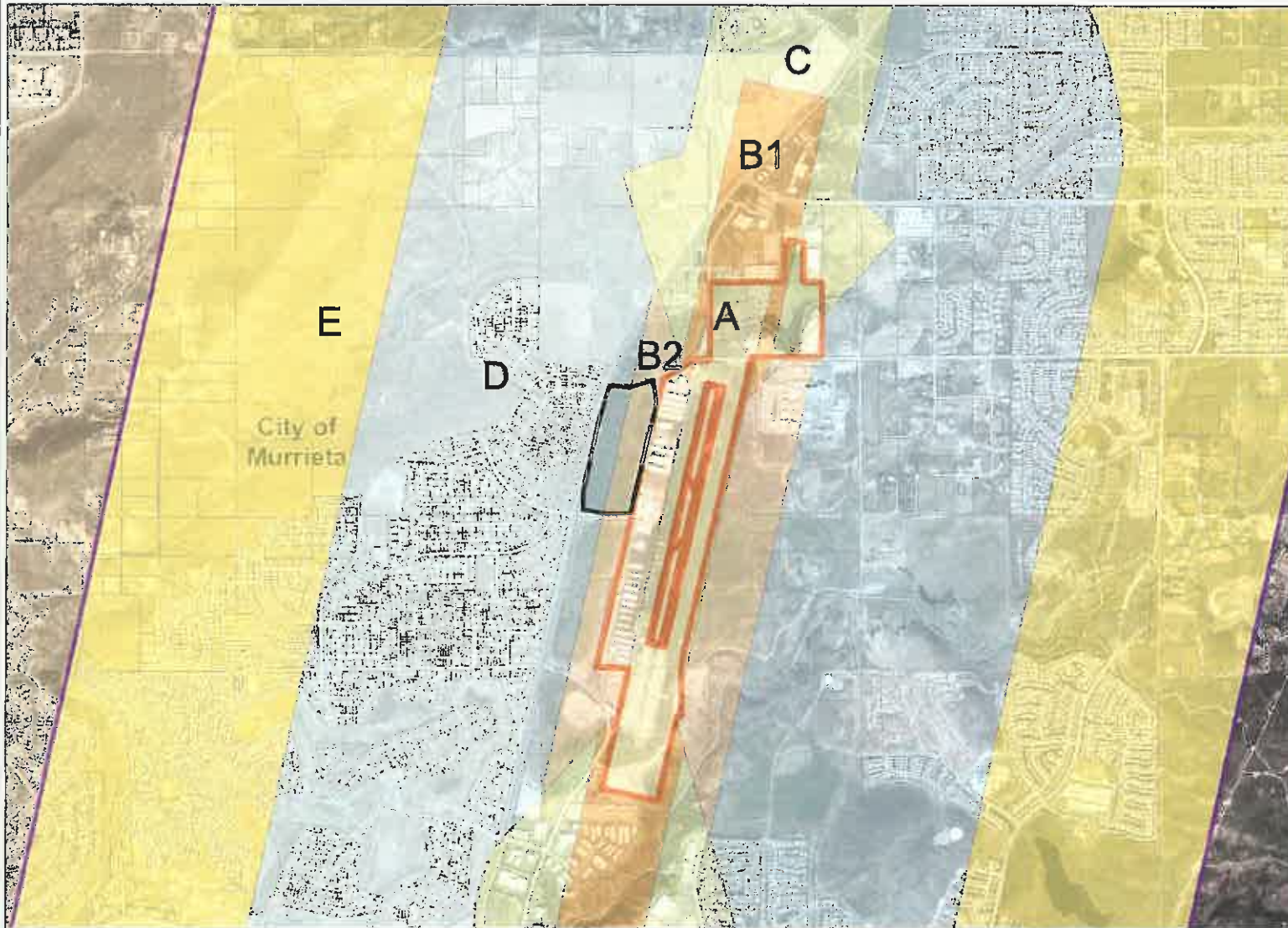
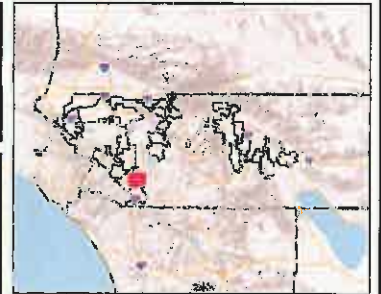
See Chapter 2, Table 2A from compatibility criteria associated with this map.

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

Map FV-1

Compatibility Map
 French Valley Airport

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



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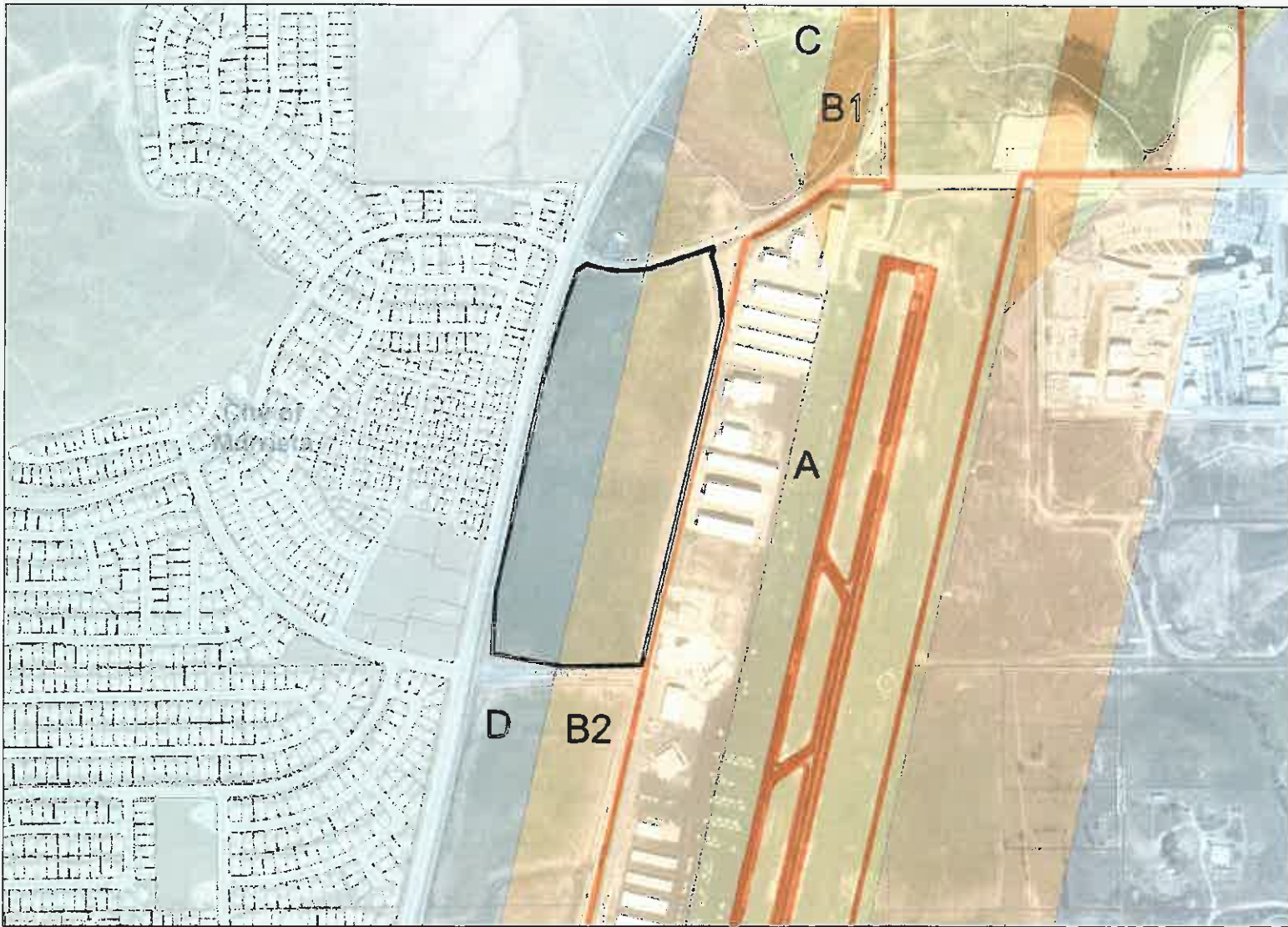
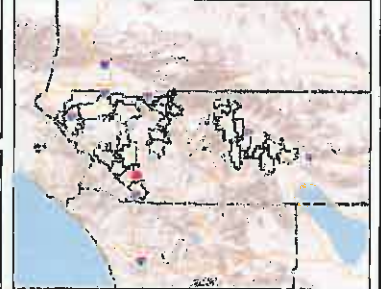


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Notes

My Map



Legend

- Airports
- AIA

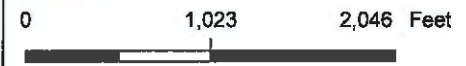
Airport Compatibility

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



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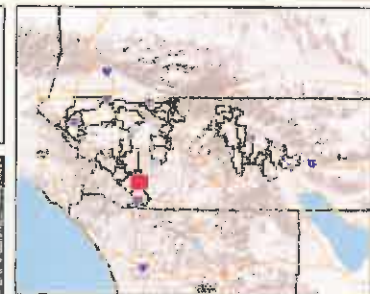
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CHAPTER 3 INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAPS

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

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



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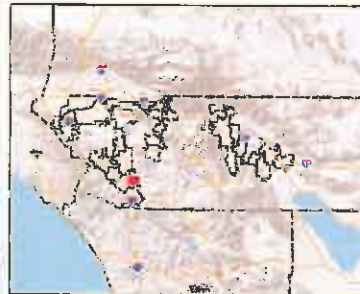
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My Map



Legend

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



0 1,609 3,219 Feet



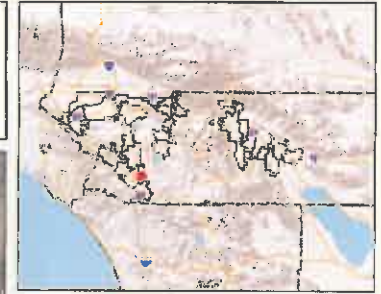
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Notes

My Map



Legend

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



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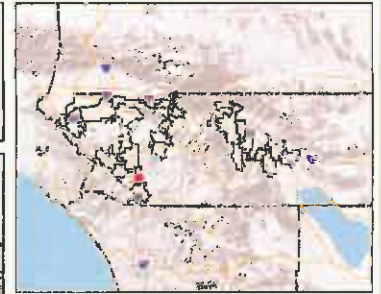
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
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Notes

My Map



Legend

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



0 805 1,609 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.

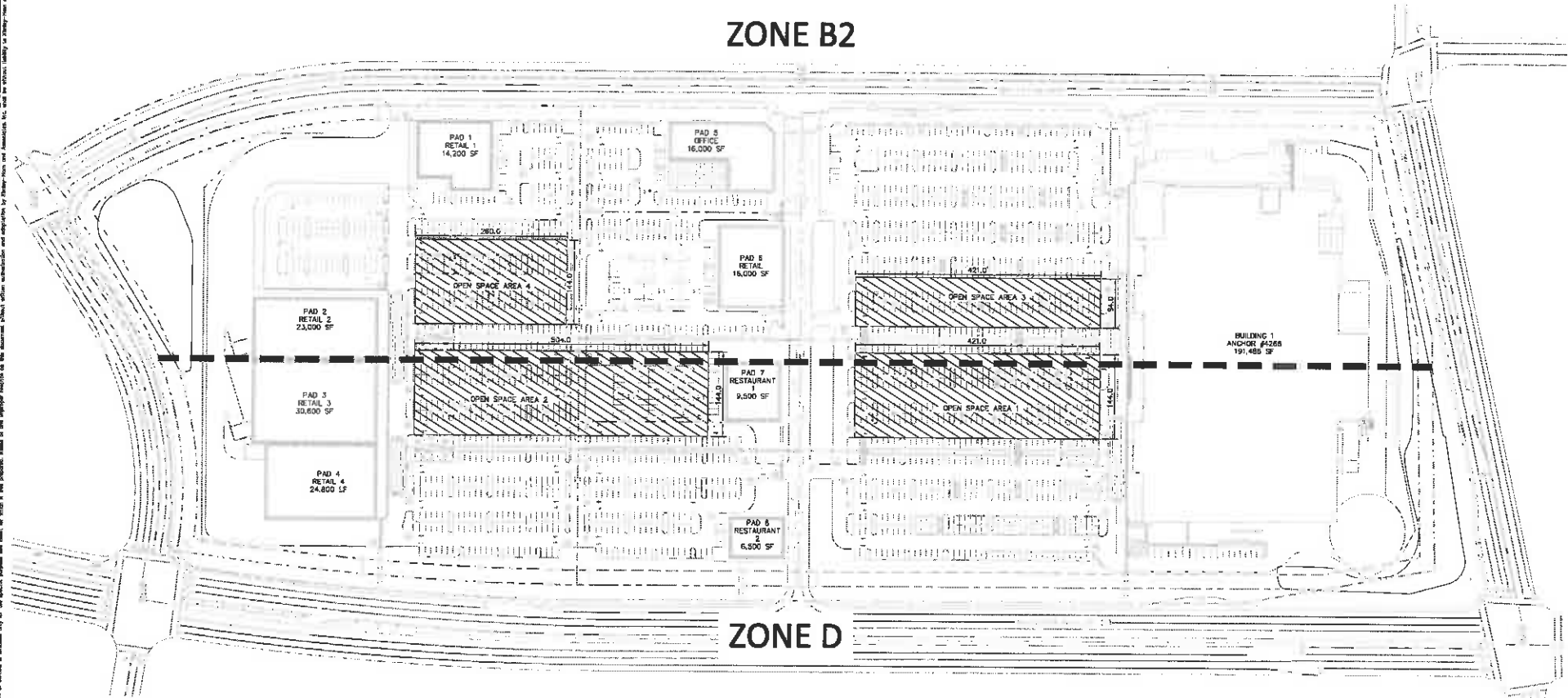
REPORT PRINTED ON... 1/25/2017 9:24:53 AM

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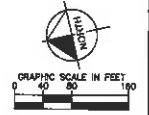
Notes

ZONE B2

ZONE D



- NOTES**
- PROPOSED BUILDING ELEVATIONS SHALL NOT EXCEED 35 FEET IN HEIGHT. HEIGHT SHALL BE MEASURED FROM TOP OF SLAB TO THE HIGHEST POINT ON THE BUILDING STRUCTURE.
 - LANDSCAPING AROUND THE PROPOSED DETENTION BASINS SHALL BE DESIGNING IN A WAY TO PRESENT THE GROWTH FORMATION OF A CONTINUOUS TREE CANOPY. PRIOR TO IMPLEMENTATION OF THE LANDSCAPING PLAN, THE AIRPORT LAND USE COMMISSION SHALL BE GRANTED AN OPPORTUNITY TO REVIEW THE PLAN AND PROVIDE COMMENTS REGARDING THE PLACEMENT OF TREES AROUND THE PROPOSED DETENTION BASINS.



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 755 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668
 PHONE: 714-936-1330 FAX: 714-938-9488
 WWW.KIMLEY-HORN.COM

KHA PROJECT
 094507102
 DATE
 7/17/16
 SCALE AS SHOWN
 DESIGNED BY JEC
 DRAWN BY TDK
 CHECKED BY JSC
 CITY OF MURRIETTA, CALIFORNIA

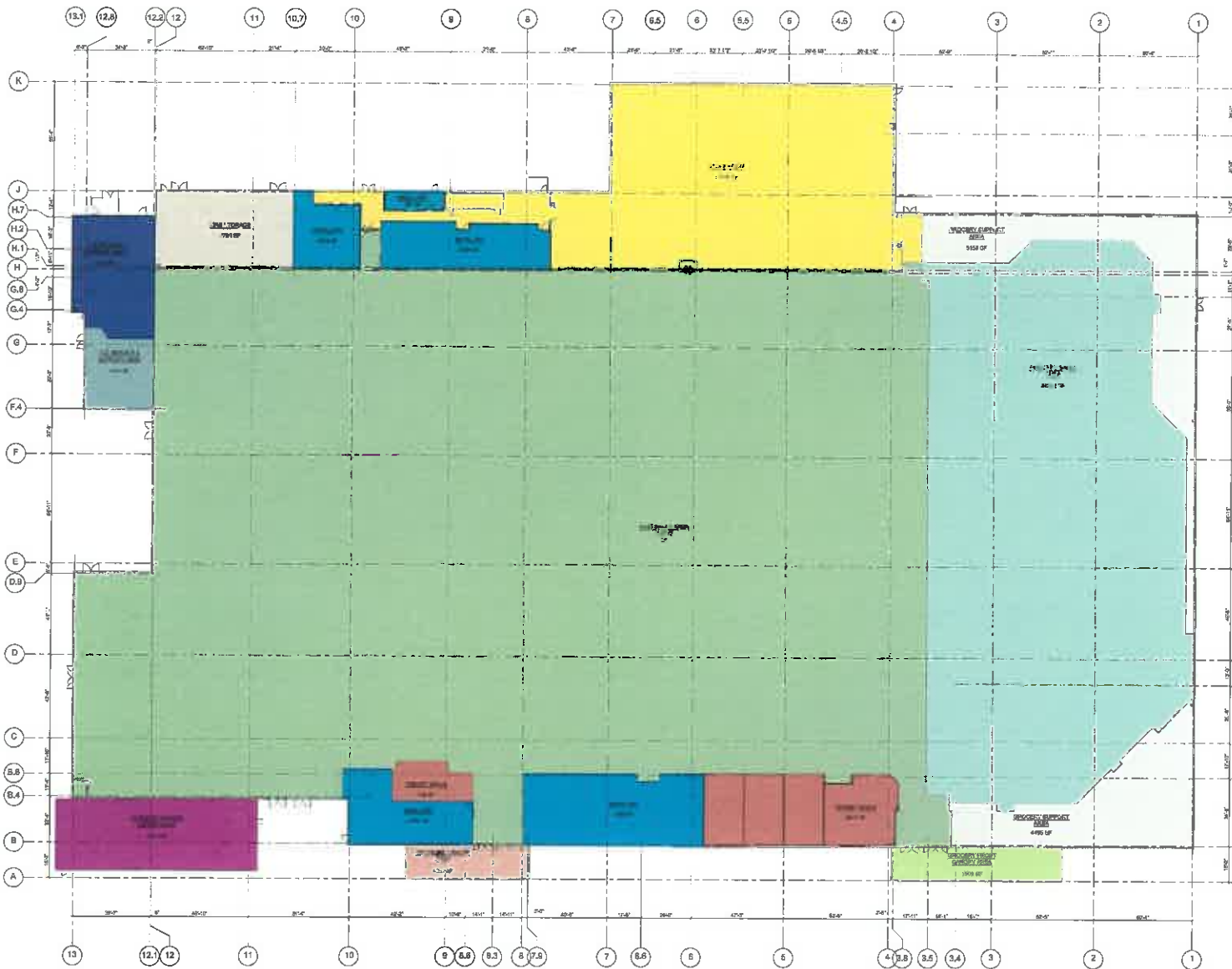
#4266-00 MURRIETTA
 PREPARED FOR
 WAL-MART STORES, INC.
 CALIFORNIA

NOT FOR CONSTRUCTION

PLOT PLAN NO. 26084
 SITE PLAN

SHEET NUMBER
 1

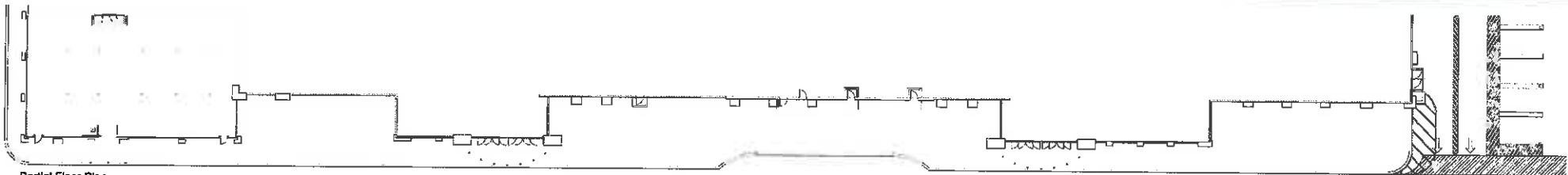
PLANNING DIVISION, AIRPORT DEPARTMENT, MURRIETTA, CALIFORNIA
 THIS DOCUMENT IS PREPARED FOR THE CLIENT'S USE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



BUILDING SQUARE FOOTAGE BREAKDOWN	
MAIN SALES AREA	108,773 SF
GROCERY SALES AREA	34,232 SF
GROCERY SUPPORT AREA	9,853 SF
TENANT SPACE	4,377 SF
STOCKROOM	17,160 SF
ANCILLARY	8,813 SF
GM FRONT CANOPY AREA	1,504 SF
GROCERY FRONT CANOPY AREA	1,508 SF
OUTDOOR GARDEN CENTER AREA	3,785 SF
TLE STORAGE	2,759 SF
TLE SERVICE & SUPPORT AREA	2,544 SF
TLE SERVICE & SUPPORT AREA	1,340 SF
BASE BUILDING AREA (EXCLUDING GM AND GR FRONT VESTIBULE, OUTDOOR GARDEN CENTER AND TLE AREAS)	
	103,052 SF
BUILDING AREA (INCLUDING GM AND GR FRONT VESTIBULE BUT EXCLUDING OUTDOOR GARDEN CENTER)	
	105,339 SF
TOTAL AREA (INCLUDING GM AND GR FRONT VESTIBULE AND OUTDOOR GARDEN CENTER)	
	108,052 SF
WJ GROSS LEASABLE AREA (EXCLUDES OUTDOOR GARDEN CENTER GM AND GR FRONT VESTIBULE)	
	105,856 SF

- Building Area Legend:**
- ANCILLARY
 - GM FRONT CANOPY AREA
 - GR FRONT CANOPY AREA
 - GROCERY SALES AREA
 - GROCERY SUPPORT AREA
 - INDOOR SALES
 - OUTDOOR GARDEN CENTER AREA
 - STOCKROOM
 - TENANT SPACE
 - TLE AREA
 - TLE AREA OUTDOOR
 - TLE SERVICE & SUPPORT AREA

Department Plan

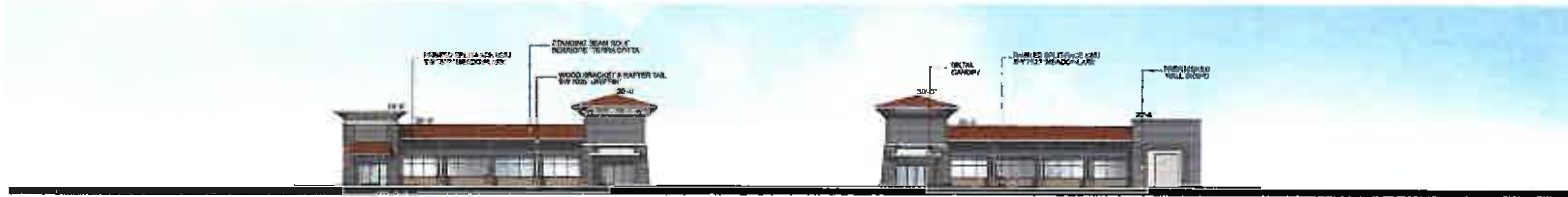


Partial Floor Plan



Key Plan





East Elevation(Restaurant-2)

Front-North Elevation(Restaurant-2)



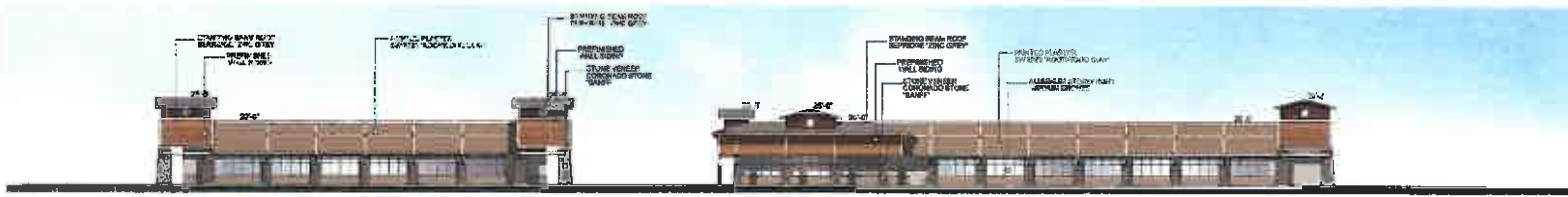
South Elevation(Restaurant-2)

West Elevation(Restaurant-2)



North Elevation(Office Bldg.)

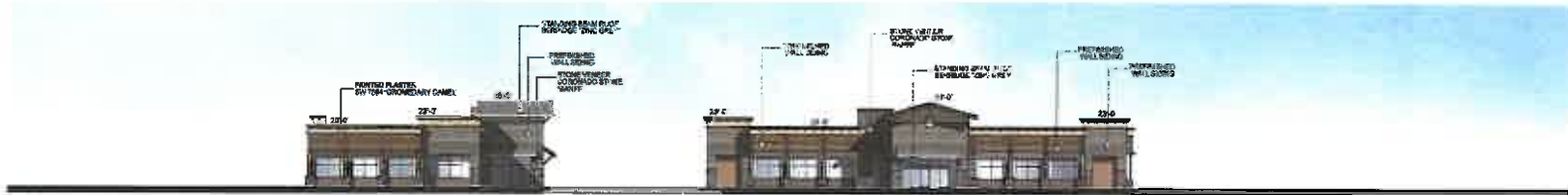
Front-East Elevation(Office Bldg.)



South Elevation(Office Bldg.)

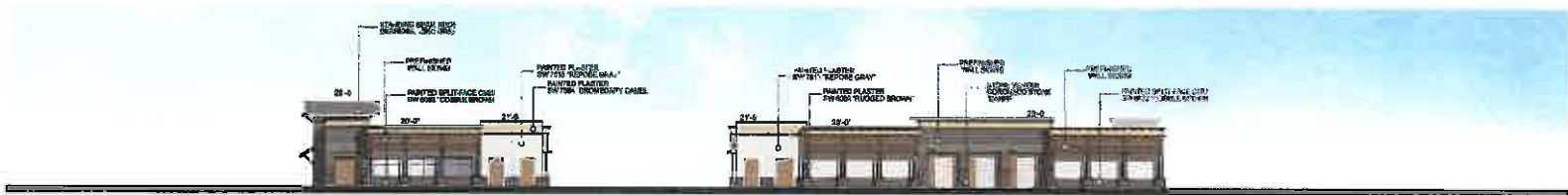
West Elevation(Office Bldg.)





North Elevation(Restaurant-1)

Front-West Elevation(Restaurant-1)



South Elevation(Restaurant-1)

East Elevation(Restaurant-1)



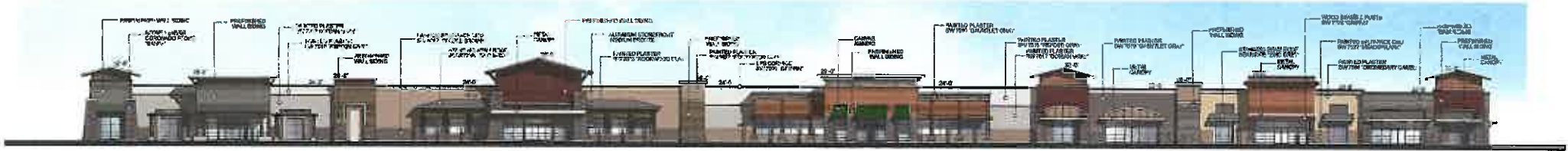
West Elevation(Specialty Retail)

Front-North Elevation(Specialty Retail)



East Elevation(Specialty Retail)

South Elevation(Specialty Retail)

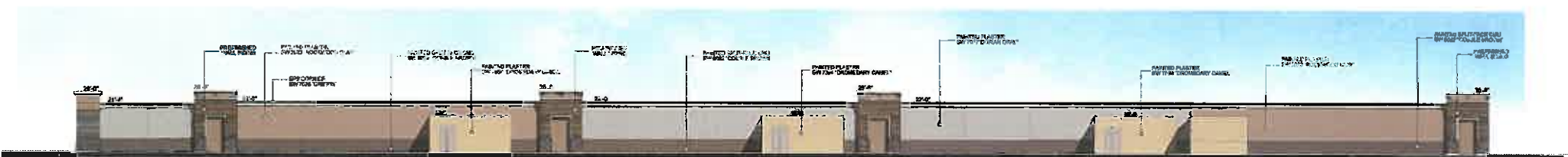


Front-South Elevation(Retail Bldgs.1-6)



West Elevation(Retail Bldg.1)

East Elevation(Retail Bldg.6)



North Elevation(Retail Bldgs. 6-1)



CONCEPTUAL PLANTING LEGEND

SYMBOL / TAG ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	WUCOLS RATING
LARGE CANOPY TREES - Parking Lot						
	<i>ULMUS PARVIFOLIA</i> TRUE GREEN	CHINESE ELM	477	24" BOX	30'	L
SMALL CANOPY TREES - Parking Lot						
	<i>IRIS LANCEA</i> <i>OLEA EUROPAEA</i> 'SIWAN HILL'	AFRICAN IRIS SIWAN HILL OLIVE TREE	88	24" BOX	35' 18'	L L
FLOWERING ACCENT TREES - Parking Lot						
	<i>LAGERSTROEMIA INDICA</i> 'FUSINEE'	GRAPE MYRTLE TREE	37	24" BOX	12'	M
SCREENING TREES - Site Perimeter						
	<i>ARNICA MONTANA</i> <i>SORBUS MOLLE</i> <i>ACADIA STEROPS</i> <i>ROSA CANADENSIS</i> <i>PROBOSIS X PHOENIX</i> <i>ROBORA X AMBROSIA</i> 'EDWARDS'	STRAWBERRY TREE CALIFORNIA PEPPER TREE SHOESTRING ACACIA TEXAS OLIVE THORNLESS MESQUITE IDAHO LOCUST	123	24" BOX	25' 30' 10' 12' 20' 20'	L L L L L L
TREES - Biodivertion Basin						
	<i>CHLOPSIS LAEVARIS</i>	DESERT WILLOW	50	15 GAL	150'	L
PALM ACCENT TREES - General Site						
	<i>PHOENIX CANARIENSIS</i> <i>PHOENIX DACTYLIFERA</i>	CANARY ISLAND PALM DATE PALM	18	20 BTH 30 BTH	250' 25'	L L
STREET TREES - Site Perimeter						
	<i>KOELBOUTERIA PANICULATA</i>	GOLDEN RAIN TREE	83	24" BOX	300'	L
SHRUBS - Large Scale Screening						
	<i>TEUCOIA STANS</i> <i>FRAXINUS LASIOPHYLLA</i> <i>LAURUS NOBILIS</i> 'SARATOGA' <i>VITEX AGNUS-CASTUS</i> <i>CERONIS OCCIDENTALIS</i>	YELLOW BELLS HOLLY LEAF CHERRY SWEET BAY CHASTE TREE WESTERN REDBUD	387	5 GAL	150' 100' 150' 100' 100'	L L L L L
SHRUBS - Small Scale Accent						
	<i>CALLISTEMON LITTLE JOHN</i> <i>LANTANA NEW GOLD</i> <i>ELIX VOMITORIA 'NANA'</i> <i>LEONIDA LANCEATA</i> <i>ROSEMARINUS OFFICINALIS</i> 'TUSCAN BLUE' <i>GREVILLEA ROSEMARINIFOLIA</i> 'SCARLET SPRITE' <i>ROSEMARINUS OFFICINALIS</i> 'SWEET' <i>ACADIA REDOLENS</i> 'DESERT CHAMPEL' <i>RUELLIA PENNSYLVANICA</i> <i>SALVIA CHAMPAEDRYOIDES</i> <i>SEMPERVIVUM ANTHURIFOLIUM</i> <i>SALVIA O. THINIFLORA</i> 'CLAYTON' <i>SALVIA OREGANA</i> 'PURPURAEAS' <i>LEUCOPHYLLUM FRUTESCENS</i> 'LOS ALAMOS' <i>WESTRINGIA FRUTICOSA</i> 'BRANDY'	DWARF CALLISTEMON NEW GOLD LANTANA DWARF VILIPON MEXICAN BUSH LOBELIA ROSEMARY GREVILLEA SCARLET SPRITE ROSEMARY ACACIA DWARF RUELLIA BLUE SAGE FEATHER CASSIA RUSSIAN SAGE WINIFRED ELIZABETH SALVIA PURPURAEAS RED SAGE TEXAS SAGE LOW COAST ROSEMARY	13,822	5 GAL	40' 40' 36' 30' 40' 80' 50' 80' 50' 30' 50' 40' 30' 60' 50'	L L L L L L L L L L L L L L L

SYMBOL / TAG ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	WUCOLS RATING
FLOWERING PERENNIALS AND GRASSES						
	<i>RUELLIA BRITTONIANA</i> 'KATE' <i>ANNYFORIA LINDA</i> 'FLAME' <i>TEUCRUM CHAMAEDRYS</i> <i>HESPERALOE</i> 'SUN SP' <i>MILVEMERIA CAPILLARIS</i> 'REGAL MIST' <i>CAREX DIVERSA</i> <i>PENNISETUM MESSAGIUM</i> <i>OENOTHERA STUBBEI</i>	DWARF RUELLIA RED HOT POKER GERMANDER DW. LILY PINK MUDJAY BERKLEY 'EDGE RED DUNNY TAILS CHIKHUAHUA FRIMMOSE	7,315	1 GAL	20' 30' 26' 20' 30' 20' 26' 30'	L L L L L L L L
CACTUS AND SUCCULENTS						
	<i>AGAVE CHALIFOLIA</i> 'PROSTY BLUE' <i>AGAVE WEDDERS</i> 'RENEE'S SELECTIVE' <i>HESPERALOE PARVIFOLIA</i>	WHALES TONGUE AGAVE RENEE'S AGAVE RED YUCCA	278	5 GAL	40' 60' 30'	VL VL L
BIOSWALL AND DIVERTION BASIN PLANTINGS						
	<i>SISYRINCHUM BELLUM</i> <i>CAREX DIVERSA</i> <i>JUNCUS PATENS</i> 'ELK BLUE' <i>ACHILLEA MILLEFOLIUM</i> <i>BACCHARIS X STRAUS</i> 'HUMPHRY'	BLUE EYED GRASS BERKLEY SEDGE ELK BLUE CALIFORNIA GRAY RUSH WHITE YARROW BACCHARIS	4,605	2" PLUGS 2" PLUGS 1 GAL 1 GAL 1 GAL	2' O.C. 2' O.C. 20' 2' O.C. 35'	VL L L L L
VINES						
	<i>MACADYMIANUS CATI</i> <i>ANTICISSON LEPTOPHYLLA</i>	CAT'S CLAW VINE CORAL VINE	150	5-GAL 5-GAL	8' O.C. 8' O.C.	L L
GROUND COVERS - Organic						
	<i>MYCOPORIUM PARVIFOLIUM</i> 'PINK' <i>BACCHARIS PULSILLIS</i> 'TWIN PEAKS' <i>LAMPRANSIUS SPECIABILIS</i>	PINK MYCOPORIUM DWARF COYOTE BUSH TRAILING ICE PLAN		FROM PLATS FROM PLATS FROM PLATS	PLANT 18" O.C. PLANT 24" O.C. PLANT 18" O.C.	L L L
GROUND COVERS - Inorganic						
	<i>RIVER ROCK</i> 3" - 4" IN DIAMETER					NA



PROJECT

Walmart STORE # 4266-00
MURRIETA, CALIFORNIA
WAL-MART STORES, INC.

DATE: 7/26/11
SCALE: SEE DRAWINGS
DRAWN BY: JSE
CHECKED BY: JES

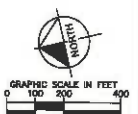
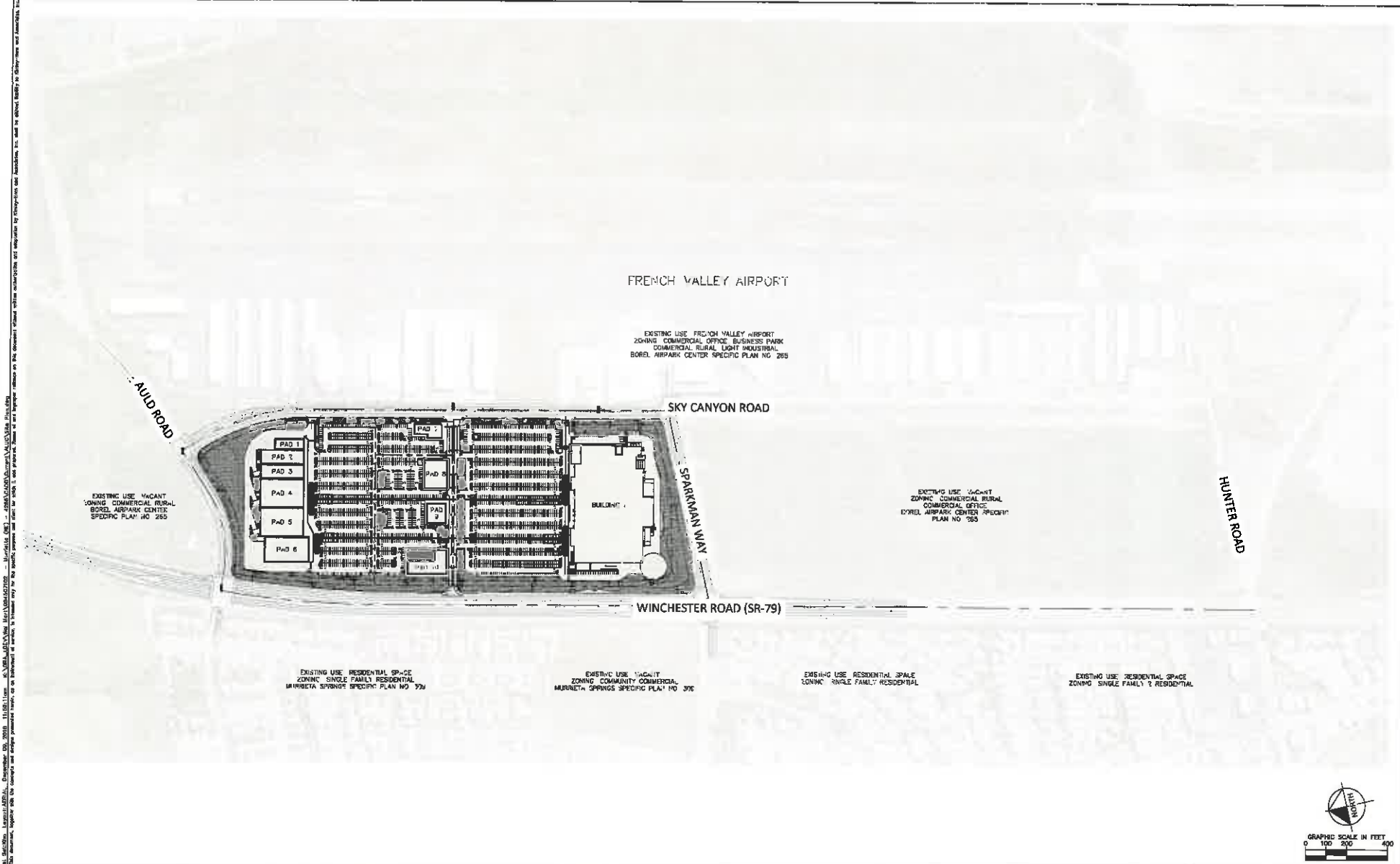
REVISIONS
1. 7/26/11
2. 7/26/11

PLANTING LEGEND

PROJECT NO.: 11-206

SHEET: L-2.0

OF 10 SHEETS



NO.	REVISIONS	DATE	BY

Kimley»Horn

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785 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

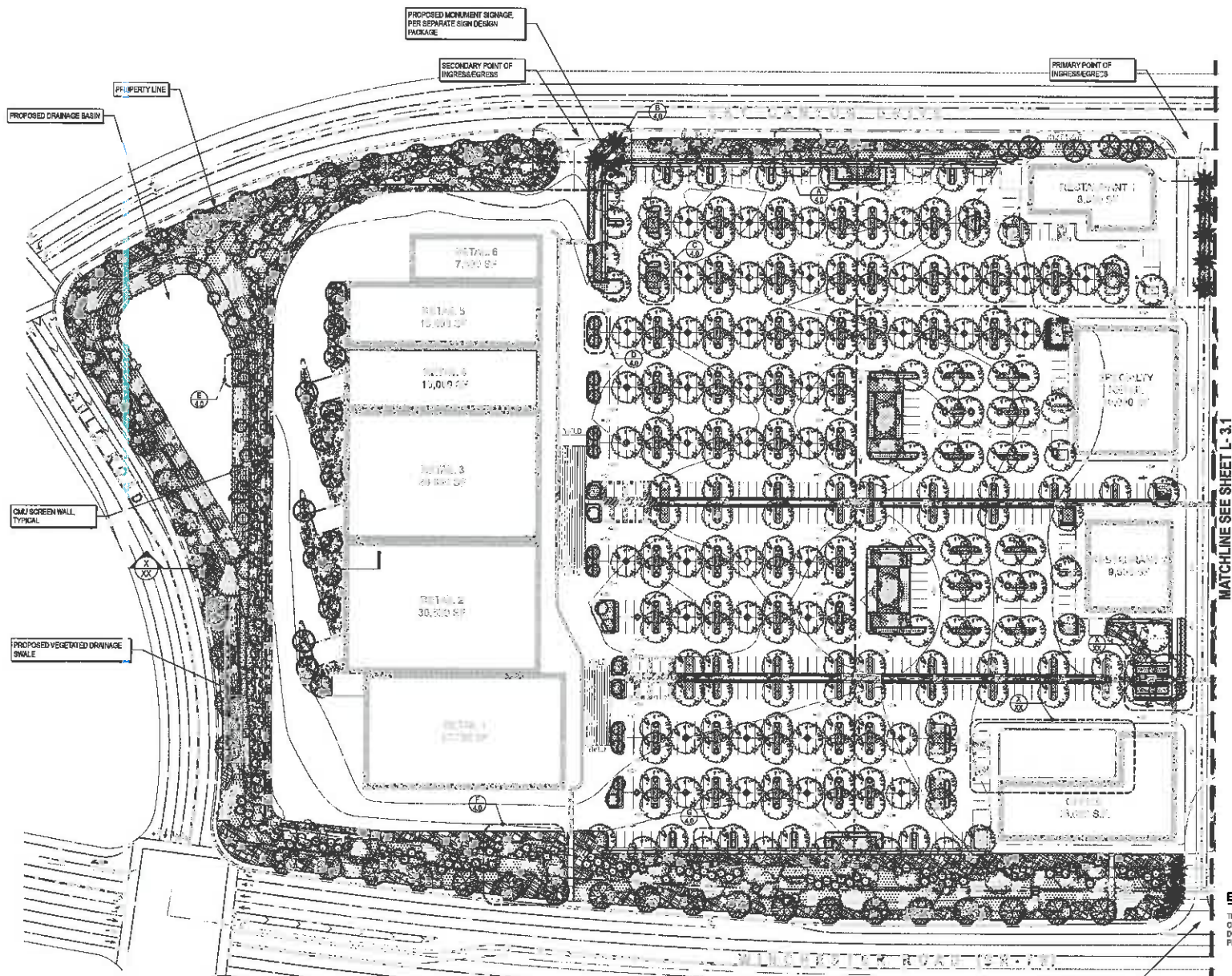
IGA PROJECT
09-4307102
DATE
7/7/16
SCALE AS SHOWN
DESIGNED BY JSG
DRAWN BY JDR
CHECKED BY JSG

#4266-00 MURRIETTA
PREPARED FOR
WAL-MART STORES, INC.
CITY OF MURRIETTA CALIFORNIA

NOT FOR CONSTRUCTION

PLOT PLAN NO. 26084
AERIAL SITE PLAN

SHEET NUMBER
2



MATCHLINE SEE SHEET L-3.1

EXISTING VEGETATION NOTE:
THERE ARE NO TREES OR SHRUBS THAT EXIST ON THE PROJECT SITE THAT QUALIFIES TO BE DOCUMENTED AS A PART OF THIS PROPOSED PLANTING DESIGN DRAWING PACKAGE.

* SEE SHEET L-2.0 FOR PLANTING LEGEND
SEE SHEET L-4.0 FOR PLAN ENLARGEMENTS



Walmart STORE # 4266-00
MURRIETA, CALIFORNIA
WAL-MART STORES, INC.

DATE: 7/24/18
SCALE: SEE DRAWING
DRAWN BY: JSB
CHECKED BY: JSE

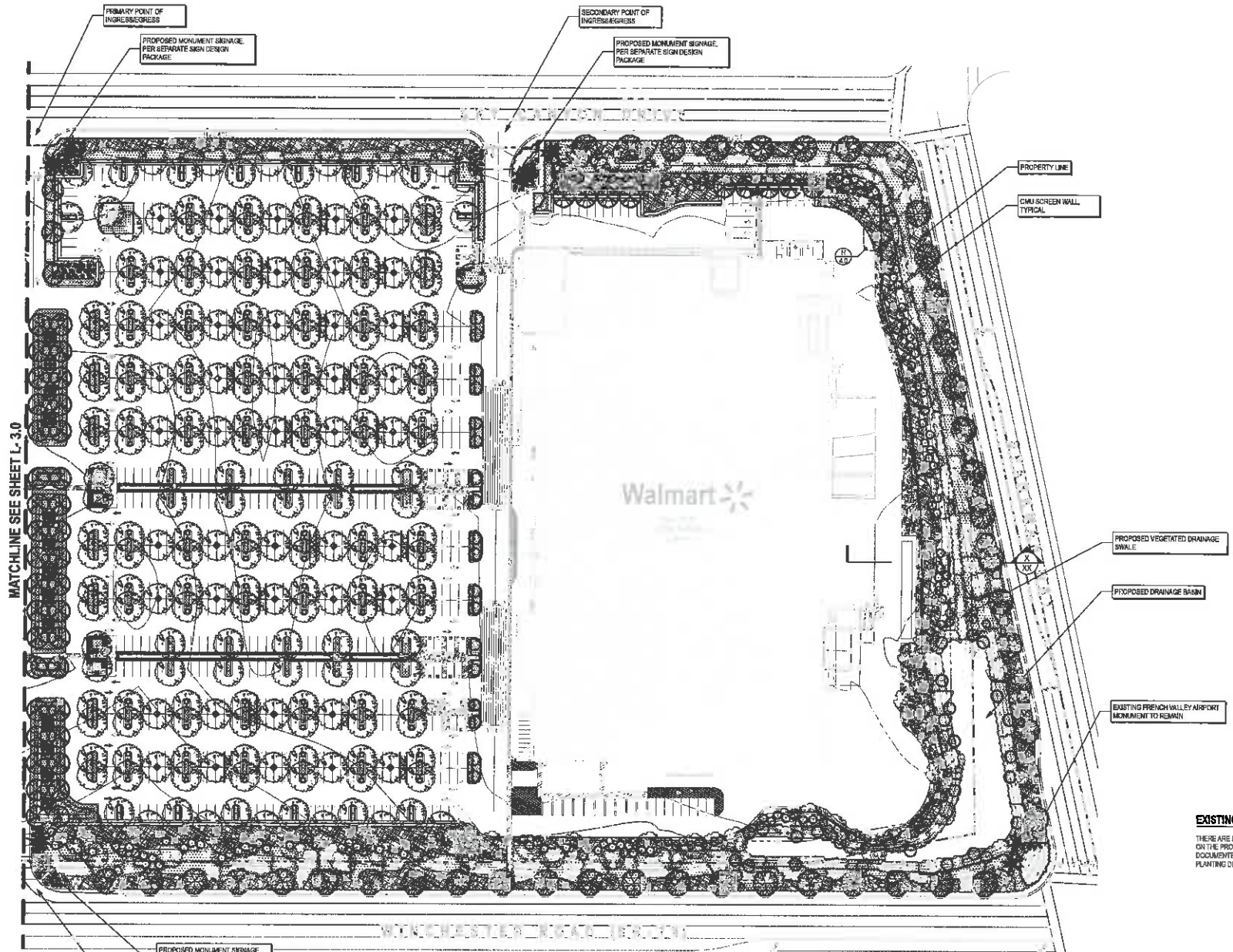
DESIGNER	7/24/18
DESIGN REVIEW	7/24/18
DESIGN APPROVED	7/24/18
DATE SUBMITTED	7/24/18

REVISION	DATE

CONCEPTUAL PLANTING PLAN

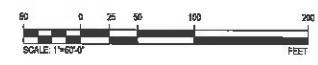
PROJECT NO.: 18-005

SHEET: L-3.0
OF 10 SHEETS



MATCHLINE SEE SHEET L-3.0

* SEE SHEET L- 2.0 FOR PLANTING LEGEND
 SEE SHEET L- 4.0 FOR PLAN ENLARGEMENTS



EXISTING VEGETATION NOTE:
 THERE ARE NO TREES OR SHRUBS THAT EXIST ON THE PROJECT SITE THAT QUALIFIES TO BE DOCUMENTED AS A PART OF THIS PROPOSED PLANTING DESIGN DRAWING PACKAGE.



PROJECT
 Walmart STORE # 4266-00
 MURRIETA, CALIFORNIA
 WAL-MART STORES, INC.

DATE:	TEAM:
SCALE:	SHEET DRAWING:
DRAWN BY:	JES
CHECKED BY:	JES

DESIGN PHASE	DATE
DESIGN REVIEW	7/20/13
10% SUBMITTAL	
30% SUBMITTAL	
60% SUBMITTAL	

REVISION	DATE
△	
△	
△	

SHEET TITLE
 CONCEPTUAL PLANTING PLAN

PROJECT NO.: 13-001

SHEET: L-3.1
OF: 10 SHEETS



702 SW 8th Street
Bentonville, AR 72716-0500
Phone 479.204.8820
Fax 479.204.8964

March 1, 2017

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

To Whom It May Concern:

Walmart has conducted an assessment of the maximum number of employees that would be working at normal peak times at the proposed Murrieta Walmart store and has concluded that 165 would be the maximum number of employees. It should be noted, however, that not every employee would be inside the building at a given time because some tasks are performed outside the building, such as collecting shopping carts. Moreover, employees are free to take rest breaks and meal breaks outside the building.

If you need any information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Doss", is written over a large, light blue circular scribble.

Jeff Doss
Sr. Manager of Project Management and Design



WALMART CUSTOMER COUNTS

Counts Unlimited, Inc. was retained to conduct customer counts at the Hemet Walmart located at 1231 South Sanderson Avenue, Hemet, CA 92545. Customer counts were conducted on the following days and hours:

1pm-3pm Saturday, February 18

4pm-6pm Sunday, February 19

7am-9am Monday, February 20

4pm-6pm Tuesday, February 21

7am-9am Wednesday, February 22

4pm-6pm Thursday, February 23

1pm-3pm Friday, February 24

4pm-6pm Saturday, February 25

1pm-3pm Sunday, February 26

In order to conduct an accurate customer count, approximately 5 minutes before the count start times detailed above, four (4) Counts Unlimited, Inc. associates conducted customer counts of the customers located in the store to arrive at a "starting occupancy." Thereafter, these same associates positioned themselves at the entrances and exits of the building at the count start time. Utilizing Jamar DB-400 Electronic Pedestrian Count Boards, entering and exiting customers were then counted so that a running total could be established for each successive minute in the two hour timeframe. The results of the customer counts were subsequently compiled into a "Pedestrian Occupancy Count" spreadsheet. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Campos".

Kris Campos
Project Manager

Saturday, February 18, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									536
13:00	6	1	0	0	0	0	0	0	541
13:01	6	10	0	0	4	7	0	0	534
13:02	2	7	10	11	0	1	0	0	527
13:03	7	6	6	6	8	7	0	0	529
13:04	6	3	8	9	1	0	0	0	532
13:05	1	4	8	7	3	1	0	0	532
13:06	4	5	13	4	0	2	1	0	539
13:07	2	3	5	8	4	0	0	0	539
13:08	5	3	9	12	0	0	0	0	538
13:09	2	8	7	7	7	3	0	0	536
13:10	6	5	12	7	1	0	1	0	544
13:11	4	12	8	15	0	5	0	0	524
13:12	1	5	2	2	3	1	1	0	523
13:13	9	7	5	5	2	3	0	0	524
13:14	5	2	14	6	2	3	0	1	533
13:15	15	10	11	10	2	2	0	0	539
13:16	5	2	7	6	0	1	0	0	542
13:17	2	6	0	6	6	1	0	0	537
13:18	5	3	12	8	3	6	0	0	540
13:19	10	6	11	6	1	3	0	1	546
13:20	9	4	7	12	5	3	2	0	550
13:21	2	5	6	5	5	6	0	0	547
13:22	8	10	6	13	5	1	0	0	542
13:23	8	6	10	8	5	9	0	1	541
13:24	5	6	11	15	0	2	1	0	535
13:25	13	6	8	7	1	1	0	0	543
13:26	5	5	10	10	3	4	0	0	542
13:27	4	6	11	5	0	3	0	0	543
13:28	9	5	11	10	3	1	0	1	549
13:29	5	2	1	6	12	2	1	0	558
13:30	4	14	11	8	0	1	1	0	551
13:31	5	13	0	17	2	0	0	2	526
13:32	1	4	7	14	1	7	0	0	510
13:33	9	4	8	9	0	2	0	0	512
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13:41	7	7	12	12	3	3	0	0	547
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13:43	12	10	8	7	5	2	1	0	552
13:44	6	5	0	6	1	2	1	0	547
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13:49	9	13	7	13	14	0	1	0	573
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13:55	3	5	10	8	4	0	0	0	588
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13:59	3	7	7	9	0	0	0	0	585
14:00	5	8	6	6	3	7	0	0	578
14:01	8	10	4	5	0	14	0	0	561
14:02	7	7	3	0	1	2	0	2	561
14:03	16	5	3	8	12	2	0	0	577
14:04	6	7	23	5	2	0	3	0	599
14:05	9	2	15	5	7	0	1	0	624
14:06	9	6	3	11	5	0	0	0	624
14:07	8	4	7	4	7	1	0	1	636
14:08	6	7	6	14	6	1	0	0	632
14:09	7	6	11	1	5	3	0	0	645
14:10	2	3	14	5	7	5	2	1	656
14:11	1	8	12	13	10	0	0	1	657
14:12	8	15	18	5	2	4	0	0	661
14:13	6	5	1	8	8	0	0	0	663
14:14	3	4	7	3	0	7	0	0	669
14:15	5	14	4	6	3	2	1	0	650
14:16	5	1	10	7	0	2	0	0	655
14:17	15	9	7	8	10	1	0	0	669
14:18	8	18	5	8	4	3	1	0	659
14:19	9	5	9	14	0	4	1	2	662
14:20	13	7	5	6	0	2	0	1	664
14:21	7	5	1	16	4	1	0	0	644
14:22	5	9	8	10	0	0	0	0	636
14:23	10	16	6	14	5	2	0	0	627

Saturday, February 18, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total)
14:24	11	10	8	1	4	2	1	0	638
14:25	8	2	17	7	2	4	0	0	652
14:26	16	10	0	9	0	2	0	1	646
14:27	11	12	14	2	4	5	1	0	657
14:28	8	15	8	9	7	8	0	0	648
14:29	6	15	15	11	1	1	0	0	643
14:30	6	9	8	11	2	6	1	0	634
14:31	7	7	8	2	0	3	0	1	636
14:32	21	2	8	8	5	8	2	0	654
14:33	1	4	10	9	3	3	0	1	651
14:34	4	8	10	7	0	0	0	0	650
14:35	10	8	4	3	7	3	1	0	658
14:36	2	16	10	7	1	2	1	1	648
14:37	8	8	0	8	3	0	0	0	639
14:38	12	10	8	13	4	3	1	0	638
14:39	8	6	4	8	6	1	0	0	641
14:40	0	13	7	6	3	4	0	0	628
14:41	1	7	8	9	10	1	0	0	630
14:42	5	9	18	4	2	3	0	0	637
14:43	7	8	7	13	0	3	0	0	627
14:44	8	7	15	9	2	2	0	0	634
14:45	9	5	2	13	0	3	0	2	622
14:46	3	12	8	8	0	2	0	0	611
14:47	5	8	9	19	2	3	2	0	599
14:48	6	9	7	12	2	1	0	0	582
14:49	1	12	8	12	4	1	0	1	577
14:50	3	9	10	11	2	2	1	1	570
14:51	6	4	3	10	6	1	0	0	570
14:52	4	8	5	12	6	4	0	0	581
14:53	1	5	9	1	8	1	0	0	572
14:54	6	18	2	4	0	1	0	0	557
14:55	12	4	8	4	0	5	0	0	584
14:56	4	9	8	12	9	1	0	0	583
14:57	14	10	7	5	0	0	0	0	588
14:58	6	3	6	10	5	0	0	0	573
14:59	4	4	1	5	3	0	0	0	572
Total	821	670	940	956	388	290	36	31	

Sunday, February 19, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545 Starting Occupancy	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
16:00	5	11	10	5	0	2	0	0	442
16:01	5	5	20	7	1	2	0	0	439
16:02	6	9	1	7	4	6	0	0	451
16:03	9	10	3	2	0	2	0	0	440
16:04	9	4	0	14	1	0	0	0	438
16:05	9	13	12	3	0	5	0	0	430
16:06	13	4	3	4	2	0	0	0	430
16:07	6	5	6	0	0	0	1	0	440
16:08	6	11	0	2	0	1	0	0	448
16:09	4	6	3	15	0	0	0	0	440
16:10	2	7	2	11	0	2	0	0	426
16:11	10	6	0	4	6	0	0	0	410
16:12	8	9	6	6	1	2	0	0	416
16:13	2	10	4	2	0	0	1	0	414
16:14	0	11	10	20	2	3	0	0	409
16:15	8	10	6	1	2	0	0	0	387
16:16	3	11	10	10	1	2	0	1	392
16:17	5	7	4	2	0	1	0	0	382
16:18	2	7	16	6	4	2	0	1	381
16:19	3	0	9	8	0	3	0	0	387
16:20	17	6	7	11	12	2	0	0	388
16:21	9	5	8	9	0	0	0	0	405
16:22	8	10	5	9	2	1	0	0	408
16:23	4	9	9	6	8	2	0	0	403
16:24	3	1	1	6	7	0	0	0	407
16:25	8	2	8	7	5	5	0	0	411
16:26	7	9	5	7	2	2	0	1	418
16:27	3	2	7	4	1	6	0	0	413
16:28	9	2	4	6	0	0	0	3	412
16:29	13	2	8	5	1	0	0	0	414
16:30	10	1	4	0	3	0	0	1	429
16:31	4	6	2	8	0	2	0	0	444
16:32	4	3	2	6	4	4	0	0	434
16:33	3	9	5	3	0	0	0	0	431
16:34	6	2	3	0	0	3	0	0	427
16:35	3	6	5	11	3	0	0	0	431
16:36	9	3	1	6	5	0	0	0	425
16:37	10	4	7	2	0	1	1	0	431
16:38	6	5	6	6	0	3	0	0	442
16:39	4	11	1	8	3	1	0	0	440
16:40	9	11	2	8	0	0	0	1	428
16:41	7	5	5	1	0	3	0	1	419
16:42	6	4	7	6	7	6	2	0	421
16:43	3	11	9	7	0	6	0	0	427
16:44	13	7	6	4	1	4	0	0	415
16:45	14	8	3	1	1	4	0	0	420
16:46	9	5	2	3	2	0	0	0	425
16:47	3	8	4	11	0	0	0	0	430
16:48	5	7	3	1	4	1	0	0	418
16:49	1	6	8	13	0	5	0	0	421
16:50	2	7	16	1	0	0	0	0	406
16:51	6	6	5	8	7	3	0	0	416
16:52	8	4	2	11	1	0	0	0	417
16:53	1	8	2	7	2	1	0	0	413
16:54	0	14	12	3	0	0	3	0	402
16:55	9	9	5	8	8	4	0	1	400
16:56	5	6	2	3	1	0	0	0	400
16:57	15	7	11	6	0	2	0	1	399
16:58	13	10	13	7	5	6	1	0	409
16:59	10	7	2	4	2	1	0	0	418
17:00	5	5	3	5	2	8	1	0	420
17:01	4	6	4	7	0	3	0	0	413
17:02	2	11	2	6	0	3	0	0	405
17:03	6	17	4	5	1	2	0	0	389
17:04	5	2	9	9	2	1	0	0	376
17:05	7	8	5	1	1	3	0	0	380
17:06	1	3	10	7	3	0	0	0	381
17:07	4	4	8	0	2	0	5	0	385
17:08	6	4	1	8	1	3	1	0	400
17:09	11	3	3	5	7	3	4	0	394
17:10	6	5	15	12	2	8	0	0	408
17:11	3	10	10	3	2	0	0	0	408
17:12	6	7	2	9	2	0	0	3	408
17:13	20	4	5	2	2	0	1	2	399
17:14	7	4	2	0	1	2	0	2	419
17:15	4	3	3	4	1	6	0	1	421
17:16	6	5	5	8	0	2	0	0	415
17:17	2	5	3	3	0	0	0	0	411
17:18	12	6	3	2	3	0	0	0	408
17:19	12	6	9	9	1	0	0	0	418
17:20	2	9	6	9	0	2	2	0	425
17:21	5	9	1	10	4	5	0	0	415
17:22	8	5	8	7	1	0	0	0	401
17:23	4	11	5	3	0	3	0	2	406

Sunday, February 19, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
17:24	3	13	3	9	0	0	0	1	379
17:25	3	7	5	8	2	0	0	0	374
17:26	6	9	8	1	0	0	0	0	378
17:27	9	1	4	9	1	3	0	1	378
17:28	1	4	4	6	0	2	0	0	371
17:29	8	8	2	9	1	0	0	0	365
17:30	13	7	18	6	0	4	0	0	379
17:31	10	7	5	1	11	9	0	0	388
17:32	6	4	16	9	3	3	0	0	397
17:33	5	6	4	8	0	0	0	0	392
17:34	8	5	3	9	0	0	0	0	389
17:35	10	11	0	6	5	0	0	0	387
17:36	4	5	3	1	6	0	0	0	394
17:37	7	3	8	3	1	0	0	0	404
17:38	2	13	13	6	7	0	0	0	407
17:39	12	13	2	5	2	1	0	0	404
17:40	1	10	8	16	2	1	0	0	388
17:41	5	1	7	4	0	0	0	0	395
17:42	11	6	4	2	1	0	0	0	403
17:43	3	1	3	7	2	1	0	0	402
17:44	10	2	3	6	0	0	0	0	407
17:45	4	8	6	3	0	2	0	0	404
17:46	4	7	5	4	0	3	0	0	399
17:47	8	4	2	7	0	4	0	0	394
17:48	9	7	2	7	0	0	0	0	391
17:49	2	5	0	1	0	0	0	0	387
17:50	15	17	3	4	3	0	0	0	387
17:51	3	5	10	9	0	2	0	0	384
17:52	5	16	8	10	0	1	0	0	370
17:53	7	21	4	5	5	0	0	0	360
17:54	4	5	8	0	1	0	0	0	368
17:55	0	7	10	10	0	0	0	0	361
17:56	4	3	6	0	0	0	0	0	368
17:57	7	14	2	6	0	0	0	0	357
17:58	13	11	11	10	5	1	0	0	364
17:59	6	7	3	5	0	4	0	0	357
Total	770	829	671	708	217	206	23	23	

Monday, February 20, 2017

1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									26
7:00	2	2	0	0	0	0	0	0	26
7:01	1	0	0	0	0	0	0	0	27
7:02	2	2	0	0	0	0	0	0	27
7:03	2	1	0	0	0	0	0	0	26
7:04	3	2	0	0	0	0	0	0	29
7:05	3	1	0	0	0	0	0	0	31
7:06	3	3	0	0	0	0	0	0	31
7:07	4	1	1	0	0	0	0	0	35
7:08	1	4	0	0	0	0	0	0	32
7:09	0	2	0	0	0	0	0	0	30
7:10	3	4	0	0	0	0	0	0	29
7:11	1	2	0	0	0	0	0	0	28
7:12	1	3	0	0	0	0	0	0	26
7:13	1	4	1	0	0	0	0	0	24
7:14	2	5	0	0	0	0	0	0	21
7:15	1	2	0	2	0	0	0	0	18
7:16	1	1	0	0	0	0	0	0	18
7:17	2	2	1	0	0	0	0	0	19
7:18	2	2	0	0	0	0	0	0	19
7:19	2	2	2	0	0	0	0	0	21
7:20	0	3	2	0	0	0	0	0	20
7:21	3	1	1	0	0	0	0	0	23
7:22	2	1	0	0	0	0	0	0	24
7:23	0	0	0	1	0	0	0	0	23
7:24	0	2	0	0	0	0	0	0	21
7:25	4	0	2	1	0	0	0	0	26
7:26	2	2	0	0	0	0	0	0	26
7:27	0	2	0	0	0	0	0	0	24
7:28	2	2	1	0	0	0	0	0	26
7:29	1	2	0	1	0	0	0	0	23
7:30	1	0	2	0	0	0	0	0	26
7:31	2	2	0	0	0	0	0	0	26
7:32	0	2	2	0	0	0	0	0	26
7:33	2	2	1	0	1	0	1	0	29
7:34	1	2	4	2	0	0	0	0	30
7:35	2	3	1	1	1	0	0	1	29
7:36	0	3	0	2	0	0	0	0	24
7:37	0	0	5	0	0	0	0	0	29
7:38	2	1	1	4	0	0	0	0	27
7:39	1	1	4	0	0	0	0	0	31
7:40	3	0	2	0	0	0	0	0	36
7:41	6	2	0	2	1	0	0	0	39
7:42	0	1	1	2	0	0	0	0	37
7:43	4	2	0	0	0	0	0	0	39
7:44	0	2	4	2	0	0	0	0	39
7:45	0	2	2	1	0	0	0	0	38
7:46	0	0	1	2	0	0	0	0	37
7:47	3	1	4	1	0	0	0	0	42
7:48	0	0	0	2	1	0	0	0	41
7:49	0	1	2	0	0	0	0	0	42
7:50	1	1	3	0	0	0	0	0	45
7:51	3	2	0	2	0	0	0	0	44
7:52	2	5	1	1	0	0	0	0	41
7:53	1	2	3	2	0	0	1	0	42
7:54	3	3	0	3	0	2	0	0	37
7:55	1	0	1	0	0	0	0	0	39
7:56	1	1	2	0	0	0	0	0	41
7:57	0	1	2	0	0	0	0	0	42
7:58	3	1	0	1	0	1	0	0	42
7:59	0	0	0	0	1	0	0	0	43
8:00	3	0	0	1	0	0	0	0	45
8:01	0	2	2	0	0	0	0	0	45
8:02	2	0	1	0	0	0	0	0	48
8:03	1	0	0	0	0	0	0	0	49
8:04	1	2	0	1	0	0	0	0	47
8:05	0	1	1	3	0	0	0	0	44
8:06	0	1	1	2	0	0	0	0	42
8:07	1	0	1	2	3	1	0	1	43
8:08	3	2	0	1	2	0	1	0	46
8:09	0	2	3	2	0	0	0	0	45
8:10	2	6	5	1	0	0	0	0	45
8:11	4	0	3	0	0	0	0	0	52
8:12	0	2	1	0	0	0	0	0	51
8:13	1	3	1	1	4	0	0	0	53
8:14	0	0	1	2	1	0	0	0	53
8:15	1	1	2	0	0	0	0	0	55
8:16	0	1	3	0	2	0	0	0	59
8:17	2	1	1	1	0	1	1	0	60
8:18	1	0	3	0	0	0	0	0	64
8:19	0	3	1	0	0	0	0	0	62
8:20	1	0	2	2	0	1	0	0	62
8:21	4	0	0	2	0	0	0	0	64
8:22	0	0	2	0	0	0	1	0	67
8:23	3	3	1	3	2	0	0	0	67

Monday, February 20, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
8:24	0	2	5	1	0	0	0	0	69
8:25	2	0	3	2	1	1	0	0	72
8:26	0	2	3	1	1	2	0	0	71
8:27	4	1	1	0	0	0	0	0	75
8:28	2	0	1	1	0	2	0	0	75
8:29	3	1	3	1	2	0	0	0	81
8:30	0	5	2	1	0	0	0	0	77
8:31	5	0	3	1	0	0	0	0	84
8:32	4	1	1	0	0	0	0	0	88
8:33	2	2	4	1	0	0	0	0	91
8:34	1	2	3	0	0	0	0	0	93
8:35	2	0	0	4	0	1	0	0	90
8:36	2	1	2	2	0	0	0	0	91
8:37	2	0	1	0	0	0	0	0	94
8:38	3	2	0	1	1	0	0	0	95
8:39	0	1	1	0	0	0	0	0	95
8:40	1	2	3	0	0	0	0	0	97
8:41	1	3	2	4	0	0	0	1	92
8:42	2	0	5	0	0	0	0	1	98
8:43	2	1	1	0	1	2	0	0	99
8:44	3	0	3	0	0	1	0	0	104
8:45	4	2	1	0	0	0	0	0	107
8:46	3	1	1	2	0	0	0	0	108
8:47	0	0	0	3	0	0	0	0	105
8:48	3	0	4	0	2	0	0	0	114
8:49	3	7	4	3	1	0	0	0	112
8:50	1	0	2	0	0	1	0	0	114
8:51	0	0	2	4	0	0	0	0	112
8:52	3	0	6	2	0	0	0	0	119
8:53	3	3	3	1	0	0	0	1	120
8:54	5	0	1	3	1	0	0	0	124
8:55	0	6	2	0	1	0	0	0	121
8:56	6	1	2	3	0	1	1	0	125
8:57	2	1	1	0	0	0	0	0	127
8:58	1	3	2	1	0	0	0	1	125
8:59	0	2	1	1	0	0	0	0	123
Total	198	185	173	102	30	17	6	6	

Tuesday, February 21, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									378
16:00	7	5	3	4	0	2	1	0	378
16:01	7	5	4	4	0	3	1	0	378
16:02	6	7	2	5	1	2	0	0	373
16:03	5	11	2	7	2	1	1	0	364
16:04	7	6	0	3	3	0	2	1	366
16:05	5	3	1	5	8	3	0	0	369
16:06	3	8	3	8	2	3	0	0	358
16:07	8	5	5	2	4	2	0	0	366
16:08	5	7	8	2	7	4	1	1	373
16:09	7	8	4	7	2	1	0	1	369
16:10	4	2	2	9	3	2	0	1	364
16:11	6	8	6	4	2	4	0	0	362
16:12	7	1	3	8	1	5	0	0	359
16:13	5	11	5	9	4	2	1	0	352
16:14	11	9	5	3	2	2	1	0	357
16:15	8	5	8	8	3	1	0	1	361
16:16	7	11	7	5	2	3	0	0	358
16:17	9	5	2	3	0	4	1	0	358
16:18	5	4	6	7	1	2	0	0	357
16:19	11	6	4	2	0	0	1	1	364
16:20	6	9	9	2	4	0	1	0	373
16:21	5	3	5	1	2	2	0	0	379
16:22	7	5	8	9	0	3	0	0	377
16:23	4	4	3	4	4	0	0	0	380
16:24	4	2	5	3	5	1	2	0	390
16:25	3	8	6	8	2	2	0	1	382
16:26	5	8	5	2	1	2	1	2	380
16:27	8	7	5	5	1	1	0	0	381
16:28	7	4	3	3	3	3	1	0	385
16:29	6	9	8	4	0	5	0	0	381
16:30	5	2	2	9	1	1	1	1	377
16:31	4	6	8	3	1	2	0	0	379
16:32	8	5	6	7	0	1	0	0	380
16:33	2	8	11	5	4	4	0	1	379
16:34	9	5	8	7	2	2	0	1	383
16:35	11	8	2	2	7	2	0	1	390
16:36	6	3	6	8	2	1	1	0	393
16:37	5	11	9	6	0	3	1	0	386
16:38	4	2	4	3	0	4	0	0	385
16:39	7	6	4	4	1	2	0	0	385
16:40	5	5	8	8	3	4	0	1	383
16:41	3	12	9	1	7	2	0	0	387
16:42	5	5	5	7	2	3	1	0	385
16:43	8	8	3	2	3	5	0	0	384
16:44	7	10	8	2	0	2	0	0	385
16:45	5	8	11	8	1	5	2	1	382
16:46	5	5	10	4	0	1	0	1	386
16:47	9	3	8	6	7	1	0	0	400
16:48	11	5	3	6	2	2	0	0	403
16:49	5	2	5	3	2	0	1	0	411
16:50	8	7	4	8	3	1	0	0	410
16:51	8	11	7	2	5	3	0	2	412
16:52	7	9	8	7	2	1	1	0	413
16:53	4	5	7	5	2	1	0	0	415
16:54	5	11	8	9	0	0	0	0	408
16:55	9	4	9	3	1	2	0	0	418
16:56	11	5	3	2	2	2	0	0	425
16:57	7	5	8	4	4	3	0	1	431
16:58	6	8	9	4	3	1	0	0	436
16:59	8	5	5	3	3	0	0	0	444
17:00	12	10	7	5	5	6	0	0	447
17:01	3	6	6	1	1	5	0	0	445
17:02	7	8	10	2	2	1	0	1	452
17:03	11	9	7	1	7	3	0	0	464
17:04	4	11	5	4	2	0	0	0	460
17:05	8	8	8	7	0	1	0	0	460
17:06	5	9	7	4	1	1	1	0	460
17:07	6	10	3	4	1	2	0	0	454
17:08	6	7	9	9	0	0	0	0	453
17:09	7	6	12	3	2	1	0	0	464
17:10	9	8	8	8	0	1	0	1	463
17:11	11	5	7	7	1	2	0	0	468
17:12	5	9	8	9	4	3	0	0	464
17:13	7	7	5	7	2	0	0	0	464
17:14	8	10	4	6	2	1	1	1	461
17:15	7	9	7	7	7	1	0	0	465
17:16	5	11	3	5	3	0	1	0	461
17:17	4	2	8	9	1	1	0	0	462
17:18	9	9	5	10	1	0	0	0	458
17:19	4	9	8	9	2	2	0	2	450
17:20	9	4	4	8	4	0	0	0	455
17:21	5	8	9	10	3	1	0	0	453
17:22	7	4	6	4	5	1	0	1	461
17:23	11	7	8	11	1	3	1	0	461

Tuesday, February 21, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
17:24	8	2	3	8	2	4	0	0	460
17:25	3	8	8	5	1	0	0	0	459
17:26	9	4	5	7	1	2	0	1	460
17:27	10	9	9	9	4	0	2	1	466
17:28	7	8	7	4	3	1	0	0	470
17:29	3	10	3	9	3	3	0	0	457
17:30	4	7	8	5	7	10	0	0	454
17:31	9	9	5	7	0	1	0	1	450
17:32	8	7	9	11	1	1	0	0	449
17:33	8	6	4	7	2	2	2	0	450
17:34	4	7	3	8	2	0	0	2	442
17:35	7	11	8	7	3	1	1	1	441
17:36	3	9	2	12	1	2	0	0	424
17:37	8	8	6	8	2	2	0	0	422
17:38	5	10	7	9	1	1	0	2	413
17:39	5	3	4	7	2	0	0	1	413
17:40	8	8	8	4	2	3	0	0	416
17:41	11	2	3	8	1	2	0	0	419
17:42	9	4	5	2	2	4	0	1	424
17:43	16	2	7	8	2	3	0	0	436
17:44	8	6	7	6	2	1	0	0	440
17:45	7	3	8	8	1	3	1	0	443
17:46	3	5	3	2	3	1	0	1	443
17:47	9	5	8	7	7	2	1	1	453
17:48	4	4	4	8	2	4	0	0	447
17:49	11	7	4	4	0	0	0	0	451
17:50	8	2	8	9	1	4	0	0	453
17:51	5	8	3	7	0	2	0	1	443
17:52	9	2	4	2	1	1	0	0	452
17:53	9	6	5	13	2	5	1	0	445
17:54	13	3	8	2	2	3	0	0	460
17:55	7	4	6	4	3	0	0	1	467
17:56	4	2	5	6	4	2	0	0	470
17:57	9	8	8	8	1	8	0	0	464
17:58	2	3	4	2	1	1	0	0	465
17:59	2	8	4	4	0	0	0	0	459
Total	810	771	702	683	268	241	35	39	

Wednesday, February 22, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									31
7:00	1	0	0	0	0	0	0	0	32
7:01	4	5	0	0	0	0	0	0	31
7:02	2	3	0	0	0	0	0	0	30
7:03	1	2	0	0	0	0	0	0	29
7:04	3	2	0	0	0	0	0	0	30
7:05	4	1	0	0	0	0	0	0	33
7:06	2	0	0	0	0	0	0	0	35
7:07	2	2	0	0	0	0	0	0	35
7:08	4	1	0	0	0	0	0	0	38
7:09	0	3	0	0	0	0	0	0	35
7:10	2	0	0	0	0	0	0	0	37
7:11	3	0	0	0	0	0	0	0	40
7:12	4	3	0	0	0	0	0	0	41
7:13	0	0	0	0	0	0	0	0	41
7:14	3	3	0	0	0	0	0	0	41
7:15	2	1	0	0	0	0	0	0	42
7:16	1	3	0	0	0	0	0	0	40
7:17	2	3	0	0	0	0	0	0	39
7:18	1	3	0	0	0	0	0	0	37
7:19	0	1	0	0	0	0	0	0	36
7:20	2	4	0	0	0	0	0	0	34
7:21	2	2	0	0	0	0	0	0	34
7:22	2	0	0	0	0	0	0	0	36
7:23	2	3	0	0	0	0	0	0	35
7:24	3	3	0	0	0	0	0	0	35
7:25	3	1	0	0	0	0	0	0	37
7:26	5	5	0	0	0	0	0	0	37
7:27	4	0	0	0	0	0	0	0	41
7:28	2	0	0	0	0	0	0	0	43
7:29	0	1	0	0	0	0	0	0	42
7:30	2	1	0	0	1	0	0	0	44
7:31	3	1	0	0	0	0	0	0	46
7:32	0	2	0	0	0	0	0	0	44
7:33	3	5	0	0	0	0	0	0	42
7:34	4	0	0	0	0	0	0	0	46
7:35	0	3	0	0	0	0	0	0	43
7:36	3	1	0	0	0	0	0	0	45
7:37	3	4	0	0	0	0	0	0	44
7:38	4	3	0	0	0	0	0	0	45
7:39	2	1	0	0	0	0	0	0	46
7:40	0	3	0	0	0	0	0	0	43
7:41	0	1	0	0	0	0	0	0	42
7:42	1	1	3	0	0	0	0	0	45
7:43	5	0	3	0	0	0	0	0	53
7:44	3	1	0	1	0	0	0	0	54
7:45	2	1	3	1	0	0	0	0	57
7:46	2	1	0	0	0	0	0	0	58
7:47	6	2	1	0	0	0	0	0	63
7:48	2	2	3	1	0	0	0	0	65
7:49	3	2	3	0	0	0	0	0	69
7:50	1	1	3	0	0	0	0	0	72
7:51	0	2	0	2	0	0	0	0	68
7:52	2	1	4	1	0	0	0	0	72
7:53	3	3	4	0	0	0	0	0	76
7:54	1	0	4	0	0	0	0	0	81
7:55	0	6	1	1	1	0	0	0	76
7:56	3	3	1	3	0	0	0	0	74
7:57	3	3	1	2	0	0	0	0	73
7:58	1	1	4	5	0	0	0	0	72
7:59	2	1	1	0	0	0	0	0	74
8:00	0	2	4	1	0	0	0	0	75
8:01	1	1	1	1	0	0	0	0	75
8:02	0	0	1	1	1	0	0	0	76
8:03	4	0	2	1	0	0	0	0	81
8:04	0	4	1	2	0	0	0	0	76
8:05	0	0	2	2	0	0	0	0	76
8:06	3	3	1	1	0	0	0	0	76
8:07	7	3	3	2	0	0	0	0	81
8:08	3	2	2	1	0	0	0	0	83
8:09	2	0	2	0	2	0	0	0	89
8:10	1	2	1	0	0	0	0	0	89
8:11	0	1	3	0	1	0	0	0	92
8:12	0	0	3	0	0	0	0	0	95
8:13	4	0	3	2	0	0	0	0	100
8:14	4	2	0	4	0	0	0	0	98
8:15	4	2	4	1	0	1	0	0	102
8:16	5	4	2	1	0	0	0	0	104
8:17	0	0	1	0	0	0	0	0	105
8:18	4	6	1	1	0	0	0	0	103
8:19	0	3	2	0	0	0	0	0	102
8:20	1	1	3	2	0	0	0	0	103
8:21	2	3	0	1	1	0	0	0	102
8:22	5	3	1	2	0	0	0	0	103
8:23	2	0	5	0	0	0	0	0	110

Wednesday, February 22, 2017

Walmart Entrance 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
8:24	2	3	3	0	0	0	0	0	112
8:25	2	2	9	3	1	0	0	0	119
8:26	0	1	3	2	0	0	0	0	119
8:27	2	1	2	2	2	0	0	0	122
8:28	1	4	8	2	0	0	0	0	123
8:29	3	3	3	3	1	0	0	0	124
8:30	3	3	3	1	0	2	0	0	124
8:31	7	2	1	3	0	3	0	0	124
8:32	2	8	1	1	0	0	0	0	118
8:33	3	0	3	6	0	1	0	0	117
8:34	4	4	1	1	2	0	1	0	120
8:35	3	0	3	1	0	0	1	0	126
8:36	2	0	2	4	0	2	0	0	124
8:37	3	0	3	3	0	0	0	0	127
8:38	3	0	1	2	0	0	0	0	129
8:39	5	2	1	3	0	0	1	2	129
8:40	1	3	1	0	0	0	0	0	128
8:41	2	4	2	0	0	0	0	0	128
8:42	0	4	1	0	0	1	3	0	127
8:43	3	4	1	1	0	0	0	0	126
8:44	1	2	0	4	0	0	1	0	122
8:45	3	0	0	3	0	1	0	0	121
8:46	3	1	1	2	0	0	0	0	122
8:47	0	3	1	0	0	1	1	0	120
8:48	1	1	3	0	0	0	0	0	123
8:49	2	1	4	2	2	0	0	1	127
8:50	8	0	2	0	0	0	0	0	137
8:51	3	5	2	1	3	0	0	2	137
8:52	1	1	0	0	0	0	0	0	137
8:53	0	1	3	1	0	0	1	0	139
8:54	5	3	0	1	0	0	0	0	140
8:55	5	8	4	2	0	0	1	0	140
8:56	2	2	4	0	0	0	0	0	144
8:57	1	2	3	0	0	0	2	0	148
8:58	3	9	5	1	0	0	0	0	146
8:59	0	4	3	2	0	0	0	0	143
Total	271	244	172	100	18	12	12	5	

Thursday, February 23, 2017

1231 S. Sanderson Avenue Hemet, CA 92545 Starting Occupancy	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
18:00	5	7	3	2	2	4	2	1	410
18:01	8	3	1	2	0	3	2	0	408
18:02	4	17	0	6	0	5	2	0	389
18:03	6	3	8	7	4	2	0	0	395
18:04	9	13	4	7	2	8	0	0	382
18:05	4	5	9	2	5	3	0	5	385
18:06	4	7	1	3	2	0	0	1	381
18:07	7	11	5	3	1	2	1	0	379
18:08	5	5	2	6	5	0	0	3	377
18:09	2	15	2	4	0	1	1	0	362
18:10	13	8	4	15	3	4	0	1	354
18:11	3	6	8	8	2	2	0	1	350
18:12	10	11	4	7	2	4	0	3	341
18:13	9	5	3	8	3	0	0	0	343
18:14	8	4	4	7	1	4	0	1	340
18:15	6	14	4	7	3	1	3	1	333
18:16	4	4	2	16	2	1	0	1	319
18:17	2	8	0	5	1	1	0	0	308
18:18	3	4	8	6	0	5	0	0	304
18:18	3	3	14	2	3	4	1	3	313
18:20	2	7	2	9	0	1	0	0	300
18:21	15	8	6	8	3	0	0	0	308
18:22	16	4	3	9	4	4	0	0	314
18:23	3	4	6	6	0	4	2	2	309
18:24	6	6	7	9	7	1	0	1	312
18:25	3	7	1	4	0	4	1	0	302
18:26	2	15	3	7	2	2	0	0	285
18:27	2	8	5	3	1	2	0	0	280
18:28	6	8	4	0	1	4	0	1	278
18:29	3	5	9	5	0	2	1	1	278
18:30	6	11	7	1	2	0	0	0	281
18:31	10	1	8	1	0	0	0	0	297
18:32	0	10	19	13	3	4	0	0	292
18:33	9	6	7	3	2	0	3	0	304
18:34	4	4	0	18	4	1	0	3	286
18:35	12	1	7	8	0	7	0	0	289
18:36	1	7	3	4	0	6	0	1	275
18:37	4	10	14	4	4	1	0	0	282
18:38	3	10	6	6	3	2	0	3	273
18:39	9	5	12	10	3	0	0	0	282
18:40	1	2	7	7	4	1	1	0	285
18:41	0	9	5	5	0	2	0	0	274
18:42	6	6	4	2	6	1	0	0	281
18:43	9	7	8	7	0	0	0	0	284
18:44	2	1	2	5	2	0	0	0	284
18:45	9	2	14	5	0	3	0	0	297
18:46	7	9	5	3	1	1	0	3	294
18:47	13	3	2	8	3	0	0	0	301
18:48	2	3	9	5	4	4	0	0	304
18:49	5	5	5	3	1	0	0	1	306
18:50	8	8	6	11	0	0	0	0	301
18:51	4	9	9	5	6	0	0	0	306
18:52	6	8	7	5	1	3	0	0	304
18:53	9	3	10	3	6	6	0	0	317
18:54	4	7	10	0	2	2	0	0	324
18:55	14	11	6	5	0	1	0	0	327
18:56	8	9	0	5	7	1	0	0	327
18:57	3	3	4	3	3	0	0	0	331
18:58	12	2	7	6	0	0	0	0	342
18:59	7	4	11	3	5	0	0	0	358
17:00	14	2	3	2	1	0	0	0	372
17:01	12	8	5	5	0	0	2	0	378
17:02	5	6	9	3	6	0	0	0	389
17:03	7	5	2	9	0	0	0	0	384
17:04	2	10	8	11	0	2	0	0	371
17:05	10	7	2	6	2	3	0	0	368
17:06	7	11	6	6	0	1	0	0	364
17:07	4	7	2	4	1	5	0	1	354
17:08	10	10	8	19	1	0	2	0	352
17:09	11	1	10	5	0	3	0	0	364
17:10	12	10	4	8	2	0	0	0	364
17:11	0	1	10	10	0	2	0	0	361
17:12	6	13	4	6	0	2	1	1	350
17:13	6	6	11	4	3	6	0	0	354
17:14	9	8	11	4	0	2	0	0	360
17:15	6	16	0	1	2	2	0	0	349
17:16	8	5	6	17	1	3	0	0	339
17:17	7	6	1	6	4	3	0	1	335
17:18	7	6	2	6	0	3	0	0	329
17:19	10	5	2	7	0	0	0	0	329
17:20	8	12	11	13	3	2	0	0	324
17:21	6	7	4	3	6	3	0	0	327
17:22	5	4	6	9	2	1	0	1	325
17:23	5	1	6	4	0	0	0	0	331

Thursday, February 23, 2017

12:31 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
17:24	5	8	2	16	3	0	0	0	317
17:25	8	12	5	10	0	0	1	0	309
17:26	3	8	4	6	0	4	0	0	298
17:27	5	3	7	5	0	0	0	1	301
17:28	2	3	4	5	1	3	0	0	297
17:29	9	4	10	5	11	6	1	1	312
17:30	11	7	1	7	0	4	0	0	306
17:31	6	4	8	5	0	3	0	0	308
17:32	8	4	6	1	0	0	0	0	317
17:33	11	11	6	6	5	0	0	0	322
17:34	3	5	5	13	12	0	0	0	324
17:35	2	9	2	9	5	6	0	0	309
17:36	5	12	7	10	5	1	0	0	303
17:37	3	10	3	5	2	0	2	0	298
17:38	13	13	5	2	0	1	0	0	300
17:39	7	6	5	0	3	0	0	0	309
17:40	17	2	1	6	10	2	0	0	327
17:41	2	6	4	2	0	4	0	2	320
17:42	5	6	4	3	0	3	1	0	318
17:43	3	4	9	12	0	5	0	0	309
17:44	4	4	10	9	0	1	0	2	307
17:45	3	6	1	6	7	0	0	0	306
17:46	6	9	5	5	5	3	0	0	305
17:47	7	9	0	5	2	0	0	0	300
17:48	9	6	9	7	0	1	0	0	304
17:49	8	2	15	9	1	0	0	0	317
17:50	4	9	1	5	5	1	0	0	312
17:51	13	0	4	0	1	7	0	0	323
17:52	7	13	4	3	0	0	0	0	318
17:53	3	7	7	10	2	0	0	1	312
17:54	9	2	16	2	6	0	0	1	338
17:55	6	4	4	9	5	2	0	0	338
17:56	5	8	6	5	7	2	0	0	341
17:57	5	7	4	11	1	3	0	0	330
17:58	1	7	6	8	3	0	0	0	325
17:59	3	1	1	0	0	0	0	0	328
Total	758	798	670	731	267	229	30	49	

Friday, February 24, 2017

Walmart Supercenter 1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									237
13:00	6	7	2	6	0	0	0	0	232
13:01	1	2	7	6	4	0	1	0	237
13:02	8	12	10	10	2	0	0	0	235
13:03	9	6	6	1	3	2	0	0	244
13:04	9	9	6	17	3	1	0	0	235
13:05	5	5	5	6	6	5	0	0	235
13:06	4	6	4	10	4	2	5	2	232
13:07	4	8	12	13	0	1	1	2	225
13:08	5	11	4	1	7	3	2	1	227
13:09	6	7	8	4	1	0	0	0	231
13:10	12	0	9	10	4	3	1	0	244
13:11	5	1	8	4	6	0	2	0	260
13:12	3	12	7	6	1	0	0	0	253
13:13	6	6	10	19	1	0	0	1	244
13:14	5	2	6	7	1	0	0	1	246
13:15	9	7	2	9	2	1	0	1	241
13:16	5	0	4	11	0	0	0	0	239
13:17	5	5	5	0	0	3	0	0	356
13:18	5	3	3	6	1	0	1	0	357
13:19	4	4	8	9	1	8	0	0	349
13:20	10	12	4	13	0	0	0	0	338
13:21	5	7	4	4	6	0	0	0	342
13:22	3	6	3	6	2	3	0	2	333
13:23	9	7	3	13	6	1	1	0	331
13:24	1	5	8	5	1	1	3	0	333
13:25	3	1	6	11	2	0	0	1	331
13:26	3	10	4	6	0	5	0	0	317
13:27	10	6	3	5	7	9	0	2	315
13:28	5	5	10	4	2	2	0	0	321
13:29	6	13	7	8	1	3	3	5	309
13:30	5	6	4	4	2	1	0	0	309
13:31	4	7	11	5	7	3	0	0	316
13:32	5	6	3	4	2	1	0	0	315
13:33	8	5	14	6	1	1	0	0	326
13:34	1	5	10	7	5	1	0	1	328
13:35	2	8	7	8	1	0	0	0	322
13:36	10	3	1	6	4	1	0	1	326
13:37	11	8	5	6	0	0	2	0	330
13:38	6	4	3	4	1	2	0	0	330
13:39	4	2	4	5	4	1	0	0	334
13:40	8	2	13	4	1	1	0	0	349
13:41	4	12	9	5	4	1	0	2	346
13:42	2	8	15	3	0	0	0	0	352
13:43	1	7	1	6	5	1	2	2	345
13:44	10	3	4	3	5	0	0	0	358
13:45	8	5	7	5	1	1	0	0	363
13:46	6	7	11	11	1	4	3	0	362
13:47	7	5	9	14	7	1	1	4	362
13:48	5	11	2	15	4	0	1	0	348
13:49	10	7	5	11	1	6	1	0	341
13:50	6	4	6	6	1	3	0	0	341
13:51	4	10	10	6	0	2	0	0	337
13:52	9	15	5	6	3	6	0	0	327
13:53	2	3	3	9	2	8	0	0	314
13:54	6	7	14	10	3	0	0	2	318
13:55	4	15	5	1	1	4	1	0	309
13:56	7	6	8	2	1	3	3	5	312
13:57	2	2	3	5	2	0	0	0	312
13:58	7	8	15	7	9	4	0	0	324
13:59	9	3	6	8	3	2	3	0	332
14:00	6	1	4	9	0	0	0	0	332
14:01	1	11	2	7	0	4	1	0	314
14:02	4	7	2	5	0	4	0	2	302
14:03	2	4	9	8	4	2	0	1	302
14:04	5	6	8	9	1	1	1	1	300
14:05	5	11	6	3	1	4	1	0	295
14:06	1	3	3	4	2	0	0	0	294
14:07	5	3	4	7	2	1	1	0	295
14:08	14	3	8	3	0	0	0	2	309
14:09	6	4	4	9	7	1	1	0	313
14:10	10	2	16	6	1	1	0	1	330
14:11	2	10	4	8	6	2	1	2	321
14:12	4	6	6	11	0	5	0	0	309
14:13	5	3	1	8	0	1	0	0	303
14:14	9	7	7	3	0	0	0	0	309
14:15	11	10	3	9	4	2	1	2	305
14:16	3	4	5	2	1	3	0	1	304
14:17	3	4	5	9	3	7	2	1	296
14:18	3	0	10	8	1	1	0	1	300
14:19	15	10	7	15	5	2	0	0	300
14:20	23	0	5	7	1	4	0	1	317
14:21	5	2	10	3	1	0	1	0	329
14:22	7	9	4	8	0	4	0	2	317
14:23	11	3	6	8	2	2	0	0	323

Friday, February 24, 2017

1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
14:24	6	7	8	6	4	2	1	1	326
14:25	1	5	14	8	0	2	0	2	324
14:26	7	4	4	4	2	2	0	2	325
14:27	5	2	5	5	0	0	0	0	328
14:28	14	11	2	5	0	1	3	0	330
14:29	5	8	6	4	4	0	0	0	333
14:30	5	12	5	1	2	2	0	0	330
14:31	5	7	5	8	1	2	0	1	323
14:32	8	8	7	7	1	0	0	2	322
14:33	7	5	7	3	0	2	0	1	325
14:34	4	9	5	3	5	2	1	0	326
14:35	4	7	14	2	0	0	0	2	333
14:36	7	4	8	10	4	1	0	0	337
14:37	5	7	1	6	1	1	0	0	330
14:38	9	1	3	16	6	0	0	0	331
14:39	6	9	7	6	3	0	0	0	332
14:40	10	7	9	5	0	0	0	0	339
14:41	8	10	11	4	4	2	0	0	346
14:42	2	11	1	8	0	2	0	0	328
14:43	7	11	10	4	5	0	1	1	335
14:44	2	2	3	10	13	0	1	0	342
14:45	5	4	4	5	7	3	2	1	347
14:46	10	7	8	1	6	0	0	0	363
14:47	1	6	2	7	1	0	0	0	364
14:48	3	1	3	9	0	7	0	3	340
14:49	4	4	5	14	3	0	0	0	334
14:50	2	5	8	8	0	1	0	0	330
14:51	4	10	7	11	2	0	0	0	322
14:52	4	9	5	7	2	3	0	0	314
14:53	1	6	5	8	6	4	0	0	308
14:54	4	6	5	3	2	0	0	1	309
14:55	8	4	15	9	4	3	1	1	320
14:56	7	5	12	9	8	2	2	0	333
14:57	4	4	2	14	1	2	0	0	320
14:58	6	7	4	8	0	0	1	1	315
14:59	5	6	4	11	0	0	3	1	308
Total	699	733	754	840	294	208	63	72	

Saturday, February 25, 2017

1231 S. Sanderson Avenue Hemet, CA 92545 Starting Occupancy	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
16:00	7	6	4	5	3	0	0	2	501
16:01	7	8	6	12	4	9	2	0	492
16:02	1	6	7	7	3	2	0	0	488
16:03	7	6	0	4	2	3	0	4	480
16:04	10	13	9	3	4	1	1	0	487
16:05	7	11	12	1	2	4	4	0	496
16:06	5	15	2	10	10	0	0	2	486
16:07	6	6	1	3	1	2	0	1	482
16:08	8	8	4	7	0	0	0	3	476
16:09	2	7	6	10	2	7	0	0	462
16:10	0	12	10	16	3	0	0	0	447
16:11	7	13	1	2	0	1	0	0	439
16:12	6	12	5	7	3	8	0	0	426
16:13	7	6	10	8	2	2	0	0	429
16:14	10	6	3	11	0	1	0	0	424
16:15	13	8	12	0	1	2	2	1	441
16:16	2	1	13	15	9	4	0	0	445
16:17	8	5	10	14	2	2	0	0	444
16:18	8	5	6	7	1	2	2	1	446
16:19	10	5	9	10	4	3	0	1	450
16:20	8	4	21	6	0	0	2	0	471
16:21	9	2	6	3	4	3	0	0	482
16:22	10	9	11	20	0	4	0	0	470
16:23	1	8	4	2	2	2	0	5	460
16:24	3	8	9	4	3	2	0	0	461
16:25	6	6	9	12	0	0	0	1	457
16:26	7	6	11	3	3	0	0	0	469
16:27	11	6	4	14	4	6	0	0	462
16:28	4	11	6	7	5	1	1	0	459
16:29	10	17	6	12	1	1	5	0	451
16:30	3	5	1	12	1	2	0	0	437
16:31	4	7	8	3	6	2	0	2	441
16:32	8	10	10	5	0	0	0	0	444
16:33	4	3	4	5	7	0	0	1	450
16:34	7	13	9	2	0	2	0	0	449
16:35	3	5	18	11	3	7	0	2	448
16:36	15	6	15	10	2	0	0	0	464
16:37	2	8	9	22	3	1	0	0	447
16:38	3	8	1	8	0	3	0	0	432
16:39	5	6	7	11	0	4	0	0	421
16:40	3	4	4	12	8	6	2	0	416
16:41	7	12	6	4	5	1	0	2	415
16:42	6	6	7	5	2	3	0	0	416
16:43	13	8	6	9	0	10	0	0	408
16:44	6	7	5	13	6	5	0	0	402
16:45	3	6	14	9	1	9	0	0	396
16:46	3	8	7	6	0	2	2	0	392
16:47	9	10	1	4	0	3	0	0	385
16:48	13	7	5	9	0	4	0	0	383
16:49	10	6	9	3	2	8	0	0	387
16:50	8	9	11	6	4	2	0	0	393
16:51	12	6	3	9	0	7	0	0	386
16:52	8	12	2	10	1	2	1	0	374
16:53	9	0	1	4	0	0	1	1	380
16:54	17	5	5	16	2	0	2	0	385
16:55	8	8	10	0	3	6	1	0	393
16:56	4	4	2	7	2	4	0	0	386
16:57	14	5	5	2	1	2	0	0	397
16:58	7	2	5	1	0	5	0	1	400
16:59	7	9	10	7	0	1	0	0	400
17:00	7	5	1	4	5	0	0	0	404
17:01	2	3	8	5	3	1	0	1	407
17:02	4	5	12	6	1	8	0	0	405
17:03	4	10	0	4	0	1	0	1	393
17:04	5	4	6	2	6	0	0	0	404
17:05	5	7	2	8	8	4	0	0	400
17:06	3	8	5	17	7	4	1	2	385
17:07	6	9	10	5	1	0	0	1	387
17:08	10	3	4	11	0	6	1	2	380
17:09	8	3	9	7	2	4	0	0	385
17:10	7	7	9	6	0	0	0	0	388
17:11	9	9	12	10	0	0	0	0	390
17:12	10	3	11	9	0	0	0	0	399
17:13	1	2	13	5	4	0	0	0	410
17:14	7	10	2	10	0	0	0	0	399
17:15	9	4	0	3	2	1	1	0	403
17:16	6	5	12	5	5	0	0	0	416
17:17	12	6	5	9	3	1	4	1	423
17:18	2	5	2	9	1	1	0	0	413
17:19	17	5	11	1	2	2	0	0	435
17:20	14	3	1	8	0	0	0	0	439
17:21	6	7	2	5	0	0	1	1	435
17:22	4	7	3	12	0	1	0	0	422
17:23	7	8	2	14	2	1	0	0	410

Saturday, February 25, 2017

1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
17:24	2	6	7	8	7	7	0	2	403
17:25	0	9	5	1	0	0	0	0	398
17:26	3	6	3	4	0	2	0	0	392
17:27	6	9	0	9	0	0	0	0	380
17:28	5	7	1	2	0	2	0	0	375
17:29	6	4	1	10	0	2	0	0	366
17:30	6	6	1	8	3	1	0	0	361
17:31	5	21	6	9	6	3	0	0	345
17:32	5	15	6	3	2	2	2	1	338
17:33	2	9	4	7	4	0	0	1	332
17:34	7	23	3	8	4	2	0	1	312
17:35	12	5	5	5	2	0	0	0	321
17:36	6	6	2	1	4	2	0	1	323
17:37	10	6	3	10	4	0	0	0	324
17:38	8	5	3	0	1	0	0	0	331
17:39	0	1	16	2	7	0	0	0	351
17:40	7	11	6	1	2	3	0	0	351
17:41	4	8	2	4	0	1	0	0	344
17:42	6	5	4	0	1	2	0	0	348
17:43	13	5	2	10	2	1	4	0	353
17:44	3	3	5	9	0	0	0	0	349
17:45	4	1	7	7	0	5	0	0	347
17:46	5	5	5	7	0	2	0	0	343
17:47	6	5	4	2	6	1	0	4	347
17:48	4	10	2	0	4	3	2	0	346
17:49	10	8	6	16	0	1	3	0	337
17:50	6	12	0	8	9	3	0	0	329
17:51	6	5	4	3	0	0	0	0	331
17:52	10	0	3	3	3	1	0	0	343
17:53	2	13	7	0	1	2	0	0	338
17:54	6	3	8	0	0	4	0	0	345
17:55	6	8	21	5	0	7	0	0	352
17:56	2	5	10	9	6	1	1	2	354
17:57	4	12	10	6	3	4	0	0	349
17:58	5	2	5	0	1	1	0	0	357
17:59	9	3	0	5	0	4	0	0	354
Total	789	843	738	817	271	277	45	51	

Sunday, February 26, 2017

1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
Starting Occupancy									506
13:00	9	5	8	8	1	3	5	1	512
13:01	8	7	11	2	7	1	1	1	528
13:02	7	7	2	9	3	3	0	0	521
13:03	6	6	10	10	0	5	0	0	516
13:04	11	1	8	4	3	4	0	3	526
13:05	13	8	12	12	4	0	0	2	533
13:06	10	8	7	9	2	0	0	1	534
13:07	10	3	3	9	0	1	0	0	534
13:08	3	0	4	6	4	2	3	0	540
13:09	4	1	7	11	2	3	0	1	537
13:10	7	0	5	11	4	1	0	0	541
13:11	4	6	10	12	2	0	2	0	541
13:12	11	3	1	10	2	1	1	0	542
13:13	6	7	5	5	1	0	0	1	543
13:14	7	7	6	3	4	0	2	0	552
13:15	1	3	8	8	6	2	3	0	557
13:16	3	7	7	7	6	4	1	1	555
13:17	12	9	10	15	1	0	1	1	554
13:18	5	5	21	6	6	0	0	0	575
13:19	11	14	12	7	8	2	0	0	583
13:20	6	15	7	7	3	4	0	0	573
13:21	5	20	14	3	11	0	0	3	577
13:22	7	6	4	5	1	6	1	1	572
13:23	6	3	6	16	6	4	0	3	564
13:24	9	7	3	8	3	4	0	0	560
13:25	3	8	13	3	3	5	3	0	566
13:26	10	3	8	8	4	3	0	4	570
13:27	6	6	3	1	1	1	3	1	574
13:28	8	5	15	4	13	12	0	3	586
13:29	1	9	8	12	2	4	0	1	571
13:30	8	7	11	16	2	2	1	0	568
13:31	8	5	11	20	1	4	1	2	558
13:32	3	3	6	4	9	3	3	0	569
13:33	7	4	16	2	0	2	0	0	584
13:34	5	1	10	6	4	1	1	0	596
13:35	2	10	8	8	2	7	0	4	579
13:36	3	10	11	6	2	0	0	2	577
13:37	6	0	7	6	10	6	0	0	588
13:38	3	12	9	4	2	1	1	0	586
13:39	10	5	5	10	10	0	0	0	596
13:40	5	14	12	11	0	0	1	2	587
13:41	6	7	1	5	1	2	0	0	581
13:42	7	7	5	10	0	4	0	0	572
13:43	1	8	6	2	8	4	0	0	573
13:44	6	14	8	11	0	2	0	0	560
13:45	4	15	21	4	7	8	0	2	563
13:46	11	10	8	8	5	1	0	3	567
13:47	9	7	5	2	2	4	0	2	568
13:48	3	14	10	6	0	2	1	0	560
13:49	13	10	20	3	4	8	2	1	577
13:50	3	9	13	9	4	6	0	0	573
13:51	4	3	13	6	3	7	0	2	575
13:52	18	7	14	2	0	1	0	0	597
13:53	4	5	3	14	6	1	6	0	596
13:54	11	8	13	7	4	9	0	4	596
13:55	3	13	8	3	4	3	0	0	592
13:56	8	5	12	13	7	0	1	0	602
13:57	13	7	12	5	3	0	2	0	620
13:58	7	14	9	11	3	3	0	0	611
13:59	14	10	0	5	5	3	0	0	612
14:00	4	4	9	10	10	1	0	0	620
14:01	0	10	12	3	0	5	0	0	614
14:02	8	5	9	7	2	2	0	1	618
14:03	7	2	11	15	5	9	4	0	619
14:04	8	1	5	7	4	1	2	1	628
14:05	3	17	5	2	9	1	0	0	625
14:06	8	9	5	3	8	8	0	1	625
14:07	6	3	11	11	9	2	1	0	636
14:08	7	7	12	8	8	3	0	0	645
14:09	3	5	11	17	0	1	0	0	636
14:10	7	3	4	3	2	0	2	0	645
14:11	8	8	3	4	3	3	0	0	644
14:12	7	14	5	11	4	3	0	2	630
14:13	4	9	15	11	2	2	0	0	629
14:14	5	6	3	19	3	3	0	0	612
14:15	12	13	4	18	1	5	2	0	595
14:16	10	10	0	12	4	4	0	0	583
14:17	5	6	9	8	7	6	0	1	583
14:18	3	9	14	6	1	7	0	0	579
14:19	4	1	5	6	5	0	2	0	588
14:20	6	23	8	4	3	2	1	0	577
14:21	3	3	8	2	3	4	0	0	582
14:22	8	5	6	8	0	0	3	5	581
14:23	6	7	10	11	1	2	0	0	578

Sunday, February 26, 2017

1231 S. Sanderson Avenue Hemet, CA 92545	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Tire Center Area Enter	Tire Center Area Exit	Running Total
14:24	2	9	1	7	3	5	0	0	563
14:25	6	9	1	10	2	3	2	0	552
14:26	2	5	7	18	6	2	0	2	540
14:27	3	8	9	11	7	0	2	2	540
14:28	19	7	11	5	7	2	2	1	564
14:29	4	6	3	7	1	8	0	0	551
14:30	5	4	3	11	10	5	0	3	546
14:31	6	7	10	11	1	0	2	1	546
14:32	9	6	11	2	1	0	0	0	559
14:33	2	6	10	11	7	2	3	0	562
14:34	9	5	7	13	1	4	0	0	557
14:35	15	5	15	9	6	0	0	0	579
14:36	6	3	7	6	6	6	0	2	579
14:37	7	10	8	6	2	2	2	0	578
14:38	10	10	11	14	5	0	0	0	580
14:39	3	4	5	15	1	2	0	4	564
14:40	8	4	12	1	4	2	0	2	579
14:41	1	6	9	8	4	4	0	0	575
14:42	8	3	6	14	0	2	0	1	567
14:43	10	2	8	17	0	3	0	1	562
14:44	6	6	6	6	0	0	0	0	562
14:45	8	7	7	8	2	0	0	3	561
14:46	8	4	7	6	1	5	0	1	561
14:47	6	5	1	6	4	0	6	2	565
14:48	4	11	4	9	1	1	0	2	551
14:49	14	1	16	17	7	3	0	0	567
14:50	2	4	6	15	1	3	1	1	554
14:51	3	11	9	9	4	2	0	0	548
14:52	7	6	6	10	2	3	2	0	546
14:53	6	4	2	9	2	1	0	0	542
14:54	5	7	7	19	4	2	3	0	533
14:55	2	7	12	11	0	4	0	1	524
14:56	3	10	8	8	7	4	0	0	520
14:57	5	4	19	10	5	6	0	2	527
14:58	17	3	3	2	1	1	1	0	543
14:59	8	10	20	17	8	6	1	3	544
Total	795	832	966	1016	438	336	90	97	

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 and written comments may be submitted 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 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: April 13, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1074FV17 – Wal-Mart Stores, Inc. (Representative: Kimley Horn, Jacob Glaze) – County of Riverside Planning Case Nos. PP26084 (Plot Plan) and PM37190 (Tentative Parcel Map). The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres located easterly of Winchester Road, southerly of Auld Road, westerly of Sky Canyon Drive, and northerly of Sparkman Way. The shopping center would include a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate commercial parcels (Airport Compatibility Zones B2 and D of the French Valley 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. Russell Brady of the County of Riverside Planning Department at (951) 955-3025.

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

ALUC Identification No.

ZAP1074 FV17

**FV
B2+D**

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 12/14/16
 Property Owner Wal-Mart Stores, Inc. Phone Number (714) 705-1374
 Mailing Address 2001 SE 10th Street Bentonville, AR 72716

Agent (if any) Jacob Glaze, Project Engineer Phone Number (714) 705-1374
 Mailing Address c/o Kimley-Horn 765 The City Drive Suite 200 Orange, CA 92868

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 NE Corner of Winchester Road and Sparkman Way

Assessor's Parcel No. 965-030-004 Parcel Size 44.35 acres
 Subdivision Name _____ Zoning Classification Scenic Highway Commercial (C-P-S)
 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 land.

Proposed Land Use (describe) Project description attached.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 For Other Land Uses Hours of Use 24 hours a day / 365 days of the year
 (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) 34.67 ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1376.52 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 Out of the above characteristics, the site does have LED parking lot lights; however, they will be facing downward.

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)		
Date Received	9/22/16	Type of Project
Agency Name	Riverside County Planning Department	<input type="checkbox"/> General Plan Amendment
Staff Contact	Russell Brady	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	951-955-3025	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	PP 26084 and TPM37190	<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

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. . 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)

- 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

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of February 21, 2017 through March 23, 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 two non-legislative cases within Compatibility Zones D and E of the Palm Springs International Airport Influence Area and issued determinations of consistency.

ZAP1046PS17 (Palm Springs International, Zones D and E) pertains to City of Cathedral City Case No. 16-039 (Conditional Use Permit), a proposal to establish a 3,128 square foot restaurant building at an existing 2.98-acre hotel resort located at 68300 Gay Resort Drive, northerly of Tahquitz Road, westerly of Palo Verde Drive, and easterly of Melrose Drive. A portion (1.18 acres) of the parcel is located within Compatibility Zone D, including the area where the restaurant is proposed. Compatibility Zone D 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 total occupancy of the restaurant will not exceed 109 persons, resulting in an average intensity within Compatibility Zone D of 92 persons per acre. Therefore, the proposed restaurant building will not have a significant impact on land use compatibility. The site is located approximately 16,400 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 343 feet AMSL, and the tallest object height is 20 feet, resulting in a maximum top point elevation of 363 feet AMSL (32 feet lower than the runway elevation). Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on March 8, 2017.

ZAP1048PS17 (Palm Springs International, Zone E) pertains to City of Cathedral City Case No. CUP17-005 (Conditional Use Permit), a proposal to develop two warehouse buildings (with floor areas of 28,838 and 14,606 square feet) for the purpose of medical cannabis cultivation on 2.81 acres located at the southerly terminus of Margot Murphy Way, southerly of Palm Canyon Drive (and with a projected address of 67905 East Palm Canyon Drive), and westerly of Perez Road, and City Case No. TPM37273 (Tentative Parcel Map), a proposal to divide the 2.81-acre site into two commercial parcels. The site is located within Compatibility Zone E, where non-residential intensity is not restricted for airport compatibility reasons. The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 13,782 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 533.3 feet AMSL. The elevation of the project site is 373 feet AMSL, and the tallest proposed building height of 36 feet, resulting in a maximum top point elevation of 409 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on March 23, 2017.

- B. Additionally, ALUC Director Ed Cooper reviewed the following jurisdiction-initiated non-impact legislative case pursuant to ALUC Resolution No. 2011-02 and issued a determination of consistency.

ZAP1240MA17 (March, Multiple Compatibility Zones) pertains to March Joint Powers Authority Case No. SP5, A3 (Specific Plan Amendment), a proposal to amend the text of the 2010 Meridian Specific Plan (SP5) to incorporate the site-specific exception language from Volume 1 of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The area affected by the Specific Plan is located southerly of Alessandro Boulevard, westerly of the 215 Freeway, and northerly of Van Buren Boulevard. The amendment brings the Specific Plan into greater conformity with the March ALUCP. ALUC Director Ed Cooper issued a determination of consistency for this project on February 21, 2017.

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

Y:\ALUC\ALUC Administrative Items\Admin Item 04-13-17.doc

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



March 8, 2017

Mr. Robert Rodriguez, Development Services Manager
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
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Glen Holmes
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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

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

File No.: ZAP1046PS17
Related File No.: 16-039 (Conditional Use Permit)
APN: 687-094-001

Dear Mr. Rodriguez:

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. 16-039 (Conditional Use Permit), a proposal to establish a 3,128 square foot restaurant building on an existing 2.98 acre hotel resort located at 68300 Gay Resort Drive, northerly of Tahquitz Road, westerly of Palo Verde Drive, and easterly of Melrose Drive.

The site is located within Airport Compatibility Zones D and E of the 2005 Palm Springs Airport Influence Area (AIA), and the rest of the site being located outside the AIA. Within Compatibility Zone E of the 2005 Palm Springs Airport Compatibility Plan, nonresidential intensity is not restricted. A portion (1.18 acres) of the parcel is located within Compatibility Zone D, where the restaurant is proposed. Zone D restricts nonresidential intensity to 100 people per average acre and 300 people per single acre. The Zone D portion results in 92 people per average acre and 109 people per single acre, which is consistent with the Zone D criteria. Therefore, the proposed restaurant building 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 16,400 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 559.5 feet AMSL. The project site elevation is 343 feet AMSL, and the tallest proposed building height is 20 feet, resulting in a maximum top point elevation of 363 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. Children's schools, hospitals, and nursing homes are discouraged uses in the portion of the site that is located within Compatibility Zone D.

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

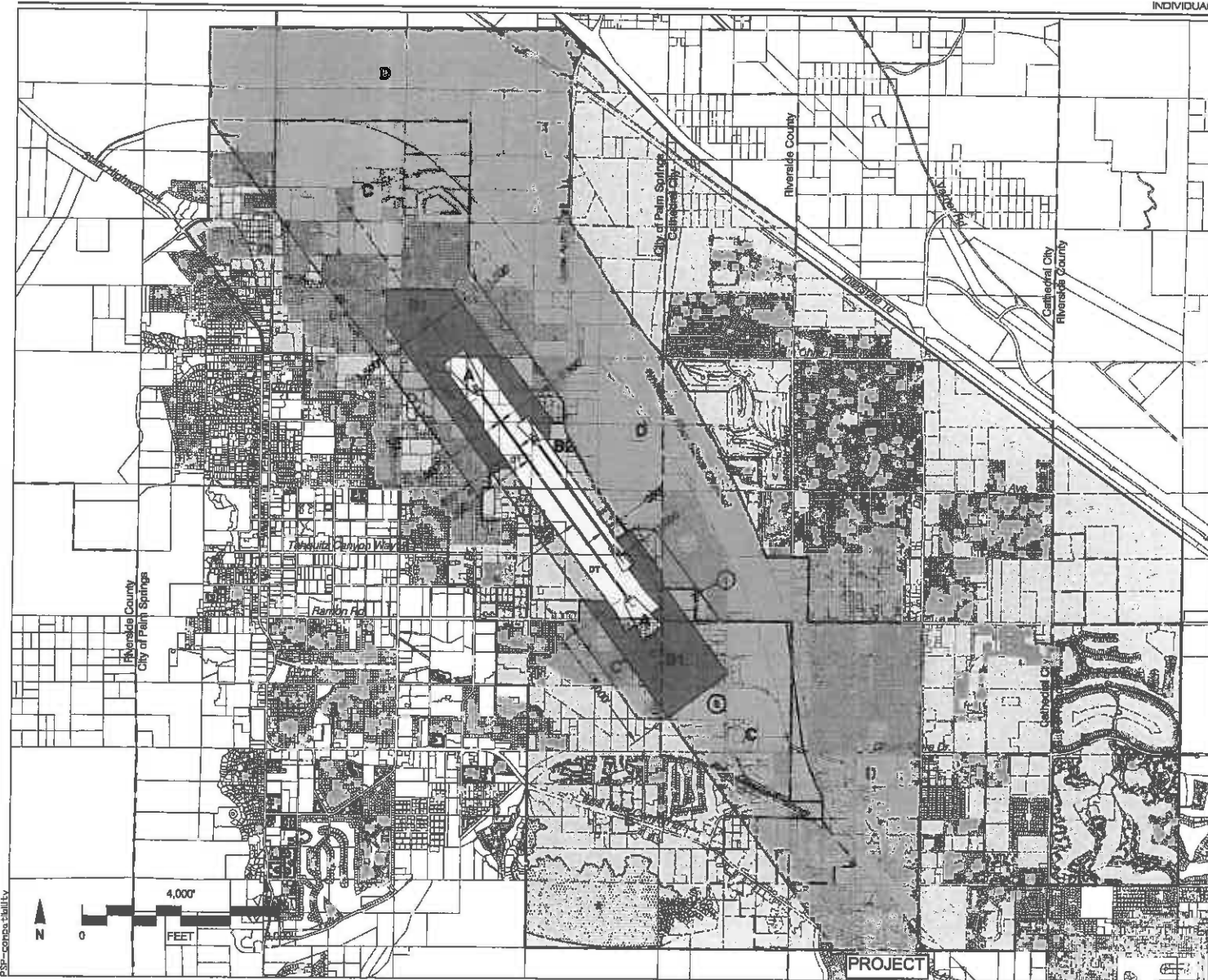
Attachment: Notice of Airport in Vicinity

cc: Richard Altman (property owner)
Eric Altman (representative)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1046PS17\ZAP1046PS17.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)

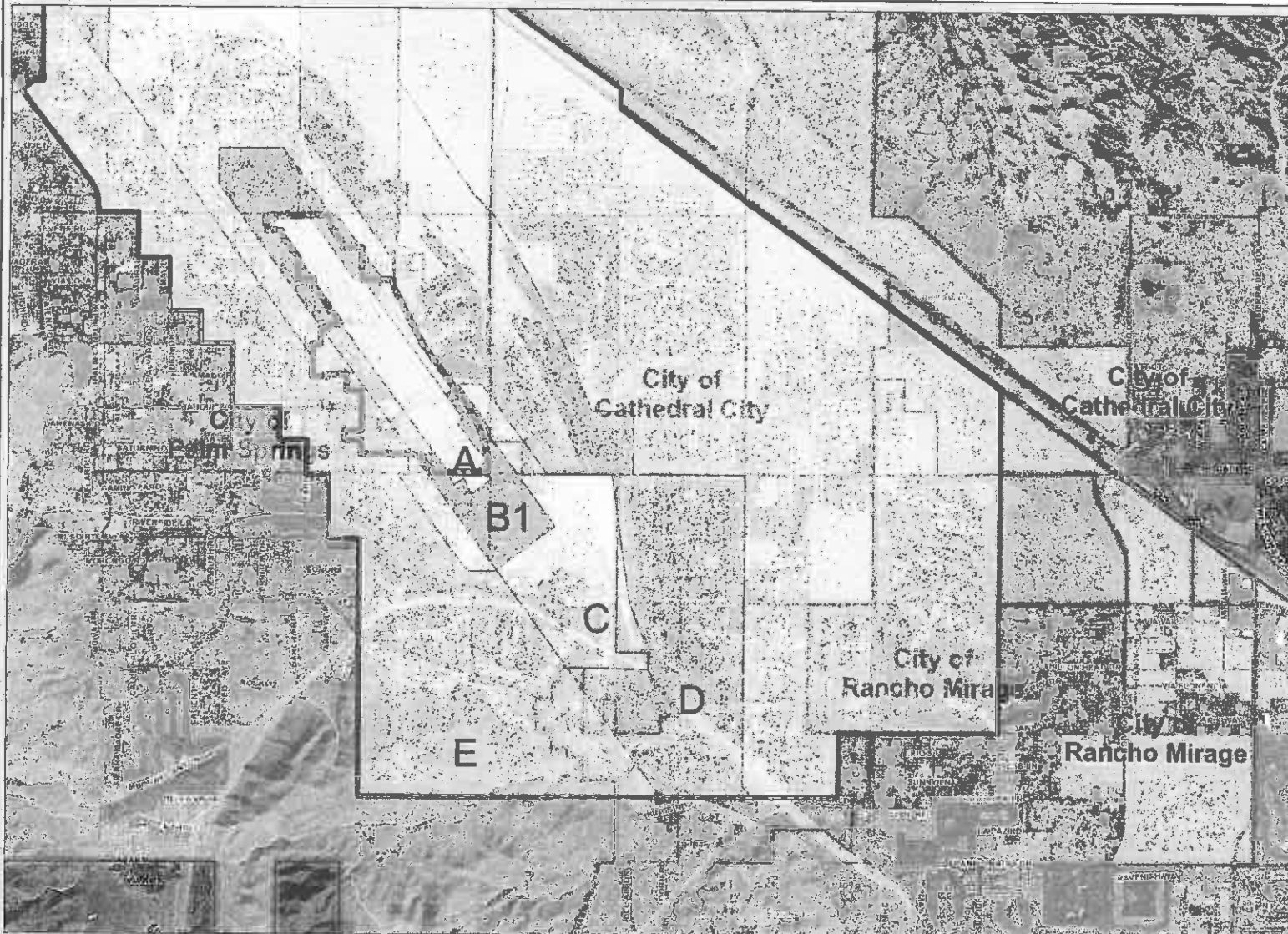
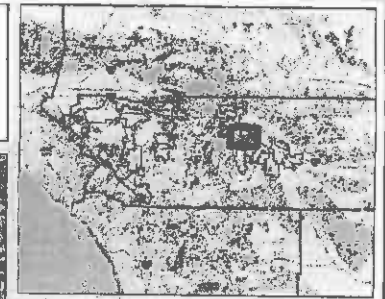
Map PS-1

Compatibility Map
Palm Springs International Airport



PSP-compatibility

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



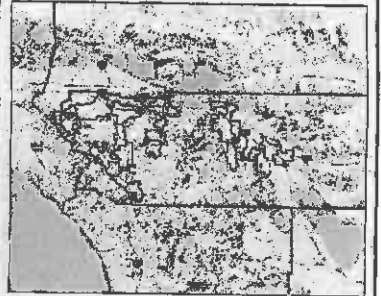
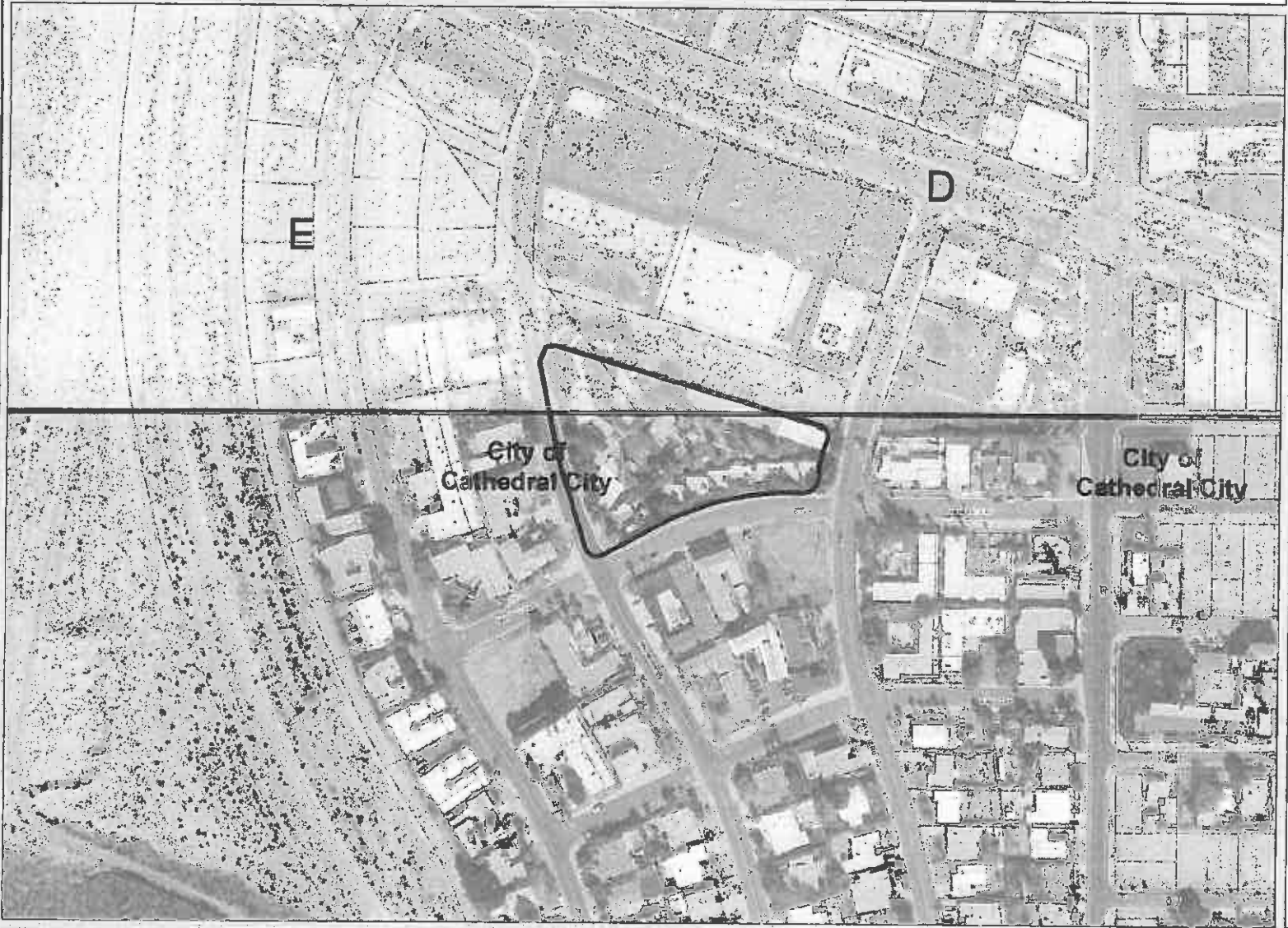
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Notes

My Map



Legend

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



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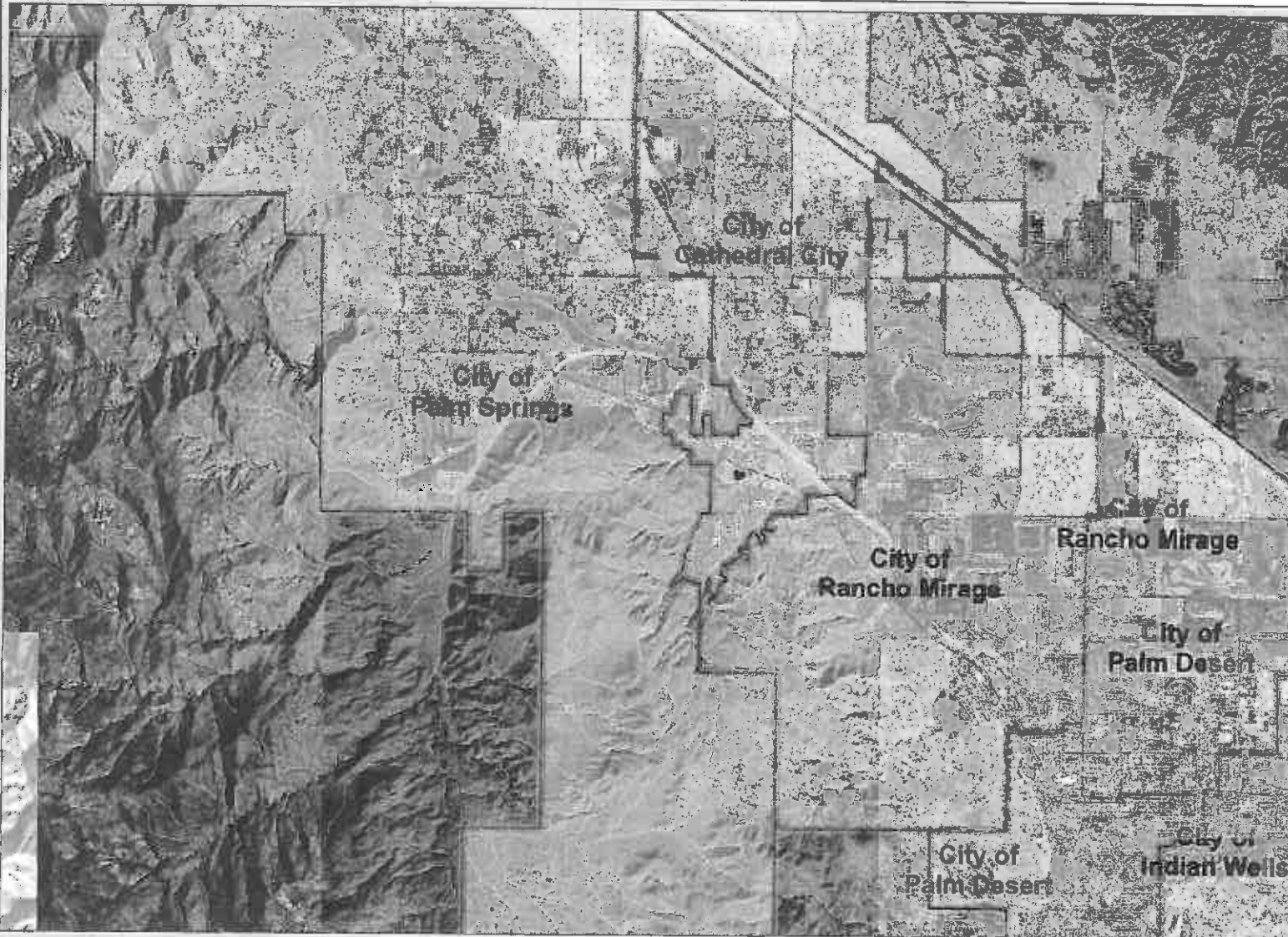
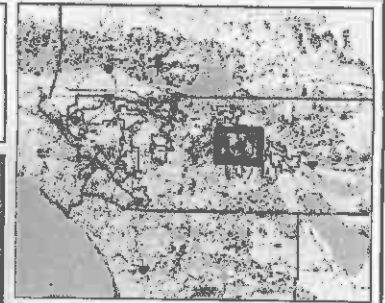


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Notes

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



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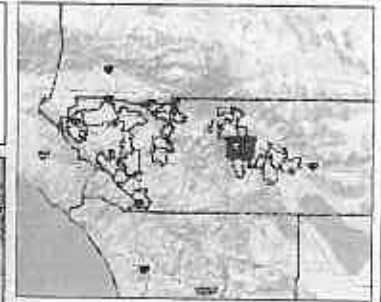
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Notes

My Map



Legend

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



0 6,308 12,617 Feet



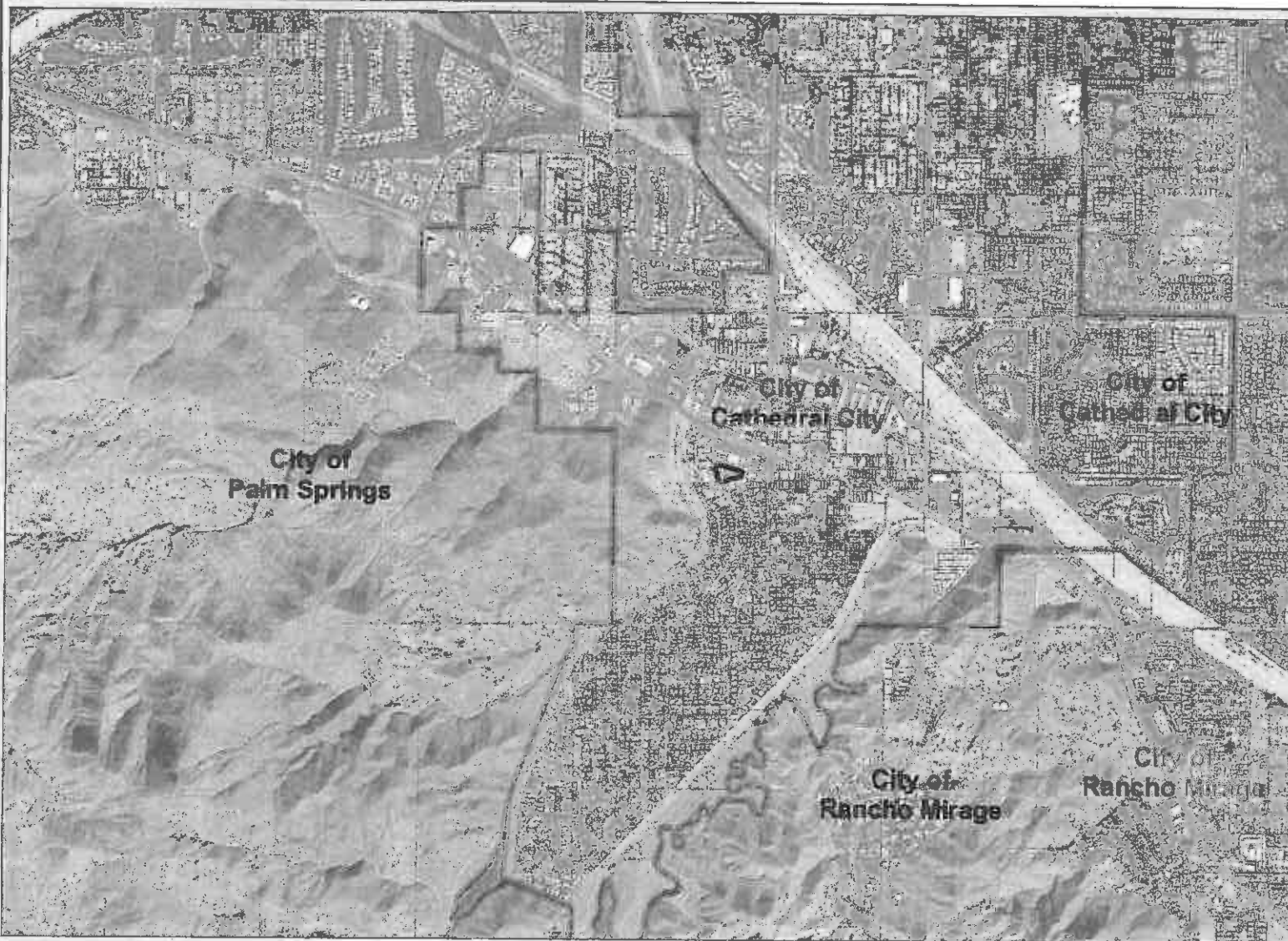
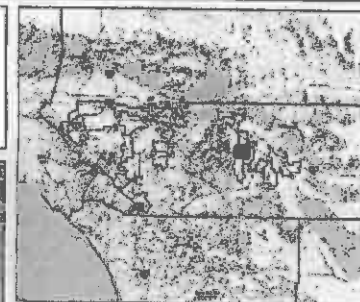
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Notes

My Map



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



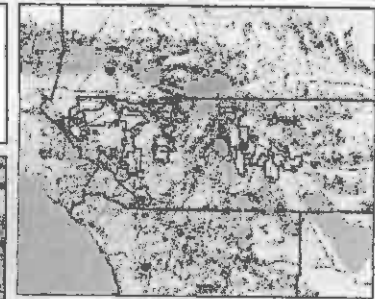
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Notes

My Map



Legend

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

Notes

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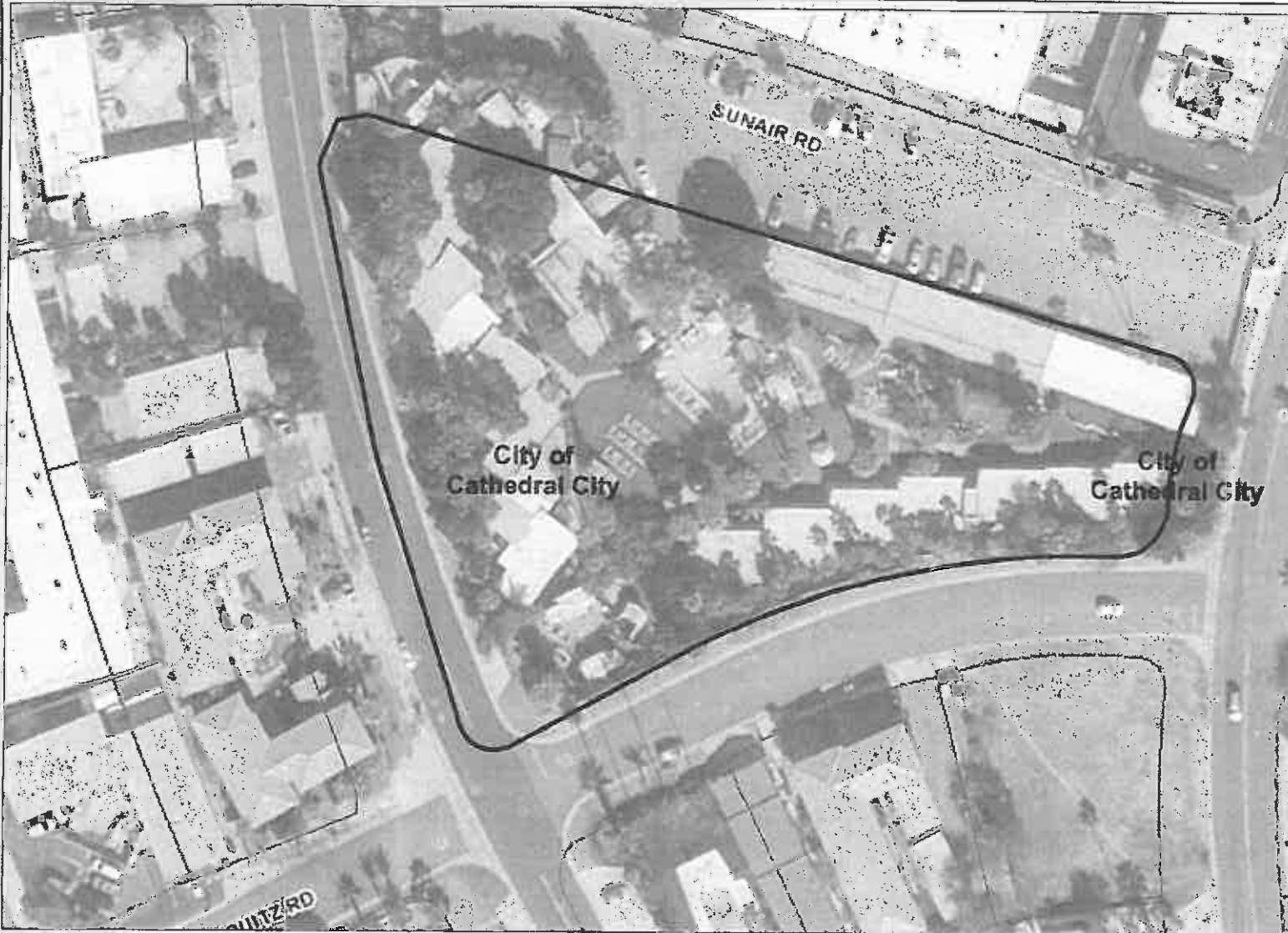
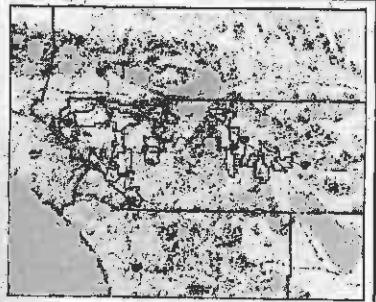
0 789 1,577 Feet



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My Map



Legend

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



0 99 197 Feet

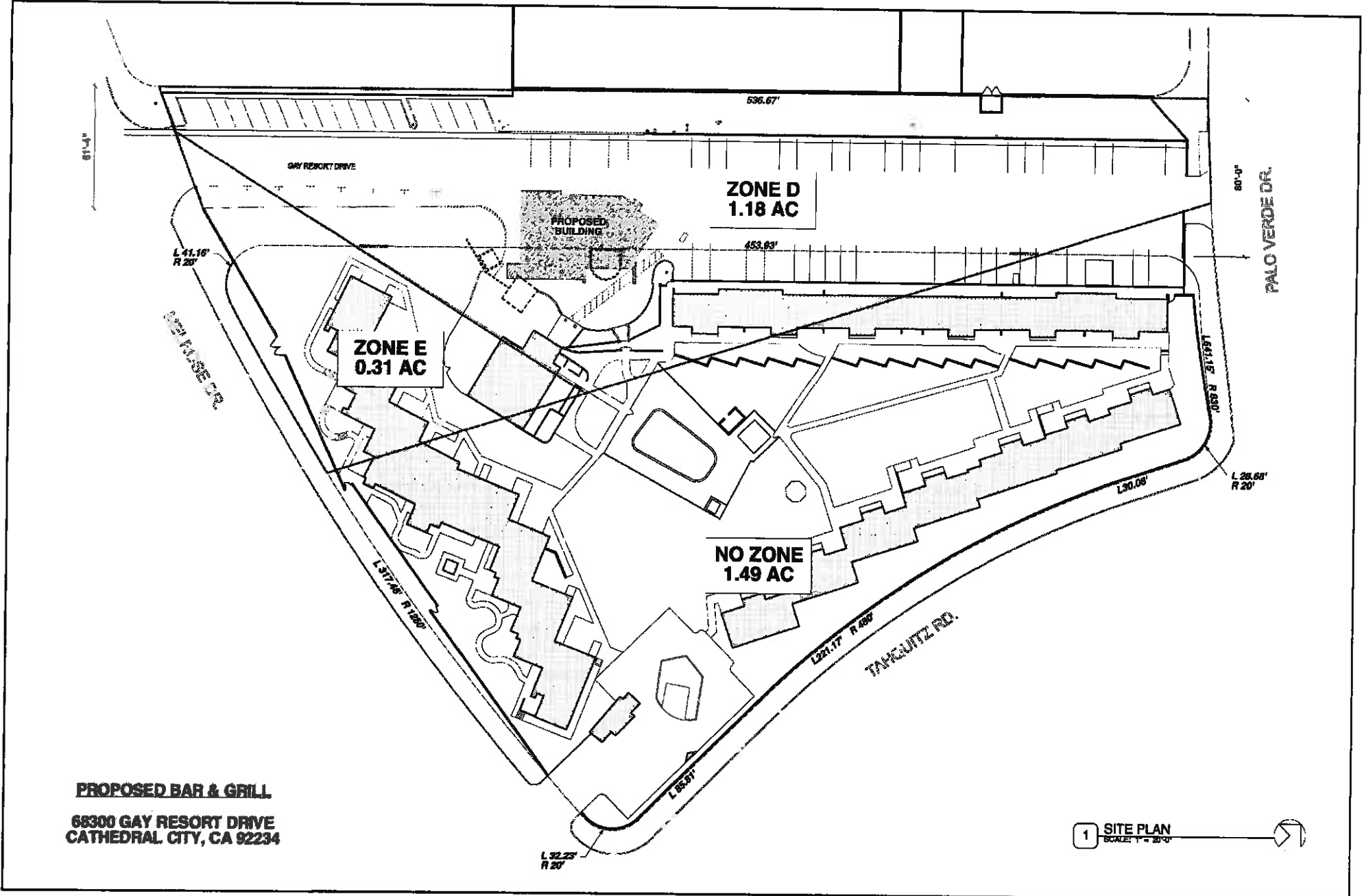


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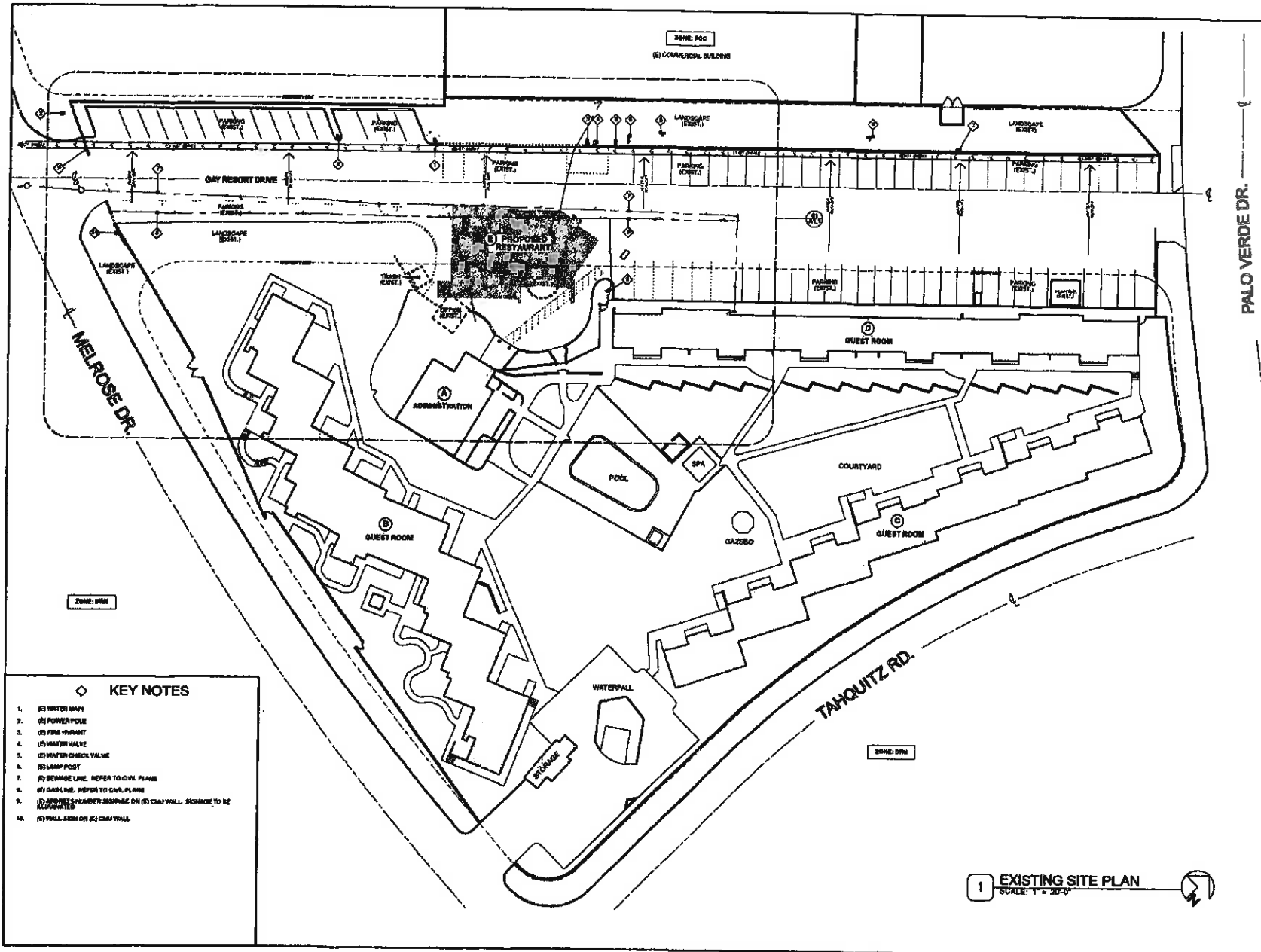
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Notes



PROPOSED BAR & GRILL
68300 GAY RESORT DRIVE
CATHEDRAL CITY, CA 92234

1 SITE PLAN
SCALE: 1" = 20'-0"



ZONE: DM

ZONE: DM

◇ KEY NOTES

1. (S) WATER MAIN
2. (P) POWER POLE
3. (F) FIRE HYDRANT
4. (V) WATER VALVE
5. (W) WATER CHECK VALVE
6. (B) LAMP POST
7. (R) SEWAGE LINE. REFER TO CIVIL PLANS
8. (G) GAS LINE. REFER TO CIVIL PLANS
9. (S) ADDRESS NUMBER STORAGE ON (S) CHAUVALL. STORAGE TO BE ELIMINATED
10. (S) WALL SIGN ON (S) CHAUVALL

1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

111 ARCHITECTS
2621 W. MacArthur Blvd. Ste. 117
San Jose, CA 95128
714.551.0181
www.111arch.com



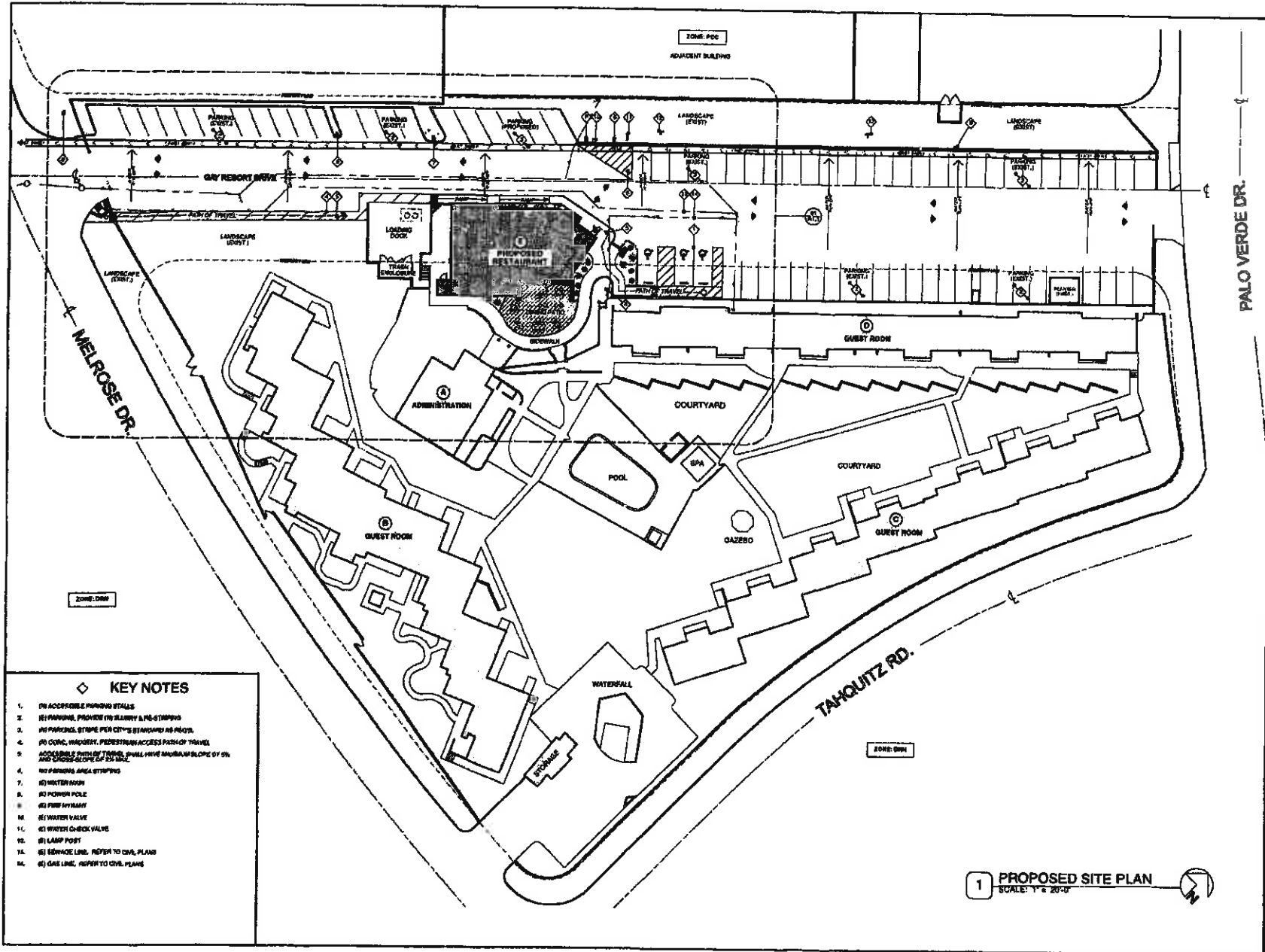
PROJECT
CCBC RUNWAY
68300 GAY RESORT DRIVE
CATHEDRAL CITY, CA 92234

NO. | DATE | DISPOSITION

The Architect hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief, and that he is a duly licensed professional engineer in the State of California.
 Date: 05/09/16
 AS: 05/09/16
 DS: 05/09/16

EXISTING SITE PLAN

A1.1



- KEY NOTES**
1. (N) ACCESSIBLE PARKING STALLS
 2. (P) PARKING, PROVIDE (N) STALLS & (N) STIPING
 3. (N) PARKING, STRIPE PER CITY'S STANDARD OR PLAN
 4. (N) CONC. PADWAY, PROVIDE ACCESS PATHWAY TRAVEL
 5. ACCESSIBLE PATH BY TRAMP SHALL HAVE MAXIMUM SLOPE OF 5% AND CROSS SLOPE AS STABLE
 6. (N) NO PARKING AREA STIPING
 7. (N) WATER MAIN
 8. (N) POWER POLE
 9. (N) FIBER OPTIC
 10. (N) WATER VALVE
 11. (N) WATER CHECK VALVE
 12. (N) LAMP POST
 13. (N) SERVICE LINE, REFER TO CIVIL PLANS
 14. (N) GAS LINE, REFER TO CIVIL PLANS

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECTS
3623 W. MacArthur Blvd. #117
Santa Ana, CA 92704
714.254.0104
www.mack.com



PROJECT
CCBC RUNWAY
68300 GAY RESORT DRIVE
CATHEDRAL CITY, CA 92234

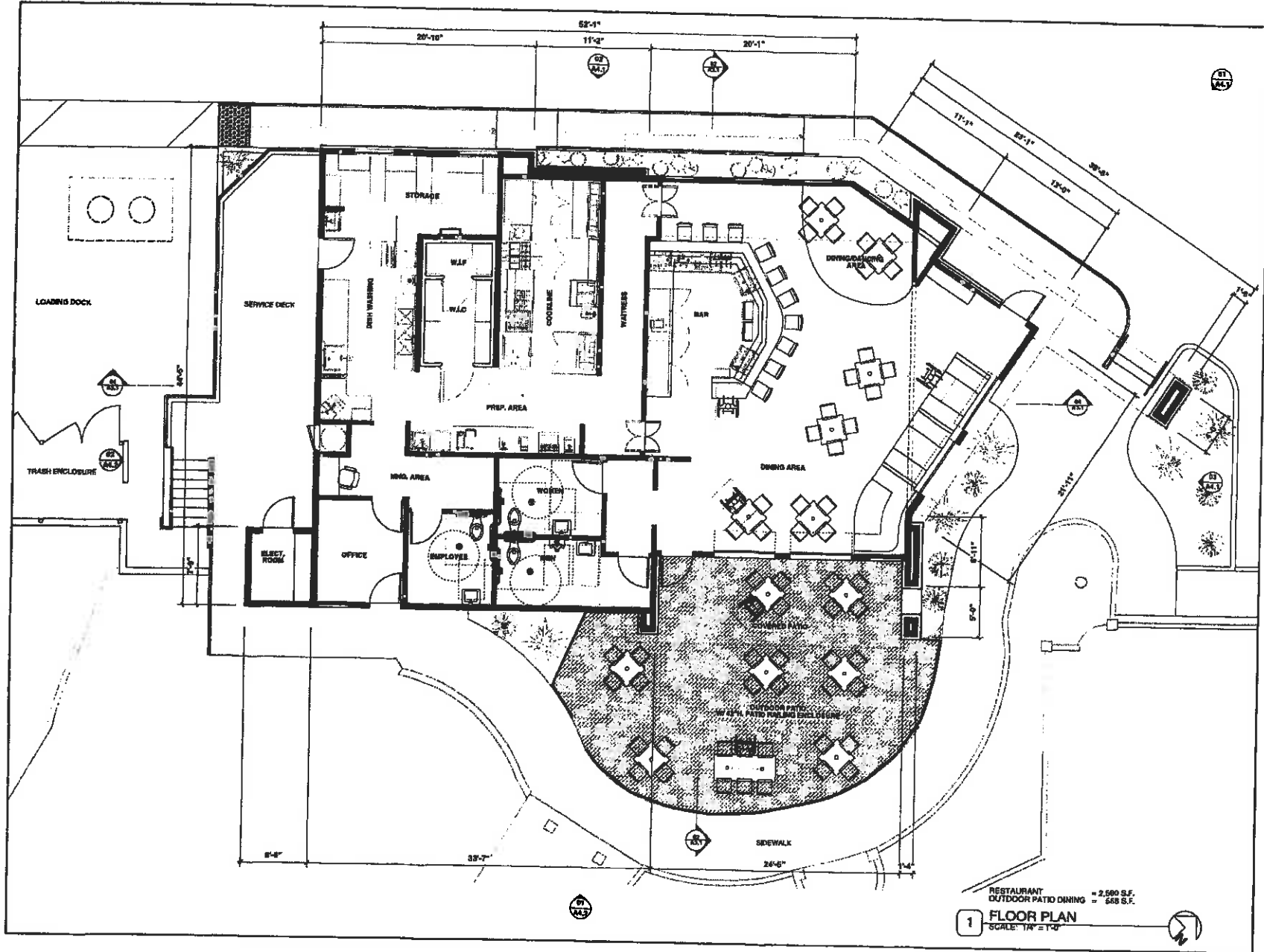
NO. | DATE | REVISION

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File No: 10037016
Scale: AS SHOWN
Project No: 005-44
Drawn By: [Signature]

PROPOSED SITE PLAN

A1.2



AIR ARCHITECTS
 3431 W. MacArthur Blvd. Ste. 117
 Santa Ana, CA 92704
 714.554.0167
 www.air-arch.com



PROJECT
CCBC RUNWAY
 68300 GAY RESORT DRIVE
 CATHEDRAL CITY, CA 92234

NO.	DATE	ISSUED BY/PROJ

Map Sheet: 13P150919
 Scale: 1/4" = 1'-0"
 Project No.: 088-16
 Drawn By: [Signature]

RESTAURANT = 2,590 S.F.
 OUTDOOR PATIO DINING = 668 S.F.

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

FLOOR PLAN
A2.1



P R O J E C T

CCBC RUNWAY
 68300 GAY RESORT DRIVE
 CATHEDRAL CITY, CA 92234

NO.	DATE	DESCRIPTION

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File Number: 18158074
 Scale: 1/4" = 1'-0"
 Project No.: 99-05
 Date: 01/18

EXTERIOR ELEVATIONS

A4.1

1 NORTH EAST ELEV.
 SCALE: 1/4" = 1'-0"

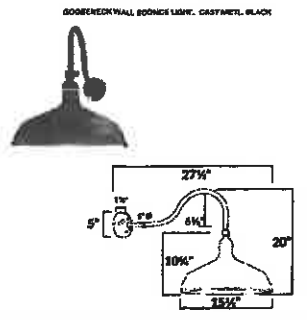
2 NORTH ELEV.
 SCALE: 1/4" = 1'-0"

3 SOUTH EAST ELEV.
 SCALE: 1/4" = 1'-0"

KEY NOTES

1. ALUM. STOREFRONT BY US MANUFACT. CHARCOAL GREY 6004715
2. ALL FRAMING AND INTERNAL EXHAUST TO MATCH STOREFRONT FRAMING
3. GOODENOW HELL BODICE LIGHT, CAST METL. BLACK
4. INSURGURE CASE WITH CLEAR GLASS CASE
5. 3/4" PLASTER CONTROL JOINT
6. CUSTOM METL. FINISH BRACKET, FINISH TO MATCH STOREFRONT
7. LEVEL UP ROOFTOP LIGHT BRAND PARAPET

LIGHT FIXTURE





P R O J E C T

CCBC RUNWAY
 68300 GAY RESORT DRIVE
 CATHEDRAL CITY, CA 92234

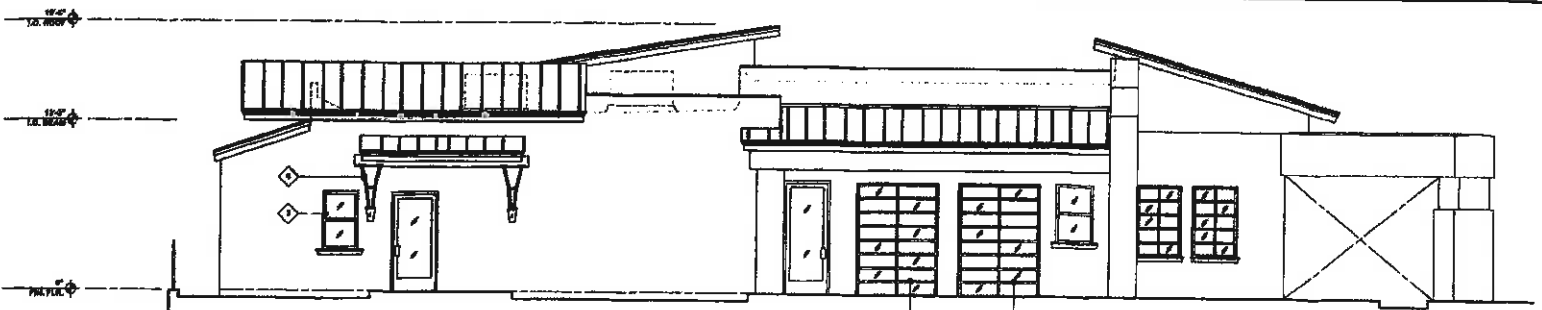
NO. | DATE | DESCRIPTION

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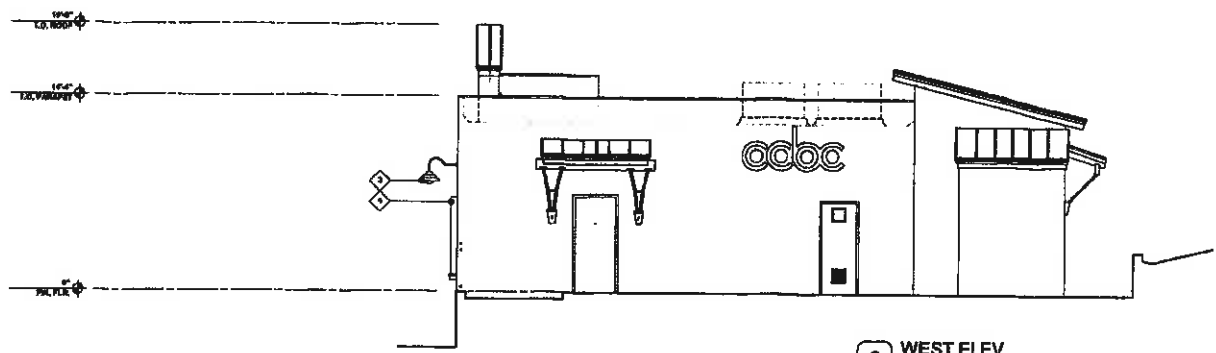
Plan Number: 12/12/2016
 Plot: 30' x 110'
 Project No: 086-16
 Drawn By: [Signature]

EXTERIOR ELEVATIONS

A4.2



1 SOUTH EAST ELEV.
 SCALE: 1/4" = 1'-0"

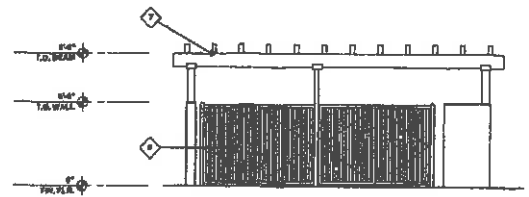


2 WEST ELEV.
 SCALE: 1/4" = 1'-0"

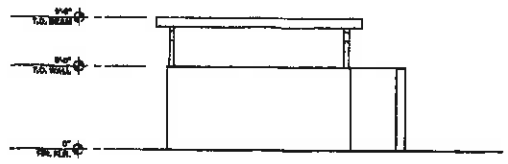
NOTE:
 REFER TO COLOR RENDERINGS AND MATERIAL BOARD FOR BUILDING'S EXTERIOR FINISHES

KEY NOTES

1. ALUM. STOREFRONT BY US ALUMINUM, CHARCOAL GREY FINISH
2. 1/2\"/>



3 WEST ELEV. - TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



4 NORTH ELEV. - TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



March 22, 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 Lerran St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Robert Rodriguez, Development Services Manager
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.: ZAP1048PS17
Related File No.: CUP17-005 (Conditional Use Permit), TPM37273 (Tentative Parcel Map)
APN: 687-510-053

Dear Mr. Rodriguez:

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. CUP17-005 (Conditional Use Permit), a proposal to develop two warehouse buildings (with floor areas of 28,838 and 14,606 square feet) for the purpose of medical cannabis cultivation on 2.81 acres located at the southerly terminus of Margot Murphy Way, southerly of Palm Canyon Drive (and with a projected address of 67905 East Palm Canyon Drive), and westerly of Perez Road, and City of Cathedral City Case No. TPM37273 (Tentative Parcel Map), a proposal to divide the 2.81-acre site into two commercial parcels.

The site is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone E of the Palm Springs International Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

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 13,782 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 533.3 feet AMSL. The project site elevation is 373 feet AMSL, and the tallest proposed building height is 36 feet, resulting in a maximum top point elevation of 409 feet AMSL. Therefore, review by the FAA OES 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:

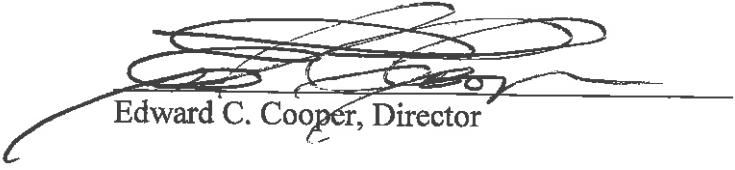
CONDITIONS:

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 and tenants of the buildings.
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.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this proposal.

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

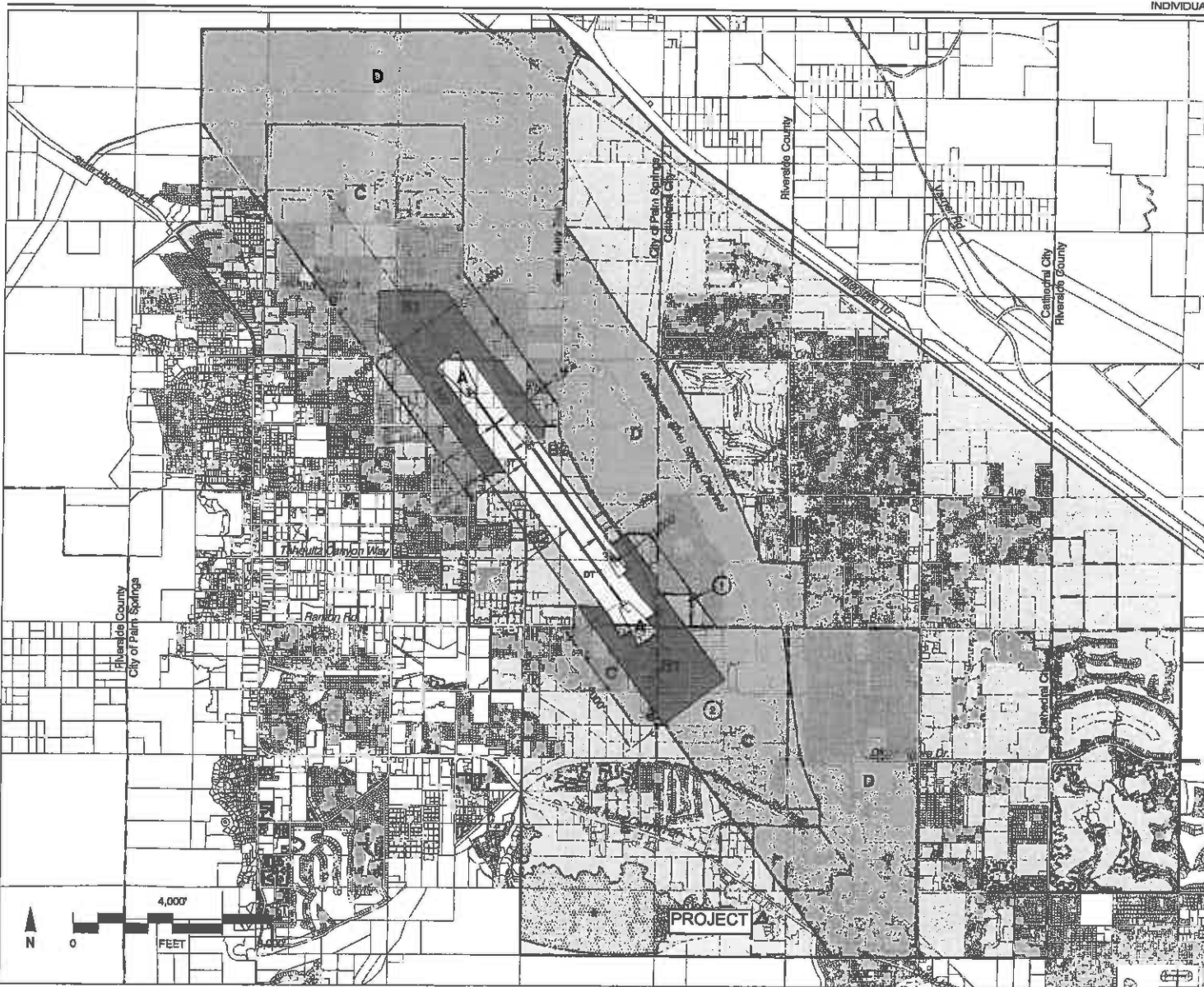
Attachment: Notice of Airport in Vicinity

cc: Brook Field Park Ventures, LLC (applicant)
Alex Gonzales/Mario Gonzales (representative)
M & M Land Co. (listed landowner)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1048PS17\ZAP1048PS17.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.

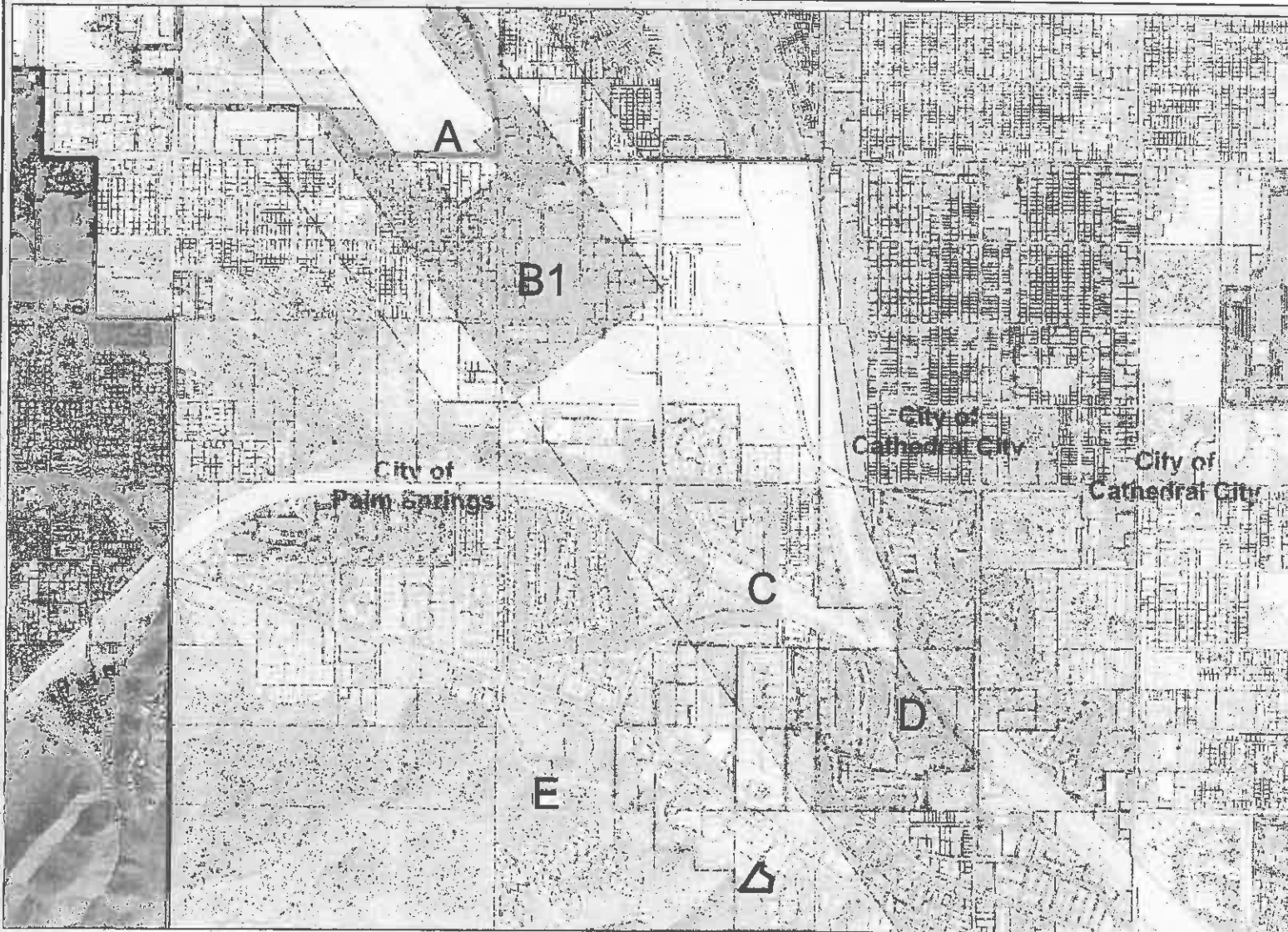
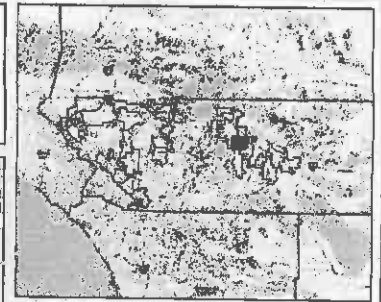
See Policy PS.2.1.

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

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 3,048 6,095 Feet



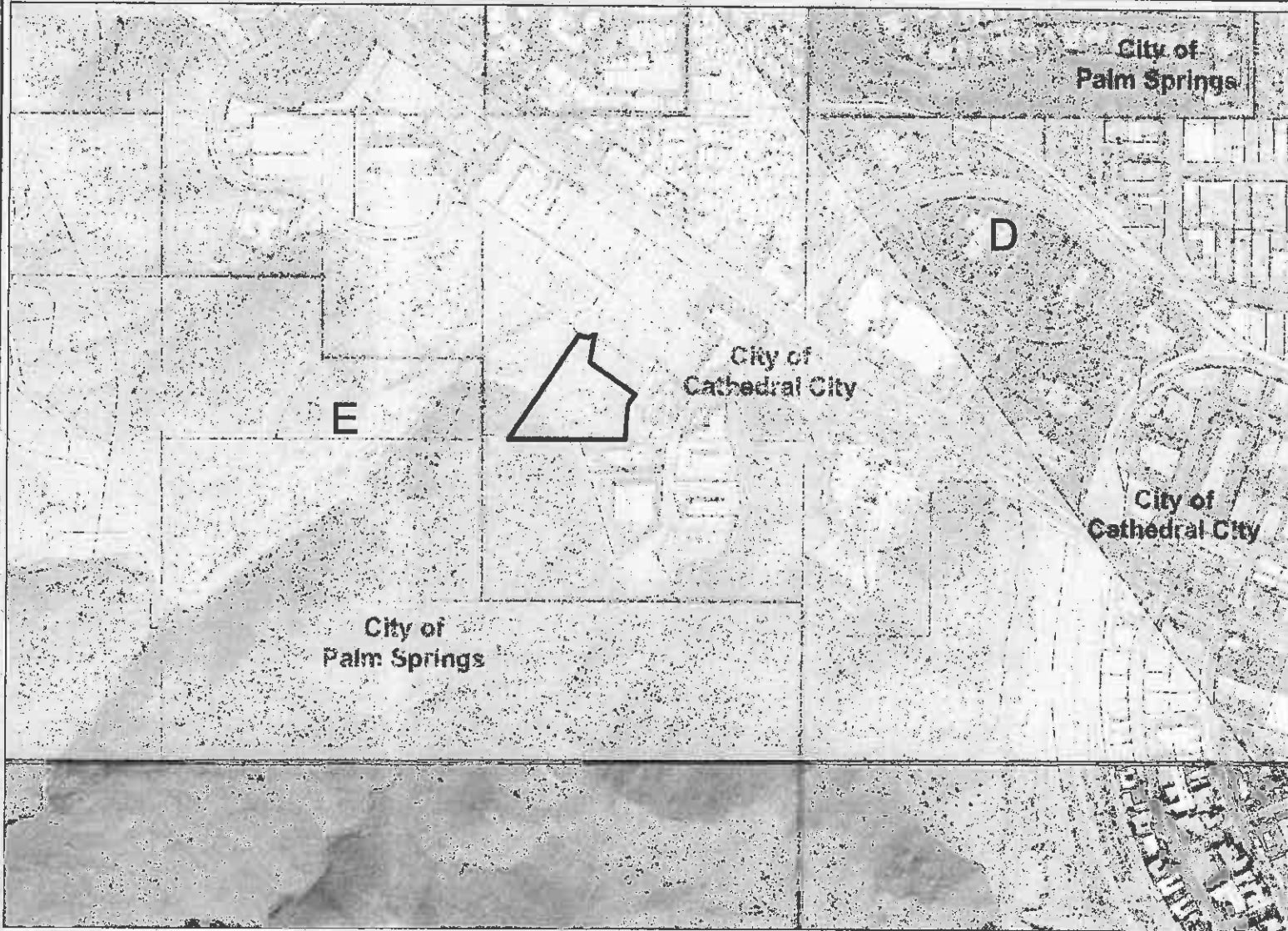
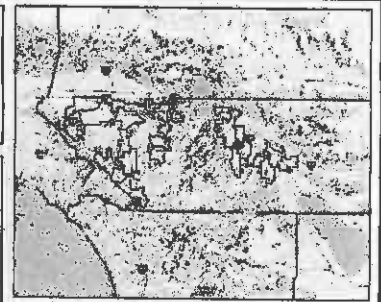
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Notes

My Map



Legend

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



0

762

1,524 Feet



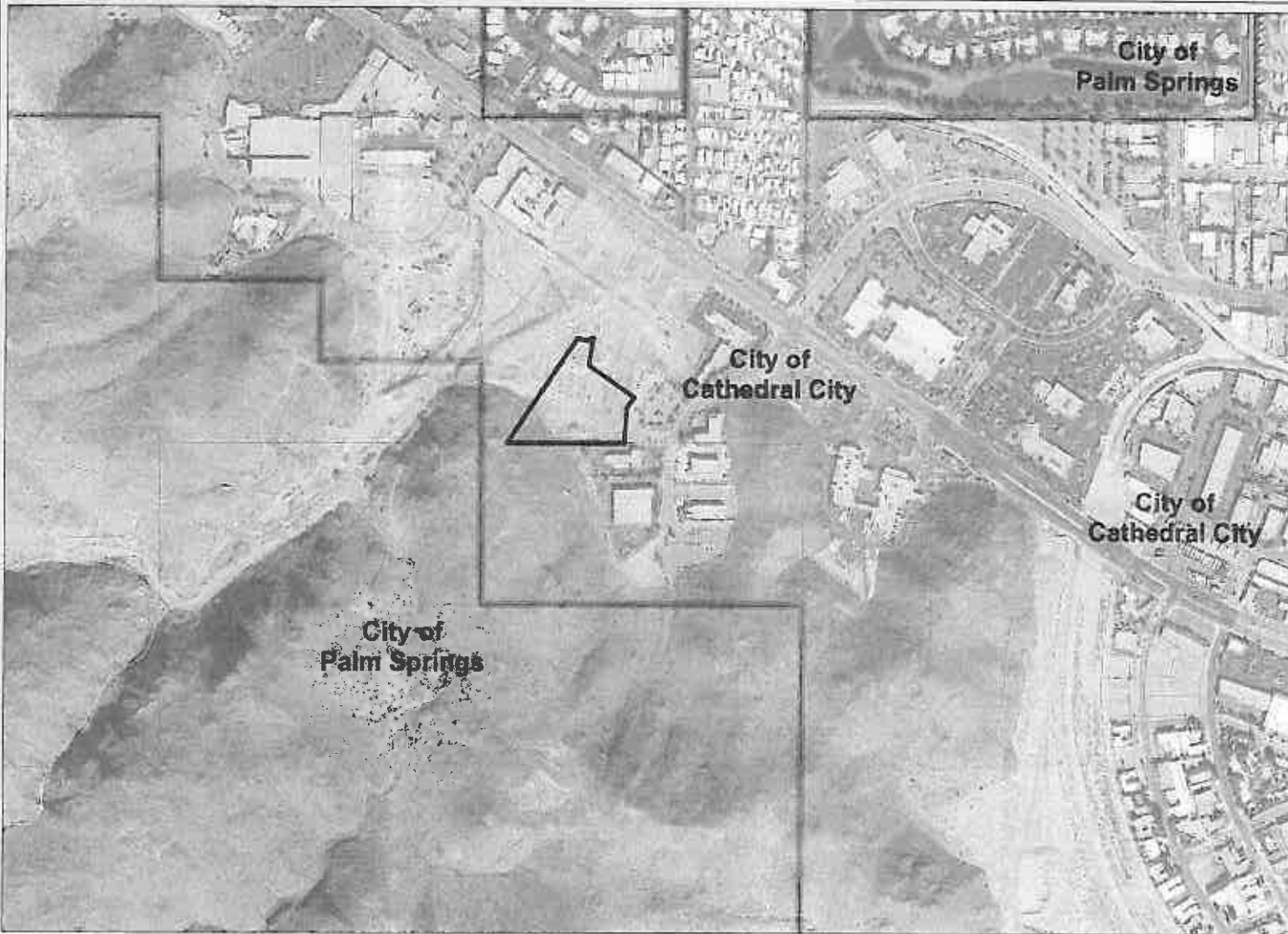
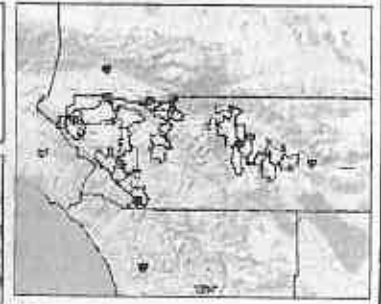
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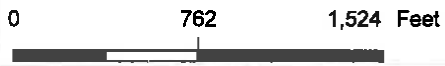
Notes

My Map



Legend

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



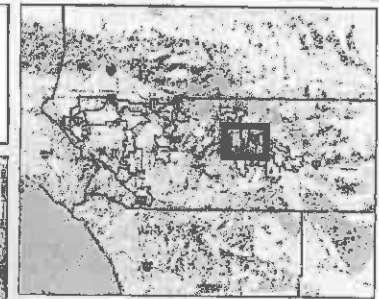
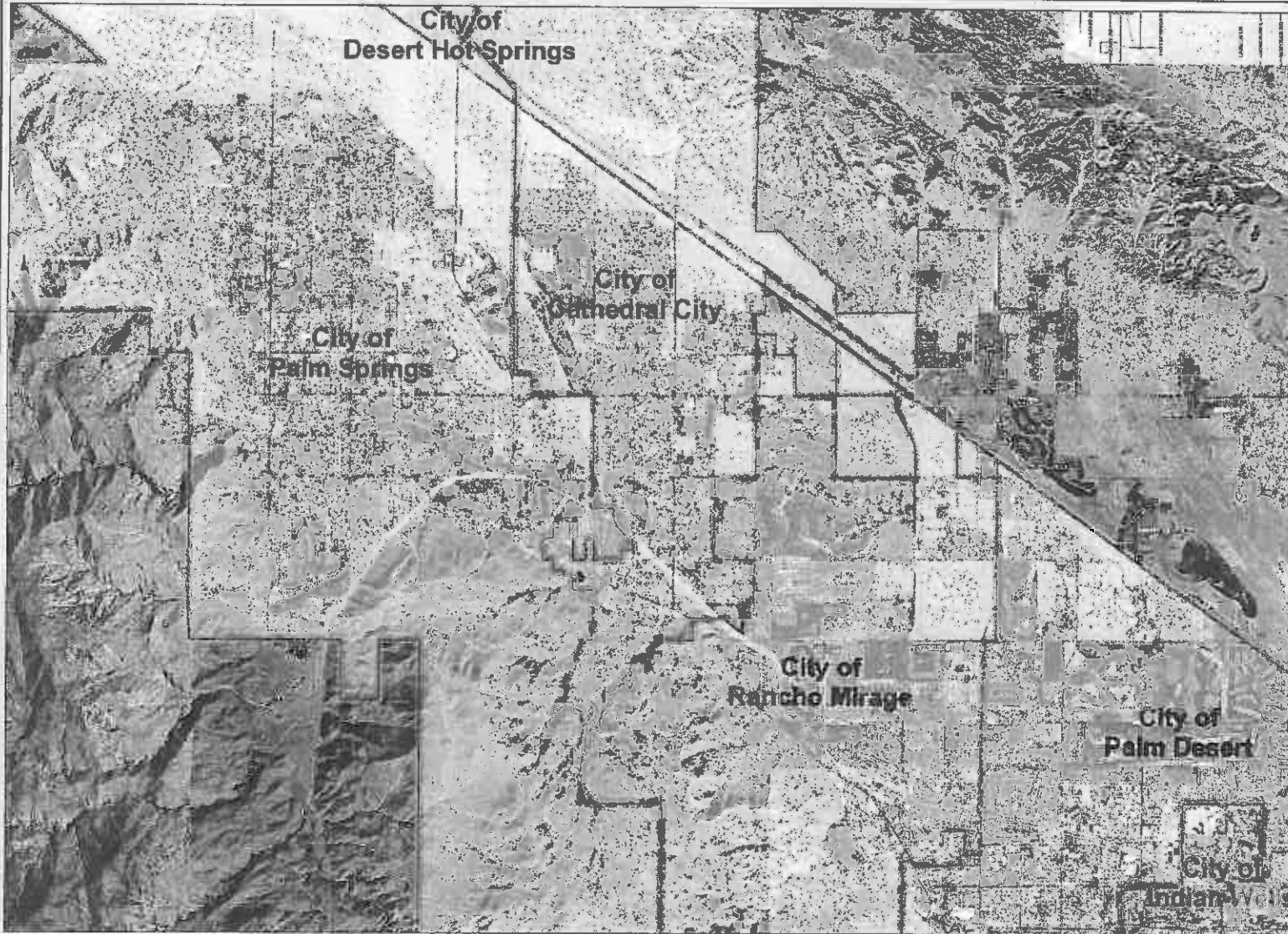
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Notes

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 12,191 24,381 Feet



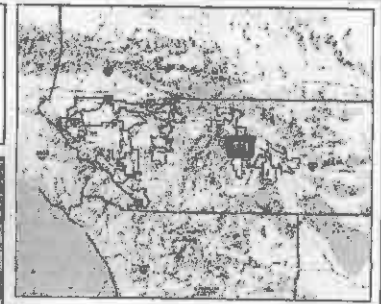
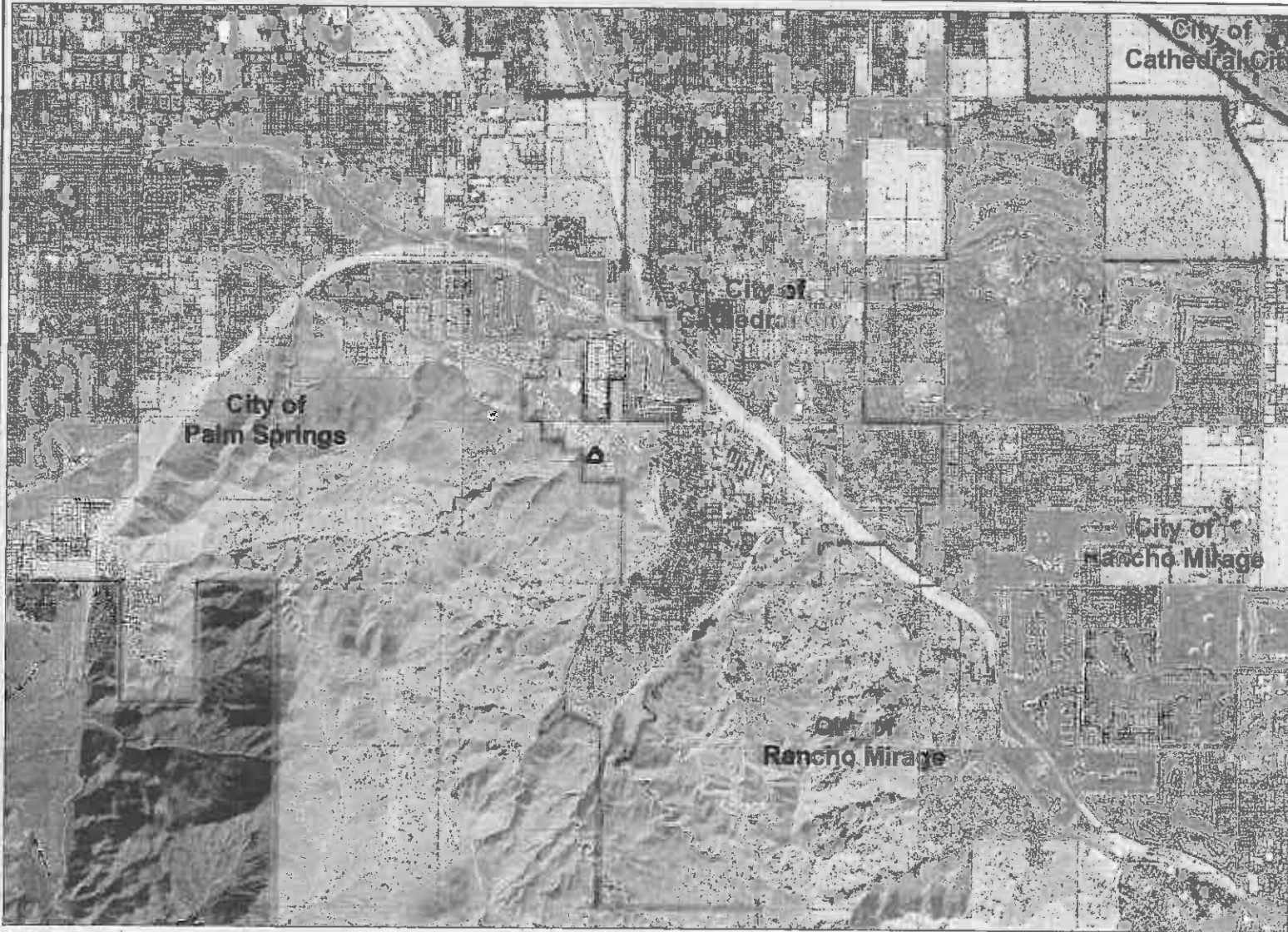
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Notes

My Map



Legend

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



0 6,095 12,191 Feet



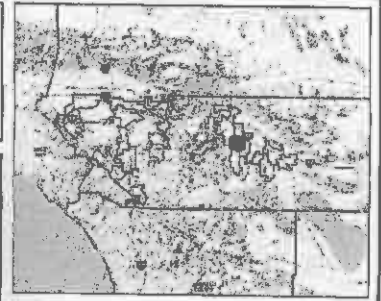
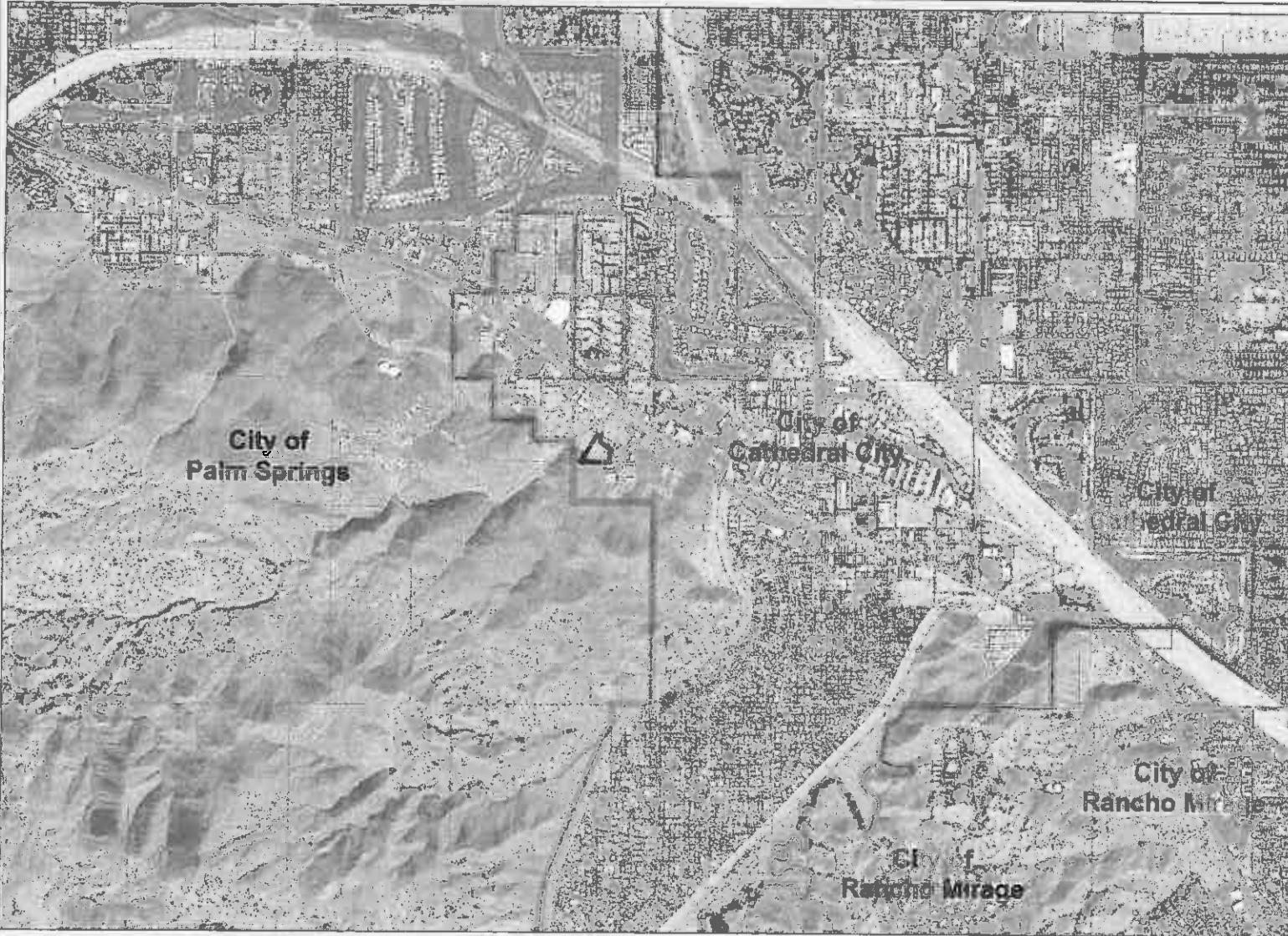
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Notes

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 3,048 6,095 Feet



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Notes

My Map



Legend

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



0 1,524 3,048 Feet



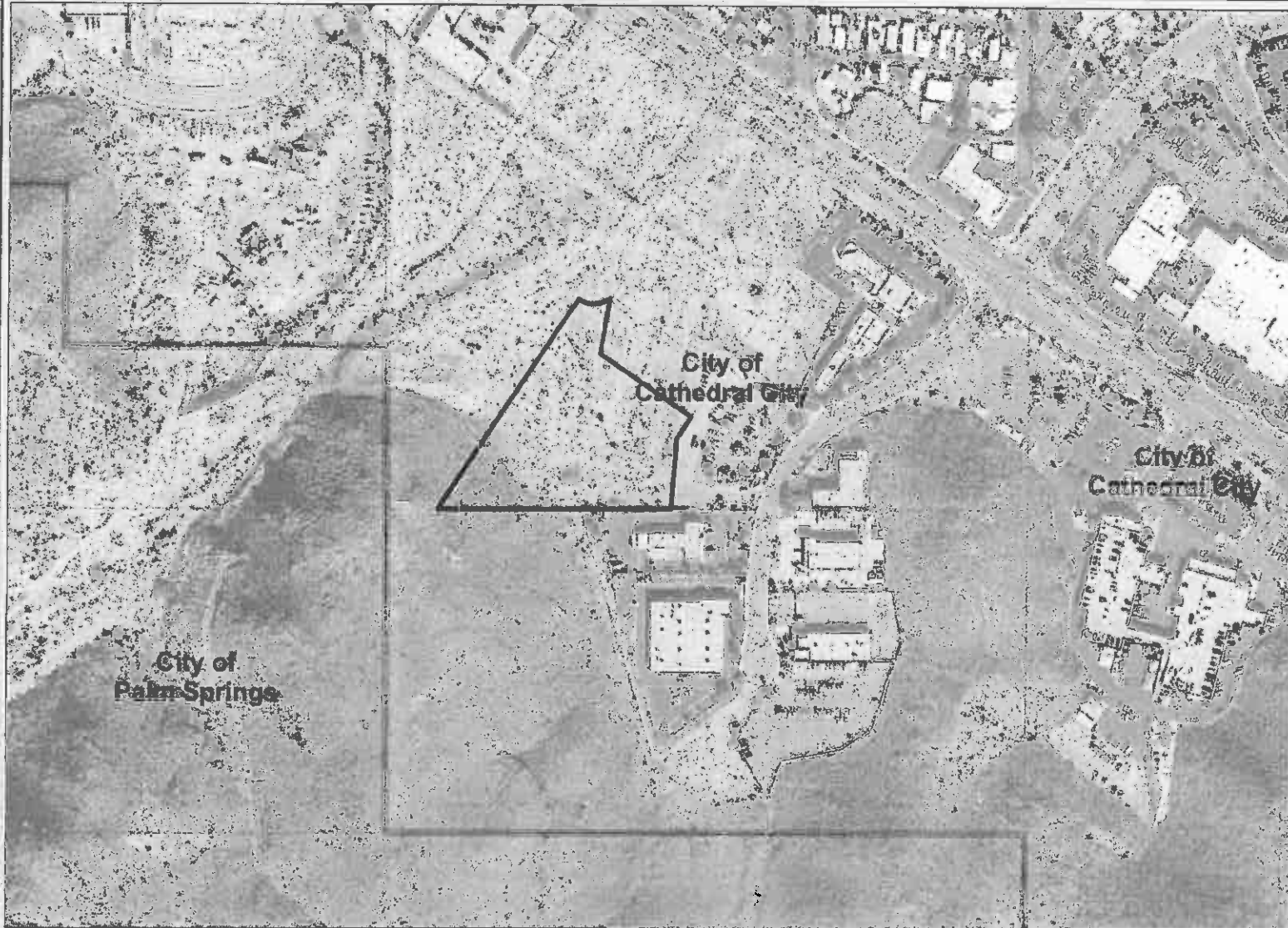
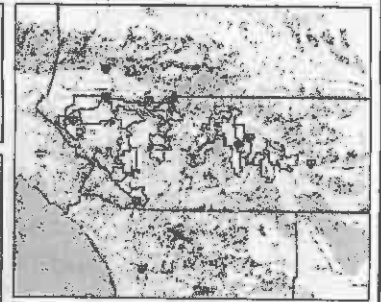
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Notes

My Map



Legend

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



0 381 762 Feet



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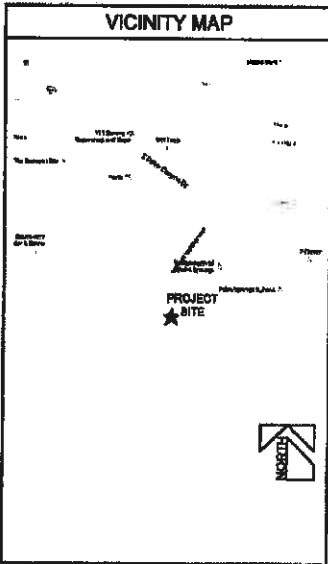
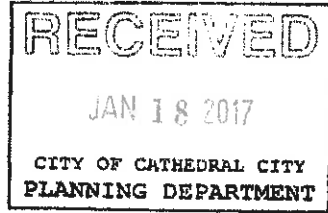
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Notes

CONDITIONAL USE PERMIT SUBMITTAL

NEW GROWING FACILITIES AT: ECOPLEX PARK

67-905 EAST PALM CANYON DRIVE
CATHEDRAL CITY, CA. 92234



PROJECT DATA		
PROPERTY NUMBER: 174	TYPE OF CONSTRUCTION: NEW	GENERAL INFORMATION: BUILDING A - 1ST FLOOR = 14,780 SQ. FT. 2ND FLOOR = 14,880 SQ. FT. TOTAL BUILDING A = 29,660 SQ. FT.
SECURITY SERVICE: N/A	TYPE OF OCCUPANCY: YES	GENERAL INFORMATION: BUILDING B - 1ST FLOOR = 14,780 SQ. FT. 2ND FLOOR = 14,880 SQ. FT. TOTAL BUILDING B = 29,660 SQ. FT.
APN: 877-00-003	PERMITS/REQUIREMENTS: SAR, 1 SF-C	NEW GROWING FACILITIES AT ECOPLEX PARK: OCCUPANCY TYPE: TYPE 1A (RETAIL)
LEGAL DESCRIPTION: SECURITY SERVICE: 100-0000 MANAGEMENT: 100-0000 SETBACK: 2 SEWER: NOT AVAILABLE STREET LIGHTING: NOT AVAILABLE	EXISTING BUILDINGS: BUILDING A - 1ST FLOOR = 14,780 SQ. FT. BUILDING B - 1ST FLOOR = 14,780 SQ. FT. BUILDING C - 1ST FLOOR = 14,780 SQ. FT.	EXISTING BUILDINGS: BUILDING A - 1ST FLOOR = 14,780 SQ. FT. BUILDING B - 1ST FLOOR = 14,780 SQ. FT. BUILDING C - 1ST FLOOR = 14,780 SQ. FT.
PROJECT SUMMARY		
NEW CONSTRUCTION AS FOLLOWS: A. CONSTRUCTION OF TWO (2) NEW COMMERCIAL GROWING FACILITY BUILDINGS.		
UTILITIES		
WATER: SHERBEE WATER AGENCY (760) 325-1871	SEWER: SHERBEE WATER AGENCY (760) 325-1871	TELEPHONE: SOUTHERN CALIFORNIA EDISON (760) 999-2766
CABLE TV: SOUTHERN CALIFORNIA EDISON (760) 999-2766	INTERNET: SOUTHERN CALIFORNIA EDISON (760) 999-2766	POWER: SOUTHERN CALIFORNIA EDISON (760) 999-2766
UTILITIES NOTE		
UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE CITY OF CATHEDRAL CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.		

APPLICABLE CODES	
APPLICABLE CODES AS OF JANUARY 1, 2017 CALIFORNIA CODE OF REGULATIONS (C.C.R.) CONTAINING THIS PROJECT:	
3018 CALIFORNIA BUILDING CODE, (Code as Amended)	PART 2
3019 CALIFORNIA ELECTRICAL CODE, (Code as Amended)	PART 2
3020 CALIFORNIA PLUMBING CODE, (Code as Amended)	PART 2
3021 CALIFORNIA GAS CODE, (Code as Amended)	PART 2
3022 CALIFORNIA FIRE CODE, (Code as Amended)	PART 2
3023 CALIFORNIA GREEN BUILDING STANDARDS CODE, (Code as Amended)	PART 2
3024 CALIFORNIA REFERENCED STANDARDS CODE, (Code as Amended)	PART 2
DEFERRED APPROVALS	
1. FIRE ALARMS 2. FIRE ALARMS	
THIS SUBMITTAL IS TO BE REVIEWED WITH AN APPLICABLE FIRE ALARM SYSTEM AND FIRE ALARM SYSTEM COORDINATION TO PROVIDE THE SYSTEM TO BE REVIEWED WITH THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL REVIEW THE SYSTEM FOR THE SCOPE OF THE FIRE ALARM AND FIRE ALARM SYSTEM TO BE REVIEWED WITH THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL REVIEW THE SYSTEM FOR THE SCOPE OF THE FIRE ALARM AND FIRE ALARM SYSTEM TO BE REVIEWED WITH THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL REVIEW THE SYSTEM FOR THE SCOPE OF THE FIRE ALARM AND FIRE ALARM SYSTEM TO BE REVIEWED WITH THE FIRE DEPARTMENT.	
CONSTRUCTION HOURS	
REGULAR HOURS: 8:00 A.M. TO 5:00 P.M.	NON-REGULAR HOURS: NONE
SATURDAY: 8:00 A.M. TO 5:00 P.M.	SUNDAY: NONE
HOLIDAY: NONE	GOVERNMENT CODE HOLIDAY: NONE

SHEET INDEX	
ARCHITECTURAL	
SHEET SHEET DESCRIPTION	
T-1	TITLE SHEET, VICINITY MAP, & SHEET INDEX
A-1.0	SITE PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-3.0	ROOF PLAN
A-4.0	EXISTING ELEVATIONS - BLDG. A
A-4.1	EXISTING ELEVATIONS - BLDG. B
A-4.2	BUILDING SECTIONS
A-4.3	COLOR ELEVATIONS - BLDG. A
A-4.4	COLOR ELEVATIONS - BLDG. B
A-5.0	SITE PHOTOGRAPHS
CIVIL	
SHEET SHEET DESCRIPTION	
C-1.0	TITLE SHEET, VICINITY MAP, & SHEET INDEX
C-1.1	PRELIMINARY GRADING/DRAINAGE PLAN
LANDSCAPE	
SHEET SHEET DESCRIPTION	
L-1.1	COLOR PLANTING PLAN

OWNER
M&M PROPERTY COMPANY, LLC
3715 BRIDGEMONT
ORLAND, CALIFORNIA 94603
TEL: 925-835-4529
CONTACT: MICHAEL MURPHY
E-MAIL: MMURPHY@M&MPROPERTY.COM

APPLICANT
MOUNTAIN EDGE COLLECTIVE, INC.
8050 DATE PALM DRIVE
CATHEDRAL CITY, CALIFORNIA 92234
TEL: 760-325-8400
FAX: 760-325-8400
CONTACT: ALEX ORIOLETTI
E-MAIL: ALEX.O@MOUNTAINEDGE.COM

CONTRACTOR
GSA PROPERTIES
3075 DATE PALM DRIVE
CATHEDRAL CITY, CALIFORNIA 92234
TEL: 760-325-8400
FAX: 760-325-8400
CONTACT: MARCO VONDRAN
E-MAIL: MARCO@GSA-PROPERTIES.COM

ARCHITECT
PEARSON AND ASSOCIATES, INC.
71400 HWY 111, SUITE 5
PALO ALTO, CALIFORNIA 94304
TEL: 760-325-8400
FAX: 760-325-8400
CONTACT: PHILIP PONDOR
E-MAIL: PHILIP@PEARSON-ASSOCIATES.COM

CIVIL
PONDOR ENGINEERING
225 SOUTH GARDEN DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TEL: 760-325-8400
FAX: 760-325-8400
CONTACT: PHILIP PONDOR
E-MAIL: PHILIP@PONDORENGINEERING.COM

LANDSCAPE
MAY LUPES ASSOCIATES
4524 OLA RIVER STREET
BOCA RATON, FL 33481
TEL: 760-325-8400
FAX: 760-325-8400
CONTACT: MAY LUPES
E-MAIL: MLUPES@MAYLUPES.COM

PLANNING DEPARTMENT SUBMITTAL - 01/16/17

PLANNING DEPARTMENT

TITLE SHEET / VICINITY MAP AND SHEET INDEX

ECOPLEX PARK

PROJECT NO. 17-0000

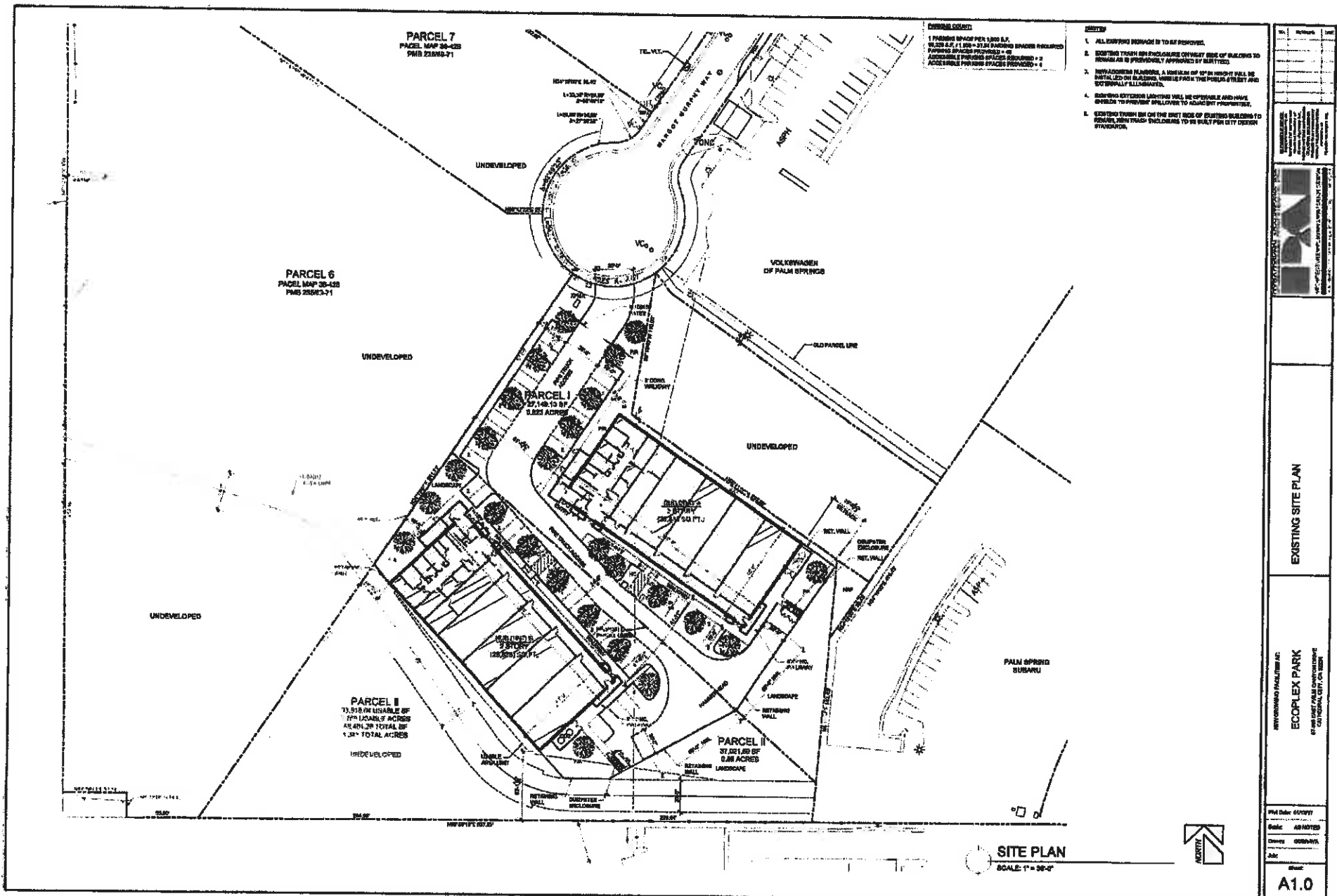
DATE: 01/16/17

SCALE: AS SHOWN

DESIGN: OMBRYA

DATE: 01/16/17

FILE: 17-0000



GENERAL NOTES
 1. PARKING SPACES FOR 2,800 S.F. 10'x20' S.F. 1,100 = 25.56 PARKING SPACES INCLUDING PARKING SPACES PROVIDED * 40 AVAILABLE PARKING SPACES REQUIRED * 2 ACCESSIBLE PARKING SPACES PROVIDED * 2

- NOTES**
1. ALL EXISTING STORAGE IS TO BE REMOVED.
 2. EXISTING TREES TO BE PRESERVED ON THE WEST SIDE OF BUILDING TO REMAIN AS IS UNLESS APPROVED BY THE CITY.
 3. UNPAVING AREAS, A NUMBER OF WHICH WILL BE INSTALLED ON BUILDING, SHALL BE THE RESPONSIBILITY AND SOLELY AT THE OWNER'S RISK.
 4. EXISTING EXTERIOR LIGHTING WILL BE REMOVED AND NEW LIGHTING TO BE PROVIDED TO MEET THE CITY'S REQUIREMENTS.
 5. EXISTING TREES ON THE EAST SIDE OF EXISTING BUILDINGS TO REMAIN, WITH TRUNK ENCLASURES TO BE INSTALLED PER CITY DESIGN STANDARDS.

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



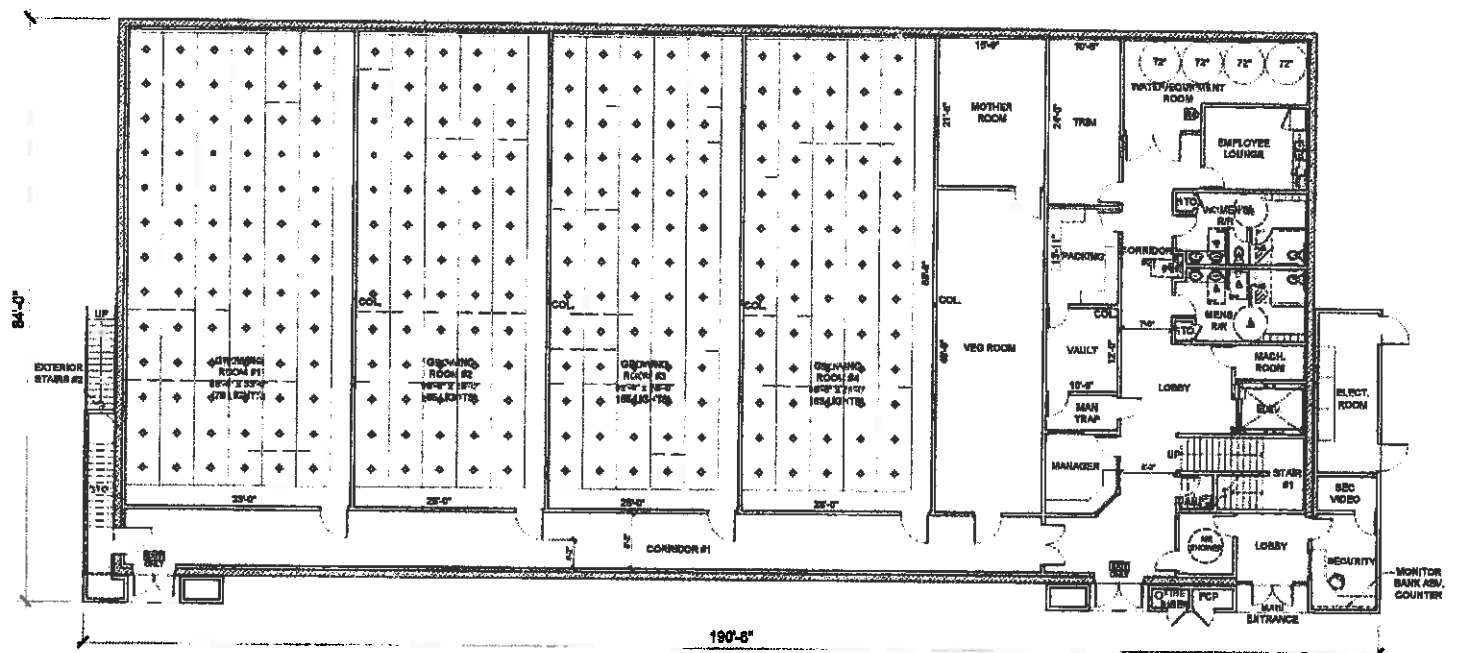
No.	Revised	Date



EXISTING SITE PLAN

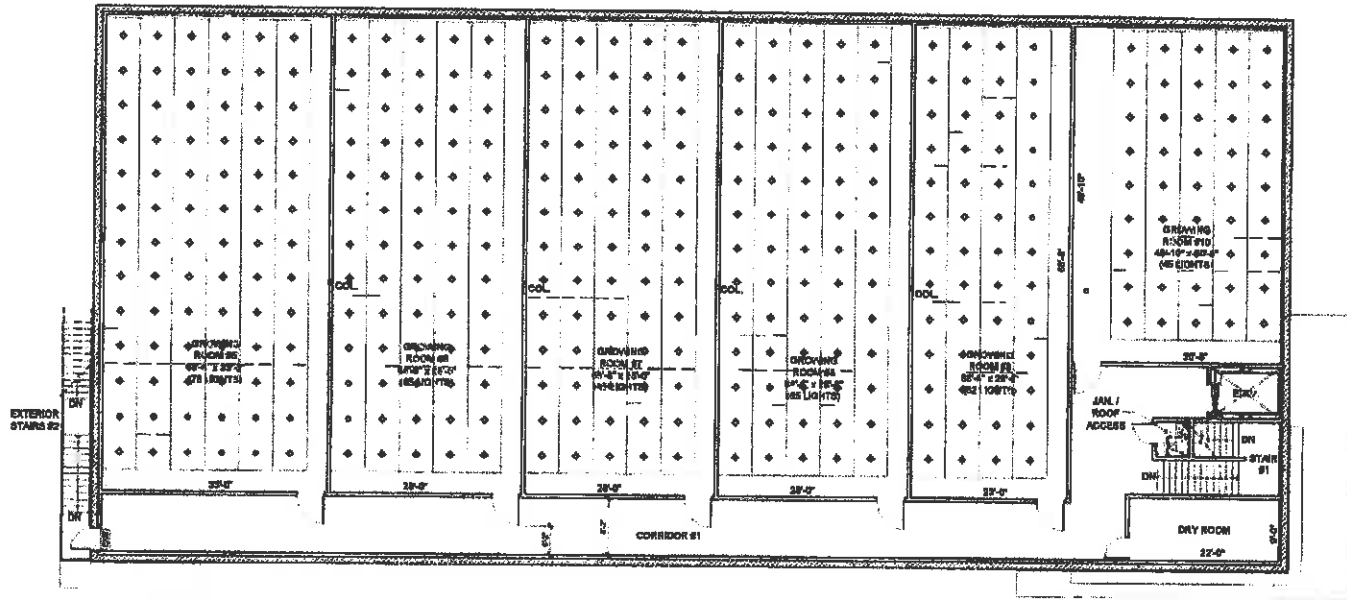
PREPARED BY: **ECOPLEX PARK**
 400 WEST PALM AVENUE
 PALM SPRING, CA 92262

PM Date: 01/12/17
 Scale: AS NOTED
 Designer: GORDON
 Job:
 Sheet: **A1.0**



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	REVISED	DATE
<p>DESIGNED BY: [Name]</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: [Date]</p>		
<p>FLOOR PLAN</p>		
<p>PROJECT: ECOPLEX PARK</p> <p>OWNER: [Name]</p> <p>LOCATION: [Address]</p>		
<p>DATE: [Date]</p> <p>SCALE: 1/8" = 1'-0"</p>		
<p>DESIGNED BY: [Name]</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: [Date]</p>		
<p>A2.0</p>		



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

No.	Revisions	Date

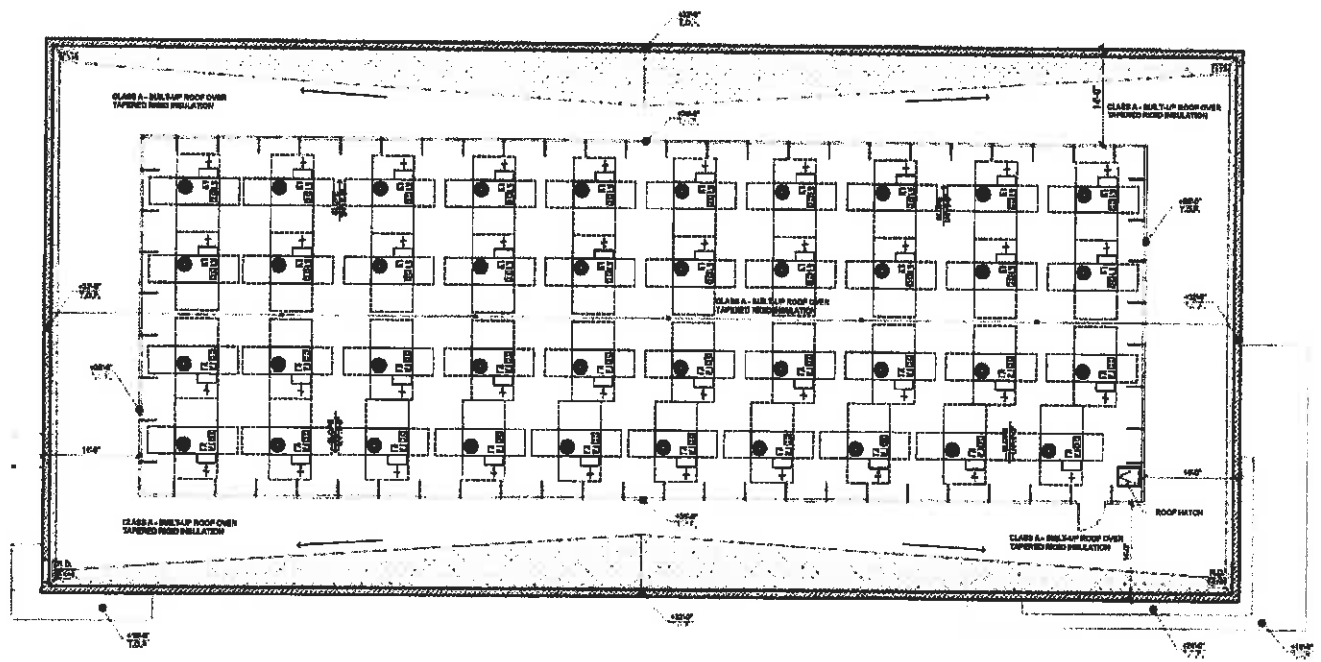


SECOND FLOOR PLAN

NEW BRUNSWICK FACILITIES, INC.
ECOPLEX PARK
 600 HAZEL HILL LANE
 COLUMBIA CITY, IN 47526

Plan Date:	01/13/17
Scale:	AS NOTED
Drawn:	SRINIVASA
Check:	
Sheet:	

A2.1



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

NO.	DATE	DESCRIPTION

PROJECT: ECOPLEX PARK
 LOCATION: CENTRALIA, OR
 DRAWING NO.: 17-0000-001-001

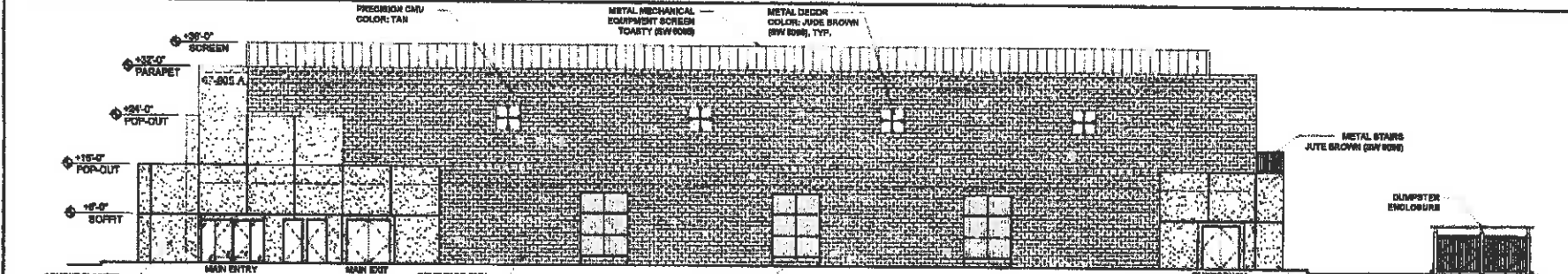


ROOF PLAN

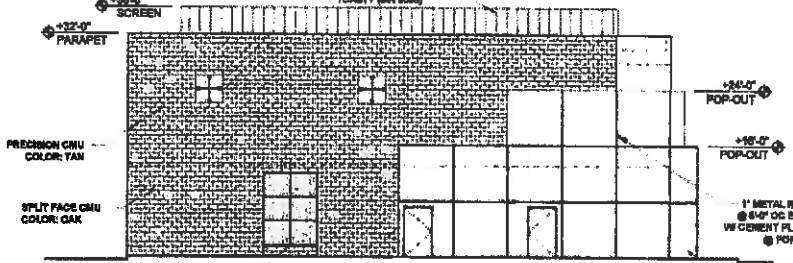
PROJECT LOCATED AT:
ECOPLEX PARK
 1000 WEST MAIN STREET
 CENTRALIA, OR 97102

Prep: GVS/SVP
 Check: AS/RYEJ
 Drawn: SUBRAMA
 Date: 12/15/17

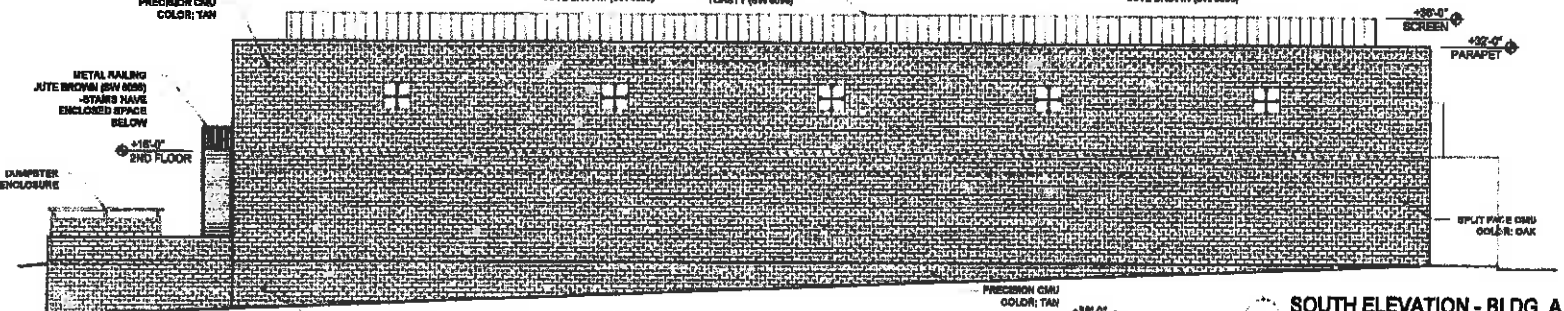
A4.0



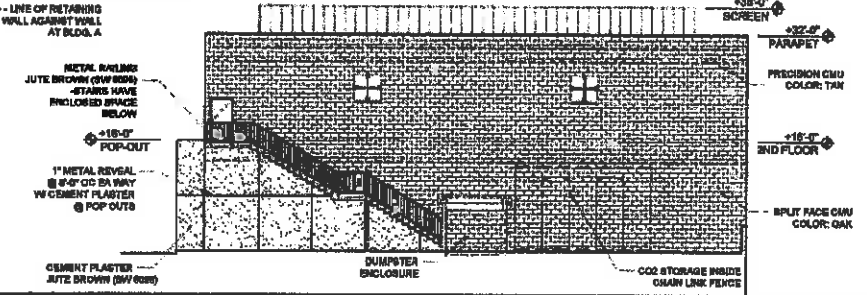
NORTH ELEVATION - BLDG. A
SCALE: 1/8" = 1'-0"



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



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



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

NO.	REVISION	DATE

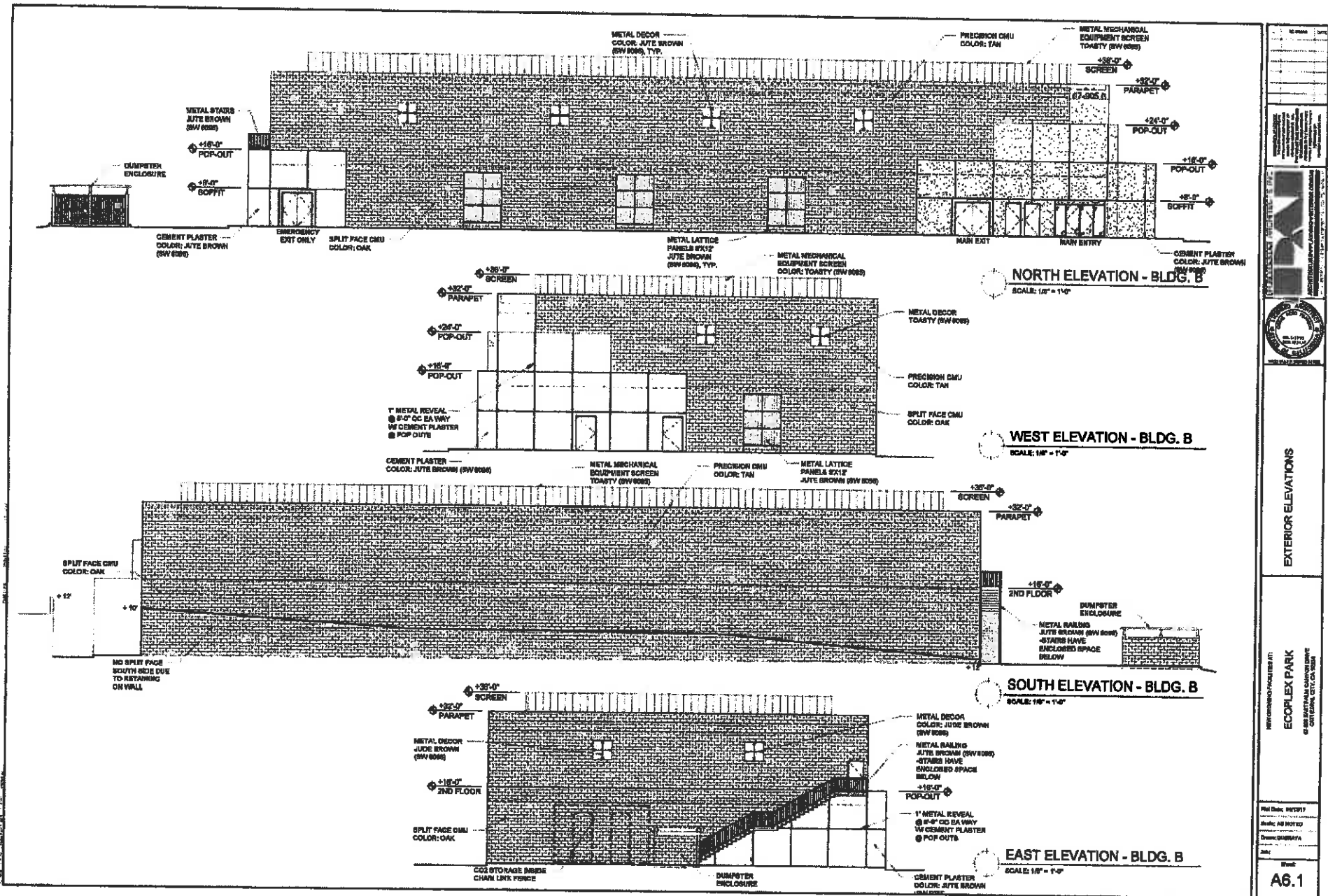


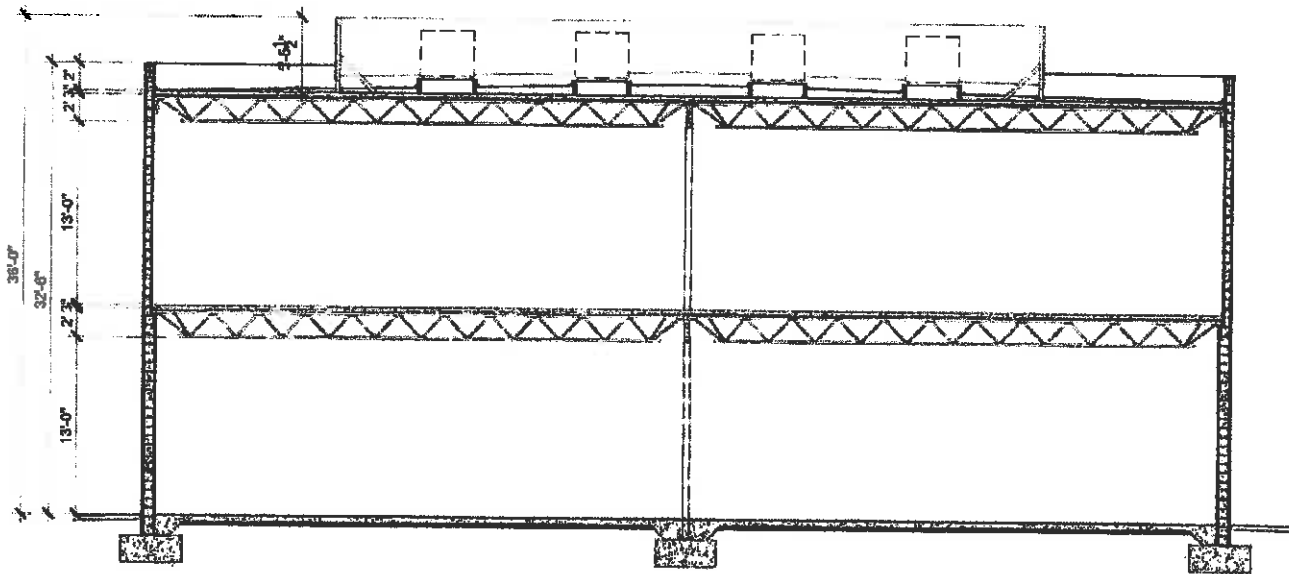
EXTERIOR ELEVATIONS

PROJECT: ECOPLEX PARK
 600 WEST WALKER AVENUE
 CHANDLER, AZ 85226

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 01/13/17

A6.0





TYPICAL BUILDING SECTION
 SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHOWN IN PARENTHESIS ARE TO BE MAINTAINED AT ALL TIMES.

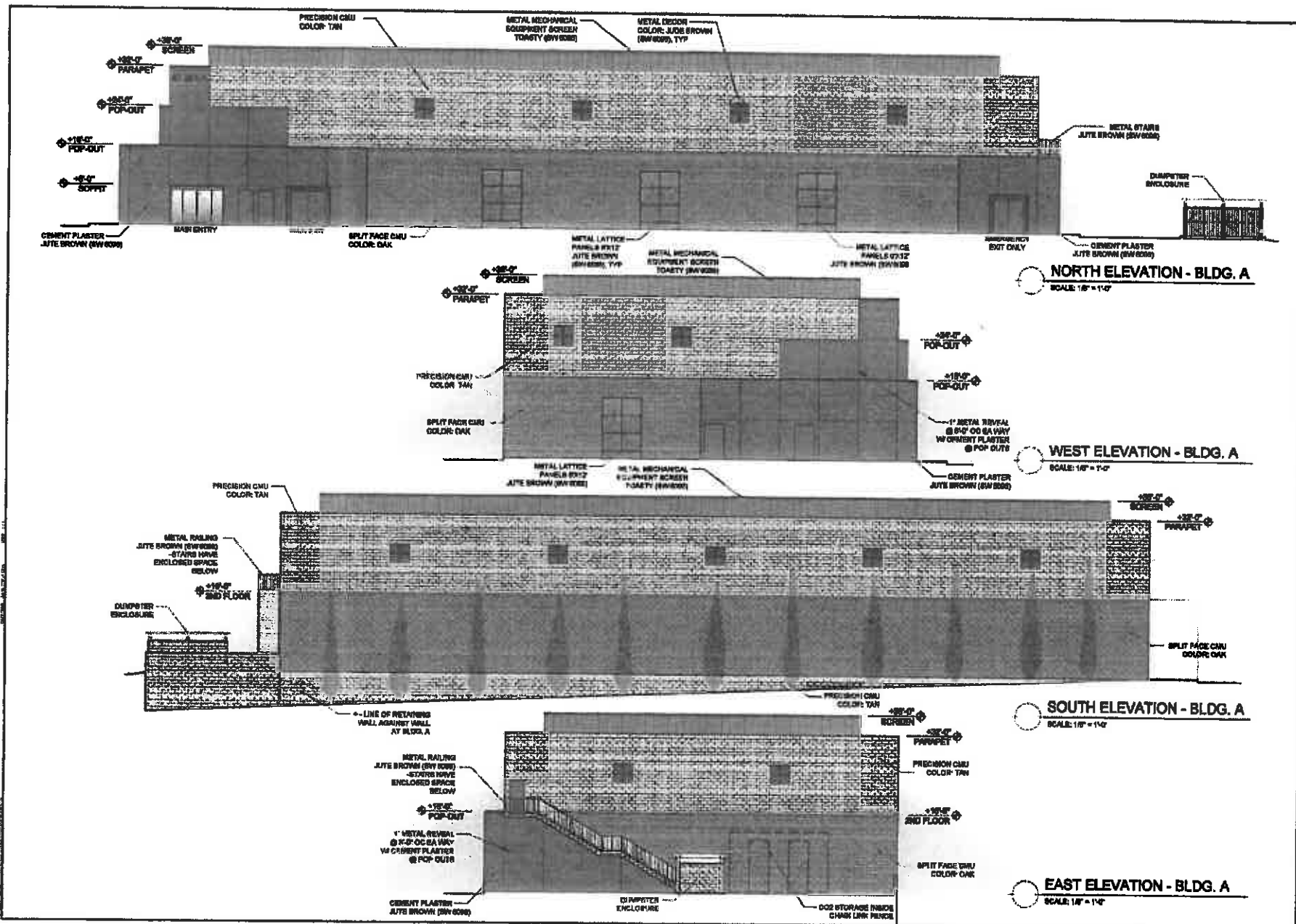


BUILDING SECTION

NEW CONCRETE FACILITIES, INC.
ECOPLEX PARK
 14000 E. HIGHWAY 160, SUITE 100
 DENVER, CO 80231

Project: 012017
 Date: 01/13/17
 Drawing: 012017A

Scale:
A7.0



NO.	REVISION	DATE

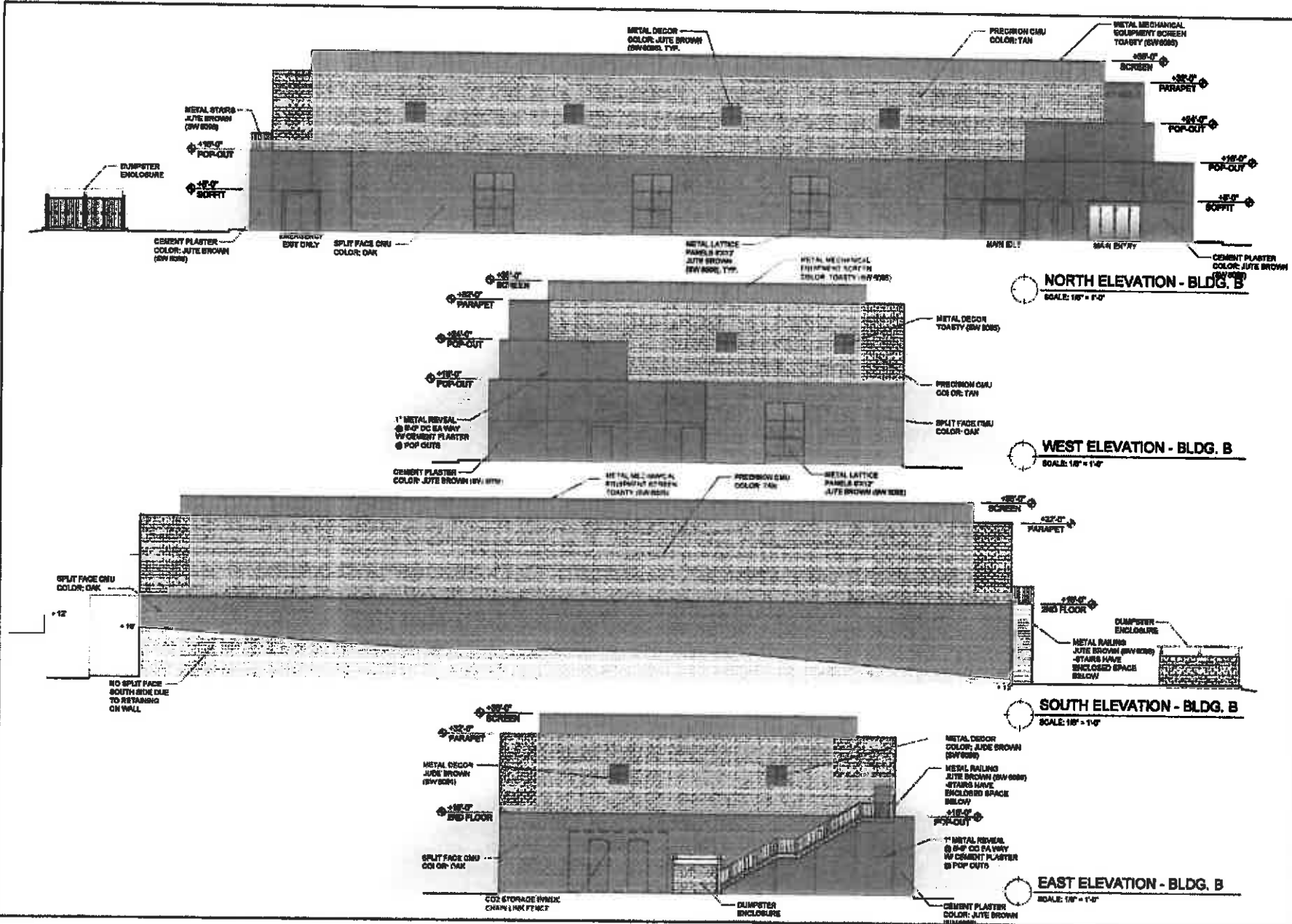


EXTERIOR ELEVATIONS

PROJECT: ECOPLEX PARK
 1400 CALDWELL BLVD., SUITE 200
 WARRINGTON, NC 27579

Plot Date: 8/10/17
 From: ARCHITECT
 Design: JMM/STW
 Date: 8/10/17
 Job: A6.0

A6.0



NO.	SYMBOL	DATE

EXTERIOR ELEVATIONS

REVISED: 11/03/17
ECOPLEX PARK
BY: [unintelligible]
DATE: 11/03/17

Rev Date: 11/03/17
Title: A6.1
Drawn: [unintelligible]
Scale: [unintelligible]
Sheet: [unintelligible]

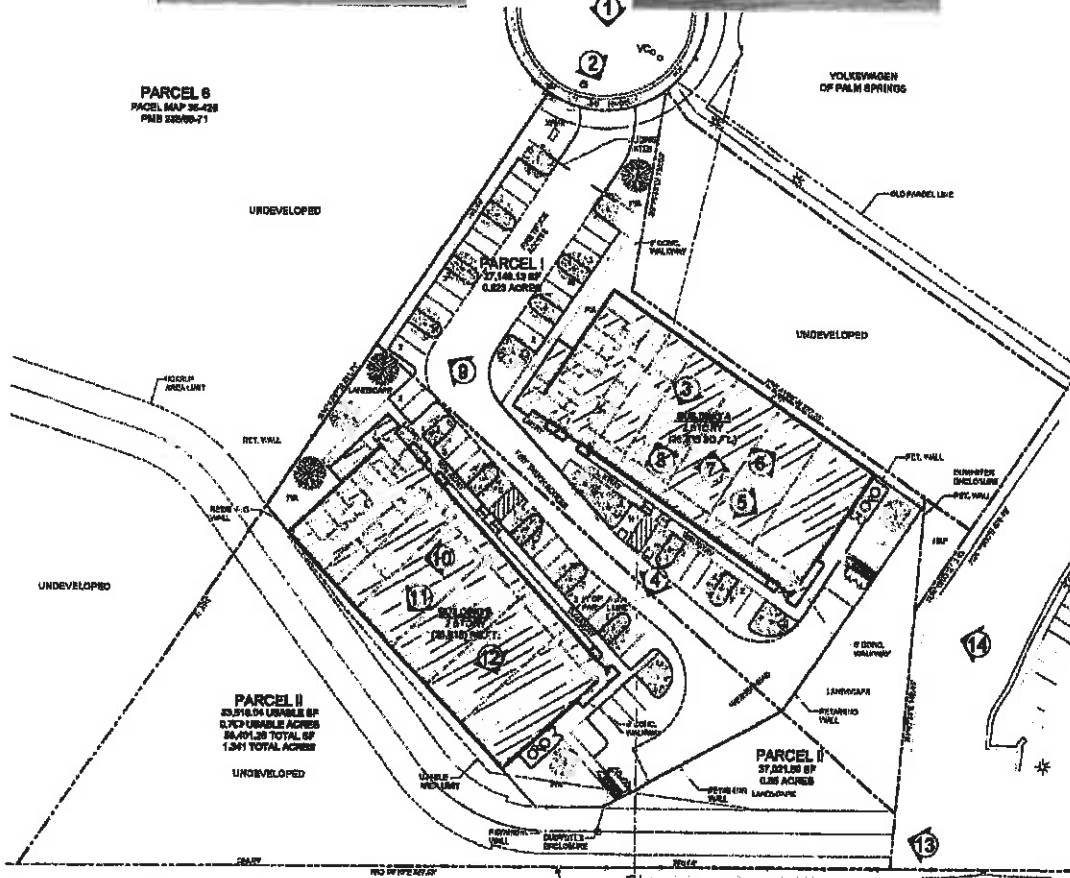
A6.1



PARCEL 6
 PACEL MAP 35-428
 PHD 22069-71

UNDEVELOPED

YOLKSWAGEN
 OF PALM SPRINGS



PARCEL II
 23.654 USABLE ACRES
 34.4028 TOTAL OF
 1.547 TOTAL ACRES

UNDEVELOPED

PARCEL II
 37.811 ACRES OF
 4.85 ACRES



NO.	DATE	PHOTOGRAPHER
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

SITE PHOTOGRAPHS

NEW ORANGE INDUSTRIES, INC.
ECOPLEX PARK
 6000 EAST PALM AVENUE
 GAITHERSBURG, MD 20878

File Name: 0308077
 Date: 08/07/07
 Drawn: GURBACHA
 Job:

Sheet
SP1.0

IN THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
 FOR
ECOPLEX PARK, TPM NO. 37273
 IN SECTION 32, T. 46, N. 32, OF S.B.8884

LEGAL DESCRIPTION

FOR PUBLIC UTILITY COMPANY, ORDER NO. 087-2389728-084, DATED SEPTEMBER 8, 2014

PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2074-088, AS EXTENDED BY DOCUMENT RECORD NO. 2074-088, AS INSTRUMENT NO. 2074-088770 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 3 OF PARCEL MAP NO. 28428, AS PER MAP RECORDED IN PARCEL MAP BOOK 323, PAGES 64 THROUGH 74, IN CLERK'S RECORDS OF FRESNO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST NORTHEAST CORNER OF SAID PARCEL 3, BEING A COMMON CORNER WITH PARCEL 2 OF SAID PARCEL MAP, AND ALSO BEING A POINT ON THE BOUNDARY OF PARCEL 1 OF SAID PARCEL MAP;

THENCE SOUTH 87° 41' 47" WEST 174.18 FEET;

THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID PARCEL 2 AS SHOWN ON SAID PARCEL MAP, SOUTH 03° 41' 07" EAST, 223.36 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 2;

THENCE SOUTHWESTERLY AND NORTHEASTERLY ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING TWO COURSES:

SOUTH 87° 41' 47" WEST, 334.44 FEET; THENCE SOUTH OF 47° 34' WEST, 143.43 FEET;

THENCE SOUTH 87° 41' 47" WEST, 48.39 FEET;

THENCE NORTH 87° 41' 47" EAST, 334.44 FEET TO A POINT ON THE BOUNDARY OF PARCEL 1 OF SAID PARCEL MAP, BEING A POINT-TANGENT CURVE, CONCAVE NORTHEAST, AND HAVING A RADIUS OF 5640 FEET, A BEARING OF 240 DEGREES THROUGH SAID POINT BEING SOUTH 49° 18' 00" WEST;

THENCE EASTWARD ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97° 34' 44", AN ARC DISTANCE OF 8540 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES

- FOR PUBLIC UTILITY COMPANY, ORDER NO. 003-2389728-084, DATED SEPTEMBER 8, 2014
1. WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 2. AND IRRESPONSIBLE SURVEYS IN BOUNDARY LINES, SURVEYS IN AREA, ENCUMBRANCES, OR ANY OTHER MATTERS SHOWN ON SAID RECORDS OF SURVEY, RECORDING NO. 28, BOOK 24, PAGE 88 OF RECORDS OF SURVEY.
 3. AN EASEMENT IN FAVOR OF MINORSITY EMINENT EJECTA CONTROL AND SAFETY CONSIDERATION RESPECT TO PUBLIC CONTROL AND MINORITY PURPOSES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4, PAGE 48 OF RECORDS NO. 2913-034486 GA.
 4. AN EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN ON THE MAP OF SAID PARCEL NO. 28428 AS CELESTATED OR AS OFFERED FOR REVISION, RECORDED JULY 1, 2013 IN BOOK 228, PAGES 69 THRU 74 OF PARCEL MAPS.
 5. AN EASEMENT IN FAVOR OF SOLENT WATER AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND SUCCESSORS WHO MAY HEREINAFTER ACQUIRE AND HOLD OF THE TO CONVEYANCE, ALTER, REPLACE, USE, UPGRADE, IMPROVE, MAINTAIN, REPAIR, AND REMOVE WHICH MAY BECOME NECESSARY AND APPROPRIATE FOR ELECTRICAL AND COMMUNICATIONS PURPOSES AND APPURTENANCES, WITH ALL CONNECTIONS THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, EGRESS, ACROSS, ALONG, OVER, UNDER, THROUGH AND WITHIN THE CERTAIN REAL PROPERTY, RECORDED NOVEMBER 4, 2013 AS DOCUMENT NO. 2009101 GA.
 6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT NOTHING ANY COVENANTS OR RESTRICTIONS IF ANY, INCLUDING BUT NOT LIMITED TO, SHALL BE DEEMED UPON SAID, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, EMINENT EJECTA CONTROL, PUBLIC UTILITY PURPOSES, RECORDING NO. 2913-034486 GA.
- NO COVENANTS, CONDITIONS AND RESTRICTIONS PREVENT THAT A VIOLATION THEREOF SHALL NOT CONSTITUTE THE LACK OF ANY NECESSARY NEED OF NEAREST NEIGHBORS AND FOR SALE.
- MATTERS CONTAINED IN THIS CERTAIN DOCUMENT ENTITLED, AMENDED AND REVISED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE CATHEDRAL CITY AUTO CENTER RECORDING DATE: NOVEMBER 15, 2004 RECORDING NO. 2004-030955, OFFICIAL RECORDS.
- MEMORANDUM OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: JULY 24, 2014 RECORDING NO. 2014-020942, OFFICIAL RECORDS.

OWNER/DEVELOPER
 CVO CIVIL COMPANIES
 87-080 JONES ROAD
 CATHEDRAL CITY, CA 92324
 PHONE: (760) 323-1920
 FAX: (760) 323-1920
 EMAIL: info@cvo.com

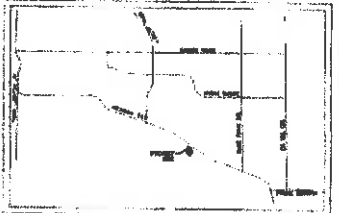
ENGINEER
 FOMOTOR ENGINEERING
 220 SOUTH LONG BEACH, SUITE 1-5
 FULLA SPRINGS, CALIFORNIA 92607
 TELEPHONE: (760) 323-1742
 FAX: (760) 323-1742
 PHILIP V. FOMOTOR, P.E., LICENSE 43294

UTILITIES:
 ELECTRIC: SOUTHERN CALIFORNIA Edison
 GAS: SUE ONE COMPANY
 TELEPHONE: VERIZON COMPANY
 WATER: SOLENT WATER AGENCY
 CABLE: SUE ONE COMPANY
 SPOKE: SOLENT WATER AGENCY
 USA: METROPOLITAN SERVICE ALERT

AGREEMENT
 CROSS APPLICABLE ACTS

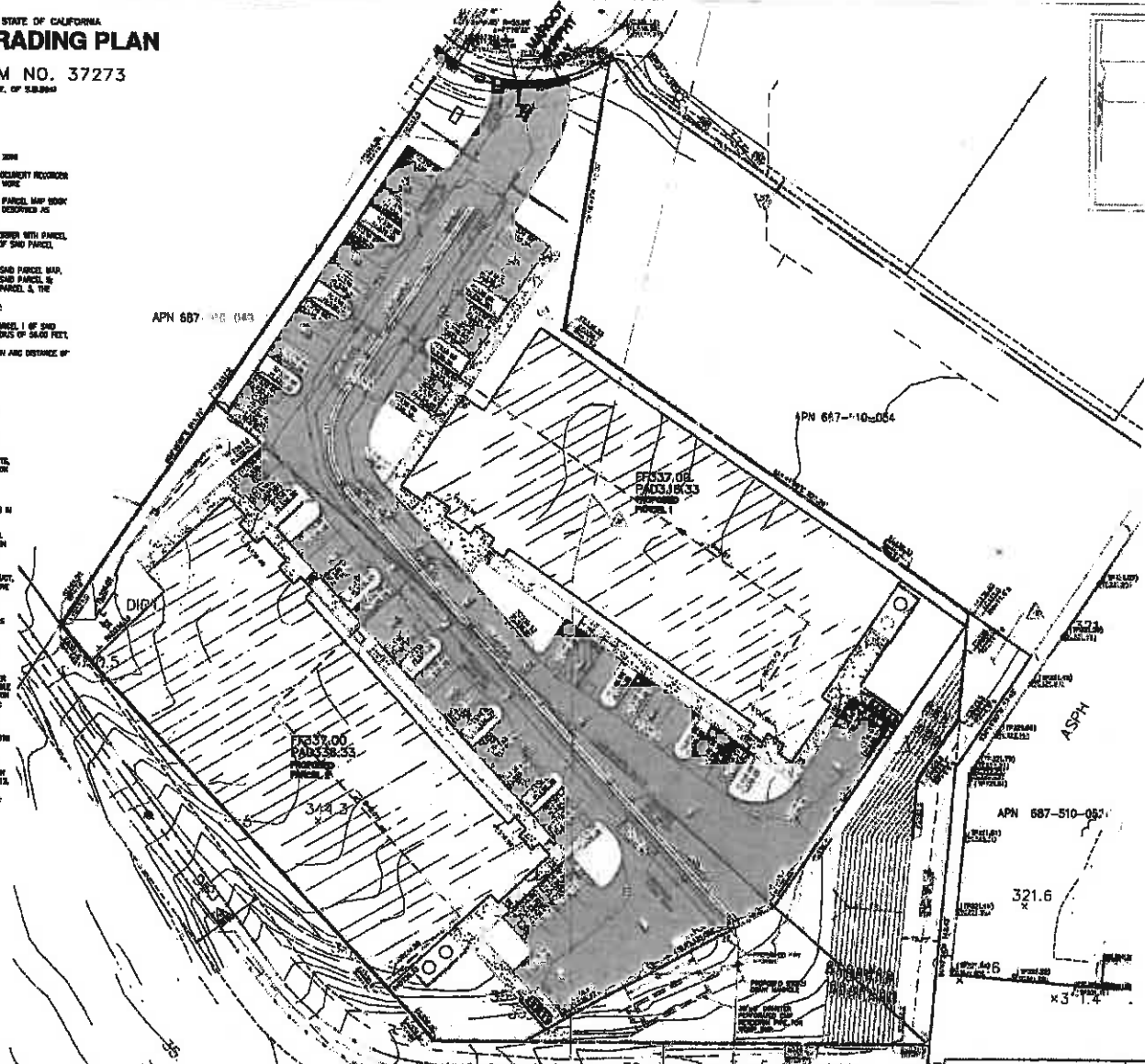
PRELIMINARY EARTHWORK

SEE SITE PLAN OF THIS PLAN.



- LEGEND**
- BOUNDARY
 - EXIST. UNDERGROUND UTILITY CABLE
 - EXIST. UNDERGROUND ELECTRICAL LINE
 - EXIST. CENTER LINE
 - EXIST. DRAIN LINE
 - EXIST. WALL
 - PROP. ECT WALL
 - EXIST. CURB
 - PROP. DRIVE
 - EXIST. ASP DRIVEWAY
 - EXIST. BIKEWAY
 - PROP. CONCRETE
 - EXIST. SEWER MANHOLE
 - EXIST. STREET LIGHT
 - EXIST. TV CABLE BOX
 - EXIST. TELEPHONE BOX
 - EXIST. UTILITY STRUCTURE
 - EXIST. POLE
 - EXIST. SIGN POST
 - EXIST. SIGN BOX

- ABBREVIATIONS**
- DRIVE
 - DRIVEWAY
 - EXISTING
 - TOP OF CURB
 - TOP OF DRIVE
 - PROPOSED
 - SEWER DRAIN
 - FLOW LINE
 - TOP OF TRENCH
 - PROPOSED FLOOR
 - PROPOSED LAKE
 - WATERLINE
 - WATER
 - LOW POINT
 - WATER SURFACE
 - FRESH GROUND
 - HIGH POINT
 - WATER
 - APPLY CONCRETE
 - REINFORCE
 - HEIGHT OF SAW
 - HEIGHT OF CURB
 - WATER SURFACE
 - SEWER MANHOLE
 - SEWER
 - TRUCK
 - RETAINED MOUNT



<p>FOMOTOR ENGINEERING</p> <p>220 S. ONE DRIVE, SUITE 1-5 FULLA SPRINGS, CA, 92607 (760) 323-1942 FAX (760) 323-1742</p>	<p>CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA</p>	<p>SHEET 2</p>
	<p>PRELIMINARY GRADING PLAN FOR ECOPLEX PARK, TPM NO. 37273</p>	
	<p>IN SECTION 32, T. 46, N. 32, OF S.B.8884</p>	

IN THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37273
 FOR
ECOPLEX PARK
 IN SECTION 32, T. 45, R. 3E. OF SALDAM

LEGAL DESCRIPTION

PER FIDELITY TITLE COMPANY, ORDER NO. 003-3387230-004, DATED SEPTEMBER 9, 2014

PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2004-100, AS ENDORSED BY DOCUMENT RECORDED FEBRUARY 20, 2014 AS INSTRUMENT NO. 2004-020723 OF PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF PARCELS 8 OF PARCEL, MAP NO. 30000, AS PER MAP RECORD FILED IN PARCEL MAP BOOK 22A, PAGES 69 THROUGH 71, INCLUSIVE, RECORDS OF FRESNO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-NORTHWEST CORNER OF SAID PARCEL 2, BEING A CORNER CORNER WITH PARCEL 2 OF SAID PARCEL MAP, AND ALSO BEING A POINT ON THE BOUNDARY OF PARCEL 1 OF SAID PARCEL MAP;

THENCE SOUTH BY 12 4/5° WEST, 141.00 FEET;

THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID PARCEL 2 AS SHOWN ON SAID PARCEL MAP, SOUTH 09° 41' 00" EAST, 222.58 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 8;

THENCE SOUTHWEST, WESTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID PARCEL 8, THE FOLLOWING FIVE COURSEMENTS:

SOUTH 20° 18' 00" WEST, 55.44 FEET; THENCE SOUTH 04° 34' 30" WEST, 142.43 FEET;

THENCE SOUTH 01° 17' WEST, 48.10 FEET;

THENCE NORTH 20° 18' 00" EAST, 222.58 FEET, TO A POINT ON THE BOUNDARY OF PARCEL 1 OF SAID PARCEL MAP, BEING A HIGH-POINT CURVE, CURVING NORTHEAST AND HAVING A RADIUS OF 242.00 FEET, A CHORD OF SAID CURVE THROUGH SAID POINT BEING SOUTH 34° 16' 00" WEST;

THENCE COURSEMENT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77° 00' 00", AN ARC DISTANCE OF 69.88 FEET TO THE POINT OF BEGINNING.

APN PORTION OF 887-510-048-3

EASEMENT NOTES

PER FIDELITY TITLE COMPANY, ORDER NO. 003-3387230-004, DATED SEPTEMBER 9, 2014

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. ENCUMBRANCES, EASEMENTS OR INTERESTS IN AREA, ENCUMBRANCES OR ANY OTHER MATTERS SHOWN ON MAP, RECORDS OF SURVEY, RECORDING NO. IN BOOK 23, PAGE 90 OF RECORD OF SURVEY.

3. COMMENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COMMENTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SOCIAL ORIENTATION, ANIMAL STATUS, MARITAL STATUS, DISABILITY, MARITAL STATUS, CRIMINAL CONVICTIONS, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, SOURCE, RESIDENCE IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID SAID COMMENT OR RESTRICTION IS PROHIBITED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED DATED MAY 23, 2017 RECORDING NO. 87-142084, OFFICIAL RECORDS.

SAID COMMENTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT BEVOID THE LUMP SUM PURCHASE PRICE OF THESE MAPS IN GOOD FAITH AND FOR VALUE.

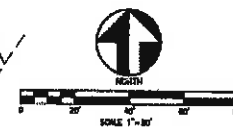
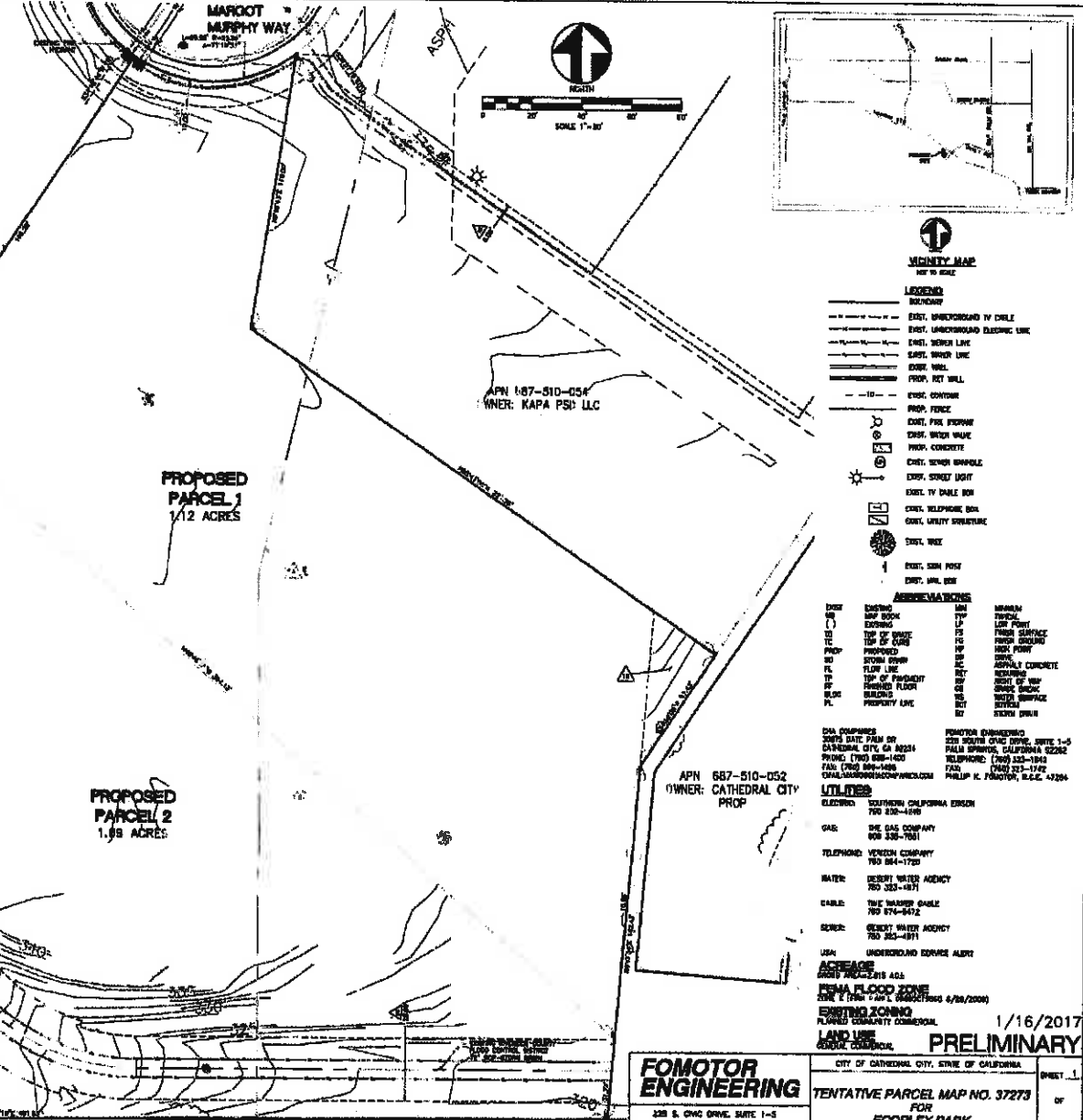
NOTICES CONTAINED IN THIS CERTAIN DOCUMENT ENTITLED: AMENDED AND RESTATED UNWARRANTED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECLAMATION OF COVENANTS FOR THE CATHEDRAL CITY AUTO CENTER RECORDING DATE: NOVEMBER 12, 2004 RECORDING NO. 2004-081549, OFFICIAL RECORDS.

NOTICES CONTAINED IN THIS CERTAIN DOCUMENT ENTITLED: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: JULY 29, 2014 RECORDING NO. 2014-081414, OFFICIAL RECORDS.

12. AN EASEMENT IN FAVOR OF FRESNO COUNTY FLOOD CONTROL, AND WATER CONVEYANCE RIGHTS FOR FLOOD CONTROL AND PURPOSES AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 4, 2012 IN DOCUMENT NO. 2012-049461 OAK.

13. AN EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN ON THE MAP OF SAID PARCEL 80, 2009 AS EXHIBIT "D" AS OFFERED FOR RECORDATION RECORDED JULY 1, 2013 IN BOOK 23A, PAGES 69 THRU 71, OF PARCEL MAP.

14. AN EASEMENT IN FAVOR OF DESERT WATER AGENCY, A PUBLIC AGENCY, FOR SUCCESSION AND ASSIGNMENT FOR PURSUALT, EMERGENCY AND RIGHT OF WAY TO CONDUCE, MAINTAIN, OPERATE, REPAIR, IMPROVE, OPERATE, REPAIR, MAINTAIN, IMPROVE, AND SERVICE PIPING AND APPURTENANCES AND ELECTRICAL AND COMMUNICATIONS CONDUITS AND APPURTENANCES, WITH ALL CONDUITS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS, RECORD, MAP, PLAN, SPECIFICATIONS, SURVEY AND OTHER DATA THAT CERTAIN REAL PROPERTY, RECORDED NOVEMBER 4, 2015 AS DOCUMENT NO. 2015-081414.



LEGEND

- UNDEVELOPED BY CHURCH
- UNDEVELOPED ELECTRIC LINE
- WATER LINE
- GASEOUS LINE
- FIRE LINE
- FENCE
- CONCRETE
- SAND GRAD
- STREET LIGHT
- TV DABLE BOX
- TELEPHONE BOX
- UTILITY CONDUIT
- WIRE
- SIGN POST
- MAIL BOX

ABBREVIATIONS

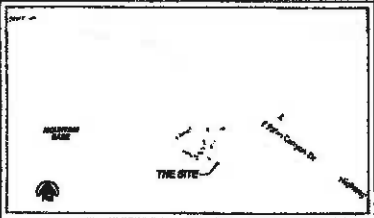
- | | |
|-----|------------------|
| BM | BENCH MARK |
| CON | CONCRETE |
| CU | CURB |
| EN | ENHANCEMENT |
| EP | ELECTRICAL PANEL |
| EX | EXPOSED |
| FL | FLOOR |
| FR | FURNACE |
| GC | GRAVEL |
| GR | GRASS |
| IR | IRON |
| LD | LANDSCAPE |
| LI | LIQUID |
| MT | MOUNTAIN |
| PA | PAVED |
| PL | PLANT |
| PR | PROPANE |
| PS | POST |
| RD | ROAD |
| SE | SEWER |
| SL | SLAB |
| SP | SPRINKLER |
| ST | STEEL |
| TV | TELEVISION |
| UL | UTILITY LINE |
| WC | WATER CLOSET |
| WI | WIRE |
| WO | WOOD |
| WT | WATER TOWER |
| ZC | ZONING CODE |

DWG COMPANIES: 2015 DATE: 1/16/2017
 CATHEDRAL CITY, CA 92211
 PHONE: (760) 866-4400
 FAX: (760) 866-4400
 EMAIL: info@fomotor.com

UTILITIES
 ELECTRIC: SOUTHERN CALIFORNIA Edison 760 232-4076
 GAS: THE GAS COMPANY 800 330-7001
 TELEPHONE: VERIZON COMPANY 760 864-1720
 WATER: DESERT WATER AGENCY 760 383-8971
 CABLE: TIME WARNER CABLE 760 874-8472
 SEWER: DESERT WATER AGENCY 760 383-8971

USA: UNDERGROUND SERVICE ALERT
 800 475-4747
FEMA FLOOD ZONE
 ZONE 1 (FIRM 17-01-0002) (REVISED 4/28/2009)
EXISTING ZONING
 PLANNED COMMUNITY DEVELOPMENT
 LAND USE: COMMERCIAL
1/16/2017

FOMOTOR ENGINEERING 208 S. OWING DRIVE, SUITE 1-3 PALM SPRINGS, CA 92262 (760) 325-1962, FAX (760) 325-1742	CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO. 37273 FOR ECOPLEX PARK	SHEET 1 OF 3 SHEETS
	PRELIMINARY	



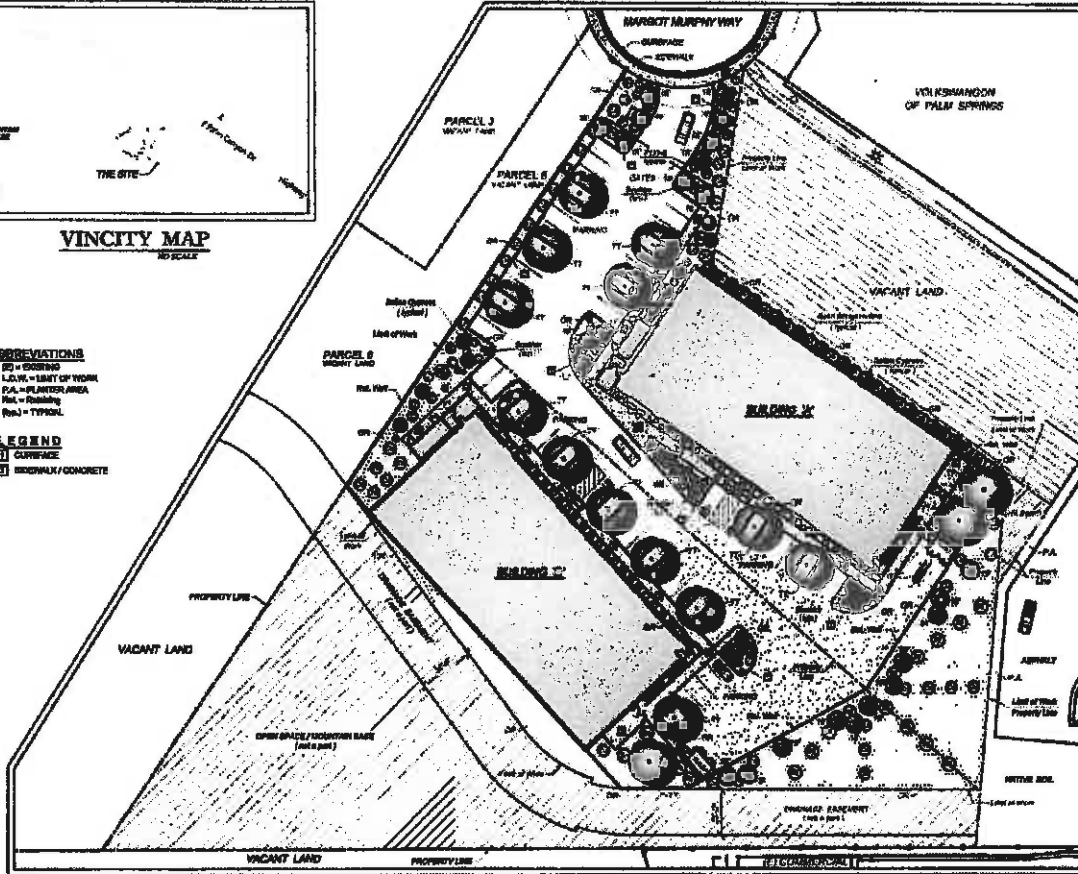
VINCITY MAP
NO SCALE

ABBREVIATIONS

Ⓜ = BORING
L.O.W. = LIMIT OF WORK
P.L. = PLANTER AREA
R.L. = ROADWAY
TYP. = TYPICAL

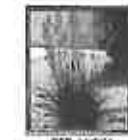
LEGEND

① SURFACE
② ASPHALT / CONCRETE



PRELIMINARY LANDSCAPE PLAN
ECOPLEX PARK

SQUARE FOOTAGE - LANDSCAPE
28,176 SQUARE FEET OF PLANTER (100%)
0 SQUARE FEET OF TURF (0%)
28,176 SQUARE FEET - TOTAL LANDSCAPE AREA



PLANT LEGEND

SYM.	QTY.	PLANT NAME	SIZE	COMMENTS
①	15	SCAFFOLD WICKIA	4'X4'	SEE SPECIFICATIONS
②	15	BOUBANVILLEA MOSENA	4'X4'	SEE SPECIFICATIONS
③	15	RED WICKIA	4'X4'	SEE SPECIFICATIONS
④	15	YELLOW WICKIA	4'X4'	SEE SPECIFICATIONS

SYM.	QTY.	PLANT NAME	SIZE	COMMENTS
⑤	15	EUROPEAN FAN PALM	4'X4'	SEE SPECIFICATIONS
⑥	15	NO BRAVO TEXAS RANGIER	4'X4'	SEE SPECIFICATIONS
⑦	15	MORONIA HILLS PALM	4'X4'	SEE SPECIFICATIONS

SYM.	QTY.	PLANT NAME	SIZE	COMMENTS
⑧	15	BOUBANVILLEA MOSENA	4'X4'	SEE SPECIFICATIONS
⑨	15	RED WICKIA	4'X4'	SEE SPECIFICATIONS
⑩	15	YELLOW WICKIA	4'X4'	SEE SPECIFICATIONS
⑪	15	EUROPEAN FAN PALM	4'X4'	SEE SPECIFICATIONS
⑫	15	NO BRAVO TEXAS RANGIER	4'X4'	SEE SPECIFICATIONS
⑬	15	MORONIA HILLS PALM	4'X4'	SEE SPECIFICATIONS
⑭	15	SCAFFOLD WICKIA	4'X4'	SEE SPECIFICATIONS
⑮	15	BOUBANVILLEA MOSENA	4'X4'	SEE SPECIFICATIONS
⑯	15	RED WICKIA	4'X4'	SEE SPECIFICATIONS
⑰	15	YELLOW WICKIA	4'X4'	SEE SPECIFICATIONS
⑱	15	EUROPEAN FAN PALM	4'X4'	SEE SPECIFICATIONS
⑲	15	NO BRAVO TEXAS RANGIER	4'X4'	SEE SPECIFICATIONS
⑳	15	MORONIA HILLS PALM	4'X4'	SEE SPECIFICATIONS

SYM.	QTY.	PLANT NAME	SIZE	COMMENTS
⑳	15	BOUBANVILLEA MOSENA	4'X4'	SEE SPECIFICATIONS
㉑	15	RED WICKIA	4'X4'	SEE SPECIFICATIONS
㉒	15	YELLOW WICKIA	4'X4'	SEE SPECIFICATIONS
㉓	15	EUROPEAN FAN PALM	4'X4'	SEE SPECIFICATIONS
㉔	15	NO BRAVO TEXAS RANGIER	4'X4'	SEE SPECIFICATIONS
㉕	15	MORONIA HILLS PALM	4'X4'	SEE SPECIFICATIONS

NOTE: ALL PLANTS LISTED ARE TO BE MAINTAINED AND REPLANTED AS REQUIRED. PLANTING MUST BE COMPLETED WITHIN 90 DAYS OF PROJECT COMPLETION.



Disclaimer - Underground Services Alert

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION OPERATIONS OR ACCIDENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION OPERATIONS OR ACCIDENTS.

NO.	DATE	REVISIONS	BY	CHECKED

APPROVED BY:
BRIDGEMOUNTAIN PARTNERS, LLC
2500 S. CALLE PUEBLO, SUITE 200
OCEANSIDE, CA 92081
TEL: 760-434-6666
FAX: 760-434-6667

APPROVED BY:
PEARSON ARCHITECTS, INC.
2000 WILSON AVENUE, SUITE 100
SAN DIEGO, CA 92108
TEL: 619-594-7777
FAX: 619-594-7778

PREPARED BY:
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
2800 WILSON AVENUE, SUITE 100, OCEANSIDE, CA 92081
TEL: 760-434-6666 FAX: 760-434-6667

DATE: 07.17.2017

DESIGNER: Raymond G. Lopez

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN
ECOPLEX PARK

PROJECT NO.: 17-001

DATE: 07.17.2017

SCALE: 1" = 30'-0"

PROJECT LOCATION: 2800 WILSON AVENUE, OCEANSIDE, CA 92081

PROJECT NO.: 17-001

DATE: 07.17.2017

SCALE: 1" = 30'-0"

PROJECT LOCATION: 2800 WILSON AVENUE, OCEANSIDE, CA 92081

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



February 15, 2017

Mr. Jeffrey Smith, Senior Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside CA 92518

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

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

File No.: ZAP1240MA17
Related File Nos.: SP5, A3 (Specific Plan Amendment)
APNs: Multiple


Dear Mr. Smith:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2011-02, staff reviewed March Joint Powers Authority Case No. SP5A3 (Specific Plan Amendment), a proposal to amend the 2010 Meridian Specific Plan (SP5) to incorporate the site-specific exception language from Volume 1 of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The Specific Plan is located southerly of Alessandro Boulevard, westerly of the 215 Freeway, and northerly of Van Buren Boulevard.

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.

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:

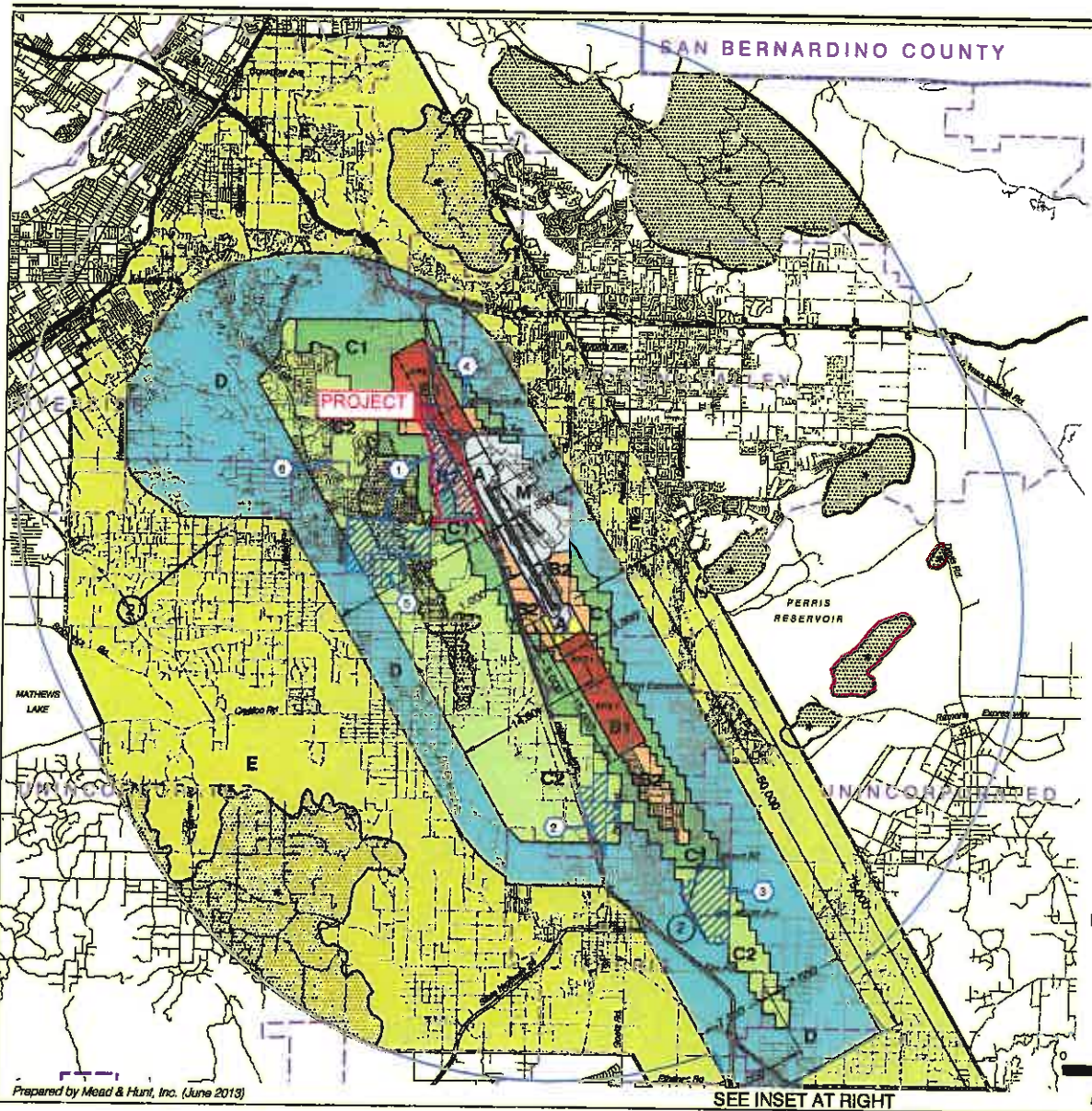
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
Greens Hospitality
ALUC Case File

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

www.rcaluc.org

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

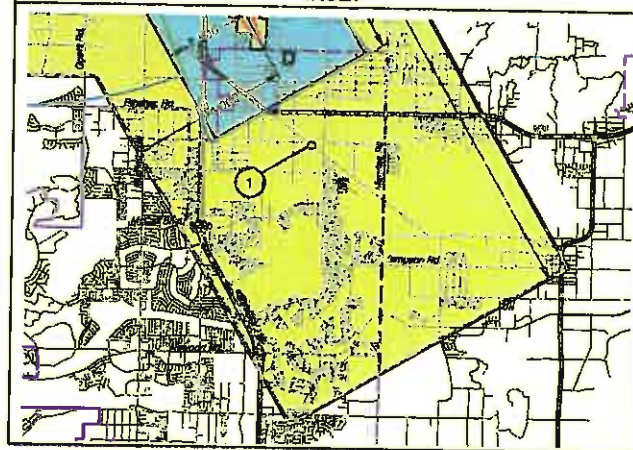
Boundary Lines

- 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

INSET



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

Map MA-1

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

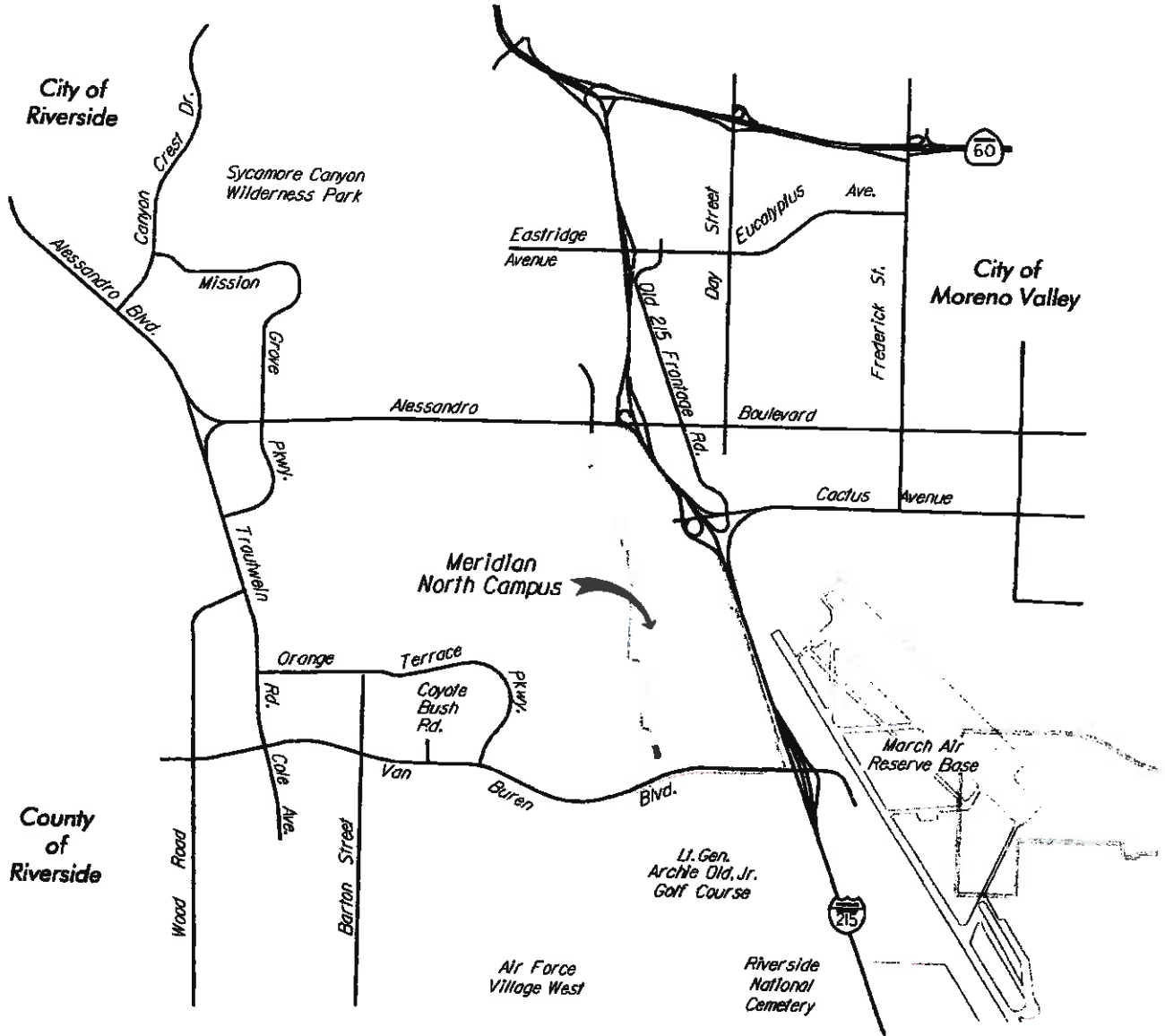
Note:
All dimensions are measured from
runway ends and centerlines.



Base map source: County of Riverside 2013

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

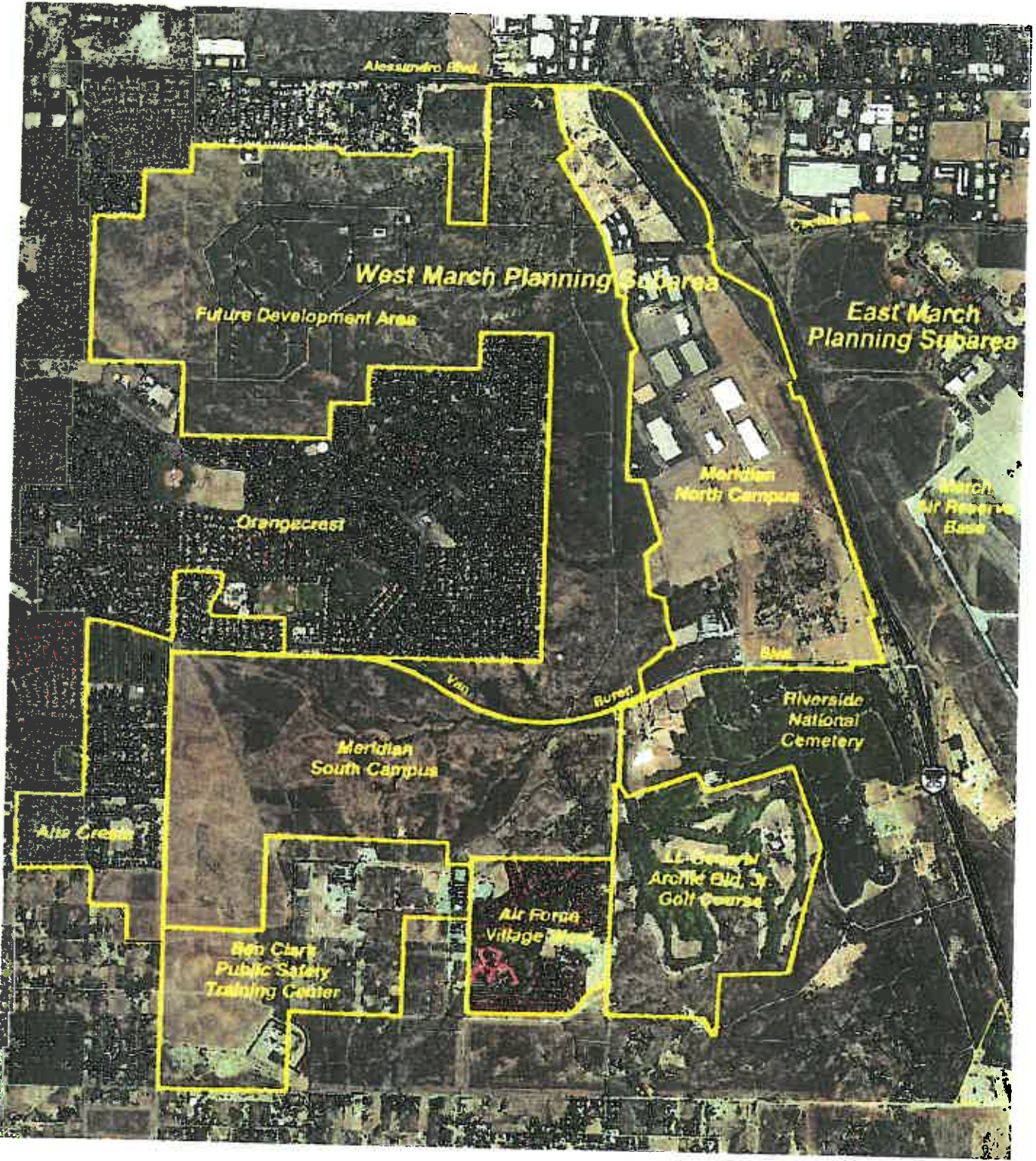
SEE INSET AT RIGHT



DATE: 11/11/2014 10:58:00 AM

Figure I-2

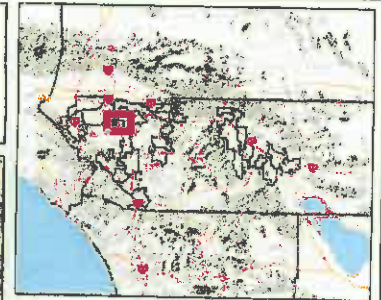
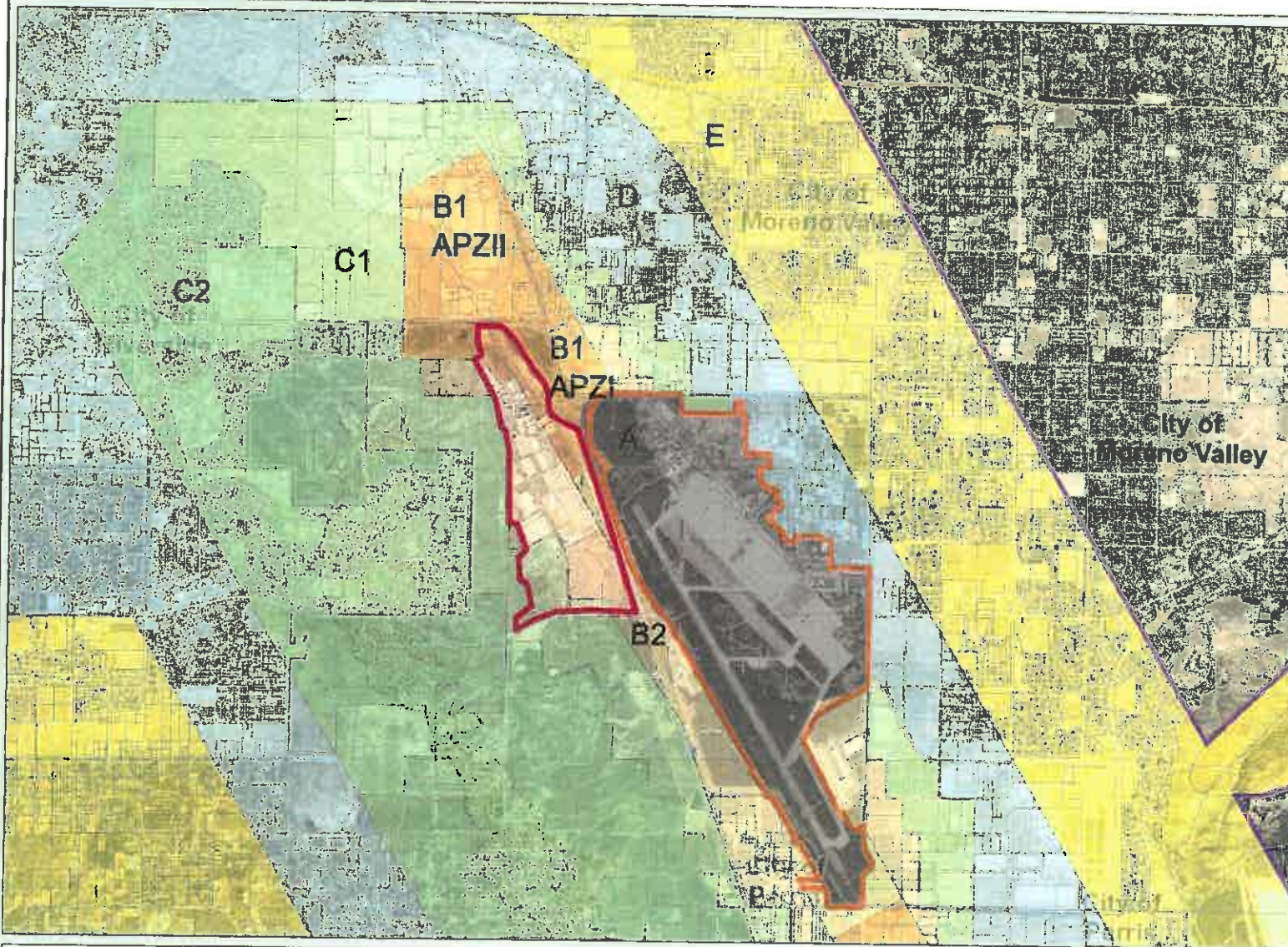
Local Vicinity Map



10/20/2016 1:00:15 PM 2/11/2016

Figure II-2
Aerial Photo

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 6,817 13,634 Feet



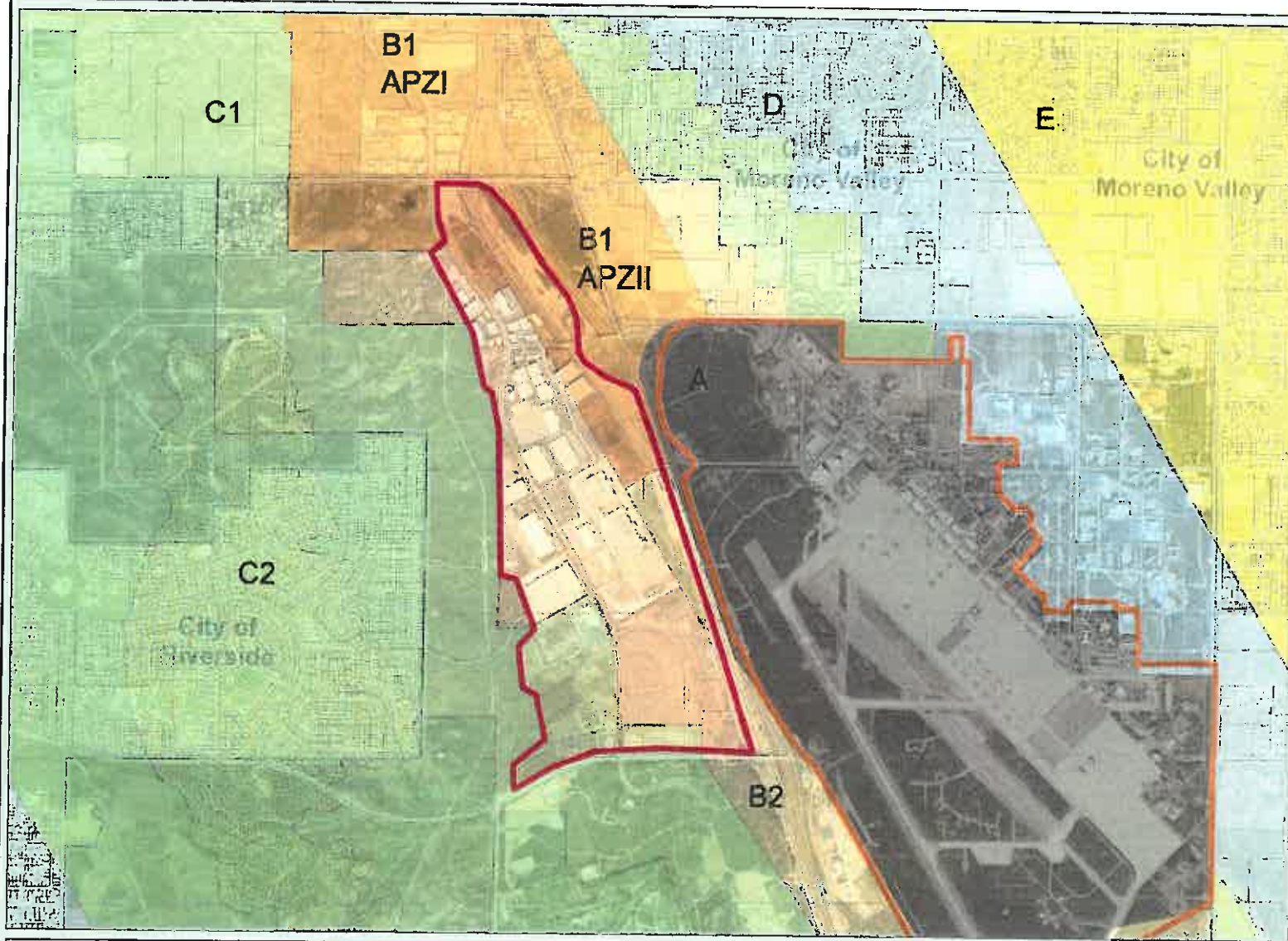
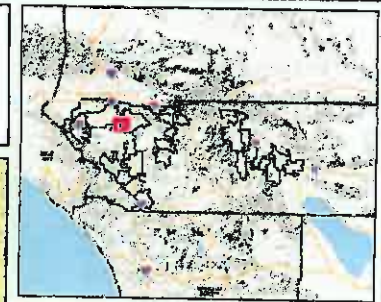
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes

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
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- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



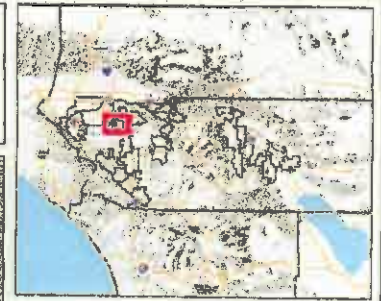
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Notes

My Map



Legend

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



0 6,817 13,634 Feet



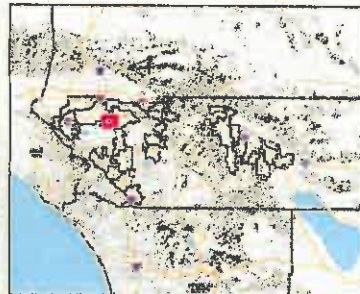
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes

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.



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Notes



Memorandum

To: John J. G. Guerin, Principal Planner
Riverside County Airport Land Use Commission

From: Jeffrey Smith, Senior Planner
March Joint Powers Authority

Jeffrey M. Smith

Date: February 3, 2017

Subject: Application – Non-Impact Legislative Project

Introduction

The March Joint Powers Authority wishes to incorporate the “Site Exception” language from the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan into the 2010 Meridian Specific Plan (SP5, A3), thereby making the Meridian Specific Plan consistent with the 2014 MARB/IPA Land Use Compatibility Plan as adopted by the Riverside County Airport Land Use Commission on November 13, 2014. This memorandum serves as a request and application to the Riverside County Airport Land Use Commission to incorporate the “Site Exception” language. The Meridian Specific Plan Area is a phased development located within the north campus of the Specific Plan Area, south of Alessandro Boulevard, north of Van Buren Boulevard and west of the I-215 Freeway.

Background

In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB were no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (JPA) to oversee the dispensation and management of the surplus land. A General Plan and Master EIR were prepared for the JPA planning area, which includes the March ARB. These documents were adopted/certified in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (FEIR) (SCH #2002071089), which guides land use decisions within a 1,290 acre portion of the planning area, were adopted/certified in February 2003. Following certification of the 2003 FEIR and approval of land use entitlements, development commenced on the 696.2-acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development.

Since adoption of the March Business Center Specific Plan in 2003, the Specific Plan area has become known and marketed as “Meridian”. In 2010, the Meridian Specific Plan Amendment (which amended the March Business Center Specific Plan) and Subsequent EIR (SEIR) (SCH#2009071069) were prepared and certified to modify land

uses in response to changes in market conditions since certification of the 2003 FEIR.

Appendix B of the 2010 Specific Plan Amendment (SP-5) incorporated Chapter 3 of the draft March Air Reserve Base / Inland Port Airport 2007 Joint Land Use Study. In this study, hotel/motel use is listed as a prohibited use on exhibit 3-4 of this study. On November 13th of 2014, the Airport Land Use Commission adopted the 2014 "March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan" which grants a specific site exception to allow hotel/motel use in section 2.7.a.4.

Non-Impact Legislative Project Application

The March Joint Powers Authority wishes to incorporate the exception language from, Volume 1 of the 2014 "March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan" into Appendix B of the 2010 Meridian Specific Plan (SP5, A3), thereby making the Specific Plan consistent with the 2014 MARB/IPA Land Use Compatibility Plan. The following excerpt below is from the 2010 Meridian Specific Plan Amendment (SP-5), *Land Use Section; E. Overlay Districts; 1. Joint Land Use Study; page III-4*, with included "Site Exception" language added in *italics*, for ALUC Staff review and consideration:

1. Joint Land Use Study

This Specific Plan Amendment is subject to the development restrictions of the March ARB/IPA Joint Land Use Study, Exhibit 3-3 (contained in Appendix B of this Specific Plan Amendment). The Joint Land Use Study includes nine land use compatibility zones. The aeronautical factors used to establish the compatibility zone boundaries are described below and summarized in Exhibit 3-2, Compatibility Zone Factors (see Appendix B). The Compatibility Map (Exhibit 3-3 in Appendix B) depicts the compatibility zones for March ARB and Inland Port Airport (IPA). Note that these compatibility zones and the factors upon which they are based are similar in concept to the compatibility zones adopted by the Riverside County ALUC for other airports in the county. However, the characteristics of aircraft activity at March ARB/IPA compared to primarily general aviation activity at the other airports in the county required the development of zones based upon somewhat different factors. The characteristics of the compatibility zones are summarized below:

- **Zone M** includes all lands owned by the U.S. Air Force. By law, neither local governments nor the Riverside County Airport Land Use Commission (ALUC) have jurisdiction over federal lands.
- **Zone A** contains lands within the Clear Zone (CZ) at each end of the runway, but not on the base property. As defined by the AICUZ, the clear zones are 3,000 feet wide and 3,000 feet long beginning at the runway pavement end. Zone A at the north end of the runway encompasses a detention basin located within the North Campus. Zone A at the south end of the runway includes privately owned land. The Air Force has acquired restrictive use easements preventing the development of this property.
- **Zone B1** encompasses areas of high noise and high risk within the inner portion of the runway approach and departure corridors. The zone is defined by the boundaries of Accident Potential Zones (APZs) I and II, adjusted on the north to take into account the turning departure flight tracks. The majority of the zone also is exposed to projected noise levels in excess of 65 (dB) decibels calculated using Community Noise Equivalent Level (CNEL) criteria.
- **Zone B2** is similar to Zone B1 in terms of noise impact, but is subject to less risk. The projected 65

decibel noise contour forms the basis for the zone boundary. The actual boundary follows roads, parcel lines or other geographic features that lie generally just beyond the contour line. Lands within the APZs are excluded from Zone B2. Most of the zone lies adjacent to the runway. To the north, portions extend along the sides of Zone B1. To the south, a small area borders the sides of Zones A and B1 and a larger area extends 2 miles beyond the south end of Zone B1

- **Zone C1** encompasses most of the projected 60 dB noise contour plus immediately adjoining areas. The zone boundary follows geographic features. Risks are moderate in that aircraft fly at low altitudes over or near the zone. To the south, an area beginning just beyond Nuevo Road approximately 5 miles from the runway end—is excluded from the zone. Even though exposed to projected noise above 60 dB CNEL, the risks at this distance from the runway are reduced by the altitude at which aircraft fly over the area. On instrument approaches to Runway 14, aircraft are typically at about 2,000 feet above the runway on descent and departing aircraft are generally 3,000 feet or higher above the runway elevation. Single-event noise levels are nevertheless potentially disruptive in this zone.
- **Zone C2** contains the remainder of the lands within the 60 dB CNEL noise contour to the south. Although aircraft overflying this area are at 2,000 feet or more above the runway on descent and generally 3,000 feet or more on takeoff, single-event noises levels combined with the frequency of overflights, including at night, make noise a moderate compatibility concern. A larger portion of Zone C2 is situated to the west of the airport and includes locations above which most of the military closed-circuit flight training aircraft activity takes place. Aircraft overfly this area at about the same or somewhat lower altitudes as in the south portion of Zone C2, but high terrain in some locations makes the flight altitude above ground level comparatively lower. Single-event noise levels in this area are high enough to be intrusive. However, at present, nearly all of the flight training activity takes place on weekdays during daylight hours; thus, reducing the significance of the noise impact on residential land uses. Risk levels in both portions of Zone C2 are judged to be moderate to low with the low altitudes and flight training aspect of the aircraft activity being the primary concerns.
- **Zone D** is intended to encompass other places where aircraft fly below about 3,000 feet above the airport elevation either on arrival or departure. Additionally, it includes locations near the primary flight paths where aircraft noise may regularly be loud enough to be disruptive. Direct overflights of these areas may occur occasionally. Risk levels in this zone are low.
- **Zone E** contains the remainder of the airport influence area. Airspace protection is the major concern in that aircraft sometimes pass over these areas while flying to, from, or around the airport.

Figure III-1 overlays the boundaries of the land use compatibility zones on the North Campus. **Appendix B** contains Chapter 3 of the Joint Land Use Study (JLUS). Proposed developments within this Specific Plan Amendment shall be consistent with the applicable land use compatibility criteria contained in this Appendix, with the following exceptions:

- The applicable airport land use compatibility provisions from the JLUS are found in JLUS Exhibit 3-4.
- In cases where this is a conflict between Table III-1 of this Specific Plan Amendment and Exhibit 3-7 of the JLUS, Table III-1 shall govern.
- Legislative projects, including general plan amendments, changes of zone, ordinance amendments, and subsequent Specific Plan Amendments shall be submitted to ALUC for review. Non-legislative development applications located outside the boundary of the B1 zone are not subject to mandatory

ALUC review pursuant to the consistency determination for this Specific Plan Amendment.

- Although above-ground fuel storage in excess of 6,000 gallons is discouraged by the JLUS in compatibility zone B2, Lot 16 will provide two 10,000-gallon above-ground diesel fuel storage tanks in the northern portion of the lot. Above-ground bulk storage of fuel and hazardous materials in excess of 6,000 gallons shall continue to be discouraged in all other lots in compatibility zone B2, in accordance with the JLUS.

Additional Site Specific Exceptions found in section 2.7 of the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan as it pertains to (Exception Site 1) March Business Center (SP-1) and Meridian (SP-5), March Joint Powers Authority:

1. *Situated in Compatibility Zones B1, B2, C1, C2 and D*
2. *March Business Center, a 1,032-acre, non-residential business park located at the southwest corner of Alessandro Boulevard and I-215 freeway within the March Joint Powers Authority, approved with specific airport compatibility provisions (Ord. #JPA 03-01, SP-1), subject to March JPA Resolution #JPA 11-17 limiting development within the Accident Potential Zones and vested through a development Agreement recorded on June 7, 2004.*
3. *Meridian, a 258-acre portion of the original March Business Center, consisting of a nonresidential business park located at the southwest corner of Alessandro Boulevard and I-215 freeway within the March Joint Powers Authority, approved with specific airport compatibility provisions (Ord. #JPA 10-02, SP-5), subject to March JPA Resolution #JPA 11-17 limiting development within the Accident Potential Zones and vested through a development Agreement recorded on June 7, 2004*
4. *For the purpose of this Compatibility Plan, the Meridian exception area specifically allows development of a hotel or hotels on the 13-acre site situated within Compatibility Zone B2 and bordered by Interstate 215 on the east and Van Buren Boulevard on the south. Any such hotel or hotels shall be limited as follows: maximum of 100 people per acre; maximum of 250 people per single acre; maximum of 3 aboveground habitable floors; no conference facilities (however, small meeting room(s) for a total of up to 50 people is (are) acceptable). Sound attenuation as appropriate for the combined airport and freeway noise levels shall be provided.*
5. *The Development Agreement referenced in Paragraphs (2) and (3) above expires on December 27, 2016. After that, the agreement provides for two more 5-year automatic extensions. The developer must request the Development Agreement extensions and the Authority must make findings that the development is still in substantial conformance*

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 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
Steve Manos

COMMISSIONERS ABSENT: John Lyon

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Paul Rull, Urban Regional Planner IV
Barbara Santos, ALUC Commission Secretary
Raymond Mística, ALUC Counsel

OTHERS PRESENT: Timothy C. Reeves, Other Interested Person

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 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).

II. **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.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING
CONTINUE to 6-8-17 (applicant's request)

IV. **PROJECT DESCRIPTION**

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

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 unanimous vote of 6-0 CONTINUED the project to June 8, 2017.
Absent: Commissioner Lyon

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: 9:05 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

- I. **AGENDA ITEM 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
- II. **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.
- III. **STAFF 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.
- IV. **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”)
- 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 unanimous vote of 6-0 found the project CONSISTENT. Absent: Commissioner Lyon
- 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: 9:06 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

- I. **AGENDA ITEM 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).

- II. **MAJOR ISSUES**
None

III. **STAFF 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.

STAFF RECOMMENDED AT HEARING

CONSISTENT (Rezone); CONSISTENT (Design Review) with FAA conditions

IV. **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).]

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

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.
 - 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.

The applicant shall comply with the conditions, requirements, and recommendations of the Federal Aviation Administration letter (Determination of No Hazard to Air Navigation) issued on March 1, 2017. These conditions, requirements, and recommendations are translated as follows:

- 6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2017-AWP-933-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
- 7. **The proposed structure(s) shall not exceed a height of 30 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 894 feet above mean sea level.**
- 8. **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.**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 894 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at pruil@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT** (Rezone); **CONSISTENT** (Design Review) with FAA conditions. Absent: Commissioner Lyon

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: 9:08 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 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).

II. **MAJOR ISSUES**

None

III. **STAFF 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

STAFF RECOMMENDED AT HEARING

CONSISTENT (GPA, Zone Change); CONSISTENT (Plot Plan, Tract Map)

IV. **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.

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. **The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base. [as modified by the Commission on 3/9/17]

- (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 property 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. **Any changes to the basin must be reviewed by March Air Reserve Base to ensure that the revised basin still drains within a maximum 48-hour detention period. [as modified by the Commission on 3/9/17]**
 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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

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.

The applicant shall comply with the conditions, requirements, and recommendations of the Federal Aviation Administration letters (Determinations of No Hazard to Air Navigation) issued on February 27, 2017. These conditions, requirements, and recommendations are translated as follows:

9. **The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2017-AWP-1158 thru 1162-OE) and has determined that neither marking nor lighting of the structures therein at the heights and elevations studied is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
10. **The proposed structures shall not exceed a height of 50 feet above ground level. The maximum elevation at top point (including all roof-mounted equipment, if any) shall not exceed 1657 feet above mean sea level (AMSL) for Building 5, 1654 feet AMSL for Building 4, 1647 feet AMSL for Building 3, 1643 feet for Building 2, and 1620 feet for Building 1.**
11. **The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
12. **Temporary construction equipment used during actual construction of the structures shall not exceed 50 feet in height and a maximum elevation of 1657 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
13. **Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.**

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:

Timothy C. Reeves, 1156 N. Mountain Ave, Upland, CA 91785

No one spoke in neutral or opposition to the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT** (GPA, Zone Change); **CONSISTENT** (Plot Plan, Tract Map) with amended conditions No. 2 and 5, and FAA Conditions. Absent: Commissioner Lyon

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 3.3: TIME: 9:13 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 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).

II. **MAJOR ISSUES**
None

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

IV. **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.

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

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.

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 unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Lyon

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 3.4: TIME: 9:25 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 9, 2017
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Resolution No. 2017-01 Adopting the Hemet-Ryan Airport Land Use Compatibility Plan

John Guerin, ALUC staff, presented a change to draft Resolution No. 2017-01 requested by ALUC Counsel. He also noted a series of minor clarifications to the text of the Hemet-Ryan ALUCP – Policy 1.1 on page HR-1, Policy 2.1 (e) on page HR-3, and Policy 2.6 on page HR-5, and the change in the date of the Airport Layout Plan in the Background section. With these changes, staff recommended adoption of Resolution No. 2017-01 as modified and the minor clarifications to the text of the Hemet-Ryan ALUCP. The Commission adopted the Resolution and accepted the minor clarifications to the ALUCP, by a 6-0 vote. (Absent: Lyon).

4.3 Potential Amendments to RCALUC Website

Paul Rull, ALUC staff, informed the Commission regarding updates to the ALUC website.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the February 9, 2017 minutes. Absent: Lyon

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

Ed Cooper, ALUC Director announced his retirement from the County and informed the Commission that, subject to Board approval, Chairman Housman will be the next ALUC Director starting on April 1.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts commented that he is very proud to serve on the Airport Land Use Commission. Commissioners Manos and Ballance congratulated Ed Cooper, ALUC Director, on his retirement from the County. Vice Chairman Ballance congratulated Chairman Housman on the Director's position.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:49 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: 9:28 A.M.